



SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

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TO: Members, Commission on Higher Education
FROM: ^{RR/K} Rosemary Byerly, Chair, Committee on Finance and Facilities
SUBJECT: Facilities Projects for Consideration

The Committee on Finance and Facilities met on February 18, 1998, to consider institutional requests for facilities projects. Committee recommendations concerning these projects are attached.

Summary of 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.

Five institutions submitted nine projects for consideration. These consist of eight budget increases totaling \$13,871,796, and one request to establish a project for \$560,500. The total dollar amount of the projects submitted is \$14,432,296. Three lease requests were submitted for consideration.

In addition, three requests for routine repair, replacement, and maintenance projects totaling \$1,750,000 were submitted by USC-Columbia. In keeping with the Commission's policy on considering routine repair, replacement, and maintenance projects, these projects have been approved by staff and are presented in summary form for consideration by the full Commission.

Each project is listed below. Detailed information concerning each project is included in the attachments.

Permanent Improvement Projects:

Clemson	-Olin Hall Renovations	-increase budget	\$ 338,000	3
	-Service & Support Facility Renovation	-increase budget	\$ 370,000	4
	-Byrnes Hall Asbestos Abatement	-increase budget	\$ 600,000	5
	-New Student Center Construction	-increase budget	\$ 700,000	6
	-Littlejohn Coliseum/Annex-Renovation	-increase budget	\$ 7,000,000	7
MUSC	-Anatomic Pathology Services Relocation	-increase budget	\$ 600,000	8
Aiken TC	- Information Technology Facility	-increase	\$ 1,158,000	9
Chesterfield- Marlboro TC	-Roof Restoration	-increase budget	\$ 3,105,796	10
Florence- Darlington TC	-Advanced Welding & Cutting Facility	-establish project	\$ 560,500	11
Total \$ 14,432,296				

Lease Requests:

MUSC	-17 Ehrhardt Street	- \$ 114,165 annually	12
	- Rutledge Tower (Coll. of Medicine)	- \$ 565,246 annually	13
	- Rutledge Tower (MUSC Medical Center)	- \$2,003,995 annually	13

Routine Repair, Replacement, and Maintenance Projects:

USC-Columbia-	Byrnes Center HVAC Replacement	- \$ 500,000	14
	- Coliseum Lighting Replacement	- \$ 500,000	14
	- Wade Hampton Modifications and Upgrades	- \$ 750,000	15
		\$1,750,000	

CLEMSON

Olin Hall-Renovations

		- \$338,000 - increase budget/revise scope change project name
Proposed Source of Funds:	\$ 338,000	- maintenance reserve/renovation account
Budget:	\$ 30,000	- architectural & engineering fees
	378,000	- renovations-utilities (bldg. systems)
	50,000	- labor costs
	<u>30,000</u>	- contingency
Total Project Budget	\$ 488,000	

Discussion

Clemson is requesting approval to revise the scope of this project (from replacing transformers and switch gear) to include improvements and additions to the existing HVAC system; to increase the budget by \$338,000 to support the electrical and HVAC improvements; and to change the project name to reflect the revised scope.

The Committee recommends approval of this request.

CLEMSON

Service and Support Facility Renovation

- \$370,000 - increase budget

Proposed Source of Funds:	\$ 370,000	- plant improvement capital revenue funds
Budget:	\$ 43,000	- architectural & engineering fees
	85,324	- equipment and/or materials
	757,676	- renovations - building interior
	40,000	- work by university forces misc. expenses
	<u>44,000</u>	- contingency
Total Project Budget	\$ 970,000	

Discussion

Clemson is requesting approval to increase the budget of the Service and Support Facility renovation to support the architectural and engineering cost estimates for construction. Approximately 11,000 gsf in the Service and Support Facility will be renovated for Personnel Services.

The space to be renovated consists of approximately 3,700 sq. ft. of open display area and 8,300 sq. ft. of high bay storage area. Work will include construction of partition walls, new drop ceilings and lighting, additional restrooms to comply with occupancy codes, and upgrades to the HVAC system.

The renovation will allow for the consolidation of all personnel services, which are currently located in space both on- and off-campus, into one on-campus location, and will allow the University to vacate approximately 9,800 gsf of leased off-campus space.

The Committee recommends approval of this request.

CLEMSON

Byrnes Hall - Asbestos Abatement

- \$600,000 - increase budget

Proposed Source of Funds:	\$ 600,000	- asbestos settlement funds
Budget:	\$ 142,500	- professional services fees
	1,200,000	- renovations - building interior
	1,000	- builders' risk insurance
	20,000	- labor costs
	<u>36,500</u>	- contingency
Total Project Budget	\$ 1,400,000	

Discussion

Clemson University is requesting approval to increase the budget for asbestos abatement in Byrnes Hall to support the Engineers Construction Document cost estimate. The project was established in 1992, but was delayed for several years due to more pressing functional problems with other high-rise dorms that replaced it as first priority. The increase is a result of recent higher bids for asbestos work. All of the ceiling areas in Byrnes Hall are asbestos contaminated. This project will abate all exposed asbestos and apply a new spray-back ceiling. This will complete the asbestos abatement of all three high-rise dormitories.

The Committee recommends approval of this request.

CLEMSON

New Student Center Construction

- \$700,000 - increase budget

Proposed Source of Funds: \$ 700,000 - institutional capital project funds

Budget:	\$ 1,902,000	- professional services fees
	543,000	- equipment and/or materials
	2,280,000	- site development
	11,680,000	- new construction (110,000 gsf)
	2,000	- other permanent improvements (asbestos)
	75,000	- landscaping
	10,000	- builders risk insurance
	464,000	- labor costs
	<u>600,413</u>	- contingency
Total Project Budget	\$17,556,413	

Discussion

Clemson University is requesting approval to increase the budget for this project. When the bids came in, they were higher than anticipated so the institution moved funds from the equipment and contingency lines in order to award the contract. The requested increase will replace the funds in the equipment and contingency lines, and includes additional funds for landscaping. The scope is being revised to reflect the addition of landscaping costs to the project.

The Committee recommends approval of this request.

CLEMSON

Littlejohn Coliseum/Annex- Renovation/Addition - \$7,000,000 - increase budget, revise scope, change project name

Proposed Source of Funds:	\$ 7,000,000	- athletic revenue bonds
Budget:	\$ 750,000	- architectural & engineering fees
	180,000	- equipment and/or materials
	6,000,000	- new construction
	5,000	- builders risk insurance
	50,000	- labor costs
	15,000	- bond issue costs
	<u>500,000</u>	- contingency
Total Project Budget	\$ 7,500,000	

Discussion

Clemson University is requesting approval to revise the scope, increase the budget, and change the name of this project in order to: 1) complete A&E services for Phase 2 - Littlejohn Coliseum addition; 2) complete construction documents for Phase 3 - Littlejohn Coliseum Renovation; and 3) provide construction funding for the addition to Littlejohn Coliseum.

The addition will contain support spaces primarily for the intercollegiate men's and women's basketball programs. These spaces include, but are not limited to, a full-size practice court, new locker rooms and team lounges, press support rooms, equipment storage rooms, and weight and training facilities. These latter spaces will also be utilized by other intercollegiate athletes. Once completed, the addition will provide both the men's and women's basketball programs with the facilities necessary to improve recruiting opportunities and team development.

CHE approved establishment of this project in June 1997 provided that the A&E work not proceed beyond the design development stage, and that Clemson return to CHE for full project approval once a source of funds for construction of the facility had been identified. This request is in line with the phase-in presented in the initial request to establish the project.

The Committee recommends approval of this request.

MUSC

Anatomic Pathology Services Relocation

- \$600,000 - increase budget

Proposed Source of Funds: \$ 600,000 - hospital revenue

Budget:	\$ 160,000	- architectural & engineering fees
	1,886,875	- renovations - building interior (22,100 gsf)
	<u>350,000</u>	- contingency
Total Project Budget	\$ 2,396,875	

Discussion

MUSC is requesting approval to increase the budget for the Anatomic Pathology Services relocation. This project has been difficult to estimate because of its complexity coupled with the multiple phasing required to ensure the continuation of day to day operations. The project has been bid and the institution now has the benefit of marketplace pricing. The accepted bid, including alternates, exceeds the current construction budget by approximately \$220,000. Also, MUSC believes it is prudent to have a somewhat higher level of contingency funds available in the event that unforeseen problems are encountered throughout the course of this work. All unexpended project funds will be returned to the Medical Center.

The Committee recommends approval of this request.

AIKEN TC

Information Technology Training Facility

- \$1,158,000 increase budget/revise scope

Proposed Source of Funds:	\$ 1,000,000	- Aiken County funds
	<u>158,000</u>	- Aiken TC plant funds
	\$ 1,158,000	
Budget:	\$ 10,000	- professional service fees
	4,720,000	- renovations - building interior
	1,158,000	- roads/parking lots
	<u>645,000</u>	- contingency
Total Project Budget	\$ 6,533,000	

Discussion

Aiken Technical College is requesting approval to increase the budget and revise the scope of the Information Technology Training Facility. This project was originally approved as part of the 1997-98 Capital Improvement Bond Bill. Aiken's recently approved master plan requires significant infrastructure changes to accommodate the construction of the Information Technology Training Facility. The changes include a new campus entrance, access roads, additional parking areas, and a retention pond. The requested increase will cover professional fees and construction costs of these changes to accommodate the new building and improve campus safety. The scope of the project will also be changed to include the infrastructure changes.

Aiken County has approved a general obligation bond on behalf of Aiken Technical College to fund \$1,000,000 of this increase and the remaining balance of \$158,000 will come from the College's plant fund.

The Committee recommends approval of this request.

CHESTERFIELD-MARLBORO TC

Roof Restoration

- \$3,105,796 increase budget/revise scope

Proposed Source of Funds:	\$ 911,716	- local funds
	<u>2,194,080</u>	- insurance reserve fund
	\$ 3,105,796	
Budget:	\$ 81,894	- professional service fees
	814,958	- renovations - utilities
	3,006,944	- roofing (20-25 yrs. old)
	<u>90,000</u>	- contingency
Total Project Budget	\$ 3,993,796	

Discussion

This project was established as an emergency project in June 1997 because of the serious deterioration of the roof systems in most of the campus building, beginning with the 700 building. The condition of the roof system in the 700 building was such that it was judged to be an immediate threat to public welfare and safety. At that time, the engineering firm that inspected the roof systems recommended that virtually all of the roof systems be replaced.

The institution has now identified the funding to repair and replace the roof systems on buildings 100-600, and is requesting approval to increase the budget and revise the scope of the project to include these buildings.

The Committee recommends approval of this request.

FLORENCE-DARLINGTON TC

Advanced Welding & Cutting Resource Facility - \$560,500 - establish project

Proposed Source of Funds:	\$ 560,500	- local funds
Budget:	\$ 200,000	- equipment and/or materials
	60,000	- new construction
	155,000	- renovations - building interior
	75,000	- renovations - building exterior
	21,500	- fees/permits
	<u>49,000</u>	- contingency
Total Project Budget	\$ 560,500	

Discussion

Florence-Darlington Technical College proposes to develop an Advanced Welding and Cutting Resource Facility to support its welding program. This facility will consist of state-of-the-art equipment (estimated at \$200,000) and training resources that reflect the latest in welding and cutting technology. Rapid advances in welding, cutting, and fabrication technology have created a demand for technicians equipped with the knowledge and skills to make the transition from manual welding to a newer, more complex process.

This new welding facility will be located in the 200 building which is currently occupied by the Aircraft Maintenance Program. This program is being relocated to the Darlington County Jetport. Transferring the aircraft program will free approximately 7,700 square feet of which approximately 5,800 square feet will be used for the welding and cutting facility.

The space will be modified to allow electrical and mechanical configurations to accommodate the newer technologically advanced equipment. The college anticipated at least 15 welding stations and booths. The remaining 1,900 square feet will be used by Special Schools for the training of Honda employees. The new construction planned for the exterior of the building will give the building a "face lift."

The Committee recommends approval of this request.

LEASE REQUESTS

MUSC

17 Ehrhardt Street - Lease

- \$114,165 - annual lease payment
(8,732 square feet @ \$13.08)

Discussion

MUSC is requesting approval to lease 8,732 square feet at 17 Ehrhardt Street from the Foundation to the MUSC Medical Center. This space will be used for office swing space during extensive renovations to the Medical Center Hospital. It is estimated that the renovations will continue for the next five years. It will also be used to relocate the Meducare staff who have operated out of trailers for the past several years.

No state funds will be used for lease payments. All payments will be made with Medical Center generated revenues. The annual lease payment is \$114,165 for three years, with one two-year extension. The extended term lease amount will be \$119,874 annually. All maintenance and utility costs will be paid by the tenant. It is anticipated that the lease will be effective March 1, 1998.

The Leasing Office of the Budget and Control Board's State Building and Property Services Division has approved the format and conditions of the lease and is currently reviewing the rates and terms to verify that they are fair and reasonable for this type of space.

The Committee recommends approval of this lease request, pending final verification from the Leasing Office.

MUSC-RUTLEDGE TOWER LEASES

In 1992, the Commission, the Joint Bond Review Committee, and the Budget and Control Board approved the purchase of the St. Francis Hospital (now known as Rutledge Tower) complex by the Health Sciences Foundation (an affiliated foundation of MUSC) for the use of MUSC. The University Medical Associates (the University's faculty practice plan) guaranteed the loan for the purchase. The University Medical Associates (UMA) master leases the property from the Foundation. In turn, the UMA leases portions of the property to the University. The title will be conveyed to MUSC once the bond debt has been fully amortized at the end of the 30 year term of the loan. The proposed leases are a part of this property, and are in addition to space currently leased on the 11th and 12th floors of Rutledge Tower. The lease payments are constructed to include the applicable proportion of debt service on the loan to purchase the property, the cost for renovations, and the cost of operation and maintenance of the leased space. The leases are also constructed to be cost neutral and of no financial benefit to either the Health Sciences Foundation or to University Medical Associates.

Rutledge Tower - College of Medicine:

- \$565,245 - annual lease payment
(20,935 square feet @ \$27.00)

Discussion

MUSC proposes to lease 20,935 square feet in Rutledge Tower for MUSC College of Medicine faculty offices. Faculty offices will be provided for physicians associated with the Statewide Diabetes Initiative, University Diagnostic Clinic (UDC), Anesthesiology, and Pediatrics. Physicians neither see nor treat patients in these offices. Faculty offices are provided for general faculty work relating to teaching, research, and committee work for the University.

The annual lease payment is \$565,245 for five years with five, five-year extensions. Lease payments will be made with College of Medicine funds. The cost per square foot is \$27 and includes amortization of the loan (\$12 for debt service, \$10 for renovations, and \$5 for utilities). It is anticipated that the lease will be effective August 1, 1998.

The Leasing Office of the Budget and Control Board's State Building and Property Services Division has approved the format and conditions of this lease and is currently reviewing the rates and terms to verify that they are fair and reasonable for this type of space.

The Committee recommends approval of this lease request, pending final verification from the Leasing Office.

Rutledge Tower - MUSC Medical Center

- \$2,003,995 - annual lease payment
(64,645 square feet @ \$31.00)

Discussion

MUSC proposes to lease 64,645 square feet in Rutledge Tower for MUSC Medical Center to house hospital ancillary services required for the functional operation of clinics located throughout the complex. The vast majority of the ancillary services are located on the first and second floors. The co-location of ancillaries and clinics within the complex provide patients with the convenience of "one-stop shopping." The lease of this space will allow for the MUSC Medical Center to increase efficiency in the clinical delivery system and reduce operating costs. Additionally it will prepare the Medical Center for an increase in primary care and specialty care patient visits.

The annual lease payment is \$2,003,995 for five years with five, five-year extensions. The cost per square foot is \$31 and includes amortization of the loan (\$12 for debt service, \$14 for renovations, plus \$5 for utilities). No State funds will be used for lease payments. All payments will be made with Medical Center generated revenues. It is anticipated that the lease will be effective August 1, 1998.

The Leasing Office of the Budget and Control Board's State Building and Property Services Division has approved the format and conditions of this lease and is currently reviewing the rates and terms to verify that they are fair and reasonable for this type of space.

The Committee recommends approval of this lease request, pending final verification from the Leasing Office.

Routine Repair, Replacement, and Maintenance Projects
for Consideration by the Commission

The Commission's Routine Repair, Replacement, and Maintenance Projects policy was adopted in order to expedite the approval process for facilities requests that meet the policy criteria. Institutional projects of this nature which have received staff approval will be presented to the full Commission in summary form for consideration. If no specific inquiries are expressed, or if all inquiries can be answered satisfactorily, the project will be forwarded to the Budget and Control Board with a positive recommendation. If any inquiries or issues cannot be resolved to the satisfaction of the Commission, the project will be remanded to the appropriate Committee for further consideration.

UNIVERSITY OF SOUTH CAROLINA - COLUMBIA

1. Byrnes Center HVAC Replacement

Project Budget:	\$ 40,000 - professional services fees
	400,000 - renovations - building interior (59,829 sf)
	<u>60,000</u> - contingency

Total: \$500,000

Proposed Source of Funds: Renovation Reserve \$500,000

The project is for the redesign and replacement of the existing mechanical system. Frequent complaints of poor indoor air quality have been received. The existing induction units around the perimeter of the building contain a significant buildup of particles and office surfaces collect layers of dust over a short period of time. Continued maintenance of the existing system does not correct the problem.

2. Coliseum Lighting Replacement

Project Budget:	\$ 75,000 - professional services fees
	470,000 - renovations - building interior (28,848 sf)
	<u>55,000</u> - contingency

Total: \$600,000

Proposed Source of Funds:	Coliseum	\$200,000
	Renovation Reserve	\$200,000
	Athletic Operating	\$200,000

The project is for replacement of lighting fixtures in the arena and concourse area of the Carolina Coliseum. The lighting in the arena is used for general illumination of the seating area. Replacement of the fixtures is required because lamps for the existing 277 volt system have become obsolete and can no longer be purchased. The existing system will be replaced with 120 volt fixtures, which are readily available. The installation of a new ceiling is also included in the project. The current ceiling is a plaster-type ceiling and will be destroyed in the process of installing the new lighting system. The new ceiling would have removable sections which would allow workers to access the lighting system without destroying the ceiling.

3. Wade Hampton Modifications and Upgrades

Project Budget:	\$ 60,000 - professional services fees
	600,000 - renovations - building interior (58,731 gsf)
	<u>90,000</u> - contingency
Total:	\$ 750,000

Proposed Source of Funds: Housing Maintenance Reserve \$750,000

The project is for modifications to Wade Hampton Dormitory, a four story building located on the women's quadrangle. The primary focus of the project is the elimination of dead end corridors in an effort to come into compliance with the fire code. Other work will include improvements to the community baths and finishing upgrades in the corridors and lobby area which would refurbish the areas without reconfiguration of interior space. Also, there would be modifications made to improve access control to the building which would include modifications to the infrastructure and communication systems. These modifications would aid in maintaining student safety.

Recommendation

The staff recommends approval of these routine repair, replacement, and maintenance requests as proposed.