

Facilities Agenda Items for Consideration

Attached are the Interim Facilities Projects for consideration at the Commission meeting on September 5, 2002. Please note, the Committee is scheduled to meet prior to the Commission meeting on September 5 and has not yet acted on these items. However, staff recommendations are included for your information.

A summary of the interim projects is shown below, with descriptions of the individual projects on the following pages.

Summary of Interim Projects

<u>Institution</u>	<u>Project</u>	<u>Amount</u>
1. Clemson University	Barre Hall Basement Renov.	\$ 1,250,000
	McAdams Hall – Additions/Renov.	4,450,000
	Research Facility Constr./Land	<u>18,000,000</u>
		\$23,700,000
2. Coastal Carolina	Multi-purpose Athletic Facility	\$ 3,000,000
3. College of Charleston	School of Business New Constr.	\$ 1,000,000
	Science Center A&E	<u>5,000,000</u>
		\$ 6,000,000
4. University of S.C.	Campus Food Serv. Facil. Renov.	\$ 3,350,000
	EMP Chiller Replacement-Phase I	<u>1,200,000</u>
		\$ 4,550,000
5. Greenville TC	Accept Gift of Cintas Bldg/Renovate	\$ 540,000
	Astros Theater Bldg. Purchase	2,113,500
	New Student Intake Ctr. Renov.	<u>1,000,000</u>
		\$ 3,653,500
	<u>Leases</u>	
6. Coastal Carolina	Lease Space in Myrtle Beach and	190,000
	Litchfield Beach	<u>190,000</u>
		\$ 380,000

Recommendation

The staff **recommends** approval of the above interim projects, provided the institutions comply with any provisions included as part of the individual recommendations on the following pages. Required copies of grant awards and/or funding guarantees are on file at CHE.

Interim Projects – Descriptions

1. **Clemson University**

Barre Hall Basement Renov.	\$ 1,250,000	- increase budget/revise scope
Source of Funds:	\$ 250,000	- operating revenue
	<u>1,000,000</u>	- institutional capital project funds (ICPF)
	\$ 1,250,000	

Description:

Clemson requests approval to increase the budget and expand the scope of the project. The basement is currently unfinished, most recently utilized by records storage and general storage. These activities are being relocated to leased space and the basement will be upfitted to accommodate research and general access computer labs. The project will include expanding the HVAC system into the basement, creating restrooms, upgrading electrical and communications services, and construction of labs and support spaces.

Recommendation

Staff recommends approval of this project as proposed.

Clemson University

McAdams Hall-Additions/Renov.	\$ 4,450,000	- increase budget/revise scope
Source of Funds:	\$ 1,850,000	- operating revenue
	<u>2,600,000</u>	- ICPF
	\$ 4,450,000	

Description

Clemson requests approval to add funds to support the project through construction. This project involves the expansion of McAdams Hall by approximately 22,000 GSF. The addition will contain laboratories and offices for the Department of Computer Science.

Recommendation

Staff recommends approval of this project as proposed.

Clemson University

Research Building – Construction/ Land Acquisition	\$ 18,000,000	- establish project
Source of Funds:	\$ 18,000,000	- institution bonds

Description

Clemson University requests approval to construct a research complex consisting of approximately 84,000 square feet to be located in the South Carolina Research Authority (SCRA) Research Park, Anderson County, on Parcel 16. Parcel 16 consists of approximately 38 acres of raw land adjacent to the property currently owned by Clemson University. The SCRA Research Park already contains several high tech university facilities adjacent to the proposed new complex, including the Division of Computer and

Information Technology, the Rich Environmental Lab, and Clemson Technology Laboratory.

The Commission originally approved a request for Clemson to lease research space in the SCRA Research Park to be constructed by SCRA for use by the College of Engineering and Science (May 2, 2002), provided the rates and terms of a lease could be successfully negotiated prior to construction. However, it now appears that it would be more cost effective for both entities for Clemson to construct and own the facility outright. Clemson has the bonding capacity for this project, and it is imperative that Clemson proceed quickly in order to respond to the significant increase in research grants and contracts at the institution.

Recommendation

Staff recommends approval of this project provided the Budget and Control Board finds the appraisal and environmental studies acceptable.

2. **Coastal Carolina**

Multi-purpose Athletic Facility \$ 3,000,000 - increase budget

Source of Funds \$ 3,000,000 - institutional bonds

Description

Coastal Carolina requests approval to increase the total project budget by \$3,000,000 to allow the University to accept the low bid for construction of the project.

Recommendation

Staff recommends approval of this project as proposed.

3. **College of Charleston**

School of Business Construction \$ 1,000,000 - increase budget/revise scope

Source of Funds \$ 1,000,000 - institutional bonds

Description

The new School of Business is being constructed on a site contiguous to the Tate Center for Entrepreneurship. The facility will connect to the Tate Center from all floors. The ground floor is currently used for parking because insufficient funds were available in the Tate Center project to develop the space. This request is to increase the budget and revise the scope of the current project to allow for the development of the first floor of the Tate Center as a part of the School of Business.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

Science Center A&E \$ 5,000,000 - increase budget

Source of Funds \$ 5,000,000 - federal funds

Description:

The College requests approval to increase the budget of the Science Center Project to reflect the receipt of federal funds in support of the project.

Recommendation

Staff recommends approval of this project pending confirmation of the federal funds award letter by CHE staff.

4. **USC-Columbia**

Campus Food Service Facilities

Renovation/Expansion \$ 3,350,000 – establish project

Source of funds: \$ 3,350,000 - cafeteria renovation and reserve funds

Discussion

This request is to renovate food service facilities on the Columbia Campus, including Russell House, Capstone, Patterson Hall, Thomas Cooper Library, Fitness-Wellness Center, 1600 Hampton Street, Phase II Housing, Business Administration, Humanities Office Bldg, Bates House, the Law Center, National Advocacy Center, and the Coliseum. Work will include upgrading building systems, and in some cases, reconfiguring and/or expanding the food service areas. This project will be implemented over a four-year period.

Recommendation

Staff recommends approval of this project as proposed.

USC-Columbia

EMP-Chiller Replacement Phase I \$ 1,200,000 – increase budget

Source of funds: \$ 1,200,000 – state appropriated funds

Description

This request is to increase the budget to expand the energy infrastructure to the west campus area. It will include the replacement of Chiller #1 in the East Energy Facility and Chiller # 1 in the West Energy Facility. The project also includes repair and expansion of underground infrastructure of the energy distribution system. This is one of the projects identified in the University’s Energy Master Plan, and is the first phase of a seven-phase plan to replace chillers in the energy facilities on campus.

Recommendation

Staff recommends approval of this project as proposed.

5. **Greenville TC**

Cintas Building Renovation \$ 540,000 - establish project

Source of Funds \$ 540,000 - local funds

This project is two-fold. First the College requests approval to accept as a gift, a 9,000 sq. ft. building in very good condition located 1.4 miles north of the Barton Campus on Pleasantburg Drive. Second, the College proposes to renovate the facility to provide architectural details and engineering assistance, minor renovation of warehouse space within the donated facility to accommodate 10 classrooms, additional restroom facilities, and relocation of the entire automotive and diesel training programs from the Barton Campus.

Recommendation

Staff recommends approval of this project as proposed, provided any required environmental studies and appraisals are found satisfactory by the Budget and Control Board.

Greenville TC

Theater Building Purchase \$ 2,113,500 - establish project

Source of Funds \$ 2,113,500 - local grant (Armstrong LLC)

Description

Greenville TC (GTC) requests approval to purchase the Astros Theater property at 736 S. Pleasantburg Drive. This property is bordered on two sides by GTC property. The Astros property will provide convenient road frontage contiguous with existing GTC parking. This facility will house several of the fast-growing “quick jobs” classes.

Recommendation

Staff recommends approval of this project as proposed, provided any required environmental studies and appraisals are found satisfactory by the Budget and Control Board.

Greenville TC

New Student Intake Center/
McAlister Square Renov. \$ 1,000,000 - increase budget

Source of Funds: \$ 1,000,000 - local funds

Description

Greenville TC requests approval to increase the budget of the new student intake center project at McAlister Square. The increase is necessary to provide for fireproofing on the second floor of the building as recommended by the State Engineer, to provide for HVAC costs above the expected system estimates, and for amenity additions to flooring, interior and exterior storefronts, bookstore lighting and signage.

Recommendation

Staff recommends approval of this project as proposed.

Leases

6. Coastal Carolina

Lease Classroom Space in Litchfield Beach	\$190,000 annually
and in Myrtle Beach	\$190,000 annually

Description

Due to the high demand for class offerings in these locations, Coastal requests approval to lease classroom space for conducting both credit and non-credit courses. Coastal plans to lease approximately 10,000 sq. ft. at a lease rate of about \$19.00 per sq. ft. or \$190,000 for each site. Each proposed lease will be for an initial five-year term. Budget and Control Board staff is currently working with Coastal to secure appropriate rates and terms for both locations.

Recommendation

Staff recommends approval of both leases, provided the Budget and Control Board finds the rates and terms of the leases appropriate.