

**DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION**

June 4, 2015

**CLEMSON UNIVERSITY**

**PROJECT NAME:** East Campus Water Tower Construction  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$3,500,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
Maintenance and Stewardship Funds	\$3,500,000	\$0	\$3,500,000
<b><i>Total</i></b>	<b><i>\$3,500,000</i></b>	<b><i>\$0</i></b>	<b><i>\$3,500,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project for Phase I at 2% of the estimated project cost to construct a new water tower on the east campus of Clemson University. The additional amount will allow the University to conduct geotechnical studies and surveys during the pre-design phase. The new water tower will be a one million gallon elevated storage tank that will replace the existing Kite Hill water tank and provide for additional capacity required for growth the University’s water distribution system. The new water tower will be constructed on the site of the Kite Hill tank on the east campus, which will be demolished when the new tower is completed.

The University’s water distribution system is a state licensed water system serving the entire campus population with drinking water and fire protection. The Kite Hill water tank is more than 56 years old and does not meet the needs of the east campus. Campus population and facility growth on this system will require water storage capacity improvements by 2018 to meet state regulations for storage reserve required for peak hour water usage and fire protection.

This project was not included in the 2016 CPIP because, after the CPIP was completed and submitted, design work on the Douthit Hills Student Community project and feasibility work on the Sistine Hall Replacement indicated an increase in the density and demand for water on the east campus over what was currently in place. Constructing a larger one million gallon water tower will provide current and future needs for the increasing on-campus student population.

**E&G MAINTENANCE NEEDS:**

Central E&G funds for utilities and utility recoveries from chargeback to campus units will fund maintenance, operation and capital renewal of this facility.

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs at this time.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**USC AIKEN**

**PROJECT NAME:** Pedestrian Bridge Construction  
**REQUESTED ACTION:** Increase Budget  
**REQUESTED ACTION AMOUNT:** \$1,500,000  
**INITIAL CHE APPROVAL DATE:** May 6, 2010

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
SCDOT Aiken County	\$500,000	\$0	\$500,000
Transportation Commission	\$200,000	\$0	\$200,000
ICPF	\$300,000	\$0	\$300,000
Institutional Funds	\$300,000	\$1,500,000	\$1,800,000
<b><i>Total</i></b>	<b><i>\$1,300,000</i></b>	<b><i>\$1,500,000</i></b>	<b><i>\$2,800,000</i></b>

**DESCRIPTION:**

The University requests a budget increase of \$1,500,000 to construct an elevated pedestrian bridge to span the Robert Bell Highway. The bridge will be high enough to permit unrestricted traffic flow below it, as well as long enough to permit planned expansion of the highway in years to come. This project will include ADA compliant access ramps, stairs at each end of the bridge, sidewalks and lighting.

At USC Aiken, the Roberto Hernandez Baseball Field and the Convocation Center are located on property west of the main campus. The Robert Bell Highway, which separates these facilities from the main campus, is a 55 mile per hour roadway. Crossing this roadway creates safety issues for students attending athletic events, concerts, and community activities at these facilities.

Currently approved funds of \$1,300,000 have proven to be insufficient for the construction of the bridge based on the results of a 2014 competitive construction bid. Subsequent cost estimation by third party estimators and cost reduction efforts confirm that the bridge cannot be constructed with the available funding. The project is expected to be completed by August 2017.

**E&G MAINTENANCE NEEDS:**

N/A

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is not expected to generate additional operating costs.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**YORK TECHNICAL COLLEGE**

**PROJECT NAME:** Trimnal Lane Land Acquisition  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$20,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I (Enviro. Study)</u></b>	<b><u>Phase II (Purchase Price)</u></b>	<b><u>Total Proposed Budget</u></b>
College Capital Reserve Fund	\$20,000	\$0	\$20,000
<b><i>Total</i></b>	<b><i>\$20,000</i></b>	<b><i>\$0</i></b>	<b><i>\$20,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to perform the initial Environmental Site assessment, Survey, and appraisal to consider purchase of the property. The property, consisting of three parcels, totaling 5.81 acres, has close proximity to Dave Lyle Boulevard which is a major access road into the future Enterprise of the College. The purpose is to acquire property contiguous to the College in support of the future Campus Master Plan for future expansion as needed for parking lots, facility improvements, and the Enterprise Campus. The College has not considered any other alternatives at this time because this is the only property contiguous to the campus that is currently for sale. The College was contacted by the owners in 2014 who offered to sell it at a price of \$215,000.

**E&G MAINTENANCE NEEDS:**

N/A

**ANNUAL OPERATING COSTS/SAVINGS:**

This site is unimproved so there are no current costs to maintain the property since it is a wood area. The site will be used for campus expansion and growth. There would be no additional annual operating costs until the land is improved.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.