

Summary of Interim Capital Projects

<u>Institution</u>	<u>Project Name/Action</u>	<u>Amount</u>
Clemson	Athletic Facilities Construction/Renovation – increase	\$ 2,300,000
Francis Marion	Student Activities Center Construction – establish	850,000
	School of Nursing Facility Construction – establish	5,000,000
Medical University	Biosafety Level 3 Facility – establish	1,291,352
S C State	New Residence Facilities – establish	25,000,000
USC-Columbia	BA (College of Business Administration) Master Plan and Renovation – increase	43,500,000
	1600 Hampton Street Elevator Repair – establish	970,000
	Bull Street Parking Garage – increase	1,400,000
	Recreational Facilities Development – increase	3,000,000
	Basketball Arena Construction – increase	570,000
	Roost Roof Replacement – establish	2,700,000
USC-Aiken	Convocation Center – increase	2,025,000
USC-Spartanburg	Health Education Complex – increase	20,000,000
Trident TC	Trident Complex Phase III Renovation – increase	1,900,000
	Trident-Palmer Culinary Arts Renovation – establish	7,125,000
York TC	Chester County Technology Center – establish	3,467,641

Detailed Descriptions of Interim Capital Projects

Clemson

Athletic Facilities - Construction
and Renovation-Ph. I, II, & III
(Previous Budget - \$51,020,000)

\$ 2,300,000 -increase/revise scope

Source of Funds: \$ 2,300,000 -Private (IPTAY¹) Funds

Description

This three-phase project was initiated in 1997. Over time, funds have been added to all three phases of the project. This request is to add funds to support the continued construction of Phase I West End Zone Renovations. Additional funds are necessary to support the upper club level roof extension and the provision of visitor's locker facilities. The visitor's lockers will be in a separate 5,000 square-foot (SF) building. The inadequacy of the locker rooms was addressed in the initial request and is part of the renovations being conducted in the West End Zone (Phase I). The increase in funds will also cover the additional cost resulting from the rerouting of the sixty inch storm drain resulting from unanticipated conditions revealed during site investigation and resulting updated construction estimates. A letter of guarantee for the private donation is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed.

Francis Marion

Student Activities Center Construction \$ 850,000 -establish

Source of Funds: \$ 850,000 -institution bonds

Description

This request is to construct a 4,200 SF single story facility to provide student meeting and recreational spaces for housed and commuter students. These spaces will enhance student interaction and involvement in community development activities which will yield a higher level of student satisfaction and connectivity to the University. This satisfaction and connectivity, in turn, will help FMU improve retention rates.

The University currently has no facility that can serve this need and students have requested a facility of this type. The new facility will also provide a place where students can get food on campus in the evening. Currently, when the dining service closes at 6:00 pm, students must leave the campus to get food.

Recommendation

Staff recommends approval of this project as proposed.

¹ IPTAY is Clemson's Athletic Booster Club

School of Nursing Facility Construction	\$ 5,000,000	-establish
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Description

FMU currently offers a nursing program through a cooperative agreement with the Medical University (MUSC). Francis Marion has notified CHE of its intent to pursue a stand-alone nursing program to replace the existing cooperative arrangement with the Medical University, and has received state appropriations to begin the process. FMU is also in negotiations with MUSC to transfer the existing program entirely to FMU. These negotiations have been in progress for several months.

The program proposal for the stand-alone program has yet to be submitted and acted on by Academic Affairs. In addition, the new program will be subject to review and approval by the State Board of Nursing. Commission practice has been to not recommend approval of facilities for specific programs until the programs have been approved by Academic Affairs. In this case, however, the principle need for the new facility relates to the existing cooperative program which requires additional space. Because of its current and projected space needs, FMU is requesting approval to construct the facility concurrent with the program approval process for the stand-alone program

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.

Biosafety Level 3 Facility	\$ 1,291,352	-establish
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Source of Funds:	\$ 631,352	-federal grant
	<u>660,000</u>	-indirect cost recovery
	\$ 1,291,352	

Two (2) separate but inter-related facilities are needed to accommodate agent containment needs for animals and wet-lab research. These facilities will support bio-defense and other biomedical research using infectious agents that require a high-level containment. This request is to upgrade 1,773 square feet of existing space in the Basic Sciences Building into an integrated high-level biocontainment research resource at a total project cost of \$1,291,352. A grant has been received for \$631,352 from the National Institute of Health. The remaining funds will be allocated by the University from indirect cost recoveries. Confirmation of the grant award is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed.

SC State

New Residence Facilities	\$ 25,000,000	-establish
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Source of Funds: \$ 25,000,000 -loan proceeds

Description

This request is to construct 750 beds in apartment-style housing on the S C State campus. The new housing will be located near Buckley and Goff streets and is included in the institution's campus master plan. New housing is critically needed at SC State due to current shortages and the condition of existing housing facilities. Historically, an average of 50 percent of the total undergraduate enrollment lives in on-campus housing. Based on this trend, SC State is currently approximately 300 beds short of the need. In addition to the current shortfall, three of the older dorms need to be taken offline and demolished. These three dorms currently house nearly 500 students. The new housing will meet current demand and allow the University to begin phasing out the older dormitories. Current housing fees are sufficient to service the debt on the new facilities.

Recommendation

Staff recommends approval of this project as proposed.

USC-Columbia

BA Master Plan and Renovation (previous budget \$1,500,000)	\$ 43,500,000	-increase budget
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Source of Funds: \$ 43,500,000 -private donation

Description

This request is to increase the budget to fund renovation of the facility. The project will address three general categories of work: building code issues, interior renovations, and exterior renovations. The code issues include Seismic, ADA² requirements, sprinkler system, fire alarm system, and fire stairs. Interior renovations will include structural upgrades, removing interior walls to the “shell” and replacing walls and ceilings, and reconfiguring traffic flow within the

² Americans with Disabilities Act

facility for optimal use and function. In addition, the deteriorating electrical systems, plumbing systems, and HVAC systems will be replaced or upgraded. All classrooms will become "smart" classrooms and new electrical and data systems will be installed. Exterior renovations include replacement of windows with new energy efficient windows, replacement of the exterior spandrel panels which are not insulated, a new entrance on the north side, and an improved entrance on the south side of the building. The total projected cost for the project is \$45 million. A letter confirming availability of the funds is on file at CHE.

USC-Columbia

1600 Hampton Street Elevator Repair \$ 970,000 -establish

Source of Funds: \$ 970,000 -institutional funds

Description

The facility at 1600 Hampton Street houses the logistical services of the institution such as accounting services, printing, mail room, purchasing, payroll, etc. This project is to replace the elevator controllers for four passenger elevators and one freight elevator at 1600 Hampton Street. This project will also include replacement of elevator cables, door openers, guide rollers, motor field coils, and governors. In addition, the project will include fire alarm upgrades, changes to comply with ADA requirements, and HVAC³ modifications to accommodate the new electronic controllers. The total project cost is estimated to be \$970,000.

USC-Columbia

Bull Street Parking Garage Addition \$ 1,400,000 -increase budget
(previous budget \$11,000,000)

Source of Funds: \$ 1,400,000 -parking revenue bonds

Description

This request is to increase the budget to fund increased costs based on more recent estimates. Costs have increased because of extreme site conditions, utility relocation costs, and unprecedented price increases in many construction materials, such as steel and other metals. The project will construct an addition to the parking garage, located at the corner of Bull and Blossom Streets. It will provide 900-1000 additional parking spaces. The total cost for this project is project to be \$12.4 million.

Recommendation

Staff recommends approval of this project as proposed.

USC-Columbia

Cola. Campus Recreational Facilities Dev. \$ 3,000,000 -establish
(previous budget \$200,000)

Source of Funds: \$ 3,000,000 -institutional funds

³ Heating, Ventilation, Air Conditioning Systems

Description

This request is to increase the budget of the project to include Phase I and II of the project. The project is divided into three phases. Phase I will consist of soccer and softball recreational fields, hard-surface tennis courts, and general green space adjacent to the Strom Thurmond Wellness and Fitness Center. Work will include drainage systems, irrigation, fencing, lighting, security systems, sidewalks and landscaping. Phase II addresses reworking the existing recreational fields adjacent to the existing Blatt P.E. Center. Work will include drainage systems and modifications to existing irrigation systems, fencing and landscaping. Phase III will be development of a 20-25 acre recreational park complex. The projected cost for Phase I and II is \$3.2 million. Projected costs for Phase III have not been determined.

Recommendation

Staff recommends approval of Phase I and II of the project as proposed.

USC-Columbia

Basketball Arena Construction (previous budget \$57,140,000)	\$ 570,000	-increase
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Source of Funds:	\$ 570,000	-athletic funds
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Description

This request is to increase the budget to provide additional funding for non-disputed design fees and settlement of pending construction claims. The University General Counsel has recommended acceptance of these settlements. A future increase to the project budget may be required when fee negotiations are finalized with the design firm.

Recommendation

Staff recommends approval of this project as proposed.

USC-Columbia

Roost Roof Replacement	\$ 2,700,000	-establish
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Source of Funds:	\$ 2,700,000	-athletic funds
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Description

This project is to replace the roofs on Roost A, B, D, and E. When the buildings were constructed in 1968, the wood trusses used for the roof structure were made of fire-retardant (FR) wood. It has been determined that over a period of time, the FR reduces the strength and stiffness of the wood and causes the wood to become brittle. This project is proceeding as an emergency. It is anticipated that a large portion of the project costs will be reimbursed from the Insurance Reserve Fund.

Recommendation

Staff recommends approval of this project as proposed.

USC-Aiken

Convocation Center \$ 2,025,000 -increase
(previous budget \$20,650,000)

Source of Funds: \$ 900,000 -institution bonds (tuition)
750,000 -institutional funds
375,000 -ICPF⁴
\$ 2,025,000

Description

This request is to increase the budget to include increases in steel prices and other estimated project costs included in the completed construction documents. Due to the increases, the existing budget estimates covered only the base project costs and not the cost of furnishings, equipment, and site improvements. The project was scheduled to be advertised for bid in early June. However, the bid date has been postponed, pending approval of increased funding. Although future market conditions are difficult to predict, it is anticipated that this delay may also allow construction costs to stabilize, resulting in a more favorable environment to bid the project.

Recommendation

Staff recommends approval of the project as proposed.

USC-Spartanburg

Health Education Complex Construction \$ 20,000,000 -increase/revise scope
(previous funding \$475,000)

Source of Funds: \$ 5,000,000 -capital improvement bonds
10,000,000 -institution bonds
5,000,000 -revenue bonds
\$ 20,000,000

Description

This request is to add funds to change the scope of the project and add funds for construction. The project is a new facility to house a relocated School of Nursing, a relocated School of Education, and related programs. The Schools of Nursing and Education have outgrown their current facilities and additional space is needed to meet the current and projected needs for additional nurses and teachers in the state. The scope change is to add the enrollment management function and offices and the University Bookstore to this facility. Both of these functions have outgrown their respective spaces in their current locations. A Consultant's study indicated there was no cost-effective way for either office to expand in its current location. The decision was made to co-locate these functions within this project and add funding to address the additional scope. The total projected cost will be approximately \$24,475,000.

Recommendation

Staff recommends approval of the project as proposed.

⁴ Institutional Capital Project Funds

Trident Complex – Phase III Renovation (previous budget \$8,505,000)	\$ 1,900,000	-increase
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Description

Recommendation

Trident TC

Source of Funds:	\$ 125,000	-local funds
	<u>7,000,000</u>	-economic development bonds
	\$ 7,125,000	

Trident TC is requesting approval to renovate/construct a total of 22,166 square feet of space at the College's Palmer Campus in downtown Charleston. The space will be renovated to include four culinary arts teaching kitchens, a computer classroom, a general classroom, faculty offices and storage areas. The renovation is required to support years three and four of the bachelor's degree program designated through the Life Sciences Act.

Through this request, Trident TC is applying for \$7 million in economic development bonds for this project. The College has also received \$125,000 in local funds for the project.

The State Board for Technical and Comprehensive Education (SBTCE) will consider this project at its meeting on July 12. Staff recommends approval of this project contingent on SBTCE approval.

York TC

Chester Technology Center-Phase I \$ 3,467,641 -establish

Source of Funds: \$ 1,000,000 -capital improvement bonds
 2,467,641 -local funds
 \$ 3,467,641

Description

York TC has operated a facility in Chester County at the Chester Telephone Company since 1999. In this facility, York TC offers a number of credit and continuing education courses; assists with start-up programs such as welding and heavy construction equipment operator training, and works with the local high schools to offer college-level courses through dual credit.

Over the past five years, student enrollment has continued to show steady growth and the current facility cannot accommodate the students, demands for classroom space, and significant interest in expanded programming. Current classes are being taught in space provided by the Chester Telephone Company, the local hospital, and local churches. The demand for new short-term adult training programs is growing, driven by Chester County's high unemployment rate.

In response to the growing needs in York TC's Chester County service area, the College proposes to construct a new facility in two phases. Phase I includes the construction of a 26,000 SF facility. Phase II includes a future 25,000 SF expansion. A 40.7 acre tract of land off Highway 9, east of downtown Chester has been donated to the York TC Foundation and the Foundation is donating a 5-acre tract to the college for the building footprint and surrounding infrastructure. This request is for approval of Phase I of the project and acceptance of the land.

The Legislature approved \$1 million for this project in the 2001 Capital Improvement Bond process. In addition, the foundation has \$400,000 designated for construction of the new facility; Chester County has received a Community Development Block Grant of \$500,000 for the facility; and York TC has committed \$1.6 million of capital reserve funds for the project. A copy of the letter committing to the funds is on file at CHE.

Recommendation

The State Board for Technical and Comprehensive Education (SBTCE) will consider this project at its meeting on July 12. Staff recommends approval of this project contingent on SBTCE approval.