



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*  
**SUBJECT:** Interim Capital Projects for Consideration on March 1, 2007 *byburn*

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

Source of Funds: \$6,700,000 -operating revenues

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
	10,000	-builders risk insurance

Total: \$7,000,000

**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.

**Baseball Stadium Construction**  
(Previous Budget = \$25,036,000)

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

*N/A – Auxiliary Space*

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.

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

**INFORMATION ITEM**

PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF				INFORMATION ITEM			
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 <sup>2</sup>	increase budget, change source of funds	\$ 1,410,000	\$ 1,500,000	
12/5/2006	9998	USC Columbia	Computer Center-UPS System Replacement <sup>3</sup>	increase budget, revise scope	\$ 1,500,000	\$ 56,405,160	
12/8/2006	New	Clemson	Center for the Performing Arts Construction <sup>1</sup>	establish project	\$ -	\$ 1,315,000	
12/8/2006	9558	Francis Marion	Parking Garage Elevator Addition <sup>3</sup>	increase budget	\$ 7,000,000	\$ 18,000,000	
12/12/2006	9780	MUSC	Greek Housing Infrastructure Pacer Downs Upgrades	increase budget, revise scope	\$ 800,000	\$ 1,600,000	
12/15/2006	9796	USC Columbia	Campus Buildings Exterior Repairs	change source of funds	\$ -	\$ 3,000,000	
12/15/2006	9539	USC Aiken	Performing Arts Center Renovation	increase budget	\$ 927	\$ 1,100,927	
12/15/2006	9507	USC Beaufort	Daniel Library Improvements	increase budget, revise scope	\$ 22,000	\$ 107,000	
12/15/2006	9509	USC Beaufort	Camp Daniels Renovations	decrease budget	\$ (22,000)	\$ 120,500	
12/21/2006	9584	Citadel	Deferred Maintenance	close project	\$ -	\$ 25,000	
12/21/2006	9564	SC State	Repair/Renovation <sup>1</sup> 2257 Russell Street (1217) Land	revise scope	\$ -	\$ 600,000	
12/21/2006	New	SC State	Acquisition <sup>4</sup> Campus-Wide Deferred Maintenance	establish project	\$ -	\$ 2,500,000	
12/21/2006	New	SC State	Repairs	establish project	\$ -	\$ 10,000	
12/21/2006	9556	Winthrop		decrease budget, revise scope, change project name	\$ (275,000)	\$ 925,000	
<b>LEASES</b>				Terms		Renewal Term	
Date Appr.	Project #	Institution	Project Name				
12/5/2006	Renewal	MUSC	134 Rutledge Avenue	Monthly Rate - \$2,400; Annual Rate - \$28,800; Term Rate - \$40,800	Note: 40 parking spaces; \$60/mth charge Note: 3,371 sf for Office of Development & Alumni Affairs	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		2/1/2007- 1/31/08	

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