

November 21, 2005

**MEMORANDUM**

TO: Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education

FROM: Rosemary Byerly, Chair, Committee on Finance and Facilities

SUBJECT: Interim Capital Projects for Consideration on December 1, 2005

Attached are the interim capital projects for your review and consideration at the December Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on these projects but is scheduled to review and develop recommendations at its meeting scheduled for 10:00 a.m. on December 1. The Committee will bring its recommendations to the Commission for consideration at the 11:00 Commission meeting. Staff recommendations are included for your information.

If you have any questions about the material, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

**Summary of Interim Capital Projects**

Clemson University			
Calhoun Courts – Chill Water Lines			
Replacement	\$1,559,000	-increase budget	
South Carolina State University			
Chestnut Street Entry	\$1,400,000	-establish project	
USC-Aiken			
Pacer Downs Upgrades	\$1,100,000	-establish project	
Pacer Commons Acquisition	\$12,900,000	-establish project	
USC-Columbia			
Biomedical Parking Garage Construction	\$600,000	-increase budget, revise scope	
Energy Performance Contract			
Implementation – Phase I & II	\$3,160,521	-increase budget, revise scope	
Band Hall Construction	\$1,729,000	-increase budget	
USC-Upstate			
Health Education Complex Construction	\$4,000,000	-increase budget	
Greenville Technical College			
Northwest Campus Construction	\$1,183,000	-increase budget	

Descriptions of Interim Capital Projects for Consideration  
December 1, 2005

**Clemson University**

Calhoun Courts – Chill Water Lines

Replacement	\$1,559,000	-increase budget
(previous budget = \$4,650,000)		

Source of Funds:	315,000	-Housing Revenue Bonds
	<u>1,244,000</u>	-Housing Improvement Fund
	\$1,559,000	

Proposed Budget:	\$6,125,000	-Renovations
	1,000	-Builders Risk Insurance
	10,000	-Labor Costs
	<u>14,000</u>	-Contingency

Total Budget: \$6,150,000

Description

Calhoun Courts apartments are over 20 years old and are served by their own chilled water facility. When the apartment feeder lines began to deteriorate the institution established a project to phase in replacement of the water supply and return lines. The increase is to provide enough funding to cover the anticipated construction cost for Phase II of this project. Phase II includes providing a fire alarm system and a fire sprinkler system for each of the 30 building in the Calhoun Courts area. The project also includes extending the HVAC piping and adding the chases to the exterior of the buildings to conceal the piping.

Recommendation

Staff recommends approval of the project as proposed.

**South Carolina State University**

Chestnut Street Entry	\$1,400,000	-establish project
-----------------------	-------------	--------------------

Source of Funds:	\$1,400,000	-SCDOT Grant
------------------	-------------	--------------

Proposed Budget:	\$1,140,000	-Site Development
	140,000	-Contingency
	70,000	-Professional Services Fees
	<u>50,000</u>	-Landscaping

Total Budget: \$1,400,000

Description

South Carolina State University was recently awarded a grant by the South Carolina Department of Transportation for construction of a new entrance. According to the grant, SCSU will manage the work, expend funds, and be reimbursed for all expenses up to an allocated maximum of \$1,400,000.

The work will include construction of a new campus entry from Chestnut Street to extend through the campus to Buckley Street. The culmination of this project will more efficiently move motor vehicular and pedestrian traffic safely in and through the campus and should be of





Proposed Budget: \$53,390,969 -Other Permanent Improvements  
 Total Budget: \$53,390,969

Description

The Energy Performance Contract was originally approved by CHE in February of 2004. In June of this year, CHE approved an increase to the budget and a revision in scope to include the new Public Health Building.

This proposal is to revise the project’s scope and increase the budget in order to include additions and modifications to the energy distribution system to accommodate the growth of research-related development, approved by the Research Centers of Excellence Review Board. It has been determined that the most expedient and cost-effective process to implement this additional work is to revise the scope and increase the budget of the existing Energy Performance Contract. The additional work will include increasing the capacity of the new chiller plant – planned for construction adjacent to the Coliseum – from 4,800 tons to 6,000 tons.

The project also includes the installation of new chilled water, steam, and condensate piping to connect the existing West Energy Facility to the new chiller plant adjacent to the Coliseum, providing backup capacity to the research corridor. Other additional work includes replacement of condensate and steam piping on Greene Street to Main Street to Assembly Street. This piping is currently undersized for projected needs and is in poor repair. This piping will provide steam to the Koger Center, the School of Music, and the Public Health block.

Another increase in scope is the upgrade of the appearance of the bio-mass plant by enclosing the facility with metal walls and storefront similar in appearance to those used on the Engineering Technical Fabrication Facility.

The University is reallocating Research University Infrastructure Bonds from three other projects in order to supplement this proposed increase. Project decreases are not required to come through the Commission. However, the projects are listed for your information:

<u>Project Name</u>	<u>Decrease</u>	<u>Revised Budget</u>
Beta Research Facility Construction	(\$1,015,843)	\$30,564,157
Omega II Research Facility Construction	(\$1,235,484)	\$29,924,516
Public Health Research Building Construction	(\$ 494,194)	\$17,825,806

Recommendation

Staff recommends approval of the project as proposed.

**USC-Columbia**

Band Hall Construction \$1,729,000 -increase budget  
 (previous budget = \$5,000,000)

Source of Funds: \$1,229,000 -Institution Bonds  
500,000 -ICPF  
 \$1,729,000

Proposed Budget:	\$4,508,000	-New Construction (34,800 GSF)
	767,000	-Contingency
	644,000	-Site Development
	460,000	-Professional Services Fees
	300,000	-Equipment and/or Materials
	<u>50,000</u>	-Miscellaneous Owner Costs
Total Budget:	\$6,729,000	

Description

The Commission approved USC’s request to construct a new Band Hall in April of 2005. The facility will be located in the vicinity of Bates House Dormitory and Benson School. This request is to increase the project’s scope and the budget. The facility is being expanded to accommodate the dance program. An additional 10,800 GSF will provide two dance studios, an observation room, dressing and bathroom facilities, and general administrative support space.

Recommendation

Staff recommends approval of the project as proposed.

**USC-Upstate**

Health Education Complex Construction \$4,000,000 -increase budget  
(previous budget = \$20,475,000)

Source of Funds: \$4,000,000 -Private (CPF)

Proposed Budget:	\$21,075,000	-New Construction (190,000 GSF)
	1,400,000	-Professional Service Fees
	<u>2,000,000</u>	-Contingency
Total Budget:	\$24,475,000	

Description

This project was established in late 2003 and is intended to house a relocated School of Nursing, a relocated School of Education, and related programs. When this project was previously approved, USC indicated that an additional \$4,000,000 in private funds would be added. The Carolina Piedmont Foundation now has sufficient commitments from donors that it can commit to the private funds. A letter from the Foundation to this effect is on record.

The total projected cost for the project remains \$24,475,000.

Recommendation

Staff recommends approval of the project as proposed.

**Greenville Technical College**

Northwest Campus Construction \$1,183,000 -increase budget  
(previous budget = \$14,950,000)

Source of Funds: \$1,183,000 -Local Funds

Proposed Budget:	\$13,785,000	-New Construction (95,200 GSF)
	1,095,000	-Site Development
	850,000	-Professional Services Fees
	400,000	-Contingency
	<u>3,000</u>	-Builders Risk Insurance
Total Budget:	\$16,133,000	

Description

The construction of a facility in northwestern Greenville County was approved by CHE and the State Board for Technical and Comprehensive Education (SBTCE) in February 2004. This request is to increase the budget to cover revised estimates obtained after completing building drawings. As a result of the 2005 hurricanes and their impact on the Gulf Coast and Florida, the costs of building materials has risen. Phase I work also exceeded estimates due to the unknown presence of rock and unsuitable creek bed conditions. In addition, the cost increase includes an allowance for newly required building inspection services. This project has been approved by the SBTCE.

Recommendation

Staff recommends approval of the project as proposed.

PERMANENT IMPROVEMENT PROJECTS  
 APPROVED BY STAFF  
 Oct-05

ATTACHMENT 1

Date Appr.	Project # Institution	Project Name	Action Category	Budget Chg.	Revised Budget
10/4/2005	6008 USC-Columbia	Housing Elevator Upgrades (CPIP)	increase budget, revise scope	\$ 2,650,000	\$ 3,100,000
10/4/2005	6007 USC-Columbia	Bates West Kitchen and Bathroom Upgrades	increase budget, revise scope, change project name (CPIP)	\$ 1,235,000	\$ 1,460,000
10/4/2005	9929 USC-Columbia	Russell House Carolina Mall Renovation	decrease budget, close	\$ (34,505)	\$ 655,495
10/4/2005	9528 USC-Aiken	Softball/Soccer Field Upgrade	decrease budget, close	\$ (902)	\$ 574,098
10/4/2005 New	USC-Lancaster	Deferred Maintenance	establish	\$ 100,000	
10/4/2005 New	USC-Union	Deferred Maintenance	establish	\$ 100,000	
10/12/2005	9623 Coll. Of Charleston	Maybank Hall Renovation	increase budget	\$ 125,000	\$ 2,125,000
10/12/2005	9583 Coll. Of Charleston	School of Business New Construction	increase budget	\$ 200,000	\$ 9,734,050
10/12/2005	9771 MUSC	CHP Building Refurbishment	increase budget	\$ 47,000	\$ 237,000
10/12/2005 New	USC-Salkehatchie	Deferred Maintenance	establish	\$ 100,000	
10/12/2005	9503 USC-Union	Central Bldg. Structural Repairs & Roof Replacement	decrease budget, change source of funds, close	\$ (48,156)	\$ 151,844
10/12/2005 New	Aiken TC	Bldg. 100/200 Renovation - Flooring	establish	\$ 150,000	
10/12/2005 New	Aiken TC	Building 900 Renovations	establish	\$ 199,130	
10/31/2005 New	The Citadel	Campus-wide Energy Performance Contract	establish	\$ 227,000	
10/31/2005	9555 Coll. Of Charleston	New Library Construction	decrease budget	\$(1,600,000)	\$31,958,647
10/31/2005	9615 SCSU	Reid St. Land Acquisition Vacant Lot #5	increase budget, change source	\$ 5,000	\$ 15,000
10/31/2005	9768 USC-Columbia	Carolina Gardens Refurbishment	decrease budget, close	\$ (115,335)	\$ 124,665
10/31/2005	9891 USC-Columbia	DeSaussure College Interior Refurbishment	decrease budget, close	\$ (32,011)	\$ 167,989
10/31/2005	9892 USC-Columbia	Sims Dormitory Interior Painting/Ceiling Replac	decrease budget, close	\$ (12,390)	\$ 212,610
10/31/2005	9899 USC-Columbia	Carolina Gardens Laundry Room Expansion	decrease budget, close	\$ (86,473)	\$ 43,527
10/31/2005	9932 USC-Columbia	Food Service Facilities Renov./Expansion	decrease budget	\$ (250,000)	\$ 5,494,904
10/31/2005	6006 USC-Columbia	513 Pickens Street Acquisition	close		
10/31/2005	9905 Spartanburg TC	West Campus Parking Addition	decrease budget, close	\$ (12,066)	\$ 154,934