

Facilities Agenda Items for Consideration

A summary of the interim projects is shown below, with descriptions of the individual projects beginning on the following pages:

Summary of Interim Projects

| <u>Institution</u> | <u>Project</u> | <u>Amount</u> |
|---------------------------|---|-------------------------|
| 1. Clemson University | a. Poole Agriculture Center HVAC Upgrades – Establish | \$ 2,000,000 |
| | b. Shoebox Dormitories Renovations – Increase/Revise Scope | 1,385,000 |
| | c. Rhodes Engineering Center – HVAC Improvements – Increase/ Revise Scope | 790,000 |
| | d. Fraternity Dormitories-Renovations | 24,000,000 |
| | e. Athletic Facilities-Constr./Renov. – Phase I, II, & III, Increase | <u>1,000,000</u> |
| | | \$ 29,175,000 |
| 2. College of Charleston | a. Patriots Point Tennis Complex Constr. – Increase/Revise Scope | \$ 785,000 |
| | b. McConnell Residence Hall Constr. Establish | 1,000,000 |
| | c. School of Education – New Constr. – Establish | 5,000,000 |
| | d. Berry Residence Hall Renov. – Establish | <u>2,300,000</u> |
| | | \$ 9,085,000 |
| 3. Medical University | Hollings Cancer Center Expansion – Establish | \$ 13,030,532 |
| 4. SC State University | 1890 Program Facilities Misc Renovations – Increase | \$ 698,369 |
| 5. USC-Columbia | a. School of Public Health Constr./Renov. | \$ 22,750,000 |
| | b. B.A. Master Plan Renov. A&E – Increase | <u>1,094,158</u> |
| | | \$ 23,844,158 |
| 6. Winthrop University | Land Acquisition-520 Cherry Road | \$ 1,000,000 |
| 7. Midlands TC | Student Ser./Precision Machine Bldg. Beltline – Increase | \$ 766,250 |
| 8. Orangeburg-Calhoun TC | LRC Building Renovation – Increase | \$ 800,000 |
| 9. TC of the Low Country | Conceptual Approval of a New River Campus | <i>To Be Determined</i> |
| 10. Clemson University | LEASE University Housing 23-month lease @ \$81,000/mo | \$ 1,836,000 |

Recommendation

The staff **recommends** approval of the above interim projects, provided the institutions comply with any provisions included as part of the individual recommendations on the following pages. Required copies of grant awards and/or funding guarantees are on file at CHE.

Interim Projects – Descriptions

1. Clemson University

a. Poole Agriculture Center HVAC

Upgrades: \$ 2,000,000 -establish project

Source of Funds: \$ 2,000,000 -state institution bonds

Description:

Poole Agriculture Center is almost 50 years old, and the HVAC system is outmoded and in need of general refurbishment and upgrades. The system has deteriorated to the point to where indoor air quality is a constant concern to building occupants. The proposed project is to verify a previously completed engineering study of the HVAC system, and to design and construct improvements to the system. Previous recommendations include: replacing the cooling coils and installing pre-heat coils on the main air-handling units; removing all duct lining; cleaning and insulating all duct work, air diffusers and registers; replacing all booster fans and small air-handling units; replacing all existing exhaust fans; restoring the integrity of the return air plenum, inducing more fresh air into the building; providing a new control system; and, associated electrical work.

Recommendation:

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

Clemson University

b. Shoebox Dormitories – Renovations \$ 1,385,000 -increase budget/revise scope

Source of Funds: (\$1,590,000) -housing improvement funds
2,900,000 -housing revenue bonds
75,000 -asbestos settlement fund

Total: \$1,385,000

Description:

Clemson requests approval to add funds to install an automatic fire suppression system in each of the five “Shoebox” residential facilities. Each building’s fire alarm system will also be upgraded and brought up to code. The scope of the work will also include the installation of a fire pump and a new emergency generator. This project is a component of Clemson’s plan to install automatic fire suppression systems in all residential facilities.

Recommendation

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

Clemson University

c. Rhodes Engineering Center – HVAC

Improvements: \$ 790,000 -increase budget/revise scope

Source of Funds: \$ 710,000 -maintenance renovation & reserve (MR&R)
30,000 -institutional capital project funds (ICPF)
50,000 -asbestos settlement

Total: \$ 790,000

Description:

Clemson requests approval to add funds to support Phase 2 of the HVAC renovation project to upgrade the fume hood exhaust system. The existing system does not meet current HVAC system codes and standards. The scope of the work includes introducing more fresh air into the building, adding duct work to directly feed all lab

spaces, minor asbestos abatement, replacing and upgrading existing state fans with high velocity fans, and installing hood monitoring controls.

Recommendation:

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

Clemson University

d. Fraternity Dormitories – Renovations: \$24,000,000 -increase budget/revise scope/change name

Source of Funds: \$24,000,000 -housing revenue bonds

Description:

This project is to add funds to: (a) support A/E work through construction administration and to fully fund the renovation work (construction, equipment, project management, etc.); (b) revise scope to include approximately 17,000 GSF of new construction in addition to previously approved selected demolition and renovations; and (c) change the project name to reflect the revisions.

Recommendation:

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

Clemson University

e. Athletic Facilities Construction/
Renovations-Phase I, II, & III:

\$ 1,000,000 -increase budget

Source of Funds: \$ 1,000,000 -athletic revenue bonds

Description:

This request is to add funds to support A&E work through design development for renovations and additions to Memorial Stadium, West End Zone. Planned improvements include but are not limited to improved locker Rooms, a weight room, offices and meeting rooms for the football program club seating, exhibit space and associated site work.

Recommendation:

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

2. College of Charleston

a. Patriots Point Tennis Complex
Construction

\$ 785,000 - increase budget

Source of Funds: \$ 785,000 - proceeds from sale of Remley's Point

Description:

This request is to increase the project budget to reflect the design development cost estimates. The major reason for the increase is the result of adding three more courts to the complex, working with the poor soil conditions, and several years of cost inflation.

Recommendation

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

College of Charleston

b. McConnell Residence Hall
Renovations

\$ 1,000,000 - increase budget

Source of Funds: \$ 1,000,000 - revenue bonds

the project and to change the source of funds to reflect the receipt of the additional grant money. (Copies of the grant award notifications are on file at CHE.)

Recommendation:

Staff recommends approval of this project as proposed.

4. SC State University

1890 Program Facilities Misc.

Renovation \$ 698,369 -increase budget/revise scope

Source of Funds: \$ 698,369 -Federal grant award

Discussion:

This request is to incorporate the fifth and final year of funds awarded under the grant of Section 1447 of the Food, Agriculture, Conservation, and trade Act of 1990. Included in the scope of this grant are the following: 1)Equip 1890 cluster office locations with computers; 2) establish a computer technology learning lab/center at Camp Daniels; 3) upgrade Camp Daniels water, sewer, and utilities infrastructure; 4) upgrade and enhance research, statistical and data management and geographic info systems lab; 5) upgrade and renovate research greenhouse facility; 6) furnish leadership institute in Staley Hall; and 7) establish a research support center within the MFW Library Complex.

Recommendation:

Staff recommends approval of this project as proposed. (Copy of the grant award letter is on file at CHE.)

5. USC-Columbia

a. Sch. of Public Health Constr/Renov. \$22,750,000 -increase budget/revise scope

Source of Funds: \$ 2,750,000 -institution bonds (tuition)
9,678,016 -federal grant monies
10,321,984 -private
\$22,750,000

Discussion:

This request is to increase the budget of the project to fund the construction of a new facility for the School of Health and to renovate a portion of the Carolina Plaza facility. The original scope of the project was for an addition to the existing School of Public Health. Due to the growth of the School, the planned addition will not accommodate the needs of the school. The revised scope of the project includes the construction of a new 88,000 SF building on the corner of College and Assembly Streets (the block where the Carolina Plaza is located) which will include computer-based research facilities, a large lecture hall, and smart classrooms. The project will also include renovation of 133,000 SF in the existing Carolina Plaza building, primarily for office space. A future phase of the project will be a facility to include laboratory space for the Speech and Hearing Clinic. (Copies of the grant award notification and guarantee of private funds are on file at CHE.)

Recommendation:

Staff recommends approval of this project as proposed.

USC-Columbia

b. B.A. Master Plan & Renov. A&E \$ 1,094,158 -increase budget

Source of Funds: \$ 1,094,158 -private

Discussion:

The requested increase is to provide additional funds for developing and implementing a Master Plan to renovate the building that house the Darla Moore School of Business. Work will include development of a

program to evaluate building usage and condition, and a plan for upgrading the building in phases. (A copy of the guarantee letter is on file at CHE.)

Recommendation:

Staff recommends approval of this project as proposed.

6. Winthrop University

Acquire facility and land located at
520 Cherry Road, Rock Hill, SC

\$ 1,000,000 -establish/land acquisition

Source of Funds: \$ 1,000,000 -institution bonds

Discussion:

In January of 2004, Winthrop will begin renovations of its Dinkins Student Center. The renovation is expected to last 12-18 months and will require the relocation of the University's Student Life Offices, the University Post Office, Food Services, Student Activities, and space set aside for student organizations. The property at 520 Cherry Road has a facility consisting of 20,832 square feet on 1.29 acres of land that will accommodate all of the space requirements needed during the renovation period. Additionally, this space, while not contiguous to the campus, is within 300 feet of the university. Long-term, the property will be used by Facilities Management when it is displaced from its building due to the construction of the Lois Rhame West Physical Education and Wellness Center.

Recommendation

Staff recommends approval of this project, provided the Budget and Control Board finds the appraisal and environmental studies acceptable.

7. Midlands TC

Student Services/Precision

Machining – Beltline Campus

\$ 766,250 -increase budget/change source of funds

Source of Funds \$ 840,000 -County Funds

(73,750) -College Funds

Total: \$ 766,250

Discussion:

Preliminary construction estimates indicate additional funds will be required for the demolition of existing structures. Following that demolition, extensive site investigation and development will be necessary to allow for the structural design of the new facility. Instructional delivery updates in the Precision Measurement Program indicate the purchase of additional equipment will be necessary as well.

Recommendation

Staff recommends approval of this project as proposed.

8. Orangeburg-Calhoun TC

Learning Resources Center (LRC)

Building Renovation

\$ 800,000 -increase budget

Source of Funds: \$ 800,000 -local funds

Discussion:

Implementation of this project has been delayed so that a major service currently located in the facility (cafeteria) can be relocated to the new student services building still under construction. The project was originally established with a \$500,000 budget. The College has since learned that the renovation could not be accomplished within the original budget. External cost estimators have now confirmed the project (including contingency) at approximately \$1,000,000, with professional fees and furnishing adding another approximate \$150,000 – \$200,000. In addition, the College must implement approximately \$70,000-\$100,000 of seismic

adjustments under the new building code, bringing the total estimate to \$1,300,000. This request is to increase the budget by \$800,000 to bring it up to current estimates.

Recommendation

Staff recommends approval of this project as proposed.

9. TC of the Low Country

Conceptual approval of a New River Campus

The Technical College of the Low Country (TCL) pursued the purchase of property in the Okatie area in the southernmost region of the college's service area for another campus in 2001. TCL was unable to move the project forward at that time. Now, the Beaufort County Council has included \$7 million in the New River Tax Increment Financing District for TCL. The TCL low country area commission seeks approval to establish a campus site in the Okatie area with this funding.

The request is not yet site specific given that Beaufort County wishes to have all of the necessary approvals in place prior to investing in the property. However, the proposed funding is Tax District specific and can be used only for certain parcels within the Tax Increment Financing District (TIFD). TCL requests approval to establish a campus site within the TIFD. Areas included in the TIFD are identified by the shaded areas on the attached map.

The State Board for Technical and Comprehensive Education approved TCL's request at its September meeting.

Recommendation

Staff recommends conceptual approval of this project. Final approval will be subject to any specific statutory and regulatory property acquisition approval requirements; any specific approvals relative to program offerings; and satisfactory determination of all budgetary requirements and other necessary approvals.

Lease

10. Clemson University

Lease University Housing \$ 1,863,000 -\$81,000/month for 23 months

Source of Funds: \$ 1,863,000 -Housing Contracts

Description:

Clemson is renovating five buildings in the fraternity housing complex during the 2003-2004 and 2004-2005 fiscal years, and is working with fraternity groups to arrange for members of each organization to line in university managed off campus housing during the two-year renovation period. An RFP was issued by state leasing for appropriate off-campus housing. The property approved by Clemson's selection committee is a 47-duplex apartment building with a total capacity of 282. The property is located 2.6 miles from Tillman Hall with easy access to the campus and Clemson Area Transportation (CAT). University Housing will operate the leased community and each resident will sign a housing contract with the University. Projected revenues are expected to cover all related costs.

Recommendation:

Staff recommends approval of the lease provided the Budget and Control Board finds the rates and terms of the lease acceptable.

Description of Projects and Staff Recommendations

1. **S.C. DNA Learning Center for - \$1,036,150:**

Extraordinary funding is required to establish the DNA Learning Center as a permanent outreach program to SC residents and to take advantage of the unique opportunity for a formal, enduring relationship between Clemson University and Cold Spring Harbor Laboratory (the world-wide pre-eminent producer of educational materials in recombinant DNA technology and human genomic biology). The project will bring current research in modern genetics and biotechnology to K-12 classrooms; establish permanent relationships between Clemson genetics research faculty and practicing K-12 teachers; and integrate nonformal and formal education techniques as a means of reinforcing the SC curriculum standards.

Discussion:

Rapid advances in molecular genetics and biotechnology of foods and other agricultural products require complementary public education that is accurate, easily understandable and non-biased. K-12 students, teachers, and the general public cannot make informed decisions when its only education is through the popular press or misconceptions derived from casual observations of agricultural use of biotechnology at the rural/urban interface. Clemson University is uniquely situated to provide this education, in part due to a partnership with Cold Spring Harbor Laboratory. Clemson University brings to the partnership expertise in plant biotechnology, extensive experience in educating rural audiences, and existing dissemination networks in agricultural extension, high school and elementary education.

The budget submitted by the Center included a capital item amounting to \$500 thousands for building renovations. The guidelines for below-the-line do not allow for capital items. Clemson may include the Center's building renovation project in its Capital Budget request.

Staff Recommendation:

Staff recommends approval of \$536,150 (\$1,036,150 less \$500,000 for renovations) contingent on approval of the Center by the Commission.

2. **Center for Safety Education and Research - \$310,000:**

The Center for Safety Education and Research will develop, demonstrate, and evaluate healthy lifestyles education initiative; conduct action research; and collect, analyze and disseminate research to improve the safety and health of our citizen relative to the six safety and health risk behaviors which cause the most serious problems that afflict the United States. These currently include: 1) unintentional and intentional injuries, 2) alcohol and drug use, 3) sexual behaviors, 4) tobacco use, 5) dietary patterns, and 6) physical inactivity.

Discussion:

The S.C. Kids Count 2001 data provides an alarming picture of the condition of families and children in South Carolina. An estimated half a million children are at risk in the Palmetto State. Automobile crashes were the major cause of death in the state, resulting in 533 deaths between 1994 and 1998; homicides killed 167 youth 15 to 19 years old during the five year period. Deaths by suicide of youth 18 and under have increased over 350% since 1970. Statewide, 49% of females and 48% of males in the 11th and 12th grades reported engaging in sexual intercourse during the past three months. The statewide sample Youth Risk Behavior surveillance System (YRBSS) showed that the percentage of high school students drinking alcohol monthly has increased from 44% in 1993 to 45% in 1999, and that statewide drug use monthly among high school students has grown substantially since the 1992-93 survey. Since the 1992-93 survey, the YRBSS indicates that monthly cigarette smoking among high school students increased statewide from 27% in 1993 to 39% in 1997.

In order to address the increasing national concern for safety and health issues, Clemson University has the opportunity to become the first land-grant institution in the nation to have a Center for Safety Research and Education. Statistics show that an inordinate number of individuals engage in unhealthy behaviors that can significantly impair their current health and can affect their lifetime health and safety status. According to the Centers for Disease Control (2001), six types of safety and health risk behaviors (listed above) cause the most serious problems that afflict the United States.

Staff Discussion:

Staff has visited Clemson University and has reviewed the program and considers this a unique as well as an outstanding program. The Program Director and her staff have been very involved with various school districts throughout South Carolina discussing health and safety issues. Although the Center has received various federal and other grants, state funds are very necessary to ensure the Center's long term viability.

Staff Recommendation:

Staff recommends approval of \$310,000 contingent on approval of the Center by the Commission.