



Agenda Item 3.04

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

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COLUMBIA, S.C. 29201

RAYBURN BARTON
Executive Director

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November 19, 1999

FAX NUMBER
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TO: Members, Commission on Higher Education

FROM: Rosemary Byerly, *RB/gws* Chair, Committee on Finance and Facilities

SUBJECT: Recommendations of the Finance and Facilities Committee

Attached are facilities items for your consideration at the December 2 Commission meeting. For your information, staff recommendations are included. Please note that the Committee on Finance and Facilities has not acted on these items. The Committee is scheduled to consider these items at 9:00 a.m. on December 2, prior to the Commission meeting, and will present its recommendations at the meeting.

INTERIM FACILITIES PROJECTS

The Commission on Higher Education considers interim permanent improvement projects submitted by the institutions on a quarterly basis. Projects submitted to CHE by the technical colleges must have been approved by the State Board for Technical and Comprehensive Education prior to submission to CHE. All projects submitted by the institutions are reviewed by staff and are presented to the Committee on Finance and Facilities with recommendations. The Committee considers the projects and presents its recommendations to the Commission. Once the Commission has acted on these projects, the projects will be submitted to the Joint Bond Review Committee of the Legislature and to the State Budget and Control Board for additional approvals.

One institution submitted three projects consisting of a decrease/close/transfer of (\$926,404), one increase to an existing project totaling \$10,375,000, and one request to establish a project totaling \$845,062 for a net amount of \$10,293,658. In addition, two institutions submitted requests for a change and an addition to the Exceptional Capital Project Requests.

3.04.A**CONSIDERATION OF INTERIM FACILITIES PROJECTS****Page No.****1. College of Charleston**

a. Bishop Eng. HS - decrease/close/transfer to Library	\$ (926,404)	3
b. New Library Construction - increase budget	\$10,375,000	3
c. Renovation of Early Childhood Center	<u>845,062</u>	4
Total	\$10,293,658	

2. Exceptional Capital Project Changes/Additions

a. College of Charleston - Change - Renovate Existing Science Facility	5
b. Winthrop University - Addition - Waterproofing and Roof Repairs - Rutledge Building	6

3.04.B**CONSIDERATION OF CRITERIA FOR RANKING CAPITAL REQUESTS**

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COLLEGE OF CHARLESTON

a. Bishop England High School	Acquisition	-\$ 926,405	- decrease/close/transfer to Library
b. New Library Construction			- \$10,375,000 - increase budget
Proposed Source of funds:	\$ 880,000		- appropriated state - transfer from closed project
	<u>46,405</u>		- CIPF* funds - transfer from closed project
Subtotal	926,405		
	3,448,595		- CIPF* funds
	<u>6,000,000</u>		- private funds
Total Increase:	\$10,375,000		
Previously Approved Amount:	\$13,625,000		
New Budget:	\$ 1,500,000		- professional service fees
	21,000,000		- new construction
	<u>1,500,000</u>		-contingency
Total:	\$24,000,000		

Discussion

The 1997 Legislature approved \$12,000,000 in State Capital Improvement Bonds toward the construction of a new library. At the time, the total cost was estimated to be between \$18,000,000 and \$23,000,000. The total cost, using design development drawings now has been calculated to be approximately \$24,000,000. The institution requests approval to increase the budget of this project as follows:

The acquisition of the Bishop England High School Property is complete, and there is approximately \$926,405 in unencumbered funds remaining in the project. The institution plans to close this project and transfer the unencumbered funds to the new library construction project. The institution also plans to add \$3,448,595 in CIPF* funds, and \$6,000,000 in private funds from College of Charleston Foundation, bringing the total requested increase to \$10,375,000. A letter outlining the Foundation's commitment of \$6,000,000 is attached.

Recommendation

The staff recommends approval of this project as proposed.

*Capital Improvement Project funds - excess debt service.

College of
Charleston
Foundation

Wilson-Sottile House
Charleston, South Carolina 29424
(843) 953-3130
Fax (843) 953-6373

October 25, 1999



Ms. Lynn W. Metcalf
Coordinator of Facilities, Finance, and Capital IPEDS
South Carolina Commission on Higher Education
1333 Main Street
Suite 200
Columbia, SC 29201

Dear Ms. Metcalf:

I have been asked by the College of Charleston to confirm with you the financial commitments made by the College of Charleston Foundation toward our new library project. The Foundation has committed a total of \$6 million toward the project. Approval for this amount was passed unanimously at a Foundation Board meeting earlier this calendar year.

Internal documents shared between the Foundation and the College do not specifically include a \$6 million amount. Instead, the documents refer to an amount of new money committed "in addition to funds already raised toward the building of the Library." An analysis of all the attached and supporting documents reveals that the newly committed dollars added to dollars already raised equal a total commitment of \$6 million.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Lyon'.

Robert E. Lyon
Senior Vice President for
Institutional Advancement

REL/dgm

cc: Ms. Monica Scott

COLLEGE OF CHARLESTON

Renovation of Early Childhood Development Ctr. - \$845,062 - establish project

Proposed Source of funds:	\$ 845,062	- private funds
Budget:	40,000	- professional service fees
	605,062	- renovations-building interior
	<u>200,000</u>	-contingency
Total:	\$ 845,062	

Discussion

The College of Charleston requests approval to renovate its Early Childhood Development Center using private funds. Several years ago a private donor gave the College \$1 million in a remainder trust to be used toward the enhancement of and construction and/or renovation of its Early Childhood Development Center. The Center houses a program for pre-school children from ages two to five, and is used primarily as a lab for the College's early childhood majors. The College has not had an opportunity to implement the building component of the donation. Recently, however, the College has been working closely with the Charleston County School District on shared programs with Memminger Elementary School, a school that physically abuts the Center. As part of this cooperative effort, the County has made available to the college, at no annual cost, a former vacant boiler room directly behind the Center. Approval of this request would allow the college to use the private money to enhance its Center by renovating its current facility, constructing a classroom to connect the Center to the boiler room, and renovate the boiler room for use by the Center. The existing facility is 5,100 sq. ft., the connector classroom will be 1,500 sq. ft., and the renovated boiler room will be 1,500 sq. ft. This will provide the Center with additional and improved space, both of which have been needed for many years.

A letter verifying the availability of funds held for this purpose in the College of Charleston Foundation Account is attached.

Recommendation

Staff recommends the approval of this project as proposed.

**College of
Charleston**
Foundation

Wilson-Sottile House
Charleston, South Carolina 29424
(843) 953-3130
Fax (843) 953-6373

November 10, 1999

Ms. Monica Scott
Facilities Planning
College of Charleston
66 George Street
Charleston, SC 29424

The N. E. Miles Education Building Fund has \$845,062.18 in the Foundation Account.

Sincerely,



Robert E. Lyon
Senior Vice President for
Institutional Advancement

REL:dgm

cc Marge Humphreys

ADDITIONS/CHANGES TO EXCEPTIONAL CAPITAL FUNDING REQUESTS

COLLEGE OF CHARLESTON

Construct New Science Facility - (\$10,500,000)

Renovate Existing Science Facility - \$ 4,840,000

Discussion:

The College of Charleston submitted a request for \$10.5 million to construct a new science facility as part of its exceptional capital projects requests. The College requests approval to amend its request to \$4.84 million for the repair and restoration of its existing science center. The College is changing its request for several reasons. The first consideration is the need to correct major infrastructure problems that exist in the current building that adversely impact the faculty's ability to teach and do research in the facility. The College also believes that if few funds are available for capital projects this year, it is more logical to ask for a lesser amount for just as critical a project as a new facility.

Recommendation:

The staff recommends approval of this request as proposed.

ADDITIONS/CHANGES TO EXCEPTIONAL CAPITAL FUNDING REQUESTS**WINTHROP UNIVERSITY**

Rutledge Building - Repair and Waterproofing	\$989,993
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Proposed source of funds: State Appropriations

Budget:

Pressure clean brick (\$1.54/sf x 21,000 sf)	\$ 32,340
Pointing of masonry (\$10/sf x 21,000 sf)	210,000
Caulking of building (\$3.35/lf x 5000 lf)	16,750
Waterproofing (\$2/sf x 21,000 sf)	42,000
Scaffolding (83.50/cfs/month x 210 csf x \$17,535/mo x 3mo)	52,605
Repair of damaged masonry (3,000 sf (+-) x 27brick/sf =	
81,000 brick, 81,000/1000 = 81 csf x \$1,175/csf	95,175
Roof repairs (1999 revised estimate of 1995 study)	<u>350,000</u>
sub-total	\$798,870
5% contingency	39,944
A&E fees (15%)	<u>125,822</u>
Total	\$964,636

Discussion

Winthrop University requests approval to add to its Exceptional Capital Project Requests a project for \$964,636 to permanently repair the roof and waterproof the Rutledge Building. There is a serious problem with water intrusion in this facility, primarily in the Gallery. Numerous attempts by outside contractors and in-house personnel have failed to stop the leaks and, just recently, a portion of the ceiling in the Gallery collapsed.

The problem will continue to escalate unless a permanent solution implemented. However, the institution has had to rely on interim measures since it does not have the funds to properly repair the roof and to waterproof the facility.

Commission staff, along with Representative Keegan, Chair, and members of the Higher Education Sub-Committee of the House Ways and Means, toured Winthrop on October 13 and had an opportunity to see, first hand, the collapsed ceiling and other problems caused by the water intrusion.

A study¹ to determine the probable cause or causes of water intrusion at certain locations in the building and the corrective actions required to eliminate such intrusion was conducted by Robert M. Stafford, Inc., a consulting engineering firm, in 1995 and updated in October of 1999. This study listed 37 observations of problems contributing to the water intrusion. Based on the observations made in the study, the consulting firm recommended repairs and replacements totaling approximately \$964,636.

Recommendation:

The Staff recommends that Winthrop's request for state appropriations in the amount of \$964,636 to fund this project be approved.

¹ Copy available for review in CHE office.