

Agenda Item 3.04

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

1333 MAIN STREET

SUITE 200

COLUMBIA, S.C. 29201

RAYBURN BARTON
Executive Director

February 24, 1999

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TO: Members, Commission on Higher Education

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

SUBJECT: Facilities Projects

Attached are descriptions of facilities projects for your consideration at the March 4 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 March 4. The Committee's recommendations for these items will be presented at the March 4 Commission meeting.

Summary of Facilities Projects

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.

Two institutions submitted 5 projects for consideration. These consist of one budget increase totaling \$1,500,000; two requests to establish projects totaling \$2,550,000; and two acquisitions totaling \$5,590,000. The total dollar amount of all projects submitted is \$9,640,000.

Detailed information concerning each project is included in the attachments.

<u>Institution</u>	<u>Type of Project</u>	<u>Amount</u>	<u>Page No.</u>
A. Interim Projects			
1. <u>College of Charleston</u>			
a. 11/13 Coming Street & 8 Kirkland Lane	-acquisition	\$ 590,000	3
2. <u>Medical University</u>			
a. Non-Pathogen Free Rodent Renovation	-establish project	\$ 750,000	4
b. Storm Eye Institute-Phase I	-establish project	\$ 1,800,000	5
c. Basic Science Lab Renovations	-increase budget	\$ 1,500,000	6
3. <u>USC-Aiken</u>			
a. Purchase of Pacer Downs Apartments	-acquisition	<u>\$ 5,000,000</u>	7
Total		\$9,640,000	
B. <u>Information on Facilities Tour Scheduled for March 22, 1999</u>			8
Francis Marion University and			
Florence-Darlington Technical College			

COLLEGE OF CHARLESTON

Purchase of 11/13 Coming Street and
8 Kirkland Lane

- \$590,000 - acquisition

Proposed Source of Funds: \$ 590,000 - housing revenues

Budget: \$ 575,000 - land and building purchase

15,000 - closing costs

Total: \$ 590,000

Discussion

The College has leased these properties since August of 1990 in order to provide additional student housing at the College. The institution has maintained the leases since that time and now has the opportunity to purchase these two properties.

Recommendation

Staff recommends approval of the acquisition of 11/13 Coming Street and 8 Kirkland Lane as proposed, provided that the Budget and Control Board find the appraisal and environmental studies satisfactory.

MEDICAL UNIVERSITY OF S.C.

Non-Pathogen Free Rodent Renovation

- \$ 750,000-establish project

Proposed Source of Funds:

\$ 750,000

- IDC funds

Budget:

75,000

- professional service fees

50,000

- equipment

550,000

- renovations. building interior
(5,751gsf)

75,000

- contingency

Total:

\$ 750,000

Discussion

MUSC requests approval to renovate the fourth floor of Building E to establish a separate area to handle "non-pathogen free" rodents. Over the past several years, research has begun to use large numbers of transgenic rodents. The rodents cannot be mixed with MUSC's regular animals or they will contaminate the standard colonies. The requested renovation will provide a separate area to handle these rodents. The area to be renovated was previously used for animals and now requires updating before it can be used to serve as an animal isolation/quarantine facility. This project will also include the installation of an elevator as part of the renovation.

Recommendation

Staff recommends approval of this request as proposed.

MEDICAL UNIVERSITY OF S.C.**Storm Eye Institute Renovation-Phase I**

		- \$1,800,000 - establish project
Proposed Source of Funds:	\$ 1,300,000	- Health Science Foundation funds
	500,000	- College of Medicine funds
Budget:	99,881	- professional service fees
	998,800	- renovations, building interior
	128,524	- renovations, utilities
	330,270	- asbestos
	<u>242,525</u>	- contingency
Total:	\$ 1,800,000	

Discussion

MUSC requests approval to renovate the spaces from the vacating of the fourth floor for Hospital Inpatient Care and the reassignment of space vacated on the first, second, and fifth floors by the relocation of ophthalmology administration and research functions to the new seventh and eighth floors.

The renovations on the first floor involve minor reconfiguration and additions to the space. The second floor renovation involves accommodating the electrophysiology testing area, currently located on the fourth floor as well as the addition of a new visual field testing room and staff lounge. The majority of the Phase I renovations will occur on the fifth floor which will be primarily devoted to the remainder of the ophthalmology research facilities not assigned to the new seventh floor.

A letter documenting the availability of the Health Science Foundation funds is attached.

Recommendation

Staff recommends approval of this request as proposed.

MEDICAL UNIVERSITY OF S.C.

Basic Science Building Laboratory Renovations

- \$ 1,500,000 -increase, change scope

Proposed Source of Funds:

\$1,500,000

- Institutional Capital Project Funds

Budget:

800,000

- professional service fees

3,550,000

- renovations, building interior

1,000,000

- renovations, utilities

250,000

- asbestos

400,000

- contingency

Total:

\$ 6,000,000

Discussion

MUSC requests approval to add \$1.5 million to the budget and change the scope of work for the Basic Science Building Laboratory renovations. This project was initially established to renovate the basic science laboratories and associated spaces on the fourth and fifth floors. A separate project was established to begin work to replace the building's infrastructure that has reached the end of its useful life. While the total replacement cost of the infrastructure approaches \$20 million, the University could set aside only \$4.5 million to initiate this work. Some \$1.5 million of building infrastructure work is required to support the fourth and fifth floor areas that will be undergoing general renovation. This request is to add \$1.5 million to the laboratory project in order to combine under one project and one contractor both the general renovation and infrastructure work requirements for this section of the building.

Recommendation

Staff recommends approval of this project as proposed.



MEDICAL UNIVERSITY OF SOUTH CAROLINA
171 Ashley Avenue
Charleston, South Carolina 29425-1130

January 20, 1999


Mr. John C. Sutusky
Director of Planning
Medical University of South Carolina

Re: HSF Funds Available for Storm Eye Institute
Renovation

Dear John:

This will confirm that as of December 31, 1998, the Health Sciences Foundation had on deposit funds in excess of \$1,800,000 which can be used for the renovation of the Storm Eye Institute.

Sincerely,


William M. Matthew
Chief Executive Officer

WMM/nac
cc: Hal Currey
Ed Wilson
Bob Broadhead

USC-AIKEN

Student Housing Acquisition (Pacer Downs Apts.)		- \$ 5,000,000 -acquisition
Proposed Source of Funds:	\$5,000,000	- revenue bonds
Budget:	4,500,000	- building purchase
	400,000	- renovations, building interior
	12,000	- renovations, utilities
	70,000	- roofing
	<u>18,000</u>	- other
Total:	\$ 5,000,000	

Discussion

USC-Aiken requests approval to purchase Pacer Downs Apartments to be used for student housing. The apartments consist of 92 units with a total of 368 beds. The complex is located on land owned by the Aiken County Commission for Higher Education and is immediately adjacent to the USC-Aiken campus. The complex is the only housing officially sanctioned by USC-Aiken and the University has had the option to purchase the apartments at any time since August 1992. USC-Aiken received approval from the USC Board of Trustees in November 1997 to begin negotiations for the purchase of Pacer Downs. An agreement with the current owners as to the purchase price was reached in late fall 1998.

The apartments are in good condition considering that they vary in age from 12 to 14 years old. Routine replacement costs for appliances, counters and cabinets, furniture and bedding, floor finishes, painting and repairs for normal wear and tear have been built into a reserve for capital improvements. Other than those items, the only significant noticeable maintenance and improvement costs required in the near term are for the roof replacement, installation of a metered connection to the City of Aiken water, and the installation of apartment fire safety sprinkler systems.

Recommendation

Staff recommends approval of this acquisition as proposed, provided the appraisal and environmental studies are found acceptable by the Budget and Control Board.

**INFORMATION CONCERNING TOUR OF FRANCIS MARION UNIVERSITY AND
FLORENCE DARLINGTON TECHNICAL COLLEGE, MARCH 22, 1999**

Francis Marion Tour:

The tour of Francis Marion University is scheduled to begin at 9:00 a.m. on Monday, March 22. Parking is available in the parking lot in front of Stokes Administration Building. Attendees will meet in the Boardroom in the Administration Building. Lunch will be served from 11:30 to 12:30. The tour will leave Francis Marion at 12:45 to go to Florence-Darlington Technical College.

Florence-Darlington TC Tour

It will take approximately 1/2 hour to get from FMU to Florence-Darlington TC. The tour of Florence-Darlington TC will begin at approximately 1:30 and should be completed by 3:30 p.m. Information on parking will be mailed to you prior to March 22.

Directions to Francis Marion University via I-20 & I-95:

Take I-20 from Columbia toward Florence. Just before you reach Florence, exit I-95 North (follow the signs to Myrtle Beach via I-95). Travel North on I-95 until you see the exit for Myrtle Beach (Hwy. 327). Turn right onto Highway 327 and continue until you reach Hwy 76/301. There is a traffic light where Hwy 327 ends into Hwy 76/301. Turn left onto Hwy 76/301 and continue until you see the sign indicating the entrance to Francis Marion University on the right. As you enter, you will see the Stokes Administration Building and the parking area on your left. Park and proceed to the main entrance. The Boardroom is down the hall to the left.

Directions to Florence-Darlington Technical College from Francis Marion:

Go back via Hwy 76/30 to Hwy 327 and take Hwy 327 to I-95. Exit South on I-95 (toward Savannah). Exit onto I-20 west (toward Columbia). Exit right on the Hwy 52 exit (toward Darlington and Darlington International Speedway). Florence-Darlington Tech is two or three miles down Hwy 52 on the right.

If you need to stay overnight in Florence, we suggest that you make reservations at the Holiday Inn Express on David McCloud Blvd. (843) 664-2400. Ask for the Francis Marion rate (\$59 plus tax). To get to the Holiday Inn Express from I-20 east, take the Florence exit. You will see the GE Plant on the right. There is a traffic light in front of the GE Plant. Turn left at the light onto David McCloud Blvd. and you will see the Holiday Inn Express.

Tentative List of Attendees as of March 1, 1999:

CHE

Rosemary Byerly
Tom Olsen
Bill Stern

CHE Staff

John Smalls
Lynn Metcalf
Jan Stewart
Charlie Fitzsimons

Other State Agency Representatives

Charles Shawver, Budget and Control Board Staff
Jack Kreslien, Senate Finance Committee Staff
Teresa Arnold, House Ways & Means Committee Staff

Others who wish to attend the tour of Francis Marion and Florence-Darlington TC may call Lynn Metcalf at (803) 737-2265 by March 15 to be included.