



Dr. Gail Morrison
Interim Executive Director

February 20, 2007

TO: Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education
FROM: Mr. Daniel Ravenel, Chair, Committee on Finance and Facilities *DR Ravenel*
SUBJECT: Interim Capital Projects for Consideration on March 1, 2007

The Committee on Finance and Facilities met on February 8 to review the following items:

- 6.04A Interim Capital Projects**
 - A.) Clemson University
 - a. Institute for Packaging Design & Graphics Construction
-increase budget, revise scope, change project name
 - b. Rhodes Hall Annex Construction
-increase budget, revise scope
 - c. Earle Hall High Bay Conversion
-increase budget, revise scope
 - B.) University of South Carolina Columbia
 - a. Baseball Stadium Construction
-increase budget, revise scope, change source of funds

- 6.04B List of Staff Approvals for December 2006**

If you have any questions about a particular item, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

March 1, 2007

Clemson University

Institute for Packaging Design & Graphics Construction (Previous Budget = \$300,000)	\$6,700,000	-increase budget, revise scope, change project name
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Source of Funds:	\$6,700,000	-operating revenues
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Proposed Budget:	\$5,500,000	-new construction (27,000 SF)
	670,000	-professional services fees
	500,000	-site development
	280,000	-contingency
	40,000	-labor costs
	<u>10,000</u>	-builders risk insurance

Total:	\$7,000,000	
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Description

The University requests approval to construct approximately 27,000 square feet of space to support the planned establishment of the Institute of Packaging and Graphics. The Institute will engage students, faculty, and academic and industry partners in a collaborative endeavor to provide comprehensive resources and advanced thinking, research, and service to the packaging industry, the third largest industry in the world.

The focus on Packaging Design and Graphics, when combined with the University's existing core competencies in advanced packaging materials, package safety, container manufacture, printing, and transportation packaging, will provide the opportunity for the Institute to provide worldwide leadership in packaging and graphics innovation. The proposed new facility will bring together laboratories for packaging and graphics design and prototyping to enhance the educational experience for both undergraduate and graduate students.

The University originally planned to renovate and add space to Newman Hall, but it was determined it was not appropriate for the Institute. The facility was built in 1954 for agriculture operations which included meat processing and ice cream production. The University also determined the Newman Hall site was not feasible due to significant utility relocation requirements, environmental issues, and limited area for expansion. The new site was selected after analyzing multiple sites on campus. The new site is located west of Lee Hall and south of the Fluor Daniel Building.

The total project cost is expected to be approximately \$7 million which is a reduction from the original projected budget of \$14-\$18 million. The cost per square foot is \$204 for the new construction. At this time, the University does not plan to ask for new or additional state appropriations to support the Institute. Under CHE policy, centers, institutes, or bureaus in which the institution does not ask for additional or new funding from state appropriations do not have to be approved by the Commission.

E&G Deferred Maintenance Reduction:

N/A – New Construction

Annual Operating Costs/Savings:

The project is not expected to generate additional operating costs at this time.

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

Clemson University

Rhodes Hall Annex Construction \$1,447,485 -increase budget, revise scope
(Previous Budget = \$10,052,515)

Source of Funds: \$1,447,485 -operating revenues

Proposed Budget:	\$ 8,000,000	-new construction (28,100 SF)
	1,000,000	-site development
	950,000	-professional services fees
	800,000	-equipment and materials
	636,000	-contingency
	95,000	-labor costs
	19,000	-builders risk insurance

Total: \$11,500,000

Description

The University requests approval to construct an annex adjacent to Rhodes Hall in order to provide adequate space for research faculty associated with the institution's emphasis area of bioengineering and biomedical sciences. The department is a top generator for research and is a growing department in terms of graduate students and a recently developed, high demand undergraduate program.

The current architectural and engineering (A&E) schematic design estimate concluded this project is underfunded. The estimate was verified by an independent cost estimator and both estimates are in agreement. To meet the needs of the department, the schematic design includes an increase of 4,100 SF – for a total of 28,100 SF of new construction for the annex. The cost per square foot for the new construction is \$285.

E&G Deferred Maintenance Reduction:

N/A – New Construction

Annual Operating Costs/Savings:

Maintenance and utilities will require additional operating costs ranging from \$90,000 to \$185,000 in the three years following project completion. The costs will be absorbed into the existing budget.

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

Clemson University

Earle Hall High Bay Conversion (Previous Budget = \$610,000)	\$600,000	-increase budget, revise scope
Source of Funds:	\$300,000	-institutional capital project fund (ICPF)
	300,000	-operating revenues
Proposed Budget:	\$1,030,000	-interior building renovations (10,710 SF)
	120,000	-professional services fees
	39,000	-contingency
	20,000	-labor costs
	1,000	-builders risk insurance
Total:	\$1,210,000	

Description

The University requests approval to convert the High Bay area in Earle Hall into two floors and provide necessary office, laboratory, and research space that will meet the current and future needs of the chemical engineering department. With the conversion, approximately 3,370 SF will be gained for a total renovated space of 10,710 SF. The project work will include HVAC, structural improvements, the addition of ventilation hoods, the addition of a stairwell, and associated work to provide for functioning offices and labs in the new space.

The extensive structural changes are necessary to bring this wing of the facility into compliance with current seismic and other codes. More accurate cost estimates related to the HVAC scope of work were obtained once these additional code and program requirements were identified. The cost per square foot for the interior renovations is \$96.

E&G Deferred Maintenance Reduction:

The renovations will alleviate a portion of the \$3,178,350 in existing deferred maintenance in the building.

Annual Operating Costs/Savings:

The project is not expected to generate additional operating costs at this time.

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

University of South Carolina Columbia

Baseball Stadium Construction \$3,000,000 -increase budget, revise scope, change
(Previous Budget = \$25,036,000) source of funds

Source of Funds: \$3,000,000 -athletic revenue bond anticipation notes

Proposed Budget:	\$16,603,961	-new construction (57,000 GSF)
	5,000,000	-land purchase (12.5 acres)
	2,497,072	-site development
	2,334,967	-professional services fees
	1,000,000	-contingency
	<u>600,000</u>	-furniture, fixtures, and equipment
Total:	\$28,036,000	

Description

The University requests approval to increase the project budget and revise the scope to include the addition of five suites and one large club area. Also, additional funds are needed to fund costs associated with excavation of rock that was discovered on the site.

The addition of the suites and club area will provide 160 seats. This addition was based on a market analysis performed by the Gamecock Club and the Athletics Department indicating a demand for these amenities. As a result of test boring during preliminary site investigation, it has been determined that rock exists 5.5 feet below grade and will need to be excavated to construct the stadium as planned.

E&G Deferred Maintenance Reduction:

N/A – Auxiliary Space

Annual Operating Costs/Savings:

Maintenance, custodial services, and utilities will require additional operating costs ranging from \$9,292 to \$13,170 in the three years following project completion. The costs will not be absorbed into the existing budget but will be funded through athletic revenue.

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

INFORMATION ITEM

PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF		PERMANENT IMPROVEMENT PROJECTS		ACTION CATEGORY		Budget Chg.	Revised Budget
Date Appr.	Project # Institution	Project Name	Action Category	Budget Chg.	Revised Budget		
December 2006							
12/5/2006	9569 Citadel	Primary Renovation Energy Performance Implementation - Phases I & II ²	increase budget, change source of funds	\$ 1,410,000	\$ 1,500,000		
12/5/2006	9998 USC Columbia	Computer Center-UPS System Replacement ³	increase budget, revise scope	\$ 1,500,000	\$ 56,405,160		
12/8/2006	New; Clemson	Center for the Performing Arts Construction ¹	establish project	\$ -	\$ 1,315,000		
12/8/2006	9558 Francis Marion	Construction ¹	increase budget	\$ 7,000,000	\$ 18,000,000		
12/12/2006	9780 MUSC	Parking Garage Elevator Addition ³	increase budget, revise scope	\$ 800,000	\$ 1,600,000		
12/15/2006	9796 USC Columbia	Greek Housing Infrastructure	change source of funds	\$ -	\$ 3,000,000		
12/15/2006	9539 USC Aiken	Pacer Downs Upgrades	increase budget	\$ 927	\$ 1,100,927		
12/15/2006	9507 USC Beaufort	Campus Buildings Exterior Repairs	increase budget, revise scope	\$ 22,000	\$ 107,000		
12/15/2006	9509 USC Beaufort	Performing Arts Center Renovation	decrease budget	\$ (22,000)	\$ 120,500		
12/21/2006	9584 Citadel	Daniel Library Improvements	close project	\$ -	\$ 25,000		
12/21/2006	9564 SC State	Camp Daniels Renovations	revise scope	\$ -	\$ 600,000		
12/21/2006	New	Deferred Maintenance Repair/Renovation ¹	establish project	\$ -	\$ 2,500,000		
12/21/2006	New	2257 Russell Street (1217) Land Acquisition ⁴	establish project	\$ -	\$ 10,000		
12/21/2006	9556 Winthrop	Campus-Wide Deferred Maintenance Repairs	decrease budget, revise scope, change project name	\$ (275,000)	\$ 925,000		
LEASES							
Date Appr.	Project # Institution	Project Name	Terms	Renewal Term			
12/5/2006	Renewal MUSC	134 Rutledge Avenue	Monthly Rate - \$2,400; Annual Rate - \$28,800; Term Rate - \$40,800	2/1/2007- 7/31/2008			
12/12/2006	New MUSC	Cannon Park Place, Third Floor	Monthly Rate - \$5,309; Annual Rate - \$63,712; \$18.90/SF	Development & Alumni Affairs	2/1/2007- 1/31/08		

¹ The General Assembly appropriated funding for the project during the 2006 session.
² Increases of 10% or less of total project budget can be approved by staff.
³ Routine repair, replacement, & maintenance projects are approved at staff level.
⁴ Part of approved Master Land Acquisition Plan (MLAP)