

Att 7

EMERGENCY REQUEST – INTERIM CAPITAL PROJECT

The University of South Carolina Upstate requests consideration of an interim capital project for construction of a new residence hall. The project needs Commission approval so that the deadlines for the other approvals can so that construction can begin this summer. The residence hall is expected to open Fall 2009. If the project is not started this summer, the facility would not be available to students until Fall 2010.

The Commission is asked to consider the project today with approval to be via mail ballot. Voting information will be sent to Commission members with a return deadline of Friday, May 11.

USC Upstate

New Residence Hall Construction	\$21,000,000	-establish project
Source of Funds:	\$21,000,000	-housing revenue bonds
Proposed Budget:	\$20,500,000	-new construction (105,000 GSF)
	<u>500,000</u>	-professional services fess
Total:	\$21,000,000	

Description

The University requests approval to establish a project for the construction of a new 105,000 GSF residential hall facility adjacent to the Palmetto House residence hall. The facility will house 350 beds in four-bed suites with a combination of private and shared bedrooms. The cost per bed is \$58,570 with a cost of \$195 per square foot. *College Planning & Management's* "College Housing 2006 Special Report" found in a survey of 46 residence halls currently under construction, the average cost per student was \$56,449 for an average project size of 105,000 sq. ft. The average cost per square foot was \$171.44.

With the addition of the new hall, the University will have approximately 1,100 beds in accordance with the Master Plan to provide housing for 25 percent of the student population. Currently, all existing residential facilities are fully occupied. Without additional housing, students will continue to rent apartments in the local community and lose a large part of the educational experience provided through on-campus living.

E&G Deferred Maintenance Reduction:

N/A – Auxiliary

Annual Operating Costs/Savings:

Utilities and operations will require additional operating costs of \$700,000 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.



Dr. Gail Morrison
Interim Executive Director

MEMORANDUM

DATE: May 3, 2007

TO: Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education

FROM: Mr. Daniel Ravenel, Chair, Committee on Finance and Facilities *DR*
by lynn

SUBJECT: Consideration of Emergency Interim Capital Project

At today's meeting, the Commission received information on an emergency request for approval of an interim capital project from the University of South Carolina Upstate. The Committee on Finance and Facilities approved the project at its May 2 meeting.

Please review the enclosed project description and **return your mail ballot by Friday, May 11** in the enclosed envelope or fax the ballot to (803) 737-5091.

If you have any questions about the projects or the voting process, please contact me or Lynn Metcalf at (803) 737-2265.

Attachments

COMMISSION ON HIGHER EDUCATION
Mail Ballot
POSTMARKED by May 11

USC Upstate Yes No
 ☒ ☐
Name: LOUIS B. LYNN
Signature: Louis B. Lynn
Date: May 5, 2007

COMMISSION ON HIGHER EDUCATION
Mail Ballot
POSTMARKED by May 11

USC Upstate Yes No
 ☒ ☐
Name: Bettie Horne
Signature: Bettie Horne
Date: 5-4-07
RECEIVED

MAY - 7 2007
Please return the ballot in the enclosed envelope.
Finance, Facilities & MIS
SC Comm. on Higher Education

COMMISSION ON HIGHER EDUCATION
Mail Ballot
POSTMARKED by May 11

USC Upstate Yes No
 ☒ ☐
Name: LATON McCURDY
Signature: Laton McCurdy
Date: May 7 2007
RECEIVED
MAY - 7 2007

Please return the ballot in the enclosed envelope.
Finance, Facilities & MIS
SC Comm. on Higher Education

COMMISSION ON HIGHER EDUCATION
Mail Ballot
POSTMARKED by May 11

USC Upstate Yes No
 ☐ ☒
Name: Mitchell M. Zais
Signature: Mitchell M. Zais
Date: 6 May 07

COMMISSION ON HIGHER EDUCATION
Mail Ballot
POSTMARKED by May 11

USC Upstate Yes No
 ☒ ☐
Name: Doug Forbes
Signature: D Forbes
Date: 5/7/07

Please return the ballot in the enclosed envelope.

RECEIVED

MAY - 9 2007

Finance, Facilities & MIS
SC Comm. on Higher EducationCOMMISSION ON HIGHER EDUCATION

Mail Ballot

POSTMARKED by May 11

YesNo

USC Upstate

☒Name: JOHN T. BOWDEN, JRSignature: [Signature]Date: MAY 5, 2007 JR****Please return the ballot in the enclosed envelope.****COMMISSION ON HIGHER EDUCATION

Mail Ballot

POSTMARKED by May 11

YesNo

USC Upstate

☒Name: RANDY TITOMASSignature: [Signature]Date: 5/9/07****Please return the ballot in the enclosed envelope.****COMMISSION ON HIGHER EDUCATION

Mail Ballot

POSTMARKED by May 11

YesNo

USC Upstate

☒Name: E. Hood TempleSignature: [Signature]Date: MAY 8, 2007****Please return the ballot in the enclosed envelope.****COMMISSION ON HIGHER EDUCATION

Mail Ballot

POSTMARKED by May 11

YesNo

USC Upstate

☒Name: Ken WingateSignature: [Signature]Date: 5-4-07

RECEIVED

MAY - 7 2007

****Please return the ballot in the enclosed envelope.****Finance, Facilities & MIS
SC Comm. on Higher Education