

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

1333 MAIN STREET

SUITE 200

COLUMBIA, S.C. 29201

RAYBURN BARTON
Executive Director

TELEPHONE
803/737-2260

FAX NUMBER
803/737-2297

August 25, 1999

TO: Members, Commission on Higher Education

FROM: Rosemary Byerly, Chair, Committee on Finance and Facilities

SUBJECT: Recommendations of the Finance and Facilities Committee

INTERIM FACILITIES PROJECTS

Attached are descriptions of interim facilities projects for your consideration at the September 2 Commission meeting. For your information, staff recommendations are included. Please note that the Committee on Finance and Facilities has not acted on these items. The committee is scheduled to consider these items prior to the Commission meeting on September 2 and will present its recommendations at the meeting.

The Commission on Higher Education considers interim permanent improvement projects submitted by the institutions on a quarterly basis. Projects submitted to CHE by the technical colleges must have been approved by the State Board for Technical and Comprehensive Education prior to submission to CHE. All projects submitted by the institutions are reviewed by staff and are presented to the Committee on Finance and Facilities with recommendations. The Committee considers the projects and presents its recommendations to the Commission. Once the Commission has acted on these projects, the projects will be submitted to the Joint Bond Review Committee of the Legislature and to the State Budget and Control Board for additional approvals.

Four institutions submitted six projects totaling \$33,535,000. These projects consist of three increases to existing projects totaling \$32,525,000; three requests to establish projects totaling \$1,010,000; and one request to change a projects source of funds, scope, and name. In addition one lease request was submitted totaling \$218,231.95 over a four-year term.

Detailed information concerning interim facilities projects, and other items considered by the Committee on Finance and Facilities are included in the attachments.

Institution	Type of Project	Amount	Page No.
-------------	-----------------	--------	----------

A. Consideration of Interim Capital Projects

1. College of Charleston

- | | | | |
|-----------------------------------|------------------|--------------|---|
| a. Central Energy Plant Expansion | -increase budget | \$ 1,800,000 | 3 |
| b. Deferred Maintenance | -increase budget | \$ 825,000 | 4 |

2. MUSC

- | | | | |
|-------------------------------------|----------------------------------------------------------|------------|---|
| a. Vascular Institute Phase I | -change source of funds/revise scope/change project name | -0- | 5 |
| b. Vascular Inst/Emer.Dept. A&E | -establish project | 150,000 | 6 |
| c. Parking Garage Development A&E | -establish project | 150,000 | 7 |
| d. Hollings Cancer Center Expansion | -increase budget | 29,900,000 | 8 |

3. Trident TC

- | | | | |
|------------------------------|--------------------|----------------|---|
| a. Berkley Vet Tech Building | -establish project | <u>710,000</u> | 9 |
|------------------------------|--------------------|----------------|---|

TOTAL \$33,535,000 ~

4. Leases

- | | | | |
|-----------------------------------------------|--|---------------|----|
| a. MUSC - 158 Rutledge Ave - Four-year term - | | \$ 218,231.95 | 10 |
|-----------------------------------------------|--|---------------|----|

B. Resolution in Support of Full-Funding for E& G Employee Pay Increases 11

COLLEGE OF CHARLESTON

Central Energy Plant Expansion

- \$1,800,000 - increase budget

Proposed Source of Funds: \$ 1,800,000 - excess debt service-physical plant

Budget: \$ 200,000 - professional service fees

4,769,837 - renovations-utilities

Total: \$ 4,969,837

Discussion

This project has been addressing the replacement and expansion needs for aging and insufficient energy equipment and housing that provide steam and chilled water to the major buildings on campus. This request to increase the project is the result of a study that indicated that one chiller is inoperable and cannot be repaired, that a second chiller (older than the first) is beyond its useful life, and that the two boilers have less than two years of remaining life.

The recent acquisition of the Bishop England High School campus provides additional demand for energy with a new library to be developed on that site in the next two years and other development in the future. Although replacement of the chillers and boilers are needed from a current condition and life expectancy standpoint, it will also provide the added benefit of annual savings in utilities and maintenance costs because of the efficiency of the new equipment.

Recommendation

The staff recommends approval of this project as proposed.

COLLEGE OF CHARLESTON

Deferred Maintenance

- \$825,000 - increase budget

Proposed Source of Funds: \$ 825,000 - excess debt service-plant improvement

Budget: \$ 1,000,000 - renovations-building interior

 1,475,000 - renovations-building exterior

50,000 - contingency

Total: \$ 2,525,000

Discussion

The College of Charleston has an ongoing project for reducing the backlog of deferred maintenance at its campus. This request is to increase the budget of that project to allow the College to continue its efforts toward reducing the amount of deferred maintenance on campus. Most of this increase will be used for roof replacements.

Recommendation

Staff recommends the approval of this project as proposed.

~

MEDICAL UNIVERSITY OF SC

Vascular Institute Phase I

- \$0 -change source of funds/revise scope/change project name

Proposed Source of Funds:	\$ 8,000,000 (8,000,000)	- hospital revenue bonds - hospital generated revenue
Budget:	800,000 6,400,000 <u>800,000</u>	- professional service fees - renovations, building interior - contingency
Total:	\$ 8,000,000	

Discussion

This project was initially approved in early 1998 as the "Children's Hospital Renovations" to include the renovation of 15,000 sf on the 5th floor and 20,000 sf on the 6th floor to house pediatric Hematology/Oncology, and the pediatric cardiac care clinic, including support functions for these operations. However, the institution believes the creation of a Vascular Institute is a greater need at this point.

MUSC is considering the construction of a building to ultimately house a new vascular institute, but that project seems several years away from fruition. The Medical Center, therefore, deems it to be of some urgency to begin to create a Vascular Institute within existing space in the Children's Hospital. To accomplish this, the University is proposing to change the scope, name, and funding source of the previously approved "Children's Hospital Renovations" project.

The project will be renamed "Vascular Institute Phase I." The scope change calls for the renovation of 23,580 sf of the aforementioned Children's Hospital space to create what is planned to be the first part of the new Vascular Institute. If and when a new building to house the vascular institute is constructed, it would be connected to the renovated space in the Children's Hospital and the renovated space would be functionally integrated into the new building (see request for A&E for Vascular/Emergency Department Development on page 6).

Recommendation

Staff **recommends** approval of this project as proposed.

Medical University of SC

Vascular Inst./Emergency Dept. Expansion

- \$150,000 - establish project-A&E

Proposed Source of Funds:

\$ 150,000

- University funds

Budget:

150,000

- professional service fees

Discussion

MUSC proposes to procure A&E services to initiate conceptual planning including the development of a detailed space program and functional plan for the creation of a combination Vascular Institute and Emergency Department. Planning is to include historic properties in or near the proposed footprint of the new structure planned for Ashley and Sabin Streets. It is anticipated that this new facility will allow MUSC the opportunity to begin creation of mini-central energy facilities proposed in MUSC's master planning work. Traffic management on Sabin Street will be important as this street is critical to providing support services to this proposed facility and other adjacent functions. Services must be continued to all Medical Center and University activities both during and after construction.

Recommendation

Staff **recommends** approval of this project, provided that no A&E work beyond the design development stage is conducted prior to identification of a sufficient source of funds and CHE approval of the full project is obtained.

MEDICAL UNIVERSITY OF SC

Parking Garage Development

- \$ 150,000 -establish project-A&E

Proposed Source of Funds: \$ 150,000 - excess debt service parking

Budget: 150,000 - professional service fees

Discussion

MUSC requests approval to procure A&E services to initiate conceptual planning for the development of a major parking facility in the general area of the former Charleston High School site between Rutledge and Ashley Avenues. Consideration will be given to developing other use spaces as part of the overall development, perhaps limited office or retail. Facades along both avenues, but particularly Rutledge, need to be appropriately designed to be sensitive to neighborhood concerns. Consideration must also be given to current and predicted traffic flow.

Recommendation

Staff recommends approval of this project, provided that no A&E work beyond the design development stage is conducted prior to identification of a sufficient source of funds and CHE approval of the full project is obtained.

MEDICAL UNIVERSITY OF SC**Hollings Cancer Center Expansion**

- \$ 29,900,000 -increase budget

Proposed Source of Funds:	\$ 10,000,000	- capital improvement bonds
	6,000,000	- hospital revenue bonds
	11,600,000	- federal funding
	<u>2,300,000</u>	- private gift (Health Sciences Foundation)
	\$ 29,900,000	
Budget:	3,090,000	- professional service fees
	790,000	- site development
	19,681,000	- new construction (112,000 gsf)
gsf)	2,640,000	- renovations bldg. interior (34,500
	859,100	- demolition & asbestos
	<u>2,939,900</u>	- contingency
Total:	\$ 30,000,000	

Discussion

MUSC requests approval to expand the Hollings Cancer Center. In the six years since its opening, patient volumes have increased to the point that this center has outgrown its original building. At present there are insufficient patient treatment, exam, and waiting rooms. Staff and patients are extremely crowded. Growth in Hollings Cancer Center operations has necessitated the move of many cancer-related functions to sites other than the Center. Operational and functional efficiencies would be obtained by housing all Cancer Center functions in one facility.

The planned expansion calls for the new construction of 112,000 gross square feet and the renovation of an additional 34,500 square feet. The site for the new construction will require the demolition of Quad Buildings C and D, each of which is in "poor" condition and not economically feasible to rehabilitate.

The total cost for the project is estimated to be approximately \$39.9 million. Of this, \$29.9 million is currently available through federal funds, hospital revenue bonds, State capital improvement bonds, and private gifts. Actual construction is not expected to begin before the fall of 2000. By that time, the University expects to have identified the additional \$10million needed to complete the facility. In the event that the University does not have those funds in hand before proceeding to bid the project, sufficient space will be identified to be constructed as "shell only" to be finished in a secondary construction phase once the funds become available.

Recommendation

The staff recommends approval of this request as proposed.

TRIDENT TC-BERKELEY CAMPUS

Veterinary Technology Program Building

- \$ 710,000 - establish project - new
bldg.

Proposed Source of Funds: \$ 710,000 - local funds

Budget:	50,000	- professional service fees
	55,000	- equipment and/or materials
	550,000	- new construction (4,476 gsf)
	<u>55,000</u>	- contingency
Total:	\$ 710,000	

Discussion

Trident Technical College requests approval to construct a 4,474 sf concrete block building to house the labs needed to support the new Veterinary Technology Program. This program will begin with a planned enrollment of 12 students and advance to 64 students by the year 2002.

The building will be constructed directly behind the main building on the Berkeley Campus and will include a live animal lab, a surgical lab, and an X-ray lab for teaching laboratory procedures. The facility will also include an adjoining kennel to accommodate animals used in the program. Trident TC anticipates that the facility will be ready for occupancy by the spring of 2000.

This project was approved by the State Board for Technical and Comprehensive Education on July 21, 1999.

Recommendation

The Veterinary Technology Program at Trident Technical College is scheduled to go to the Commission's Committee on Academic Affairs in September. The Committee will present its recommendations to the Commission for consideration in October 1999. Staff recommends approval of this project, pending CHE approval of the Veterinary Technology Program, currently scheduled for October.