

A.T.L. 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 lwm*

**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  
                          X                   —  
Name: LATON McCURDY  
Signature: Laton McCurdy  
Date: May **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 Education

**COMMISSION ON HIGHER EDUCATION**  
**Mail Ballot**  
**POSTMARKED by May 11**

USC Upstate      Yes      No  
                              

Name: JOHN T. BOWDEN, JR

Signature: [Handwritten Signature]

Date: MAY 5, 2007 JR

**\*\*Please return the ballot in the enclosed envelope.\*\***

**COMMISSION ON HIGHER EDUCATION**  
**Mail Ballot**  
**POSTMARKED by May 11**

USC Upstate      Yes      No  
                              

Name: RANDY TITOMAS

Signature: [Handwritten Signature]

Date: 5/9/07

**\*\*Please return the ballot in the enclosed envelope.\*\***

**COMMISSION ON HIGHER EDUCATION**  
**Mail Ballot**  
**POSTMARKED by May 11**

USC Upstate      Yes      No  
                              

Name: E. HOOD TEMPLE

Signature: [Handwritten Signature]

Date: MAY 8, 2007

**\*\*Please return the ballot in the enclosed envelope.\*\***

**COMMISSION ON HIGHER EDUCATION**  
**Mail Ballot**  
**POSTMARKED by May 11**

USC Upstate      Yes      No  
                              

Name: Ken Wingate

Signature: [Handwritten Signature]

Date: 5-4

RECEIVED

MAY - 7 2007

**\*\*Please return the ballot in the enclosed envelope.\*\***

Finance, Facilities & MIS  
SC Comm. on Higher Education