



April 26, 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

Attached are the interim capital projects for your consideration on May 5, 2005. Please note, the Finance and Facilities Committee has not yet considered these projects. The Committee will meet at 9:00 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 March staff approvals is attached for your information.

**Summary  
Interim Capital Projects for Consideration  
May 5, 2005**

1. Lander	Construction of New Campus Entrance Boulevard	\$ 863,564 -increase/revise scope/chg. fund srce.
	Student Center Facility Construction and Renovation	1,500,000 -increase/chg. fund srce.
	Renovation of Lide Student Housing Facility	2,750,000 -establish
2. SC State	Student Housing Apartments Construction	5,844,783 -increase budget

## Descriptions of Interim Capital Projects

### Lander

New Campus Entrance Blvd. Constr. (previous budget = \$1,066,436)	\$ 863,564	-increase/revise scope/ change source of funds
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Source of Funds:	\$ 185,187	-appro.funds
	287,282	-Greenwood CTC <sup>1</sup>
	287,282	- DOT <sup>2</sup> match
	53,813	-institutional funds
	<u>50,000</u>	-parking fees
	\$ 863,564	

### Description

Construction of a new campus entrance boulevard was approved as part of Lander’s 2003 Comprehensive Permanent Improvement Plan. The project was established in October of 2003. The project is expected to be completed by September of 2005. This request is to increase the budget and amend the source of funds to include the receipt of \$287,282 from Greenwood CTC and a matching amount from DOT federal matching funds. The scope of the project also needs to be revised to include an engineering analysis and design of a campus-wide storm-water master plan. The need for the storm-water master plan was discovered during the design of the entrance boulevard.

The storm-water provisions required by the entrance project have increased the cost of the project substantially. The low bid for project construction came to about 20 percent higher than originally estimated for the entrance project alone, and additional contingencies are required for construction and inspections. The requested increase is to account for these expenses and the additional professional services related to the storm-water master plan.

### Recommendation

Staff recommends approval of this project as proposed.

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<sup>1</sup> Greenwood County Transportation Committee

<sup>2</sup> Department of Transportation

## Lander

### Student Center Facility

Construction/Renovation (previous budget \$3,000,000)	\$ 1,500,000	-increase/change source of funds
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Source of funds:	\$ 900,000	-institutional funds
	<u>600,000</u>	-Aramark Food Services
	\$ 1,500,000	

### Description

Lander received \$3 million of a requested \$8 million for the renovation of the Grier Student Center and the construction of additional space for student affairs in the 2000 Capital Improvement Bond (CIB) Bill. The institution has received no additional funding from the state since that time. Lander requests approval to increase the budget by adding institutional and food service funds in order complete the renovation part of the project.

The renovation project will include replacing the roof systems on Grier Student Center and the adjoining Cultural Center. The two facilities are connected through the room system. The roof systems have failed and water intrusion is severe. The re-roofing will include removing the entire roof system to include permitted precautions for asbestos abatement and disposal. There is substantial roof decking that must be replaced due to severe corrosion. A modified bitumen roof system will be installed, the skylight systems will be replaced, and accommodations for new roof penetrations and curbing will be constructed.

There is substantial settling along the building perimeter. Engineering investigations have determined that the foundation and footer settling is contributing to the cracking of the dining hall floor and the cracking in the brick veneer of the building. Micro-pile technology will be implemented for all exterior column footers of the Dining Hall. The dining room's concrete floor will be demolished, along with existing patio surfaces and concrete stairs (where pedestrian traffic is now prohibited). Renovation of the dining hall will include new flooring, lighting, furniture, décor and serving stations. Lander is working closely with Aramark, the food service provider, to provide resources for the interior renovation. During the renovation, the HVAC<sup>3</sup> and electrical utility systems will be expanded, and several restrooms will be retrofitted to conform to ADA<sup>4</sup> standards. Once the corrective maintenance and renovation is complete, the budget may be increased to provide additional dining hall seating for students.

### Recommendation

Staff recommends approval of this project as proposed.

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<sup>3</sup> Heating, Ventilation, Air Conditioning.

<sup>4</sup> Americans with Disabilities Act

**Lander University**Renovation of Lide Student Housing  
Center Complex

\$ 2,750,000 -establish project

Source of funds:

\$ 2,750,000 -state institution bonds (debt serviced by housing revenue)

Discussion

Lander purchased the Lide Student Housing Complex in 1984. It consists of five buildings and a laundry totaling 43,640 square feet (SF) of interior floor space. The buildings have three stories and are constructed of wood stud framing and siding. The complex provides a total of 240 beds.

The buildings that make up this complex are in need of a complete renovation. The complex needs a sprinkler system as well as a new fire alarm system that meets the campus standard. Replacement of HVAC systems, windows, carpet, appliances, exterior siding and stairs, and repairs to doors, hardware and ventilation systems are needed. New furniture, updated signage, and surveillance systems will be installed.

Recommendation

Staff recommends approval of this project as proposed.

**SC State University**Student Housing Apartments Constr.  
(previous budget \$36,155,217)

\$ 5,844,783 -increase

Source of Funds:

\$ 5,844,783 -revenue bonds (USDE<sup>5</sup>)Discussion

SC State requests approval to increase the budget of this project by \$5.8 million. CHE approved this project with an initial \$25 million in July of 2004. An additional \$11.2 million was approved in August 2004. The funds are proceeds from a loan of approximately \$45 million, obtained as a long-term, fixed-rate bond. The bond is issued by the Commerce Capital Access Program through the USDE, with a Guarantee to the Federal Financing Bank (FFB). In the past, the process has been used to fund capital projects for private historically Black colleges and universities (HBCUs). SC State is the first public HBCU to participate in the program. SC State has received permission to participate in the loan program from the State Treasurer's Office and has sufficient housing revenues to service the debt.

SC State has a desperate need for new and replacement student housing on the campus. The institution currently has a capacity of 1,900 beds. Many of the housing units are dormitory style with common showers. Student surveys reveal a need for two- and four-bedroom apartments with two bathrooms. An average of 50 percent of the undergraduate students live in on-campus housing, and State was short approximately 300 beds in 2003. Undergraduate enrollment increased by 3.3 percent from fall 2003 to fall 2004 making the shortage even greater. The construction of the new apartment style housing will provide an additional 784 beds.

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<sup>5</sup> US Department of Education

This increase reflects full funding for the project including professional service fees, equipment and/or materials, site development, new construction (271,168 gross SF), bond issue costs, insurance and contingency. The expected total cost will be approximately \$42 million. A copy of the bond agreement is on file at CHE.

Recommendation

Staff recommends approval of this project as proposed.

PERMANENT IMPROVEMENT PROJECTS

APPROVED BY STAFF

Mar-05 (page 1)

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
3/1/2005	9812	Clemson	President's Park Rotunda			
		Coll. Of	Construc.	increase budget	\$ 20,000	\$ 56,000
3/1/2005	9583	Charleston	School of Business New			
		Coll. Of	Construc.	increase budget	\$ 34,050	\$ 9,534,050
3/1/2005	9574	Charleston	College Lodge Roof			
		Coll. Of	Replacement	decrease budget, close	\$ (7,530)	\$ 106,610
3/1/2005	9603	Charleston	Craig Hall HVAC and Interior			
		Coll. Of	Reno.	decrease budget	\$ (241,000)	\$ 2,509,000
3/1/2005	9560	Charleston	College Lodge Renovation			
		Coll. Of	Student Residencies Fire	increase budget	\$ 248,530	\$ 1,148,530
3/1/2005	9604	Charleston	Suppression Systems			
		Coll. Of	Installations	increase budget	\$ 61,201	\$ 281,201
3/1/2005	New	MUSC	Doughty Repairs	establish	\$ 120,000	
3/1/2005	New	MUSC	Fuel Tank Regulation			
			Compliance	establish	\$ 150,000	
3/3/2005	9570	The Citadel	Stadium Replacement			
		Coll. Of	Renov of Rutledge/Buist Res.	increase budget, change source	\$ 1,100,000	\$ 8,000,000
3/3/2005	New	Charleston	Halls	establish	\$ 1,100,000	
3/3/2005	New	MUSC	Uninterruptible Power Supply	establish	\$ 1,357,000	
3/3/2005	9673	MUSC	Children's Research Institute			
			Constr.	increase budget	\$ 1,500,000	\$ 52,100,000
3/3/2005	New	MUSC	Dental Med. Pre-Clinical Lab			
			Retrofit	establish	\$ 1,250,000	
3/9/2005	9793	Clemson	Fraternity Dormitories			
			Renovations	change source of funds		
3/9/2005	9892	Clemson	Lee Hall Accessibility			
			Improvements	increase budget	\$ 150,000	\$ 500,000
3/9/2005	9834	Clemson	Sikes Hall Window Replacement			
				increase budget	\$ 140,000	\$ 340,000
3/9/2005	New	Clemson	TIWET Building Reroof	establish	\$ 350,000	
3/9/2005	New	Clemson	Olin Hall Reroof	establish	\$ 175,000	
3/9/2005	9829	Denmark TC	Building 400 Renovation	decrease budget, cancel project	\$ (600,000)	
3/14/2005	New	Clemson	Williamson Road Repair/Repave	establish	\$ 225,000	

PERMANENT IMPROVEMENT PROJECTS  
 APPROVED BY STAFF  
 Mar 05 (Continued, Page 2)

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
3/14/2005	New	Clemson	Poole Ag. Center Elevator	Establish	\$ 350,000	
3/14/2005	New	Clemson	Newman Hall Renov & New Const.	establish	\$ 100,000	
3/14/2005	New	Clemson	Main. Truck & Storage Lot Repair and Repave	establish	\$ 200,000	
3/14/2005	9863	Tri-County TC	Oconee, Wilson, & Ruby Hicks Halls - Deferred Maintenance	increase budget, revise scope	\$ 150,000	\$ 825,000
3/15/2005	9709	Clemson	Mauldin, Smith & Barnett Hall Life Safety Improvements (Emergency)	increase budget, revise scope, change project name	\$ 775,000	\$ 2,015,000
3/16/2005	New	Coll. Of Charleston	George St. Corridor - Data and Telecommunications Infrastructure Expansion	establish	\$ 250,000	
3/16/2005	New	Coll. Of Charleston	69 Coming Street Renovation	establish	\$ 135,000	
3/16/2005	9603	Coll. Of Charleston	Craig Hall HVAC and Interior Reno.	decrease budget	\$ (94,000)	\$ 2,415,000
3/16/2005	New	Coll. Of Charleston	Kelly House and Warren Place Fire Alarm System Upgrades	establish	\$ 200,000	
3/18/2005	New	USC-Columbia	1600 Hampton St. Eighth Floor Reno	establish	\$ 385,000	
3/18/2005	9712	USC-Columbia	Housing Access Control	change source of funds		
3/18/2005	9825	USC-Columbia	Bates West Renovation	decrease budget, close	\$ (609,977)	\$ 590,023
3/18/2005	9939	USC-Columbia	South Tower Fan Coil Upgrade	change source of funds		
3/18/2005	9997	USC-Columbia	Russell House Improvements	increase budget	\$ 50,000	\$ 1,250,000
3/18/2005	9835	USC-Columbia	Gibbes Green Historic Fac. Renov.	increase budget, revise scope, change project name	\$ 300,000	\$ 6,900,000
3/18/2005	9906	USC-Columbia	LeConte College Renovations A/E	cancel project	\$ (300,000)	
3/18/2005	New	USC-School of Med	Building #1 Cooling Tower Replace.	establish	\$ 475,000	
3/18/2005	New	USC-Schof Med	15 Medical Park Renovation	establish	\$ 492,500	

PERMANENT IMPROVEMENT PROJECTS  
 APPROVED BY STAFF  
 Mar 05 (Continued, Page 3)

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
3/22/2005	9585	The Citadel	Mark Clark Hall HVAC Replacement	increase budget	\$ 20,000	\$ 430,000
3/22/2005	9837	Clemson	Jervey Athletic Center Minor Renov.	decrease budget, close	\$ (30,799)	\$ 214,201
3/22/2005	9833	Clemson	Earle Hall Reroofing	decrease budget, close	\$ (17,618)	\$ 157,382
3/22/2005	9830	Clemson	Bowman Field Drainage/Irrigation Upgrades, A&E	decrease budget, close	\$ (18,036)	\$ 21,964
3/22/2005	9584	SC State	Land Acq. 2997 Russell & 151 Parker Streets	decrease budget	\$ (47,000)	\$ 120,000
3/22/2005	New	Piedmont TC	Nursing/Health Science Bldgs. Lee Hall Accessibility Improvements	establish	\$ 250,000	
3/25/2005	9829	Clemson	Improvements	increase budget	\$ 95,000	\$ 595,000
3/25/2005	New	SC State	132 Oakland St Land Acquisition	establish	\$ 10,000	
3/25/2005	New	SC State	237 Parker St Land Acquisition	establish	\$ 10,000	
3/25/2005	New	SC State	1949 Russell St. Land Acquisition	establish	\$ 10,000	
3/25/2005	New	SC State	1955 Russell St Land Acquisition	establish	\$ 10,000	
3/25/2005	New	SC State	1981 Russell St. Land Acquisition	establish	\$ 10,000	
3/25/2005	New	SC State	1935 Russell St Land Acquisition	establish	\$ 10,000	
3/25/2005	New	SC State	1136 Cooper Ct. Land Acquisition	establish	\$ 10,000	
3/25/2005	New	SC State	Chestnut Street Vacant Lot #1	establish	\$ 10,000	
3/25/2005	New	SC State	Chestnut Street Vacant Lot #2	establish	\$ 10,000	
3/25/2005	9865	Florence-Darl TC	Mozingo Land Acquisition	cancel project	\$ (6,750)	\$ 3,250
3/25/2005	9719	Florence-Darl TC	Bellsouth Land Donation	close		