

Interim Capital Projects Summary

Clemson University	Cooper Library HVAC	\$ 3,700,000	increase/revise scope
	Athletic Facil. Constr.	9,256,000	increase
College of Charleston	Dev. of Dixie Plantation	4,500,000	establish
	Patriots Point Athletic Complex – Upgrades	2,000,000	establish
Francis Marion Univ.	Dept. of Nursing Facility	2,400,000	increase/chg name/ chg. fund source
Medical University	Harper Student Center Pool Repairs	2,500,000	establish
USC-Columbia	Recreational Facilities Dev.	3,100,000	increase/revise scope
Winthrop University	Bancroft Class. Tower Constr.	4,500,000	establish
	Lois Rhame PE & Well. Ctr.	3,500,000	increase/chg name/ chg. fund source
Midlands TC	Gen. Maint. & Alterations	856,260	increase

Interim Capital Project Descriptions**Clemson University****Cooper Library-HVAC Improvements-**

Phase II (previous budget

\$1,305,000)

\$ 3,700,000 -increase budget/revise scope

Source of Funds:

\$ 3,700,000 -institutional capital project
Funds (ICPF)Description

The Robert M. Cooper Library Building is a six-story concrete structure totaling 190,390 square feet. It was constructed in 1966 and serves as the main library for Clemson University. The HVAC system in the facility is not only worn out but also inadequate to handle the load caused by increased student usage over the years and by computer equipment. Proper temperatures are difficult to maintain and humidity problems which threaten the collections are common. This project was originally established in 2000/2001 to begin the phased process of renovating the HVAC system. Phase I, which is now complete, replaced the air distribution system, ductwork, controls and associated electrical items on the fourth, fifth and sixth levels. Phase II will include replacement of the air distribution system, HVAC equipment, filtration systems, piping, pumps, and control systems. Work also includes demolition of the existing systems and building modifications to accommodate the new system.

RecommendationStaff recommends approval of this project as proposed.

Clemson University**Athletic Facilities Construction/Renovation**

Phases I, II, and III \$ 9,256,000 -increase budget
(previous budget = \$53,320,000)

Source of Funds: \$ 9,256,000 -athletic revenue bonds

Description

This request is to increase the budget to reflect the increase in the costs over the estimated budget due to rising costs for steel, lumber, concrete, insulation, oil, asphalt and PVC products. The lowest responsive bid was much higher than the estimated budget. The project began in 1997 and consists of three phases including renovations and new construction at Memorial Stadium. Work consists of renovation/construction of locker rooms, weight rooms, offices and meeting rooms, game day facilities, expansion of concessions and restroom facilities on a raised platform connecting the north and south concourses, exhibit space, construction of club level seating, upper club level roof extension and the provision of visitor's locker facilities as a separate building and costs associated with rerouting 60 inch storm drain and other related site work.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

Development of Dixie Plantation-Ph. I \$ 4,500,000 -establish project

Source of Funds: \$ 4,500,000 -sale of Remley's Point

Description

Dixie Plantation is owned by the College of Charleston Foundation and leased by the College for academic purposes. The tract consists of over 800 acres of land near Hollywood, SC. There is currently a one-story former residence built in 1947 and several outbuildings on the property. The College's use of the property for instruction and research is limited because of the lack of facilities. The College proposes to develop the property as a location for instruction and research in the sciences, archeology, history, and the studio arts. A master plan for the property was completed during summer 2004. The plan calls for three phases of development totaling \$17,000,000. The first phase consists of constructing three small field stations linked by a pedestrian/bike path, replacing the existing house with a more appropriate building for classroom/meeting space, and upgrading the utility infrastructure. Subsequent phases will add small academic buildings and student living quarters. This request is for approval of the development of Phase I of the plan.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston**Facilities Upgrade - Patriots Point**

Outdoor Athletics Complex \$ 2,000,000 -establish project

Source of Funds: \$ 2,000,000 -revenue bonds

Description

This project is for upgrades to the College's baseball, soccer and softball facilities. The baseball facility has an inadequate number of seats and the seating is of poor quality. The current back stop net is on poles which severely restrict the sight lines. The baseball upgrade includes new covered seating, (539 stadium seats, 296 benches with backs, and 20 ADA/companion seats), a connection to the existing building that will extend forward creating a new press box, and a new back stop net. The softball upgrade includes putting a cover over the seating and a new back stop net. The soccer upgrade includes putting a cover over the seating.

Recommendation

Staff recommends approval of this project as proposed.

Francis Marion

Dept. of Nursing Facility Constr. (previous budget = \$5,000,000)	\$ 2,400,000	-increase budget/change funding source/change project name
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Source of Funds:	\$ 2,400,000	-institution bonds
	(5,000,000)	-gift of construction
	416,091	-gift of A&E services
	<u>4,583,909</u>	-private funds
	\$ 2,400,000	

Description

On July 8, 2004, the Commission approved the institution's request to construct a school of nursing with a \$5 million gift from its Foundation. The facility will house a new stand-alone nursing program to replace the current joint program with MUSC.

This request is to:

1. Change the delivery method of the construction services to comply with State law. Rather than constructing the facility, the FMU foundation will donate the funding for most of the facility construction to the University and the University will proceed with the construction in accordance with the State Procurement Code requirements;
2. Add \$2.4 million in institution bonds to fund a portion of the project;
3. Change the source of funds for the \$5 million from gift of construction to private (Foundation) funds; and
4. Change the project name to Department of Nursing rather than School of Nursing to more accurately reflect the academic program structure.

Francis Marion has submitted the program planning summary for the stand-alone program to CHE's Academic Affairs Division but the program proposal has not yet been received or approved. A copy of the letter guaranteeing the funds is on file at CHE.

Recommendation

Staff recommends approval of the project as proposed. Staff further recommends that approval of the facility in no way binds the Commission with respect to approval of the associated academic program.

Medical University

Harper Student Center Pool Repairs \$ 2,500,000 -establish project

Source of Funds: \$ 2,500,000 -ICPF

Discussion

This request is to correct significant mold and mildew problems within the pool and contiguous areas at the Harper Student Center. These conditions developed over time for several reasons: improper window installation, inadequate chemical feed and dehumidification systems, and the lack of a vapor barrier isolating the pool area. Advanced corrosion of the pool systems' supports will require removal of the lowered ceiling, lighting and ductwork. A vapor barrier will be installed isolating the pool area from the rest of the building. Finally, restorative work consisting of the installation of a new HVAC system, new lighting, fireproofing and paint system, window replacement, and wall repair.

Recommendation

Staff recommends approval of this project as proposed.

USC-Columbia

Recreational Facilities Development \$ 3,100,000 -increase/revise scope
(previous budget = \$3,200,000)

Source of Funds: \$ 2,517,000 -institutional funds
 583,000 -ICPF
 \$ 3,100,000

Description

This request is to revise the scope and increase the budget to accommodate the increase in the scope of Phase I and Phase II of the project. Phase I of the project as currently defined consists of soccer and softball recreational fields, hard-surface tennis courts, and general green space to be located adjacent to the existing Strom Thurmond Wellness and Fitness Center with work including drainage systems, irrigation, fencing, lighting, security systems, sidewalks, and landscaping. The revised scope will include fields for soccer only and adds a walking/jogging surface, restroom facilities, railroad screening structure, field access to the Assembly Street/Wheat Street pedestrian bridge, and rework of the roadway loop for the Wellness Center and Field Access.

The current scope of Phase II of the project addresses reworking of the existing recreational fields adjacent to the existing Blatt P. E. Center including drainage systems and modification to the existing irrigation systems, fencing and landscaping. The revised scope will include improvements to the upper field to the south of Rocky Branch Creek, major enhancements/improvements to the elevated walkway from Bates House/Bates West to the termination point on Wheat Street, restroom/storage facilities, railroad screening structures, development of parking and Sumter Street access point.

The total projected cost for the project as revised is \$6.3 million.

Recommendation

Staff recommends approval of the project as proposed.

Winthrop University

Bancroft Classroom Tower Construction \$ 4,500,000 -establish project

Source of Funds: \$ 4,500,000 -institution bonds

Description

This project is to construct a three story classroom building within the courtyard of Bancroft Hall to house the growth needs of the College of Arts and Sciences. The 27,630 square foot steel-framed, brick veneer building will provide multiple lecture halls, classrooms and support spaces for academic programs. The fourteen departments within the College of Arts and Sciences are within close proximity of each other and compete for a limited number of classrooms. The Classroom Tower will provide needed classroom space for the program.

Recommendation

Staff recommends approval of this project as proposed.

Winthrop University

Lois Rhame West Health, PE, & \$ 3,500,000 -increase/change name/
Wellness Center Construction change source of funds
(previous budget = \$21,400,000)

Source of Funds: \$ 2,000,000 -institution bonds
 1,500,000 -ICPF
 \$ 3,500,000

Description

This request is to increase the budget to reflect the increase in the costs over the estimated budget. The cost increase is due to rising costs for steel, lumber, concrete, insulation, oil, asphalt and PVC products which are causing building construction costs to rise dramatically. The request is to also change the name of the project from the Peabody Health and PE Complex Renovation to the Lois Rhame West Health, Physical Education and Wellness Center Construction.

Recommendation

Staff recommends approval of this project as proposed.

Midlands Technical College

General Maintenance/Alterations/Painting \$ 856,260 -increase budget
(previous budget \$600,000)

Source of Funds: \$ 856,260 -local (county) funds

Description

This budget increase has been funded through the FY 04-05 county budget and will allow the College to alter academic and administrative areas and to make necessary repairs to college facilities.

Recommendation

Staff recommends approval of this project as proposed.