



May 23, 2005

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

FROM: Ms. Rosemary H. Byerly, Chair, Finance and Facilities Committee

The Committee on Finance and Facilities submits the following Interim Capital Projects for consideration and approval.

**Summary  
Interim Capital Projects for Consideration  
June 2, 2005**

1. Clemson University	Boiler #4 Emissions Control	\$ 1,400,000	-establish
	Waste Water Treatment Plant	1,200,000	-establish
	Jordan Hall Renov. & Improve.	750,000	-establish
	Earle Hall High Bay Conversion	610,000	-establish
2. USC-Columbia	Honors Residence Hall Constr.	\$36,500,000	-establish
	Humanities Pavilion Restaurant	1,500,000	-establish
	Baseball Stadium Construction	16,750,000	-incr/rev scope
3. Coastal Carolina	Use/Lease Agreement	\$ 400,000	-per yr/30 yrs
4. College of Charleston	Concept –Student Housing RFP	\$ Pending Results of RFP	

## Descriptions of Interim Capital Projects

### **Clemson University**

#### Boiler #4 Emissions Control

Equipment Update \$ 1,400,000 -establish project

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

#### Description

A recent study of the Clemson University Central Energy Facility required by USEPA<sup>1</sup> indicates that improvements to the facility must be made in order to meet new permit limits on Boiler # 4 stack emissions. To meet required deadlines, a project must be established to get engineering work underway, followed by physical improvements to the facility. The work will include the replacement of the existing baghouse, additional emissions control equipment, additional emissions monitoring equipment, and relocation of existing underground utilities.

#### Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

### **Clemson University**

Wastewater Treatment Plant Improvements \$ 1,200,000 -establish project

Source of Funds: \$ 1,200,000 -operating revenues

#### Description

A recent study of the Clemson University Waste Water Treatment Plant required by SCDHEC<sup>2</sup> indicates that improvements to the facility must be made in order to meet new permit limits on phosphorous and chlorine. To meet required deadlines, a project must be established to get engineering work underway, followed by physical improvements to the facility. The work will include the addition of aluminum sulfate (alum) chemical feed systems, improvements to the existing de-chlorination facilities, improvements to the existing sludge processing facilities, and the addition of process monitoring equipment.

#### Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

### **Clemson University**

Jordan Hall Renovations & Improvements \$ 750,000 -establish

Source of Funds: \$ 750,000 -operating revenues

#### Description

Jordan Hall was constructed in the late 70s. Since that time, it has been in continuous use by tens of thousands of faculty, staff, and students. This project will address the renovation of laboratories and associated spaces to support current and future teaching, research, and service needs in biological sciences and related disciplines. The project will renovate approximately 12 labs

---

<sup>1</sup> United States Environmental Protection Agency 2

<sup>2</sup> South Carolina Department of Health and Environmental Control

comprising approximately 9,000 Square Feet (SF). The work will include mechanical, electrical, plumbing, specialty case work and other associated improvements to make the labs suitable for contemporary applications.

Recommendations

The Committee on Finance and Facilities recommends approval of this project as proposed.

**Clemson University**

Earle Hall High Bay Conversion                      \$    610,000    -establish project

Source of Funds:    \$    610,000    -operating revenues

Description

The high bay area in Earle Hall is no longer necessary for research or teaching in Chemical Engineering. This project will convert the space into two floors and provide new offices and labs that will meet current and future needs. With this conversion, approximately 3,370 SF will be gained. Work will include HVAC, structural improvements, addition of ventilation hoods, addition of a stairwell, and associated work to provide for functioning offices and labs in the new space.

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

**USC-Columbia**

Honors Residence Hall Construction                      \$36,500,000    -establish

Source of Funds:    \$36,500,000    -housing revenue bonds

Description

This project is to construct a new 700 bed honors living and learning community on the land currently occupied by four residence halls and integrated housing offices. As a residential community targeted for first year Honors College and Capstone Scholars students, the living space will be a combination of one or two person rooms in a modified suite arrangement. The project includes the demolition of the current residence halls and construction of two 350 bed residence halls with a connecting academic center. The academic center will include gathering spaces, classrooms, faculty offices, a faculty residence and dining facilities. This project will replace approximately 213 of demolished bed spaces that are in buildings that are past their useful life. The new facility will be more energy efficient, and consistent with the recruitment plans of the University. The estimated total cost of the project is \$36.5 million. The estimated project cost per bed will be approximately \$46 thousand. The cost per bed of similar projects ranges from a low of \$28 thousand at Iowa State University to \$139 thousand at University of Colorado.<sup>3</sup>

Recommendation

The Committee on Finance and Facilities recommends approval of this project as proposed.

---

<sup>3</sup> 2003 ACHUO-I Construction and Renovation Survey, Fall 2003, MGT of America, Inc.



## Use/Lease Agreements and Concept Approvals

### Coastal Carolina

Use/Lease Agreement for Proposed Arena   \$ 400,000   -per year for committed use of the arena on certain nights (47 events)

Source of Funds:                               \$ 400,000   -athletic department funds

### Description

Coastal Carolina has negotiated an agreement with an investor group, CCA<sup>5</sup>, a limited liability corporation, to provide space and use of an arena facility for the University's basketball games and other selected convocation-type of events, including graduation. CCA is in the process of executing a ground lease of land owned by the Coastal Educational Foundation on which they will build the facility. Coastal Carolina will be considered the lead tenant, but will not be the only tenant. CCA will engage in various revenue-producing activities including a minor league hockey team and other suitable activities (concerts, largerer group meetings, other sporting events).

The agreement is the result of extensive negotiations between the Coastal Administration and CCA and has been approved by the Coastal Carolina University Board of Trustees. The following is a summary of the pertinent points of the agreement:

- The arena will be built on Coastal Educational Foundation land.
- In addition to the basketball arena which will contain an ice sheet for hockey games, there will be a practice ring for hockey.
- CCA will also build a basketball practice facility which will include two practice gyms, along with lockers, shower rooms and bathrooms, and office space for Coastal's basketball staff. This practice facility will be deeded immediately to Coastal Carolina.
- CCA will also build on Coastal Carolina land a parking lot consisting of approximately 1,200 spaces, which will continue to belong to the University. The parking lot will be available to the arena group for use in the evenings and certain special occasions for arena events.
- The term of the agreement with Coastal is 30 years. Coastal will pay \$400,000 per year which increases by 10 percent every five years. At the end of the 30 year period the building reverts to Coastal Carolina through its Foundation. The source of funds will be athletic department funds.
- For this annual payment, Coastal Carolina has the use of the arena for 47 events annually. The first 30 basketball events will have no additional charge; there will be an additional charge at a favorable rate for up to 17 additional events of the University's choosing.
- As specified in the agreement, Coastal Carolina retains a good deal of control over the type of scheduling, signage, advertising, and architectural style.

A copy of the Use Agreement is on file at CHE.

### Recommendation

The Committee on Finance and Facilities recommends approval of the use/lease agreement, provided all required Budget and Control Board (B&CB) approvals are requested and received.

---

<sup>5</sup> CCA is the actual name of the Investment Group

## **College of Charleston**

### **Concept Approval - Additional Student Housing Request for Proposals (RFP)**

#### Description

The College of Charleston has a requirement for additional student housing and a new food service facility. A facility with a minimum of 400 beds is required, but the college would consider acquiring a facility, by purchase or lease depending on the financial details, containing up to 600 beds. Following the recommendations in its 2004 Master Plan, the College is incrementally trying to increase its student housing to serve between 35% to 40% of its undergraduate enrollment. All other issues being equal, the College's decision to either lease or purchase would be based upon the most advantageous financial arrangement. The method of solicitation, RFP, was chosen in lieu of an Invitation to Bid because there are important factors to consider other than cost. It is the desire of the College that the proposed facility would be in a single location within reasonable walking distance to the campus, preferably contiguous to the current campus footprint and available for use by fall 2007.

In addition, the College's Craig Cafeteria (the main "board plan" and largest dining facility) is no longer adequate to meet the needs and suffers from recurring structural issues. Incorporating a food service facility in the same building with student housing would serve the college's goal of creating a living/learning environment. Currently the College has no land available for construction of a residence hall and food service facility.

The only appropriate method for project delivery is the RFP because of the factors required in making a selection: proximity to the college; a design that meets the College's requirements for beds; incorporates a food service facility; maximizes performance (cost, quality, timeliness); shifts the risk from the agency to the contractors; and minimizes administrative operating costs. Selection must be made based on the best value to the College, not on lowest cost and minimum standards. The proposed facility must financially viable using current or anticipated market conditions as of fall 2007.

#### Recommendation

The Committee on Finance and Facilities recommends approval of this project provided the selected proposal from the RFP is acceptable to the appropriate divisions of the Budget and Control Board.

PERMANENT IMPROVEMENT PROJECTS  
APPROVED BY STAFF  
Apr-05

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
4/1/2005		Francis Marion	Student Activities Ctr Construction	increase budget	\$ 350,000	\$ 1,200,000
4/1/2005	New	USC-Columbia	Russel House ATM Landscaping	establish	\$ 155,000	
4/1/2005		USC-Columbia	Intramural Field Lighting	decrease budget, close	\$ (15,376)	\$ 130,624
4/1/2005	New	Spartanburg TC	West Campus Parking Addition	establish	\$ 150,000	
4/1/2005	New	Spartanburg TC	East Campus Parking Addition	establish	\$ 150,000	
4/4/2005		Clemson	Reflection Pond Retaining Wall A/E	decrease budget, close	\$ (5,582)	\$ 44,418
4/4/2005	New	USC-Columbia	Osborne Provost Suite Renovation	establish	\$ 150,000	
4/4/2005	New	USC-Columbia	Greenhouse #3 Construction	establish	\$ 170,000	
4/4/2005	New	Spartanburg TC	Cherokee Co. Campus W. Entrance	establish	\$ 250,000	
4/11/2005		Clemson	Housing Warehouse Construction	decrease budget, close	\$ (46)	\$ 166,954
4/11/2005		Clemson	Highrise Exterior Clean/Waterproof	decrease budget, close	\$ (9,159)	\$ 290,841
4/11/2005	New	Clemson	Design Only - Class of 1960 North			
4/11/2005		Clemson	Campus Green Improv. - Phase 1	establish	\$ 50,000	
4/11/2005		Clemson	Manning Hall Reroofing	decrease budget, close	\$ (6,058)	\$ 168,942
4/11/2005		Clemson	Athletic Fac. Const/Reno Phase I, II, & III	change source of funds		
4/11/2005		USC-Columbia	Kirkland Apartment Renovations	increase budget	\$ 482,567	\$ 2,382,567
4/11/2005	New	USC-Columbia	NERR Ed and Training Ctr Const.	establish	\$ 52,500	
4/11/2005		USC-Aiken	Parking and Road Improvements	increase budget	\$ 15,000	\$ 247,000
4/11/2005	New	Midlands TC	Operations Building Construction	establish	\$ 350,000	
4/11/2005	New	Midlands TC	Wade Martin Bldg Restrooms Upgrade	establish	\$ 300,000	
4/11/2005	New	Spartanburg TC	Cherokee Co. Construction Design	establish	\$ 250,000	
4/13/2005		The Citadel	Hagood Avenue Land Acquisition	decrease budget, close	\$ (18,500)	\$ 1,500
4/13/2005		The Citadel	Stoney Field Land Acquisition	decrease budget, close	\$ (7,600)	\$ 2,400
4/13/2005	New	SCSU	Enclose Exterior Corridors	establish	\$ 245,000	
4/13/2005	New	SCSU	Weatherproof Exterior Walls	establish	\$ 245,000	
4/13/2005	New	USC-Columbia	Osborne Suite 107 Renovation	establish	\$ 245,000	
4/15/2005		SCSU	921/923 Pearl Street Land Acquisition	increase budget	\$ 98,000	\$ 108,000
4/15/2005		SCSU	237 Parker Street Land Acquisition	increase budget	\$ 10,000	\$ 72,500
4/15/2005		Winthrop	Breazeale Demolition	decrease budget,		
4/15/2005		Winthrop	Coliseum Improvements	close	\$ (414,028)	\$ 985,972
4/15/2005		Winthrop	Facilities Mgmt Demo & Parking Lot Dev.	increase budget, close	\$ 34,919	\$ 659,919
4/15/2005		Winthrop	Physical Plant Facility Construction	increase budget, close	\$ 26,730	\$ 652,628
4/15/2005		Lander	Poole Agricultural Ctr Renov. & Improv.	increase budget	\$ 110,000	\$ 1,150,000
4/26/2005	New	Clemson	CHP Building Refurbishment	establish	\$ 225,000	
4/26/2005	New	MUSC	Fuel Tank Regulation Compliance	establish	\$ 190,000	
4/26/2005		MUSC	Sarge Frye Field Stadium Expansion	increase budget	\$ 10,000	\$ 160,000
4/26/2005		USC-Columbia	Colonial Ctr Sprinkler Head Replace.	decrease budget, close	\$ (2,665)	\$ 172,335
4/26/2005	New	USC-Columbia	Catawba Street Property Acq.	establish	\$ 240,000	
4/26/2005	New	USC-Columbia	Research Campus Property Acq.	establish (MLAP)	\$ 1,380,000	
4/26/2005	New	USC-Columbia	CU ICAR Parking Structure A/E & Land	establish (MLAP)	\$ 1,939,000	
4/29/2005	New	Clemson	Sirrine Hall HVAC Improvements	establish	\$ 250,000	
4/29/2005		Clemson	Jackson Library Reroofing	decrease budget, close	\$ (83,252)	\$ 401,748
4/29/2005		Lander	Replace Single Bottom Elevator (Hodge Hall, Whittaker Library Donma Admin and Nance Hall)	increase budget	\$ 100,300	\$ 565,000
4/29/2005	New	SCSU	Replace Single Bottom Elevator (Mays I Hall, Truth Hall, & William Hall)	establish	\$ 200,000	
4/29/2005	New	SCSU	Replace Single Bottom Elevator (Mays I Hall, Truth Hall, & William Hall)	establish	\$ 150,000	