

SUMMARY OF FACILITIES PROJECTS

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Lease Renewal – 900 Assembly Street	Annual Lease Amount	\$ 346,070		13

Recommendation:

Staff recommends approval of the interim facilities projects, including any required provisions listed in the detailed project descriptions.

Annual Permanent Improvement Plans (APIP) 2000-2001

Each institution responsible for providing and maintaining physical facilities is required to submit an APIP (its physical facilities work program for the year). Each institution's complete APIP should cover only one fiscal year, from July 1 through June 30, and be submitted to the Commission on Higher Education for consideration at its May meeting each year. The APIP should include all permanent improvement projects expected to be implemented with funds already available or expected to be available during the coming fiscal year. The APIP excludes new requests for Capital Improvement Bond funds. The purpose of the APIP is to approve at one time each institution's permanent improvement plans for the coming year, except for emergencies and other unanticipated critical needs. The APIP of each college and university is submitted to the Commission on Higher Education, which reviews and forwards its recommendations to the Joint Bond Review Committee and the Budget and Control Board.

The process is designed to be convenient to the institutions in order that all of an institution's anticipated projects for the upcoming year may be approved at one time. Once these projects are approved through APIP, the institutions may initiate these projects, with staff concurrence, at any time during the coming year as funds become available and if no substantive changes are involved.

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Recommendation:

Staff recommends approval of the 2001 APIP projects, including any required provisions listed in the detailed project descriptions.

Interim Project

Clemson University

Memorial Stadium Athletic Field Upgrade - \$1,100,000 – increase budget

Source of Funds: \$ 1,100,000 - athletic revenue bonds

Budget: \$ 75,000 - professional service fees
130,000 - equipment/materials
120,000 - renovations – utilities
1,550,000 - renovations – building exterior
50,000 - labor costs
175,000 - contingency

Total: \$ 2,100,000

Discussion:

Site investigations and design development documents have been completed for the Memorial Stadium Field renovation. Completion of these documents has provided an accurate total project cost estimate. This request is to add funds to support the estimate.

Recommendation

Staff recommends approval of this project as proposed.

Interim Project

Central Carolina TC

Donation of Shaw Center Property

- \$0 – accept donation

Discussion:

Central Carolina TC (CCTC) requests approval to receive the transfer/donation of the Shaw Center property (land and building) from Sumter County. This property was owned by CCTC from 1974 to 1999 when it was transferred to Sumter County. The previous college administration decided to transfer the property to the county while retaining use of classroom space for college classes. At the time of the original transfer, the facility was not fully utilized by the college. The operating agreement provided for CCTC to use certain classrooms and the county to use the rest of the facility for offices and community meetings. In actuality, the county has never fully utilized the facility. However, since the original transfer, CCTC has a new administration and increased enrollment in both credit and noncredit programs. CCTC is “landlocked” at its current location with no room to add space and has a significant need for the additional space at the Shaw Center location. The county has agreed to transfer the property back to CCTC at no cost.

Recommendation

Staff recommends approval of this request as proposed, pending approval by the State Board for Technical and Comprehensive Education at its meeting on May 23, and provided and required appraisals and/or environmental studies are found acceptable by the Budget and Control Board.

Interim Project

MIDLANDS TC

Wade Martin Addition/Renovation - \$3,983,750 – Increase/Revise Scope

Source of Funds:	\$ 2,471,250	- counties
	<u>1,512,500</u>	- institutional funds
	\$ 3,983,750	

Budget:	\$ 450,000	- professional service fees
	400,000	- equipment/materials
	30,000	- site development
	1,500,000	- new construction
	1,200,000	- renovations – building interior
	30,000	- landscaping
	3,750	- builder’s risk insurance
	<u>350,000</u>	- contingency

Total: \$ 4,233,750

Discussion:

This request is to change the established project from A&E only to full construction. MTC plans to construct 10,000 square feet of additional space in Wade Martin Hall to provide new offices and classrooms. In addition, several major portions of the building, including the eight building restrooms, will be renovated. This project will provide needed additional Student Development Services space, faculty offices, and several classrooms. Funding will be from the local counties and the college fund balance.

Recommendation:

Staff recommends approval of this project as proposed.

Interim Project – Lease Renewal

MUSC

475 Parking Spaces-Charleston County Parking Garage Annual Lease Amount - \$410,400

Discussion:

MUSC requests approval to renew its lease of 475 parking spaces in the Charleston County Parking Garage at Courtenay Drive. The number of spaces has been increased by 50 to meet the demand for parking in this facility. The majority of spaces are used to accommodate Medical Center House Staff.

The initial term is for one year at \$72 per space. The extended term is for two consecutive one-year periods, with the cost per square foot of the lease to be increased based on the consumer price index at the time of renewal. It is expected that the increase will be at least 1.5 percent but not more than 5 percent of the existing price.

Recommendation

The staff **recommends** approval of the lease renewal provided the leasing office of the Budget and Control Board finds the rates and terms of the lease acceptable.

Interim Project – Lease Renewal

MUSC

794 parking spaces located on Fishburne Street Annual Lease Amount - \$210,084

Discussion

MUSC requests approval to renew its lease of 794 parking spaces located on Fishburne Street from the city of Charleston. This parking is to accommodate MUSC and Hospital Authority staff.

The initial term of the lease is for three years with the cost per space @22.04 the first year (\$210,084), \$23.15 the second year (\$220,588.20), and \$24.30 the third year (\$231,617.61), for a total of \$662,289.81 over the initial three-year term.

Recommendation

The staff **recommends** approval of the lease renewal provided the leasing office of the Budget and Control Board finds the rates and terms of the lease acceptable.

Interim Project – Lease Renewal

USC-COLUMBIA

900 Assembly Street

Annual Lease Amount - \$346,070.10

Discussion:

USC Columbia requests approval to renew the lease at 900 Assembly Street. This facility houses USC's continuing education programs. The current lease in the amount of \$322,537.20/year expires on June 30, 2001. The requested renewal is for one year with an option to renew for a second year. The new annual amount is \$346,070.10.

Recommendation:

The staff recommends approval of the lease renewal provided the leasing office of the Budget and Control Board finds the rates and terms of the lease acceptable.

APIP Project

Clemson University

Holzendorff Hall Renovation - \$950,000 – renovate existing facility

Source of Funds: \$ 950,000 - institutional capital project funds (ICPF)

Budget: \$ 70,000 - professional service fees
150,000 - general renovations/repair
630,000 - roof repair/replacement
40,000 - labor costs
2,000 - insurance/construction bond costs
58,000 - contingency

Total: \$ 950,000

Discussion:

The clay tile roof on Holtzendorff Hall is over 50 years old. The roof, internal gutters and downspouts have deteriorated to the point they must be replaced. The deterioration has caused water infiltration into the building and, in some areas, the roof deck and soffit have rotted. In addition, building trim needs repainting and masonry needs to be cleaned, tuck pointed and resealed in some areas.

Holzendorff Hall is the oldest building on campus and lies adjacent to an historic district. The restoration of the exterior envelope will preserve the building and minimize the cost of a future comprehensive building renovation.

Recommendation:

Staff recommends approval of this project as proposed.

APIP Project

Clemson University

Cooper Library – HVAC Improvements - \$1,200,000 – renovate existing systems

Source of Funds:	\$ 1,200,000	- ICPF
Budget:	\$ 50,000	- professional service fees
	1,000,000	- mechanical repair/replacement
	48,000	- labor costs
	2,000	- insurance/construction bond costs
	<u>100,000</u>	- contingency
Total:	\$ 1,200,000	

Discussion:

This request is to add funds to an existing project and move from A&E work to Phase 1 improvements to the HVAC system. Phase 1 renovations will include the replacement of six air-handling units, minor ductwork revisions and expansions, associated electrical work, and all new controls. This request will increase the total project budget from \$50,000 to \$1,250,000.

The RM Cooper Library was constructed in 1966. The HVAC has reached the end of its useful life and is inadequate to handle the increased load caused by student use and computer equipment. Proper temperatures are difficult to maintain and humidity problems are common in summer months, threatening the collections. Additionally, air quality requirements have increased since the library was constructed.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Clemson University

Athletic Facilities – Construction/Renovation - \$10,000,000 – renovate existing facility

Source of Funds: \$ 10,000,000 - private donations

Budget: \$ 1,000,000 - professional service fees
1,500,000 - site work (incl. utilities)
3,500,000 - new construction
3,000,000 - general renovations/repair
150,000 - labor costs
50,000 - insurance/construction bond costs
800,000 - contingency

Total: \$ 10,000,000

Discussion:

This request is to add funds to move the existing project from the design development stage to the construction/renovation stage. The scope of the project is being revised to include replacement of the lighting in Memorial Stadium, conversion of the indoor track from an air-supported structure to a clad pre-engineering building, additional utility infrastructure work, and the addition of food service equipment to the football stadium project.

The intercollegiate athletic program requires facilities improvements to remain competitive with other major college programs in recruiting athletes, maintain the fan base, and to keep the facilities in satisfactory condition.

Recommendation

Staff **recommends** approval of this project as proposed, **provided** the institution provides CHE staff with appropriate documentation and/or verification of the private donations when added to the project.

APIP Project

Clemson University:

Littlejohn Coliseum Renovations/Addition - \$1,500,000 – renovate existing systems

Source of Funds:	\$ 1,500,000	- ICPF
Budget:	\$ 100,000	- professional service fees
	1,275,000	- mechanical repair/replacement
	15,000	- labor costs
	10,000	- insurance/construction bond costs
	<u>100,000</u>	- contingency
Total:	\$ 1,500,000	

Discussion:

This request is to increase the budget to replace and upgrade the eight existing air-handling units in Littlejohn Coliseum. Associated work will include demolition and reconstruction of the existing mechanical room walls, revised piping, electrical work, and new controls.

The existing air handling units and control systems are 35 years old, expensive to maintain, and are nearing the end of their useful life. Replacing the units in conjunction with the renovation is the most cost effective way to address this deferred maintenance need.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Clemson University

Clemson House Renovation - \$900,000 – renovate existing facility

Source of Funds: \$ 900,000 - institutional capital project funds (ICPF)

Budget: \$ 70,000 - professional service fees
740,000 - MEP repair/replacement
30,000 - labor costs
5,000 - insurance/construction bond costs
55,000 - contingency

Total: \$ 900,000

Discussion:

This request is to increase the existing project budget to include renovations of the basic building systems. The complete renovation will take place in phases. Phase 1 will include the renovation of a basic building system – either electrical, mechanical, or plumbing.

Clemson House is nearing 50 years old. Over time, systems have been modified and expanded, but a comprehensive renovation has never been implemented. As a result, the building infrastructure has deteriorated and is inadequate to meet use demands or current code requirements.

Recommendation

Staff recommends approval of this request as proposed.

APIP Project

Coastal Carolina University

R. Cathcart Smith Science Center Add/Renov. - \$35,200,000 – constr./renovate existing facility

Source of Funds:	\$32,725,000	- Capital Improvement Bonds
	475,000	- Federal
	<u>2,000,000</u>	- private
	\$35,200,000	

Budget:	\$ 2,110,000	- professional service fees
	100,000	- site work
	27,400,000	- new construction
	4,500,000	- general renovation/repair
	<u>1,090,000</u>	- contingency
Total:	\$35,200,000	

Discussion:

The proposed project is to construct approximately 137,000 square feet of new laboratory and classroom space, and to renovate the existing 42,000 square feet of space. The proposed addition will consist of 33 classrooms, lecture halls, seminar rooms, and teaching laboratories.

The proposed project is needed to house the expanding programs in Science and Mathematics. The current facility was constructed in 1980 when the School's student population was much smaller.

Recommendation

Staff recommends approval of this project as proposed, provided the institution provides CHE staff with appropriate documentation and/or verification of the private donations when added to the project.

APIP Project

Coastal Carolina University

Atlantic Center Renovation

- \$1,200,000 – renovate existing facility

Source of Funds:	\$ 200,000	- Capital Improvement Bonds
	200,000	- appropriate state funds
	<u>800,000</u>	- county funds
	\$ 1,200,000	

Budget:	\$ 75,000	- professional service fees
	450,000	- mechanical repair/replacement
	525,000	- roof repair/replacement
	<u>150,000</u>	- contingency

Total: \$ 1,200,000

Discussion:

The proposed project is to renovate and refurbish the Atlantic Center Facility. The building was constructed in 1974 and houses several academic disciplines with the primary occupant being the University's Center for Marine and Wetland Studies. The total facility contains 74,191 square feet, including 18,000 square feet of office space and 56,191 square feet of warehouse space. The facility sits on approximately 15 acres. This project will address critical mechanical and roof system needs. Future projects or additions to this project will address interior modifications and renovations. Following the roof and mechanical system replacement, the building must be renovated for expansion of laboratory and classroom space.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Coastal Carolina University

Singleton Building Renovation

- \$5,885,000 – renovate existing facility

Source of Funds:	\$ 5,885,000	- Capital Improvement Bonds
Budget:	\$ 400,000	- professional service fees
	900,000	- asbestos/PCB Abatement
	3,235,000	- general renovation/repair
	1,000,000	- mechanical repair/replacement
	<u>350,000</u>	- contingency
Total:	\$ 5,885,000	

Discussion:

The proposed project is to renovate the existing Singleton Building. The building consists of 32,892 square feet and houses the University's administrative offices. The proposed renovation includes asbestos abatement, HVAC replacement, ADA modifications, electrical upgrade, structural analysis and general interior and exterior refurbishment.

The Singleton Building was constructed in 1963 as the original building on campus. This facility originally housed all of the University's classrooms, laboratories, offices, and the library. Since 1963, the building has had minor cosmetic interior improvements, but critically needs to be updated. Certain areas of the facility are non-functional due to the antiquated mechanical system.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Coastal Carolina University

Waites Island Research Facility - \$1,800,000 – construct new facility

Source of Funds: \$ 1,800,000 - private funds

Budget: \$ 100,000 - professional service fees
50,000 - site work including utilities
1,500,000 - new construction
150,000 - contingency

Total: \$ 1,800,000

Discussion:

The proposed project is to construct a facility on Waites Island that will serve the students conducting research and experimentation on the Island. The facility will be a two-story, 15,000 square foot building, and will include laboratories and minimal living quarters for researchers.

The facility is needed to accommodate students conducting research on Waites Island. Currently, no facility exists and all samples and experimentation devices must be transported back and forth from the University to the Island.

Recommendation

Staff recommends approval of this project as proposed, provided the institution provides CHE staff with appropriate documentation and/or verification of the private donations when added to the project.

APIP Project

Francis Marion University

Founders Hall Renovation - \$2,500,000 – renovate existing facility

Source of Funds: \$ 2,500,000 - appropriated state funds

Budget: \$ 157,500 - professional service fees
495,100 - general renovation/repair
1,772,400 - mechanical repair/replacement
75,000 - contingency

Total: \$ 2,500,000

Discussion:

This project is to renovate Founders Hall, the oldest classroom facility on campus. Founders Hall was constructed in 1974, and is the most “energy-inefficient” building on campus. The project will correct the deferred maintenance in the building and replace the HVAC and lighting systems with more energy-efficient systems. The renovation will include replacement of ceilings and carpeting, replacement and/or renewal of other interior finishes, and improved student seating in classrooms.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Francis Marion University

McNair Science Bldg./Cauthen Ed. Media Ctr.

Auditoria Renovation - \$727,700 – repair/renovate/replace

Source of Funds: \$ 727,700 - appropriated state funds

Budget: \$ 53,500 - professional service fees
602,400 - general renovation/repair
50,000 - mechanical repair/replacement
21,800 - contingency

Total: \$ 727,700

Discussion:

This project is to renovate two auditoriums, including the associated lobbies and restrooms. The auditoriums are used extensively by faculty, students, other state and local government agencies, and the public, for presentations, seminars, meetings, workshops, hearings, etc. The renovation includes replacement of seats and carpeting, renovation of the heating/cooling and house lighting systems, theatrical draperies and suspension systems, and technology equipment improvements.

McNair Science Building was constructed in 1972 and Cauthen Media Center was constructed in 1977. Neither facility has been renovated since construction. The finishes, furnishings, and fixtures are old and worn. The seating is obsolete and replacement parts are not available. The technology systems are outdated.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Francis Marion University

Deferred Maintenance Project - \$1,475,250 – repair/renovate/replace

Source of Funds: \$ 1,475,250 - appropriated state funds

Budget: \$ 78,600 - professional service fees
109,750 - asbestos/PCB abatement
1,118,150 - general renovation/repair
104,800 - mechanical repair/replacement
63,950 - contingency

Total: \$ 1,475,250

Discussion:

This project is to begin addressing the deferred maintenance backlog, which is accelerating at an alarming rate. It includes the repair and replacement of building systems and equipment needed for energy conservation.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Medical University of SC

Replace Campus High Voltage Feeders - \$2,300,000 – repair/renovate/replace

Source of Funds: \$ 1,050,000 - Hospital Authority generated revenue
 1,250,000 - university generated funds
 \$ 2,300,000

Budget: \$ 190,000 - professional service fees
 1,920,000 - site work (including utilities)
 190,000 - contingency

Total: \$ 2,300,000

Discussion:

This project will replace the balance of the old high voltage feeders that have not already been replaced on an emergency basis. Many of MUSC’s main underground high voltage electrical feeders are over 30 years old. The life expectancy of the original feeders is approximately 20 years. Several of the feeders have already blown out and have had to be replaced on an emergency basis.

Recommendations

Staff recommends approval of this project as proposed.

APIP Project

SC State University

Whittaker Library Expansion/Renov. - \$12,000,000 – renovate/construct

Source of Funds: \$ 12,000,000 - appropriated state funds

Budget: \$ 1,000,000 - professional service fees
100,000 - site work (including utilities)
7,500,000 - new construction
2,100,000 - general renovation/repair
1,000,000 - furniture
300,000 - contingency

Total: \$ 12,000,000

Discussion:

This project includes renovating 30,000 of the existing 43,000 square feet of Whittaker Library and constructing a 55,000 sf addition. The addition to the Library is consistent with the approved campus master plan, and the American Library Association's standards for libraries on campuses with enrollments of 5,000 students.

Whittaker Library was constructed in 1969 for a student population of 2,000-3,000 students. Current enrollment is approximately 5,000 students and is expected to increase over the next 10 years. The Library also serves as a resource for local high school and technical college students. The building was designed around a system of micro-files, study carrels, and typing rooms, which are not consistent with the study needs of today's students. Large increases of volumes and periodicals have completely overwhelmed the storage capacity of the building.

Recommendation

Staff recommends approval of this project as proposed.

APIP Project

Northeastern TC

Dillon Site - \$587,062 – new construction

Source of Funds:	\$	409,500	- Federal (EDA)
		<u>177,562</u>	- local
	\$	587,062	

Budget:	\$	100,000	- land purchase
		44,333	- professional services
		350,000	- new construction
		66,667	- equipment
		<u>26,062</u>	- contingency

Total:	\$	587,062	
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Discussion:

The request is to construct an off-campus educational facility of approximately 4,375 square feet in Dillon. This facility will consist of classrooms, labs, and administrative offices. The establishment of a facility in this location would provide a much-needed opportunity to students who are unable to meet classes on NETC's main campus. Consideration was given to purchasing a building in this area, but no building was found to meet the needs of the college. NETC currently provides instruction in the high schools in the area, but without a dedicated facility, scheduling is difficult and sometimes impossible.

Recommendation

Staff recommends approval of this project provided (1) any required appraisals and/or environmental studies are found acceptable by the B&CB; and (2) the institution submits verification of federal funds to CHE staff prior to implementing the project

Northeastern TC
Bennettsville Site

- \$600,737 -- new construction

Source of Funds: \$ 421,200 - Federal (EDA)
 179,537 - local
\$ 600,737

Budget: \$ 44,333 - professional services
 350,000 - new construction
 66,667 - equipment
 110,000 - demolition
 29,735 - contingency

Total: \$ 600,737

Discussion:

The request is to construct an off-campus educational facility of approximately 4,375 square feet in Bennettsville. This facility will consist of classrooms, labs, and administrative offices. The establishment of a facility in this location would provide a much-needed opportunity to students who are unable to meet classes on NETC's main campus. Consideration was given to purchasing a building in this area, but no building was found to meet the needs of the college. NETC currently provides instruction in the high schools in the area, but without a dedicated facility, scheduling is difficult and sometimes impossible.

Recommendation

Staff recommends approval of this project provided (1) any required appraisals and/or environmental studies are found acceptable by the B&CB; and (2) the institution submits verification of federal funds to CHE staff prior to implementing the project.

Greenville TC

Student Center/Admin. Renov. - \$1,500,000 – repair/renovate

Source of Funds: \$ 1,500,000 - local

Budget: \$ 100,000 - professional services
1,200,000 - general renovation/repair
200,000 - contingency

Total: \$ 1,500,000

Discussion:

The request is to renovate the Student Center/Administration Building to accommodate student support services growth. This project will involve minor demolition and reconfiguration of new walls, new lighting, and retrofitting HVAC system ducting and associated components. The renovation will permit consolidation of student services in a central area.

Recommendation

Staff recommends approval of this project as proposed.

Trident TC

Buildings 100, 500, and 800 - Re-roofing - \$625,000 – repair/renovate

Source of Funds: \$ 625,000 - local

Budget: \$ 41,000 - professional services
569,000 - roof repair/replacement
15,000 - contingency

Total: \$ 625,000

Discussion:

This project is to replace the deteriorated roof on Building 100, replace the low roof on Building 500 and replace the roof on Building 800 storage building. The roof replacements are necessary to stop the increasing damage from leaks.

Recommendation

Staff recommends approval of this project as proposed.