

**Agenda Item 3  
Finance and Facilities**

Descriptions of Interim Capital Projects for Consideration  
January 19, 2006

**College of Charleston**

Rivers & Buist Residence Hall                      \$ 1,945,000    -establish project

Source of Funds:    \$ 1,945,000    -auxiliary housing funds

Proposed Budget:	\$ 100,000	-professional services
	1,214,000	-interior building renovations
	561,000	-exterior building renovations
	<u>70,000</u>	-contingency
Total Budget:	\$ 1,945,000	

Description

The project will include repairs to remedy mold and asbestos problems, provide HVAC upgrades and exterior repairs to the Rivers & Buist Residence Halls. The residence halls were constructed separately as two buildings but are connected by a lobby and a common roof. An itemized project description is provided below.

- Roof Replacement – \$300,000
- Asbestos Abatement (Ceilings & Pipes) – \$297,000
- Mold Remediation – \$209,000
- Window Replacement – \$145,000
- Fire Sprinkler System – \$110,000
- Exterior Door Replacement – \$6,000
- HVAC Replacement and Ductwork – \$389,800
- Mechanical Room Renovations – \$200,000
- Exterior Sealing and Painting – \$60,000
- Core Interior Door Replacements – \$50,000

E&G Deferred Maintenance Reduction:

*None - Residence halls are auxiliary facilities and must be self-supporting.*

Annual Operating Costs/Savings

*Not Applicable (N/A)– Auxiliary*

Recommendation

Staff recommends approval of this project as proposed.

**College of Charleston**

## Historic Houses Interior &amp;

Exterior Repairs & Upgrades	\$ 895,000	-establish project
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Source of Funds:	\$ 895,000	-auxiliary housing funds
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Proposed Budget:	\$ 25,000	-professional service fees
	253,600	-interior building renovations
	494,000	-exterior building renovations
	65,000	-furniture, fixtures, & equipment
	<u>57,400</u>	-contingency

Total Budget:	\$ 895,000	
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Description

This project is to provide maintenance on four historic houses located on the College's campus. The project will include the following routine repair and maintenance items:

90 & 92 Wentworth Street	Roof Replacement – \$230,000
	Sprinkler System – \$55,800
	Exterior Repairs & Painting – \$40,000

70 & 72 Coming Street	Roof Replacement – \$144,000
	Sprinkler System – \$40,800

298 & 300 Meeting Street	Roof Repair, Exterior Painting, Replacement of Bathrooms, Painting, Lighting, Floor and Furniture Replacement – \$262,000
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Coming & Bull Street Houses	Roof Repairs – \$40,000
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E&G Deferred Maintenance Reduction:

*None - Residence halls are auxiliary facilities and must be self-supporting.*

Annual Operating Costs/Savings

*N/A - Auxiliary*

Recommendation

Staff recommends approval of this project as proposed.

**Winthrop University**

## Boiler Plant Mechanical

Renovation & Construction	\$ 1,000,000	-establish project
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Source of Funds:	\$ 500,000	-Inst. Capital Project Funds (ICPF)
	<u>500,000</u>	-other loan funds
	\$ 1,000,000	

Proposed Budget:	\$ 95,000	-professional service fees
	450,000	-equipment and/or materials
	145,000	-interior building renovations
	300,000	-utility renovations
	<u>10,000</u>	-contingency
Total:	\$ 1,000,000	

Description

The project consists of demolishing (including asbestos abatement) the existing #3 boiler in the Central Energy Facility and replacing it with two smaller energy-efficient boilers – one gas-fire and one electrode. Completion of this project will result in providing summer reheat require for humidity control for the Lois Rhame West Center (under construction) and the Campus Center (in design stage) when the major boilers (#1 and #2) are not needed for steam purposes. Secondly, the project will provide fuel redundancy to enable the University to optimize fuel prices. Finally, the project will supply the summer steam load for the entire campus to help with the indoor air quality issues campus-wide.

E&G Deferred Maintenance Reduction:

N/A

Annual Operating Costs/Savings

*As a result of the increased efficiency and by not using the small boilers in the Life Science Building and the Thomson Cafeteria during the summer, the University estimates its operating savings to be \$75,000 a year.*

Recommendation

Staff recommends approval of this project as proposed.

**Denmark TC**

Living and Learning Center \$ 4,824,292 -establish project

Source of Funds: \$ 1,000,000 -local funds  
3,824,292 -federal funds

Proposed Budget:	\$ 163,568	-professional fee services
	544,630	-equipment & materials
	258,265	-site development
	3,100,750	-new construction
	77,344	-landscaping
	3,271	-builders risk insurance
	51,862	-other capital outlay
	<u>624,602</u>	-contingency
Total:	\$ 4,824,292	

Description

The purpose of the project is to construct a 33,721 sq. ft. building (\$145 cost per square foot) to serve as a main hub for academic enrichment, study groups, counseling, advising and living. The facility will be located between King Hall, the Academic Building 028, and Dawkins Hall. The first floor of the building will be occupied by the Student Services Division with classrooms,

labs, and an auditorium. The second floor will have classrooms, a computer lab, an exercise room, student lounge, and laundry room. The third floor will have residential suites with shared restrooms per suite and two study labs.

The College, which serves Allendale, Bamberg, and Barnwell counties, needs additional facilities to meet continued enrollment growth. The current residential facilities, which are more than 30 years old, will not permit upgrading through renovations under current codes. Therefore, new construction is the only way to address the need for staff and academic space and residential life facilities.

E&G Deferred Maintenance Reduction:

*None – This primarily a residential facility*

Additional Annual Operating Costs/Savings

*The project has an initial annual operating cost of \$195,090 for two maintenance personnel, two staff salaries and fringe benefits, a maintenance supplier, and utilities. Denmark TC is one of two technical colleges for which the State provides maintenance funds. However, only the non-residential portion of the facility would be eligible to receive state funds for maintenance.*

Recommendation

Staff recommends approval of this project as proposed, pending approval by the State Board for Technical and Comprehensive Education (SBTCE).

**Trident TC**

Building 950 Renovation	\$ 5,600,000	-increase budget
Source of Funds:	\$ 1,500,000	-state appropriated funds
	4,100,000	-local funds
Proposed Budget:	\$ 560,000	-professional service fees
	60,000	-equipment & materials
	4,035,000	-interior building renovations
	415,000	-other permanent improvements
	<u>530,000</u>	-contingency
Total:	\$ 5,600,000	

Description

The project is presently in the A&E design phase. The College is requesting to increase the square footage of the area to be renovated from 25,000 sq. ft. to 48,040 sq. ft. (\$166.57 per sq. ft.) and to increase the budget from \$4,100,000 to \$5,600,000 (a \$1,500,000 increase). The additional costs will be funded by State appropriations.

Building 950 is a 71,604 sq. ft. vacant warehouse facility located at 2000 Mabeline Road. Currently, architects are designing the renovation of 25,000 sq. ft. to be used for the College bookstore, facilities management department, purchasing department, and an additional parking lot. The additional 23,040 sq. ft. will include three classrooms, a computer lab, two industrial manufacturing laboratories, a conference room, faculty offices, staff offices, and restrooms.





The building also will have highly efficient design characteristics which will save energy, use water efficiently, and create a healthy indoor environmental for the occupants.

The additional square footage is needed to support the demand for industrial shop training space, increased economic development, change of curriculum needs, increased enrollment in continuing education courses, and increase of new credit courses offered in Chester County. These courses will support local industry in the Chester County area, and the Chester County Economic Development Corporation has been actively recruiting companies.

*E&G Deferred Maintenance Reduction:*

*Not Applicable*

*Additional Annual Operating Costs/Savings*

*None to the State*

*Recommendation*

Staff recommends approval of this project as proposed, pending approval by the SBTCE.

NEWS ARTICLE RELATED TO  
YORK TECH PROJECT FOR WATERFORD TRAINING CENTER

## **Bringing the 'future of production' to Rock Hill**

Julie Graham  
THE ROCK HILL HERALD  
Wednesday, November 30, 2005

Standing beside a three-dimensional printer, Kevin Walker of 3D Systems held a plastic gear in his hand.

The prototype was produced in four hours with a laptop, design software and a \$22,900 machine that uses digital data to “print” exact replicas of car parts, human skulls or nearly anything else imagined.

“We provide big savings in manufacturing,” said Walker, the region's technical sales manager. Ordinarily, “if you make a product and it doesn't come out right, you can spend \$10,000 trying to fix it.”

But with the company's three-dimensional printers, a prototype can be made quickly at a lower cost. Gov. Mark Sanford and other government and area business leaders got to check out one of the printers at a news conference Tuesday at Baxter Hood Center.

President Abe Reichental gave a presentation on the company, which is relocating its headquarters and research and development facilities from California to Rock Hill's Waterford Business Park.

He said the company looked at about 50 different locations throughout the nation before picking Rock Hill. The selection was formally announced earlier this month.

“I don't think it was by accident that we zeroed in on the Carolinas,” Reichental said, naming quality of life, employment conditions, transportation and operating costs as reasons for the move.

The company got \$4 million in tax breaks over 20 years from York County. Also, York Technical College will build and operate a \$2.7 million 3D University to train workers in the company's cutting-edge technology.

3D Systems, now based in Valencia, Calif., has gotten a lot of local attention since city and county officials announced in early November the company was bringing 145 jobs with average salaries of \$80,000 per year to York County.

The company, with \$125 million in sales in 2004, has more than 360 employees and 385 patents. It plans to spend \$13 million to build the Rock Hill facility, which will open by Sept. 30.

3D Systems was founded in 1986. Since then, it has developed a global presence, persuading customers to replace traditional handcrafting and machining methods with fast, three-dimension printing, manufacturing and prototyping.

The technology is often called “rapid manufacturing.”

Reichental said the process is the future of production, reducing design and manufacturing costs for businesses. 3D Systems sells three types of machines to companies so they can create prototypes before mass production.

Prototypes of hearing aids, dental molds, car parts, jewelry and tools were just some of the products on display Tuesday.

The three-dimensional printers can create a model of a human skull and other body parts for preoperative planning. The technology has been used to separate conjoined twins.

Companies that supply Formula 1 racing teams make prototypes of car parts with 3D Systems' machines.

Customers of 3D Systems include aerospace, medical and motorsport companies as well as every major automotive manufacturer.

Shares of the company traded on Nasdaq closed Tuesday at \$18.01, up 18 cents or 1 percent.

*Contact Graham at (803) 329-4071 or [jgraham@heraldonline.com](mailto:jgraham@heraldonline.com).*



*Andy Burriss, The Herald*

Kevin Walker with 3D Systems, left, talks about his company's products with local business leaders at Tuesday's news conference at the Baxter Hood Center. 3D Systems' desktop 3-D printer is at right.

**Agenda Item 4  
Finance and Facilities**

LEASES

**Medical University of South Carolina**

30 Bee Street

\$ 199,168

-lease renewal

The lease renewal is for 8,316 square feet of space located at 30 Bee Street. The building is owned by the Health Sciences Foundation and leased in total to the University Medical Associates (UMA). UMA subleases the building to the University. The space houses Student Health, the Counseling and Psychological Services (CAPS) program, and some College of Dental Medicine department offices. The per-square foot rate for the renewal is \$23.95. The monthly rental rate will be \$16,597.35, resulting in an annual rent amount of \$199,168.20. Utilities and maintenance are not included in the costs.

Recommendation

Staff recommends approval of this project as proposed, provided the Budget and Control Board approves the rates and terms of the Lease.

**Medical University of South Carolina**

Fishburne Street Parking Spaces

\$ 253,159

-lease renewal

The lease renewal is for 794 parking spaces located on Fishburne Street from the City of Charleston. The parking is to accommodate the Medical University of South Carolina and Medical University Hospital Authority employees and students. The per-space, per-month rent rate for the first year of this renewal is \$26.57. The monthly renewal rate will be \$21,096.58, resulting in an annual rent amount of \$253,158.96. The renewal has an automatic five percent annual rate increase. Utilities and maintenance are included in the costs.

Recommendation

Staff recommends approval of this project as proposed, provided the Budget and Control Board approves the rates and terms of the Lease.

**Agenda Item 5**  
**Finance and Facilities**

INFORMATION ITEM

**TC of the Lowcountry**

Sale of Property, 2450 Fripp Street, Beaufort

TC of the Lowcountry is notifying the Commission of its intention to sell a 1.157 acre tract of land with a 13,000 sq. ft. industrial building for the appraised value of \$180,000. The tract is located at 2450 Fripp Street in Beaufort, which is 400 ft. north of the northwest corner of the College's campus.

The property, which was assigned to the College in 1980 by the Budget and Control Board, is no longer needed by the College. The proceeds from the sale will be used to fund deferred maintenance projects at the College.

FOR INFORMATION

List of Permanent Improvement Projects Approved by the Staff – December 2005

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
12/1/2005	9771	Clemson	Rhodes Engineering Ctr HVAC	decrease budget, close	\$ (53,798)	\$ 814,202
12/1/2005	9709	Clemson	Mauldin, Smith & Barnett Life Safety	increase budget, revise scope	\$ 85,000	\$ 2,200,000
12/1/2005	9579	SCSU	Chestnut Street Land Acquisition	increase budget, change name	\$ 5,000	\$ 15,000
12/13/2005	9777	MUSC	Replace HVAC System	decrease budget	\$ (400,000)	\$ 100,000
12/13/2005	9757	MUSC	Campus High Voltage Substation Upgrade Emergency	decrease budget	\$ (500,000)	\$ 8,000,000
12/13/2005	9846	USC-Columbia	School of Public Health Const/Renov	revise scope		
12/13/2005	9921	USC-Columbia	1600 Hampton St Complex Acquisition	decrease budget	\$ (249,000)	\$ 21,769,000
12/13/2005	9834	USC-Columbia	Callcott Social Sciences Ctr Renov	decrease budget, close	\$ (27,783)	\$ 3,040,217
12/20/2005	9864	Clemson	N. Chas. Property Acq. Studies	increase budget	\$ 30,000	\$ 50,000
12/20/2005	9860	Clemson	ICAR Land Acquisition	revise scope		
12/20/2005	9806	Clemson	Tillman Hall HVAC Renovations	decrease budget, close	\$ (500,048)	\$ 999,952
12/20/2005	9752	Clemson	Cooper Library HVAC Impro. Phase II	increase budget, revise scope	\$ 500,048	\$ 5,505,048
12/20/2005	New	MUSC	Coll of Nursing Simulated Clinical Lab	establish (legislative approval)	\$ 1,500,000	
12/20/2005	9773	MUSC	Drug Discovery Building Construction	revise scope (legislative approval)		
12/20/2005	9777	MUSC	Replace HVAC System Coll of Health	close	\$ (100,000)	\$ -
12/20/2005	9529	USC-Aiken	Convocation Center	increase budget by 10% or less	\$ 2,300,000	\$ 25,720,000
12/20/2005	New	Central Carolina TC	Parking Lot Repairs	establish	\$ 200,000	
12/20/2005	New	Northeastern TC	Ingram Hall Replace Exterior Steps	establish	\$ 100,000	
12/20/2005	New	Piedmont TC	Roofs - Deferred Maintenance	establish	\$ 100,000	
12/20/2005	New	York TC	Student Center Roof Replacement	establish	\$ 153,100	

## USC'S NEW LAW SCHOOL

### **Innovative design revealed School hopes plan will generate funding**

By Jeff Wilkinson

THE STATE

Thursday, January 12, 2006

USC has unveiled plans for a new, 220,000-square-foot law school on Gervais Street, and officials hope the impressive design will kick-start lagging fundraising for the \$65 million facility.

The law school has outgrown its current site and is looking for a larger, more modern home.

But USC has had trouble raising money for the school since the project was first announced in 2001, in part because the S.C. General Assembly did not provide money for capital improvements to its colleges and universities two years ago. The school also is currently without a dean — although it has begun accepting applications and nominations — and is facing competition from new, private law schools in Charleston and Charlotte.

A construction start date depends on the fundraising. USC plans a Jan. 19 event with potential donors to launch a renewed fundraising effort.

“We hope sharing this (plan) with our supporters will be the shot in the arm we need to get this project moving,” said Rick Kelly, USC vice president and chief financial officer.

In 2001, the General Assembly made \$10 million available for the project through a capital improvement bond issue. The university responded with \$12 million in private donations.

This year USC, as its “number one priority,” is asking lawmakers for another \$20 million, Kelly said.

The momentum provided by the release of the design, a new dean and a wished-for influx of state money should springboard the university’s efforts to raise the remaining \$23 million, Kelly said.

“We feel very confident that (if a bond bill is passed), we will be funded,” he said.

USC has offered to name the school after a big money donor.

The school would stretch for one block along Gervais and be bounded by Senate, Pickens and Bull streets. The complex would form a “J,” with the heel at the corner of Pickens and Gervais.

The design by Columbia architects The Boudreaux Group preserves three historic structures on the former site of the Columbia Museum of Art — the Taylor Mansion and carriage house and the smaller Horry-Guignard House.

The design preserves most of the large trees as well as a substantial lawn along Bull Street. It also creates a green courtyard in the center of the complex.

Two modern wings would be removed from the Taylor Mansion, home to the art museum until it moved to Main Street in 1998. They are not historically significant, said Robin Waites, Historic Columbia's executive director.

The complex would meet national standards for energy efficiency and environmental concerns, architect Heather Mitchell said. It would be built of light-colored brick similar to that used in the Strom Thurmond Wellness Center — a style that echoes the campus's historic Horseshoe, Mitchell said.

According to plans submitted to the city, the complex features:

- A two-story, 20,000-square-foot “monumental” entryway on Senate Street, fronted by a classical colonnade and circular drive. The wing would house a grand lobby, event space and the dean's suite.
- Classrooms and an auditorium in a three-story, 60,000-square-foot wing along Pickens
- A 160,000-square-foot wing stretching the length of the block along Gervais, housing the law library and other facilities. The wing would be four stories tall, but with high ceilings and a 86-foot roofline, it would approximate a six- to seven-story building, Mitchell said.
- A 50-space parking lot, with another 300 spaces freed in university-owned garages nearby, Mitchell said. Another 75 metered spaces surround the block.

The design has been well-received by the city's Planning Commission and Design, Development and Review Commission.

“It's very impressive and works well with the existing structures,” DDRC member Trudy Seibels said.

USC law student Caroline Coward, who attended the briefing as a class assignment, said she was moved and excited by the design.

The project “is now more than lip service,” she said. “It embodies something real. People will be more willing give money.”

But some neighbors have lingering concerns about how the complex and its traffic would fit into the neighborhood.

USC has asked the city to take no action on its site plan until it meets with the University Hill Neighborhood Association and any problems are addressed.

“We want to be responsive to peoples' concerns,” Kelly said.

Neighborhood association president John Stucker said the design “looks good.”

“But traffic and parking are always concerns,” he said. “Anytime you undertake a very large enterprise — such as moving a law school from the east side of campus to the north side — you have to be very attentive to that.”

USC has no plans as yet for its current Law Center, on Greene Street between Main and Assembly. But it plans to address what it says are major asbestos problems before using it again.

The law school has been without a dean since Burnele Powell, the first black to head the school, resigned after a stint of less than two years. The interim dean is Phil Lacey, a veteran law professor.

The Charleston School of Law offered its first classes this year. The Charlotte School of Law is scheduled to open this fall.

The number of USC law graduates rose to 245 last year from 239 in 2004; there were 219 graduates in 2003.

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## **BY THE NUMBERS**

USC’s proposed law school complex, by the numbers

**723** – Number of students

**245** – Number of students graduating last year

**220,000 square feet** – Size of new school

**\$65 million** – Cost to build

**\$22 million** – Money raised so far

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## **THE CURRENT USC LAW SCHOOL**

USC’s Law Center, built in 1973 on Greene Street between Main and Assembly, is a blend of concrete and glass. It features a four-story library and an outdoor stairwell to a once-popular tunnel under Assembly Street.

USC has not decided on the complex’s future but does not plan to sell the property. Substantial asbestos problems must be addressed first, officials said. But the location, across Assembly Street from the new research campus, is attractive.

A marker in front of the center commemorates a pivotal moment in city history. Commissioners appointed to lay out Columbia are said to have met in 1786 under an oak that grew there.