



Agenda Item 3.04.A.

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

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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 May 6 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 May 6 and will present its recommendations at the 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.

Four institutions submitted five projects totaling \$13,020,000. These projects consist of one establish project for \$1,000,000 and four budget increases totaling \$12,020,000.

Detailed information concerning each project is included in the attachments.

Agenda Item 3.04

<u>Institution</u>	<u>Type of Project</u>	<u>Amount</u>	<u>Page No.</u>
A. <u>College of Charleston</u>			
1. BellSouth HVAC System	-establish project	\$ 1,000,000	3
2. New Library Construction	-increase budget	\$ 1,625,000	4
B. <u>Winthrop University</u>			
1. Sims Science Building	-increase budget	\$ 2,500,000	5
C. <u>Florence-Darlington TC</u>			
1. BellSouth Bldg. Renovation/ Parking Garage Construction	-increase budget	\$ 2,645,000	6
D. <u>York TC</u>			
1. Arts/Sciences & Distance Learning Bldg.	-increase budget	\$ 5,250,000	7

COLLEGE OF CHARLESTON

Bell South HVAC System

-\$1,000,000 - establish project

Proposed Source of Funds: \$ 1,000,000 - institutionally generated funds

Budget:	\$ 75,000	- professional service fees
	900,000	- renovations-utilities
	<u>25,000</u>	- contingency
Total:	\$ 1,000,000	

Discussion

The College shares ownership and occupancy of this property with BellSouth and AT&T. The property consists of the second, third, fourth and fifth floors of the building, the land on which the building sits, and the adjacent surface parking lot on the north side of the building. A two-story annex is occupied by BellSouth and the first floor of the building is occupied by AT&T through a condominium relationship with Bell South. AT&T will remain there indefinitely, with the College having a right of first refusal at such time as they decide to sell.

Although the College has attempted to separate services, it has continued to share the HVAC system with the other two occupants. The current system is old, obsolete and unreliable. Because of the cooling requirements of AT&T's equipment on the first floor and BellSouth's equipment in the annex, a new 'shared' system would be significantly more expensive than one that would meet the requirements of the College. The current estimate for such a system would cost the College approximately \$2,000,000 to participate. Therefore, the institution requests approval to install its own system for the second, third, fourth, and fifth floors at a reduced cost.

Recommendation

The staff recommends approval of this project as proposed.

COLLEGE OF CHARLESTON**New Library Construction****- \$1,625,000 - increase budget****Proposed Source of Funds: \$ 1,625,000 - institutionally generated funds****Budget: 1,000,000 - professional service fees****11,000,000 - new construction****1,625,000 - contingency****Total: \$ 13,625,000****Discussion**

The 1997 Legislature approved \$12 million in State Capital Improvement Bonds toward the construction of a new library at the College of Charleston. The total cost has been estimated to be between \$18 million and \$23 million, depending on the final program. The College requests approval to increase the project budget by \$1,625,000 toward that final cost.

Recommendation

Staff recommends approval of this project as proposed.

WINTHROP UNIVERSITY**Sims Science Building****- \$2,500,000 - increase budget**

Proposed Source of Funds:	\$ 2,500,000	- Institution Bonds
Budget:	1,675,000	- professional service fees
	1,000,000	- equipment and/or materials
	10,500,000	- new construction (65,000 GSF)
	5,885,000	- renovate bldg. interior (58,000 GSF)
	<u>200,000</u>	- contingency
Total:	\$19,260,000	

Discussion

This project includes construction of a 65,000 sf life science building and the renovation of the existing 58,000 sf science building. The original budget for this project was \$18,000,000 in 1991. Funding from the General Assembly totaling \$16,750,000 was appropriated in two separate bills and the construction of the new facility is almost complete. The bid documents for the renovation of the existing building are ready. In order to complete this project, the Board of Trustees has approved the issuance of \$2,500,000 in State Institution Bonds. Winthrop requests approval to increase the budget of this project so that the project can be completed by summer 2000.

Recommendation

Staff recommends approval of this project as proposed.

FLORENCE-DARLINGTON TC

BellSouth Building Renovation/Parking Facility

Construction

- \$ 2,645,500 -increase, revise scope

Proposed Source of Funds:

\$ 2,995,500

- capital fees

(350,000)

- City of Florence, private donations

\$ 2,645,500

Budget:

400,500

- professional service fees

523,000

- equipment and/or materials

80,000

- site development

3,000,000

- new construction (104,432 gsf)

5,277,000

- renovations, bldg interior (91,658 gsf)

405,000

- asbestos abatement

660,000

- contingency

Total:

\$10,345,500

Discussion

The BellSouth Building and property at 213 Coit Street in Florence was donated to Florence - Darlington TC for academic use in 1997. The general Assembly approved \$5.7 million in the 1997-98 Bond Bill for construction of a parking garage and renovation of the BellSouth Building. Bell South later donated two additional floors in the new BellSouth facility to Florence-Darlington TC. With the addition of the two new floors, 38,658 sf were added to the project. The additional square footage is a welcomed addition to the project since it gives the College much needed additional classroom space for the Allied Health Program and expansion of space for Continuing Education.

In addition to the increase in costs associated with the additional square footage, the architects have estimated additional costs in the following areas:

- mechanical and plumbing
- steel (X-bracing to meet seismic compliance)
- asbestos abatement
- electrical
- installation of new HVAC

There has been some reduction in other estimated costs of the project but those reductions have not been significant enough to offset the increases identified above.

Recommendation

Staff recommends approval of this project as proposed.

YORK TC

Arts/Sciences & Distance Learning Facility

- \$ 5,250,000 -increase, revise scope

Proposed Source of Funds:	\$ 2,250,000	- capital improvement bonds
	<u>3,000,000</u>	- local funds
	\$ 5,250,000	
Budget:	250,000	- professional service fees
	4,628,000	- new construction (48,314 gsf)
	22,000	- bldr's risk ins./cost of bond financing
	<u>600,000</u>	- contingency
Total:	\$ 5,500,000	

Discussion

York Technical College requests approval to increase the budget for the proposed Arts/Sciences and Distance Learning Building. The new building received \$2,250,000 in capital improvement bond funds in the 1997 bond bill. Legislation requires that technical colleges provide at least 20% of the total cost of the project with local funds. In this case, the \$3,000,000 in local funds represents approximately 55% of the total cost.

The institution's facilities master plan, developed in 1988 and updated in 1993, shows continued growth in the college's service area, especially in the number of new industries moving into the area. This, plus the need to combine the existing distance learning facilities, including programming from USC, Clemson, and MUSC, into one complex has precipitated the need for an additional facility. The new facility will also provide general classroom space for a growing population of college transfer students. In addition, the learning assistance facilities need to be relocated from their current site, which is inadequate.

The new building will consist of a combination Arts/Sciences & Distance Learning Building to meet the current and future demands of student needs. The building will house chemistry & physics labs with related teaching and support spaces, media/distance learning classrooms and support spaces, teleproduction technology/SCETV and support spaces, and multi-purpose classrooms and support spaces.

Recommendation

The staff recommends approval of this request as proposed.