

### Exceptional Capital Projects, 2002-2003

South Carolina has a limited amount of capital resources and a considerable amount of capital needs. The State is fast approaching its debt service limit. Once the debt service limit is reached, the state cannot issue any more debt unless revenues are increased. However, for the 2001-2002 fiscal year, the State is experiencing a severe decrease in revenues resulting in budget cuts for all agencies. A review of Exceptional Capital Project (ECP) requests and/or Overall Permanent Improvement Plan (OPIP) requests indicated that a number of approved projects have received only partial funding and , far more have received no funding since they were submitted to the Legislature.

On September 6, the Commission agreed to accept no additional ECP requests but agreed to resubmit the current list of outstanding projects that require funding. The Commission adopted the following recommendation for Exceptional Capital Project (ECP) Requests for 2002-2003:

In light of the significant amounts remaining to be funded on existing approved capital budgets, the Commission recommends that no new ECP projects be submitted or considered for 2002-2003. The Commission understands that existing projects have not been adjusted for inflationary increases that have occurred since initial approval. Therefore, the total amount of the request may be adjusted for inflationary and/or construction cost increases, provided the institution submits sufficient justification for the increase; and, provided the institution does not substantively alter the provisions of CHE's prior approval. If institutional priorities have changed, an institution may remove projects from the list, or substitute new projects in lieu of existing projects on the list. However, any new project added to the list in lieu of a new project will be subject to the same rating, scoring, and CHE approval process required of all new ECP requests.

Institutions were asked to submit a list of approved ECP requests in institutional priority order. Of the total number of projects received, 14 were replacement projects and two involved significant changes in scope. Originally, staff planned to score only the replacement projects since the approved projects had already been scored. However, in reviewing the approved requests received from 1999 through 2001, two issues arose that presented problems.

First, not all of the approved projects were scored, and earlier requests were scored using different criteria. In the ECP for 1999-2000, each institution's first priority was submitted to the Legislature in a ranked list, according to the 1996 criteria, with all other projects submitted unranked. In the 2000-2001 ECP, a set of criteria was developed and all submitted projects were reviewed and scored by these criteria. These same criteria were used to score project requests in the 20001-2002 ECP and the recent OPIP requests. In addition, some projects that were approved by the Legislature did not originally come through CHE. These projects were not scored.

Second, in the previously approved criteria there is no provision for new construction related to enrollment growth. With the implementation of the lottery scholarships, a criterion that addresses the need for additional space based on anticipated enrollment growth and utilization of existing space may be needed.

Staff, therefore, recommends that a criterion addressing mission-related enrollment growth and utilization of existing space be added to the approved criteria for evaluating and scoring capital project requests. Staff proposes the following criterion:

For new construction to accommodate mission-related enrollment growth an institution could receive up to 25 points. Points would be assigned by providing (1) documentation that the anticipated enrollment growth corresponds to the institution's mission (up to 10 points) and (2) justification of the need for additional square footage in relation to utilization of existing space (up to 15 points).

Staff also recommends that all projects included in the complete list of ECP requests be scored according to the new criteria. This will provide fairness and consistency in scoring for all projects, including those that were not scored previously.

Because the Governor's Office has requires that agencies submit their budget plans by October 10, 2001, staff further recommends the complete list of ECP requests, including replacement projects and changes in scope, be submitted to the Governor, pending CHE approval at its January Meeting. This will allow the institutions and the staff the time needed to properly evaluate and score each project.

Attached is a list of the approved criteria, as applied, including the new criterion shown in italics and bold type on the second page (criterion 5). Also attached is the list of ECP requests, in institutional priority order, with replacement projects and changes in scope shown in italics and bold type.

## APPLICATION OF RATING CRITERIA

1) Project represents the following type of space:

	<u>Points</u>
• <u>Instruction, Library, Research, Infrastructure</u>	<u>30</u>
• <u>Academic Support</u>	<u>20</u>
• <u>Student Services</u>	<u>15</u>
• <u>Institutional Support</u>	<u>10</u>
• <u>Non-Educational &amp; General (E&amp;G)</u>	<u>0</u>

A) Points were assigned based on percentage of proposed use

B) If the project involves several buildings, or a multi-use E&G facility (including instruction), and the percentage of use is by category is unknown, 20 points were assigned.

2) Degree to which proposed project up to 25  
addresses deferred maintenance needs  
as defined and included in the joint CHE  
and B& CB 1994 Study of Deferred  
Maintenance, or other objective  
documentation provided by the institution.

Staff used the 1994 study as a baseline for applying this criterion because it was the only consistent, objective, documentation available for all institutions. The Rating Committee will determine how the additional documentation provided by an institution will apply.

A) Points were assigned based on the scores in the 1994 Study:

<u>1994 Score</u>	<u>Points Assigned</u>
90-100	10
80-89	15
70-79	20
Less than 70	25
Multiple Buildings/Multiple Scores	20
Infrastructure*	25
Project not addressed in 1994	0

\*Infrastructure was not separately addressed in 1994.

## POINTS

3) Documentation that project corresponds Up to 25  
to the institution's mission and enhances  
institutional effectiveness and efficiencies  
with respect to programs.

All projects submitted were found to correspond to the institution's mission, and to enhance institutional effectiveness and efficiencies with respect to programs.

4) Documentation that all reasonable up to 10  
alternatives to the project have been  
considered, that the project represents  
the best long-term resolution of the  
problem, and that the total estimated cost,  
including each component, can be  
documented as realistic.

A) Institutional/External documentation, 10  
and project has score of 80 or less in  
the 1994 study.

B) Project is infrastructure or mechanical  
repair/roof replacement (etc.) 10

C) Internal/External documentation, and 7  
project has score greater than 80,\* or was  
not addressed in 1994 Study. (Assign  
66% of available points, rounded up)

\*If a facility was considered to be suitable for renovations of 20% or less of its replacement cost in the 1994 Study, and the current proposal recommends demolition or a significant alteration of the facility, a score of 7 was assigned.

**5. New construction to accommodate mission-related up to 25**  
**enrollment growth. Documentation that the anticipated**  
**enrollment growth corresponds to the institution's mission**  
**and justification of the need for additional square footage in**  
**relation to utilization of existing space.**

**A) Mission-related – (based on app. enroll. proj.) 10**

**B) Utilization - % of norms for type of space 15**

POINTS

6) Documentation that space programmed up to 10  
for the proposed project is based on the  
application of objective space planning  
guidelines.

Institutional/External documentation provided 10  
Infrastructure/Repair/Replacement (mechanical,  
roofs, etc.)

Not addressed 0

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**Sub-Total Points** **Up to 125**

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7) EXTRA POINTS: up to 10

Documentation through external reports (CHE  
consultants, Institutional Consultants, specialized  
accrediting reports, CHE staff evaluation, etc.)  
that existing space is unsatisfactory and/or un-  
suitable in terms of quality or quantity because  
of health and/or safety concerns.

A) documented through external reports 10

B) documented by institution without  
external documentation (66% of available  
points, rounded up) 7

C) Not Applicable or Not Addressed 0

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**Total Possible Points** **Up to 135**

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Examples of Health and Safety Concerns:

Documented  
Health Concerns

Exposure to asbestos or;  
other harmful substances;  
documented problems assoc.  
with air quality; etc.

Documented  
Safety Concerns

Threat of physical  
danger assoc. with  
condition of facility;  
Life/Safety issues  
(egress, fire code compliance), etc.

Institution	Requests for State Funded Projects Previously Approved by CHE	Inst. Priority & Total # Projects	State Funds Requested since 1999 via.1	Previous State Funding Received:	Previous State Funding Received:	State Funding Remaining
	New or Significantly Changed Projects Shown in <i>Italics</i> -Name-					
The Citadel	Padgett-Thomas Barracks/Leadership Lab.	1	27,000,000	8,000,000	2000-2001 Bond Bill or Supplemental	16,000,000
	<i>Daniel Library Expansion/Improvements</i>	2	<b>7,500,000</b>			<b>7,500,000</b>
	Capers Hall	3	16,500,000			16,500,000
	Roof Repl./Mech. Sys.-Various Bldgs.	4	2,300,000			2,300,000
	Deferred Maintenance Phase II	5	2,300,000			2,300,000
	Sub-total The Citadel	5	\$55,600,000			\$44,600,000
Clemson	HVAC/Indoor Air Quality Upgrades	1	6,198,000			6,198,000
	Civil Engineering/Textiles Bldg.	2	29,965,000		6,000,000	23,965,000
	<i>Charleston Architectural Center</i>	3	<b>4,000,000</b>	<b>4,000,000</b>		<b>4,000,000</b>
	Long Hall Renovations Phase II	4	8,000,000			8,000,000
	Library Storage/Univ. Retrieval Facil.	5	5,000,000			5,000,000
	Computer Science Bldg.	6	10,000,000			10,000,000
	HVAC/Air Quality Upgr. Phase II	7	5,000,000			5,000,000
	Hunter Lab Addition	8	14,000,000			14,000,000
	Critical Deferred Maintenance	9	4,000,000			4,000,000
	Newman Hall Renovation	10	3,000,000			3,000,000
	Municipal Complex Add./Renov.	11	1,939,080			1,939,080
	Campus Roadways Repair/Repave	12	2,500,000			2,500,000
	<i>Fort Hill Renovations</i>	13	<b>400,000</b>			<b>400,000</b>
	Sub-total Clemson	13	\$94,002,080			\$84,002,080
Coastal Carolina	Science Center Add./Renov.	1	35,200,000			35,200,000
	Bryan Library Technology Addition?	2	7,500,000			7,500,000
	Atlantic Ctr. Renov.	3	1,150,000		200,000	950,000
	EM Singleton Bldg. Renovation	4	5,350,000			5,350,000
	Sub-total Coastal	4	\$49,200,000			\$49,200,000
College of Charleston	Science Bldg. Renov. New Constr.	1	38,506,000		4,000,000	34,506,000
	Simons Ctr. School of Art Addition./Renov.	2	9,000,000		3,000,000	3,000,000
	Stern Student Center Add. Renov.	3	5,500,000			5,500,000
	PE Center Building	4	20,000,000		12,000,000	8,000,000
	Robert Scott Small Library Renov.	5	2,000,000			2,000,000
	Sub-total College of Charleston	5	\$75,006,000			\$53,006,000
Francis Marion	School of Ed/School of Business Bldg.	1	10,000,000		750,000	9,250,000
	Univ. Child Dev. Ctr.	2	3,000,000			3,000,000
	Founder's Hall Renovation, Phase I	3	3,000,000			3,000,000
	Sub-total Francis Marion	3	\$16,000,000			\$15,250,000
Lander	New Student Center	1	20,270,000		3,000,000	7,000,000
MUSC	College of Dental Medicine Bldg.	1	20,270,000		6,300,000	13,970,000
	<i>Hazardous Weather Upgrades</i>	2	<b>6,660,000</b>			<b>6,660,000</b>
	Deferred Maintenance 2001-2001	3	15,000,000			15,000,000
	College of Pharmacy Renovations	4	23,920,000		10,000,000	13,920,000
	College of Health Prof. Bldg.	5	33,000,000			33,000,000
	Research Building III	6	41,250,000		6,300,000	34,950,000
	Sub-total MUSC	6	\$140,120,000			\$117,520,000

Institution	Requests for State Funded Projects Previously Approved by CHE	Inst. Priority & Total # Projects	State Funds Requested since 1999 via <sup>1</sup>	Previous State Funding Received:	Previous State Funding Received:	State Funding Remaining
SC State	New or Significantly Changed Projects Shown in <i>Italics</i> -Name-		Exceptional Capital Projects or OPIP	1999-2000 Bond Bill or Supplemental	2000-2001 Bond Bill or Supplemental	
	Lowman Hall Renovations/Expansion	1	12,000,000		1,000,000	11,000,000
	Deferred Maintenance Phase II	2	12,000,000		2,000,000	10,000,000
	Hodge Hall Science Center Expansion/Ren.	3	16,000,000	10,000,000		8,000,000
	Whitaker Library Addition/Renovation	4	14,000,000			14,000,000
	Central Energy Facility	5	10,000,000			10,000,000
	<i>Student Union &amp; Wellness Center Exp./Cor</i>	6	<i>15,000,000</i>			<i>15,000,000</i>
	<i>New Applied Professional Science Building</i>	7	<i>5,000,000</i>			<i>5,000,000</i>
	<i>Engineering Technology &amp; Computer Sci. Bldg</i>	8	<i>10,000,000</i>			<i>2,500,000</i>
	<i>Physical Plant Complex</i>	9	<i>98,500,000</i>			<i>10,000,000</i>
	Sub-total SC State	9				\$85,500,000
USC-Columbia	Core Campus Bldent. Develop/Preservation	1	26,000,000			26,000,000
	Gibbes Green Continued Ren.	2	40,144,000			40,144,000
	Jones Physical Science Ctr. Renov.	3	44,720,000			44,720,000
	<i>Renovation to College of Business</i>	4	<i>5,000,000</i>			<i>5,000,000</i>
	Energy Master Plan-Upgrade Distr. System	5	6,760,000			6,760,000
	School of Law Building	6	20,800,000	5,000,000	5,000,000	10,800,000
	Bldg. System Repair & Code Compliance	7	2,080,000			2,080,000
	Russell House Renov./Addition	8	9,152,000			9,152,000
	Byrnes Center Renovation	9	8,362,000			8,362,000
	Booker T. Washington Auditorium Renov.	10	6,240,000			6,240,000
	Thomas Cooper Library Renov./Exp.	11	10,400,000			10,400,000
	Wellness/Fitness Center	12	5,200,000	3,000,000		2,200,000
	Sub-total USC-Columbia	12	\$ 184,858,000			\$ 171,858,000
USC-School of Med.	Bldg. 3-Med Ed. & Acad. Aff. Renov.	1	5,000,000			5,000,000
	Animal Resource Facil. Upgrade	2	1,040,000			1,040,000
	Building 10 Renovation	3	520,000			520,000
	Sub-total USC-Medical School	3	\$6,560,000			\$6,560,000
USC-Aiken	Convocation Center/Lecture Hall Bldg.	1	12,000,000		6,000,000	6,000,000
	Stu. Activities Ctr. Renovation	2	5,500,000	3,200,000		2,300,000
	Sub-total USC-Aiken	2	\$17,500,000			\$8,300,000
USC-Spartanburg	Library/Technology Center Bldg.	1	22,172,800	1,000,000	5,000,000	16,172,800
	Classr. & Stu. Sup. Ctr. Bldg. Rep. & Renov. <sup>3</sup>	2	4,000,000			4,000,000
	Academic Classroom Building <sup>4</sup>	3	6,000,000			6,000,000
	Deferred Maintenance	4	3,000,000			3,000,000
	Sub-total USC-Spartanburg	4	\$35,172,800			\$29,172,800

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USC-Beaufort	New or Significantly Changed Projects Shown in <i>Italics</i>					
	Performing Arts Ctr. Renovation	1	3,588,015		1999-2000 Bond Bill or Supplemental	2000-2001 Bond Bill or Supplemental
	Marine Sci. Bldg. Renov./Add.	2	2,160,871			
	Campus-wide Landscaping/Paving Improv.	3	702,835			
USC-Lancaster						
	Medford Library Renov. & Expansion	1	\$6,451,721			
	Hubbard Hall Renovation	2	2,193,485			
	Sub-total USC-Lancaster	2	1,107,991			
USC-Salkehatchie	Science/Technology/Train. Ctr.	1	\$3,301,476			
	Waterboro Classroom Bldg. HVAC Repl.	2	9,958,311			
	Waterboro Site Improvements	3	787,894			
	Hut Addition/Renovation	4	244,750			
	Deferred Maintenance/Code Compliance	5	292,380			
	LRC Water Infiltration Project	6	2,100,000		1,000,000	
	Sub-total USC-Salkehatchie	6	75,900			
			\$13,459,235			
USC-Sumter	Instructional Laboratories Bldg.	1	8,925,000			
	Deferred Maintenance Items	2	758,000			
	Sub-total USC-Sumter	2	\$9,583,000			
			520,000			
USC-Union	Facility Upgrades/Maintenance	1	1,040,000			
	Landscaping Improvements	2	\$1,560,000			
	Sub-total USC-Union	2	18,269,757			
			1,900,000			
Winthrop	Peabody Health/Phys. Ed. Renov./Add.	1	20,000,000			
	Thurmond Auditorium/Lecture Hall Addition	2	21,500,000			
	Decus Library Building	3	\$61,669,757			
	Byrnes Auditorium (Music Constr.) Renov.	4	4,094,783			
Alken TC	Sub-total Winthrop	4	971,600			
	Industrial Tech. Class-Lab Building	1	\$5,066,383			
	Building 700 Renovation	2	3,135,630			
	Sub-total Alken TC	2	1,000,000			
Central Carolina TC	Various Campus Bldgs. Repair/Renov.	1	\$4,135,630			
	Solomon Property Acq. Adj. To Campus	2	591,338			
	Sub-total Central Carolina TC	2	3,242,000			
			280,166			
Denmark TC	Lighting/Electrical Sys. Upgrd.	1	428,841			
	Library Renovation	2	\$4,542,345			
	Roofing Replacements	3	12,000,000			
	Lab Facility-Early Childhood	4	5,550,000			
Florence-Darlington TC	Sub-total Denmark TC	4	17,550,000			
	Adv. Appl. Tech. Ctr.	1	3,000,000			
	100,200,300 Bldg. Renovation	2	4,500,000			
	Sub-total Florence-Darlington TC	2	1,702,500			
Greenville TC	Student Intake Center @ McAlister Sq.	1	195,500			
	Industrial Complex HVAC/Renov.	2	\$9,398,000			
	Student Ctr. Renov.	3				
	Re-roof Eng. Tech. Bldg.	4				
	Sub-total Greenville TC	4				



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	New or Significantly Changed Projects Shown in <i>Italics</i>		Exceptional Capital Projects or OPIP	1998-2000 Bond Bill or Supplemental	2000-2001 Bond Bill or Supplemental	
Horry-Georgetown TC	GT Campus Classroom Wing	1	1,123,400			1,123,400
	Conway Campus Renov. Bldg. 400	2	1,960,568			1,960,568
	Grand Strand Campus Renov.	3	1,727,650			1,727,650
	<i>Conway Campus Renov./Exp. Bldg 300</i>	4	<i>2,100,000</i>			<i>2,100,000</i>
	Gmrd Strd. Campus Renov. Bldg. 200	5	1,125,000			1,125,000
	Gmrd Strd. LRC/Admin. Renov.	6	1,927,650		1,000,000	927,650
	Sub-total Horry-Georgetown TC	6	<i>\$9,964,268</i>			<i>\$8,964,268</i>
Midlands TC	Bestline Lindau Eng. Tech. Renovation	1	6,000,000			6,000,000
	NE Campus Class/StuSer	2	16,200,000		1,000,000	15,200,000
	Sub-total Midlands TC	3	<i>\$22,200,000</i>			<i>\$21,200,000</i>
Northeastern TC	Renov. Admin. Bldg & LRC, Lighting Technology Ctr. Bldg.	1	300,000			300,000
	Sub-total Northeastern TC	2	3,200,000			3,200,000
Orangeburg TC	Renovate Air Delivery Systems	3	\$3,500,000			\$3,500,000
	<i>New Parking Lots &amp; Connections</i>	2	<i>175,000</i>			<i>175,000</i>
	Sub-total Orangeburg-Calhoun TC	3	<i>100,000</i>			<i>100,000</i>
Piedmont TC	Business/Indust. Tech. Bldg.	1	5,646,000			5,646,000
	McCormick County Ctr	2	2,060,000			2,060,000
	<i>Saluda County Ctr.</i>	3	<i>2,060,000</i>			<i>2,060,000</i>
	<i>Abbeville County Center</i>	4	<i>2,060,000</i>			<i>2,060,000</i>
	Sub-total Piedmont TC	4	<i>\$11,826,000</i>			<i>\$11,826,000</i>
Spartanburg TC	New Acad./Library Bldg.	1	9,000,000			9,000,000
	Renov. East & West Bldgs.	2	2,806,400			2,806,400
	Student Life Bldg	3	5,708,000	1,000,000	3,000,000	1,708,000
	Sub-total Spartanburg TC	3	<i>\$17,514,400</i>			<i>\$13,514,400</i>
TC Low Country	Renov. Of Bldgs. 688/Code Compliance	1	1,600,200			1,600,200
	Deferred Maintenance - Classrooms	2	973,875			973,875
	Parking Facility Improvements	3	234,150			234,150
	Sub-total TC Low Country	3	<i>\$2,808,225</i>			<i>\$2,808,225</i>
Tri-County TC	Parking Garage	1	6,000,000			6,000,000
	Renovate Classrooms & Labs	2	2,700,000			2,700,000
	Deferred Maint. Campus-Wide	3	5,948,000			5,948,000
	Sub-total Tri-County TC	3	<i>\$14,648,000</i>			<i>\$14,648,000</i>
Trident TC	Indust. Econ. Complex Phase II	1	10,800,000	3,800,000	3,500,000	3,500,000
	Indust. Econ. Complex Phase III	2	3,780,000			3,780,000
	Sub-total Trident TC	2	<i>\$14,580,000</i>			<i>\$7,280,000</i>
Williamsburg TC	Technology/Stu. Ctr.	1	6,400,000		1,000,000	5,400,000
	Repl. Wiring/Plumbing in 30-yr Bldgs.	2	150,000			150,000
	Sub-total Williamsburg TC	2	<i>\$6,550,000</i>			<i>\$5,550,000</i>
York TC	Classroom Bldg-Chester Cty.	1	8,000,000		1,000,000	7,000,000
	Total Number of Projects	133	<i>\$1,031,102,320</i>	<i>\$71,400,000</i>	<i>\$68,560,000</i>	<i>\$893,662,320</i>

<sup>1</sup> Project Budgets have been revised to reflect inflation and construction cost increases.

<sup>2</sup> Formerly Kimble Information Resources Center Project; Same project - name changed to reflect private donations from Bryan Family.

<sup>3</sup> Formerly Administration Building Project; Same project - name changed to reflect true use of the facility.

<sup>4</sup> Formerly School of Business Building Project; Same project - name changed to allow for shared use of the facility.