



February 22, 2005

**MEMORANDUM**

**TO:** Dalton B. Floyd, Chair, and Members, Commission on Higher Education

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

**SUBJECT:** Interim Capital Projects for Consideration

Attached are the interim capital projects for your consideration on March 3, 2005. Please note, the Finance and Facilities Committee has not yet considered these projects. The Committee will meet at 9:30 a.m., prior to the Commission meeting, to develop recommendations for the full Commission. Staff recommendations have been included for your information.

A list of the January staff approvals is attached for your information.

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**Summary  
Interim Capital Projects for Consideration  
March 3, 2005**

|                          |                                  |              |            |
|--------------------------|----------------------------------|--------------|------------|
| 1. The Citadel           | Stadium Replacement              | \$ 1,100,000 | -increase  |
| 2. College of Charleston | Renov. Rutledge/Buist Res. Halls | 1,100,000    | -establish |
| 3. Medical University    | a. Uninterruptible Power Supply  | 1,357,000    | -establish |
|                          | b. Children's Research Institute | 1,500,000    | -increase  |
|                          | c. Dental Medicine Lab Retrofit  | 1,250,000    | -establish |

## Descriptions of Interim Capital Projects

### **The Citadel**

Stadium Replacement-Demolition and

|   |              |                  |
|---|--------------|------------------|
| New Construction<br>(previous budget = \$6,900,000) | \$ 1,100,000 | -increase budget |
|---|--------------|------------------|

|                  |                  |                |
|------------------|------------------|----------------|
| Source of Funds: | \$ (142,850)     | -revenue bonds |
|                  | 1,359,117        | -gifts         |
|                  | <u>(116,267)</u> | -athletic fees |
| Total:           | \$ 1,100,000     |                |

### Description

The Citadel requests approval to increase the budget of Johnson Hagood Stadium Replacement and Demolition project. The architectural and engineering (A&E) study for this project was approved by CHE in March of 2000.

The stadium was originally constructed by the City of Charleston in the 1940s, and the title was transferred to The Citadel in 1963-64. The stadium had been constructed over an old gravesite and, when the deed was transferred to The Citadel, it was believed all of the remains had been removed. However, that assumption proved to be false and a number of remains, including some of the Hunley crew, were later removed from the stadium field.

After demolition of the old West Stands, ground surveillance radar indicated approximately 175 additional remains. When the Citadel began to remove these, it found the remains had been stacked and more than 300 remains were interred under the stadium. Approximately \$1.64 million of the original project budget has seen spent on A&E, removal of the larger number of remains, installing temporary bleachers and facilities for the 2004 football season, and alternate site analysis. All of these issues caused the cost of the project to escalate. The remaining project funds and any additional funds will be used to construct the West Stands.

A letter guaranteeing the gift funds is on file at CHE.

### Recommendation

Staff recommends approval of this project as proposed.

### **College of Charleston**

Renovation of Rutledge/Buist

|                 |              |                    |
|-----------------|--------------|--------------------|
| Residence Halls | \$ 1,100,000 | -establish project |
|-----------------|--------------|--------------------|

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

### Description

The College of Charleston requests approval to renovate two connected residence halls essentially to correct an escalating mold problem. The residence halls were built in two phases in 1967 and 1973. Each residence hall contains approximately 30,000 gross square feet of space. The scope of work includes firewall repair; removal/replacement of the HVAC system, including but not limited to piping, duct work, diffusers and ceiling repair/replacement in areas affected by the HVAC work; replacement of corridor ceilings and lighting; electrical and plumbing upgrades in the laundry rooms; carpet removal and replacement with vinyl tile; limited indoor painting;

and limited millwork removal and replacement. Living room furniture and bedroom wardrobes will be replaced.

Recommendation

Staff recommends approval of this project as proposed.

**Medical University**

|                              |                |                             |
|------------------------------|----------------|-----------------------------|
| Uninterruptible Power Supply | \$ 1,357,000   | -establish project          |
| Source of Funds:             | \$ 814,200     | -hospital generated revenue |
|                              | <u>542,800</u> | -university funds           |
| Total:                       | \$ 1,357,000   |                             |

Description

MUSC requests approval to replace its uninterruptible power supply (UPS). The existing UPS is beyond its service life. The UPS provides power to the data center during short-term power interruptions, and also provides power until emergency generators can be engaged. This provides a smooth and consistent power source for the data center and avoids loss of data.

Recommendation

Staff recommends approval of this project as proposed.

**Medical University**

|  |              |                         |
|--|--------------|-------------------------|
| Children's Research Center Constr.<br>(previous budget = \$50,600,000) | \$ 1,500,000 | -increase budget        |
| Source of Funds:   | \$ 1,500,000 | -indirect cost recovery |

Description

MUSC requests approval to increase the budget for construction of the Children's Research Institute. The Institute is an addition to the north side of the Basic Science Building. The A&E study for the Institute was approved by CHE in December 1997.

The original scope of work for this project included renovation of the 7<sup>th</sup> floor of the Basic Science Building. The funds for this work were to be obtained from a federal grant in the amount of \$2.2 million. The 7<sup>th</sup> floor animal renovation was designed, but not bid, in the original construction contract because MUSC had not received the federal grant award at that time.

Subsequently, it was decided to redesign the 7<sup>th</sup> floor animal renovation in order to take advantage of the newest and latest advanced equipment technologies. Equipment costs and construction costs have escalated since that time and the initial estimated cost of \$2.2 million to renovate the 7<sup>th</sup> floor is no longer sufficient. A recent estimate indicates the renovation, including equipment, will now cost \$3.7 million.

The federal grant award of \$2.2 million for this project has been received by MUSC. However, to meet the current cost estimates, the University needs to add \$1.5 million for completion of the renovation.

A copy of the federal grant approval is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed.

**Medical University**

Dental Medicine Pre-Clinical

Lab Retrofit \$ 1,250,000 -establish project

Source of Funds: \$ 700,000 -private funds  
300,000 -indirect cost funds  
250,000 -clinical revenues (Dental Med.)  
\$ 1,250,000

Description

The College of Dental Medicine's Pre-Clinical Laboratory is woefully out-of-date. It remains essentially as constructed and equipped in 1970, and is at least a generation-behind state-of-the-art facilities at sister institutions. In its current state, the lab is not suitable for current methods and standards for teaching clinical dentistry.

The retrofit of the 3,000 square foot laboratory will consist of new benches with water, gas, compressed air, suction and air exhaust systems, and teaching simulators including computing technology. Approximately \$1 million of the total project cost will be used for the newly equipped benches and teaching simulators. The remainder will be used for general physical space refurbishment. A large portion of the project will be funded by private donations. The College and the Development Office are currently securing these gifts. In the interim, the Health Sciences Foundation is guaranteeing the \$700,000 in private donations. A copy of the guarantee letter is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed.

## PERMANENT IMPROVEMENT PROJECTS

## APPROVED BY STAFF

Jan-05

| Date Appr. | Project # | Institution         | Project Name                             | Action Category        | Budget Chg.    | Revised Budget |
|------------|-----------|---------------------|--|------------------------|----------------|----------------|
| 1/6/2005   | 9634      | MUSC                | College Buildings Exterior Waterproofing | change source of funds |                |                |
| 1/14/2005  | New       | The Citadel         | Campus Wide Energy Performance Cont.     | establish              | \$ 27,000      |                |
| 1/14/2005  | 9708      | Clemson             | Cooper Library Carpet Replacement        | decrease budget, close | \$ (28,244)    | \$ 636,756     |
| 1/26/2005  | 9872      | Central Carolina    | Shaw Center HVAC Replacement             | decrease budget, close | \$ (42,752)    | \$ 107,248     |
| 1/27/2005  | 9607      | Coll. Of Charleston | New Student Services Renovation          | increase budget        | \$ 25,000      | \$ 2,069,932   |
| 1/27/2005  | 9763      | MUSC                | Anderson House Restoration               | increase budget        | \$ 200,000     | \$ 1,400,000   |
| 1/27/2005  | 9711      | MUSC                | Walton Research Building Renovation      | revise scope           |                |                |
| 1/27/2005  | 9674      | MUSC                | Hollings Cancer Center Expansion         | decrease budget        | \$ (1,600,000) | \$ 90,385,812  |
| 1/27/2005  | 9673      | MUSC                | Children's Research Institute Construct. | change source of funds |                |                |