

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

May 5, 2016

GREENVILLE TECHNICAL COLLEGE

PROJECT NAME: Greenville – Demolition of Bldg. 602
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$1,330,000
INITIAL CHE APPROVAL DATE:

<u>Source of Funds</u>	<u>Phase I (Pre-Design)</u>	<u>Phase II (Construction)</u>	<u>Total Proposed Budget</u>
Local Funds	\$39,900	\$1,290,100	\$1,330,000
<i>Total</i>	<i>\$39,900</i>	<i>\$1,290,100</i>	<i>\$1,330,000</i>

DESCRIPTION:

The College requests approval to establish a project to demolish Bldg. 602, the former Belk Dept. Store at McAlister Square Mall. The building is 43 years old. Structural deterioration of the roof is leading to water penetration resulting in mold growth inside the building. Bldg. 602 does not meet current building codes related to fire alarm and fire sprinkler systems, pipe insulation, and fire coatings of its steel columns. Asbestos-containing material throughout the building will require abatement prior to demolition.

Renovation and restoration to current building code and sustainability certification is estimated to cost in excess of \$10 million. The College requests 3% of internal estimation of \$1,330,000 for the project to acquire professional services for Phase I, pre-design and conceptual design services. Cost estimate includes asbestos abatement, structural demolition, mall façade restoration, and design to re-rout HVAC chilled water lines will be determined during Phase I. The existing footprint will be developed into green space.

E&G MAINTENANCE NEEDS:

The building is not currently in use.

ANNUAL OPERATING COSTS/SAVINGS:

N/A – the building is being demolished.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

FOR BOARD USE ONLY	
CHE	_____
JBRC	_____
BC Board	_____
JBRC Staff	_____
BC Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

MAR 24 2016

(For Board Use Only)
SUMMARY NUMBER
PDAM NUMBER

BUDGET AND CONTROL BOARD - PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY
 Code H59 Name Greenville Technical College
 Contact Person Bill Tripp Phone (864) 250-8112

2. PROJECT
 Project # _____ Name Greenville - Demolition of Bldg. 602
 Facility # 602 Facility Name Bldg. 602

County Code	<u>23</u>
Need/Revised Budget	<u>\$39,900.00</u>

Project Type	<u>Demolish Existing Facility</u>
Facility Type	<u>Not Applicable - Former Dept. Store</u>

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number _____ of _____ for FY _____.

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

<input checked="" type="checkbox"/> Establish Project	<input checked="" type="checkbox"/> Decrease Budget	<input type="checkbox"/> Close Project
<input type="checkbox"/> Establish Project - CPIP	<input type="checkbox"/> Change Source of Funds	<input type="checkbox"/> Change Project Name
<input type="checkbox"/> Increase Budget	<input type="checkbox"/> Revise Budget	<input type="checkbox"/> Cancel Project

5. PROJECT DESCRIPTION AND JUSTIFICATION
 (Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

Establish Project. Request 3% of internal estimation of 1,330,000.00 for project to acquire professional services for Phase I, pre-design and conceptual design services. Cost estimate for asbestos abatement, structural demolition, mall facade restoration concept, and design to re-route HVAC chilled water lines supplying tenant spaces on Bldg. 602 side of McAlister Sq. will be determined during Phase I.

The building is 43 years old. Renovation and restoration to current building code and sustainability certification (Green Globes or LEEDS) is estimated to cost in excess of eight (8) million dollars. Structural deterioration of the roof (see attached photos) is leading to water penetration resulting in mold growth inside the building. Asbestos-containing material throughout the building will require abatement prior to demolition.

Alternatives considered: total renovation of the building for use by the college, lease, or sale. Cost to renovate is excessive based on time to achieve return on investment. Permission to demolish the building obtained from Office of State Engineer, see attached.

6. OPERATING COSTS IMPLICATIONS
 Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES
 Estimated Start Date: June 2016 Estimated Completion Date: April 2017
 Estimated Expenditures: Thru Current FY: _____ After Current FY: _____

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

- 1. _____ Land Purchase ---->
- 2. _____ Building Purchase ---->
- 3. 39,900.00 Professional Services Fees
- 4. _____ Equipment and/or Materials ---->
- 5. _____ Site Development
- 6. _____ New Construction ---->
- 7. _____ Renovations - Building Interior ---->
- 8. _____ Renovations - Utilities
- 9. _____ Roofing - _____ Roof Age
- 10. _____ Renovations - Building Exterior
- 11. _____ Other Permanent Improvements
- 12. _____ Landscaping
- 13. _____ Builders Risk Insurance
- 14. _____ Other Capital Outlay
- 15. _____ Labor Costs
- 16. _____ Bond Issue Costs
- 17. _____ Other: _____
- 18. _____ Contingency

Land: _____ Acres
 Floor Space: _____ Gross Square Feet

Information Technology _____
 Floor Space: _____ Gross Square Feet
 Floor Space: _____ Gross Square Feet

ENVIRONMENTAL HAZARDS

Identify all types of significant environmental hazards (including asbestos, PCB's, etc.) present in the project and the financial impact they will have on the project.

Type: Asbestos

Cost Breakdown

Design Services \$ _____
 Monitoring \$ _____
 Abatement \$ _____
 Total Costs \$ 0.00

\$39,900.00 TOTAL PROJECT BUDGET

9. PROPOSED SOURCE OF FUNDING

Source	Priority Approval Amount	Interest Expense	Original/Revised Budget	Transfer without Proj. #	Proj. Budget Code	Insurance #/Number	Rev. Meth. Fund	Exp. Meth. Fund
(0) CIB, Group					8115		3043	3043
(1) Dept. CIB, Group					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds								3383
(4) Excess Debt Service								3487
(5) Capital Reserve Fund					8895		3803	3803
(6) Appropriated State					8895	88800100	1001	3800
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify) Local			39,900.00			88800100		3807
TOTAL BUDGET	\$	\$	\$39,900.00					

10. SUBMITTED BY: Bill Tripp Bill Tripp - Eng./Assoc. Eng. III
 Signature of Authorized Official and Title

March 23, 2016
 Date

11. APPROVED BY: _____
 (For Board Use Only) Authorized Signature and Title

 Date

**ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY Code H59 Name Greenville Technical College

2. PROJECT Project # _____ Name Greenville - Demolition of Bldg. 602

3. ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS. (Check whether reporting costs or savings.)

COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 16-17	\$ 6,707.00	\$	\$	\$ 6,707.00
2) 17-18	\$ 6,707.00	\$	\$	\$ 6,707.00
3) 18-19	\$ 6,707.00	\$	\$	\$ 6,707.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

6. Will the additional costs be absorbed into your existing budget? YES NO
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. Utilities	\$6,707.00
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	\$6,707.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 0

9. Submitted By: Bill Tripp Bill Tripp, Eng./Assoc. Eng. III 3/23/2016
Signature of Authorized Official and Title Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT
FOR PHASE I A&E PRE-DESIGN PROJECTS**

1. What is the internal projected cost of the project?

\$1,330,000.00

2. What is/are the source(s) of funds to be used for A&E pre-design?

Local – College's Plant Fund

3. What is your agency/institution's definition of the source(s) of funds used for the A&E pre-design?
(Please be specific for each source and if there is a statutory authority authorizing the use of the funds for capital projects for the source, please cite the code section. If a source includes any type of fee, what is the fee called, what is the fee amount and when was it put in place?)

These are funds (primarily from County appropriations) that are accumulated over time and ultimately used for capital projects.

4. What is the current fund balance of uncommitted funds in the source of funds for A&E pre-design?

\$ 9,675,000

5. What is the source(s) of funds to be used for construction?

Local – College's Plant Fund

6. What is your agency/institution's definition of the source(s) of funds to be used for construction?
(Please be specific for each if different from those in 3 above. If there is statutory authority authorizing the use of the funds for capital project, please cite the code section and if a source includes a fee, what is the fee called, what is the fee amount and when was it put in place?)

These are funds (primarily from County appropriations) that are accumulated over time and ultimately used for capital projects.

7. What is the current fund balance of uncommitted funds in each source to be used for construction?

\$ 9,675,000

8. Will the use of any funds for A&E pre-design or for construction require an increase in any student fee or tuition?

No

9. If the use of any funds for A&E pre-design or construction will require any student fee or tuition increase, please explain and include the amount of the fees annually or by semester, what the fee is called and when it was put in place.

Not applicable

10. What is the total square footage of the building to be renovated or constructed?

Approximately 130,000 sq. ft. – building to be demolished.

11. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation?
- 7,800 sq. ft. façade on the rear of McAlister Sq. Mall.**
12. What program(s) will use the space to be renovated/constructed?
- N/A – building to be demolished.**
13. What is the current age of the building to be renovated?
- 43 years – building to be demolished.**
14. What is the current age of the building system(s) to be renovated or replaced?
- N/A - building to be demolished.**
15. If any new space is being added to the facility, please provide demand/usage data to support the need.
- N/A - building being demolished.**
16. If the A&E pre-design request is above 1.5% of the internal estimated cost of the project, what is the reason the amount exceeds 1.5%?
- The reason in requesting 3% will include all Phase 1 services and conceptual design of architectural renditions, absent of Bldg. 602, to present to Greenville Technical College's President's Cabinet and Greenville Tech Foundation (mall management).**
17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or for the entire building? (Answer for as many as are applicable.)
- None – building to be demolished.**
18. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5?
- No**
19. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.
- None – this is building is unoccupied. Cost to renovate the building exceeds a reasonable time for return on investment. The building was constructed in 1973 and does not currently meet building code requirements of the City of Greenville, State of SC, or energy efficiency standards (LEED, Green Globes, and ASHRAE). A major renovation would have to be performed to bring this structure into compliance before use or lease.**
20. How will your agency/institution address and fund maintenance of this facility construction/renovation?
- N/A – building to be demolished.**

21. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?

N/A – building to be demolished.

22. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities?

N/A – building to be demolished.