

ORANGEBURG-CALHOUN TECHNICAL COLLEGE

PROJECT NAME: OCtech Health Sciences and Nursing Building
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$11,345,120
INITIAL CHE APPROVAL DATE: 1/29/2015

Project Budget	Previous	Change	Revised
Professional Service Fees	\$1,000,000	(\$83,597)	\$916,403
Equipment and/or Materials	\$0	\$1,000,000	\$1,000,000
Site Development	\$0	\$822,000	\$822,000
New Construction	\$0	\$8,378,175	\$8,378,175
Inspections/Testing/ Commissioning/Fees	\$0	\$308,524	\$308,524
Contingency	\$0	\$920,018	\$920,018
Total	\$1,000,000	\$11,345,120	\$12,345,120

Source of Funds	Phase I (Pre-Design)	Phase II (Construction)	Total Proposed Budget
Capital Reserve Fund FY 2015-16 Act 285	\$0	\$5,000,000	\$5,000,000
Appropriated State, Proviso 118.16 (Non-recurring Revenue) Act 286	\$1,000,000	\$0	\$1,000,000
Federal, EDA Grant	\$0	\$1,971,110	\$1,971,110
Orangeburg and Calhoun Counties	\$0	\$532,000	\$532,000
College Funds (Capital Projects Account)	\$0	\$3,517,010	\$3,517,010
Private Donations	\$0	\$325,000	\$325,000
Total	\$1,000,000	\$11,345,120	\$12,345,120

DESCRIPTION:

Orangeburg-Calhoun Technical College has completed the design work on the OCtech Health Sciences and Nursing Building project. This project consists of construction of a new health sciences and nursing building on the campus of the College. The College has a need for additional classroom and laboratory space in the health sciences and nursing areas. The current nursing and health science facility was constructed in the 1980s and lacks adequate space to operate current programs or add new programs. The College has been forced to use space in nearby industrial bays for its Physical Therapy Assistant, EMT, and Patient Care Technician programs. The Advanced Manufacturing programs need this space back. Additional space would also allow the College to consider additional programs, such as occupational therapy, pharmacy tech, electronic health records, and others.

The College has evaluated current facilities and believes new construction is the best route for obtaining desired space. The proposed design includes 3 large tiered classrooms, an 8 station nursing simulation lab, a 29 bed nursing skills lab, an instructional computer

laboratory/assessment center, faculty offices, and student study space. The proposed design is a 32,669 square foot facility.

The projected date for execution of the construction contract is July 2017, and for completion of construction is October 2018.

E&G MAINTENANCE NEEDS:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

There are additional annual operating costs of between \$104,000 and \$110,000 associated with this project. These costs will be absorbed into the College's operating budget through various means, such as reallocation of existing budget funds, reductions in non-recurring budget items, and projected excess revenues over expenses. The College will also request funding from Orangeburg and Calhoun counties to help offset these costs.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

FOR DEPARTMENT USE ONLY	
CHE	_____
JBRC	_____
SFAA	_____
JBRC Staff	_____
ADMIN Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

(For Department Use Only)
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY Code H59 Name Orangeburg Calhoun Technical College
 Contact Person Kim R. Huff Phone 803-535-1204

2. PROJECT Project # 6106 Name OCtech Health Sciences and Nursing Building
 Facility # _____ Facility Name Health Sciences and Nursing Building

County Code	<u>38 - Orangeburg</u>
New/Revised Budget	<u>\$12,345,120.00</u>

Project Type	<u>2 - Construct Additional Facilities</u>
Facility Type	<u>2 - Program/Academic</u>

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number 2 of 2 for FY 2018.

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

Establish Project	<input 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 checked="" type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

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.)

This A-1 is being submitted for approval of Phase II (Construction) of a new health sciences and nursing building to be constructed on the campus of OCtech. The college has a need for additional classroom and laboratory space in the health sciences and nursing areas. The current nursing and health science facility was constructed in the 1980s and lacks adequate space to operate current programs or add new programs. The college has been forced to use space in nearby industrial bays for its Physical Therapy Assistant, EMT, and Patient Care Technician programs. The Advanced Manufacturing programs need this space back. Additional space would also allow the college to consider additional programs, such as occupational therapy, pharmacy tech, electronic health records, and others.

The college has evaluated current facilities and believes new construction is the best route for obtaining this desired space. The college has worked with an architect in Phase 1 to obtain a schematic design and cost estimates. Specifically the proposed design includes 3 large tiered classroom, an 8 station nursing simulation lab, a 29 bed nursing skills lab, an instructional computer laboratory/assessment center, faculty offices, and student study space. The proposed design is a 32,669 square foot facility.

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: March 2015 Estimated Completion Date: October 2018
 Estimated Expenditures: Thru Current FY: \$500,000.00 After Current FY: \$11,845,120.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	6106
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- 1. _____ Land Purchase ---->
 - 2. _____ Building Purchase ---->
 - 3. 916,403.00 Professional Services Fees
 - 4. 1,000,000.00 Equipment and/or Materials ---->
 - 5. 822,000.00 Site Development
 - 6. 8,378,175.00 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. 308,524.00 Other: Inspections/Testing/Commissioning/Fees
 - 18. 920,018.00 Contingency
- \$12,345,120.00 TOTAL PROJECT BUDGET

Land: _____ Acres
 Floor Space: _____ Gross Square Feet
 Information Technology \$350,000.00
 Floor Space: 32,669 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:	_____
<u>Cost Breakdown</u>	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____ 0.00

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund		5,000,000.00	5,000,000.00 0.00		8895		3603	3603
(6) Appropriated State	1,000,000.00		1,000,000.00 0.00		8895	68800100	1001	3600
(7) Federal <small>EDA Grant</small>		1,971,110.00	1,971,110.00 0.00		2823	78800100	5055	5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) Orangeburg & Calhoun Counties College Funds Private Donations		532,000.00 3,517,010.00 325,000.00	532,000.00 3,517,010.00 325,000.00		7221 7221 7601	98800100	3907 3907 3907	3907
TOTAL BUDGET	\$1,000,000.00	\$11,345,120.00	\$12,345,120.00					

10. SUBMITTED BY:

K. R. Hilly VP Business
 Signature of Authorized Official and Title

9/28/16
 Date

11. APPROVED BY:

(For Department Use Only) _____
 Authorized Signature and Title

 Date

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

1. AGENCY Code H59 Name Orangeburg Calhoun Technical College

2. PROJECT Project # 6106 Name OCtech Health Sciences and Nursing Building (Phase II)

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) 2018-19	\$	\$	\$ 104,000.00	\$ 104,000.00
2) 2019-20	\$	\$	\$ 107,000.00	\$ 107,000.00
3) 2020-21	\$	\$	\$ 110,000.00	\$ 110,000.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.). These costs are approximately 1/2 of 1% of the college's annual operating budget and can be absorbed into the operating budget through various means, such as reallocation of existing budget funds, reductions in non-recurring budget items, and projected excess revenues over expenses. The college will also request funding from Orangeburg and Calhoun counties to help offset these costs as well.

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. <u>Utilities</u>	<u>\$45,000.00</u>
2. <u>Additional Custodial</u>	<u>34,000.00</u>
3. <u>Maintenance & Supplies</u>	<u>25,000.00</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$104,000.00</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 1

9. Submitted By: K. L. H. VP Business 9-27-16
Signature of Authorized Official and Title Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT
FOR PHASE II CONSTRUCTION BUDGET**

1. What is the total projected cost of the project and what is it based on? Please attach a summary of the costs prepared during the A&E pre-design phase to support the total cost.

The total estimated cost of the project, based on the attached cost estimates provided by the architect, is \$12,345,120

2. What is/are the source(s) of funds for the construction? If any private or federal funds are included, please attach a letter guaranteeing the availability of the funds.

State appropriations \$1,000,000, state capital reserve funds \$5,000,000; federal funding (EDA grant) \$1,971,110 (award letter attached); Calhoun County \$32,000; Orangeburg County \$500,000; Private Funding (OCtech Foundation) \$325,000; and the balance will come from the college's capital projects account.

3. What is your agency/institution's definition of each fund source to be used for construction? (If any type of fee makes up a portion of the source, what is the fee called, what is the fee amount, and when it was put in place. If there is a statutory authority authorizing the use of the funds for capital projects, please cite the code section.)

State funds for this project are from state capital reserve fund appropriations. Federal funding is from an EDA grant through the US Department of Commerce. Calhoun County provided an appropriation for this project and Orangeburg County's funding came from its Capital Project Sales Tax fund. Private funding came from private donations received by the college's Foundation specifically for this project.

The balance of funds will come from the college's capital projects account. This is mostly excess operating revenues (mostly excess tuition revenues) transferred to the capital projects account to be used for capital improvements and large maintenance projects. The college has no specific student fees assessed for capital projects.

4. What is the current uncommitted balance of funds for each source listed in 3 above?

The only source of funds listed in 3 above that is under college control is the capital projects fund. This fund currently has approximately \$6 million uncommitted. Approximately \$3.5 million of that will be used for this project, leaving approximately \$2.5 million to be used for future projects and/or maintenance.

5. If institution or revenue bonds are included as a source, when were the bonds issued? If not issued yet, when is the bond resolution expected to be brought for State Fiscal Accountability Authority approval?

No bonds will be a part of the funding for this project.

6. If a student fee is used to fund debt service, what is the current amount of the fee annually or by semester? Please specify which.

The college has no student fee for debt service and no debt.

7. Will the use of any funds for construction require an increase in any student fee or tuition? If so, please explain in detail.

No.

8. Will the project be LEED certified for energy savings and conservation and if so, at what level will it be certified? For projects requiring or using LEED certification, please attach the required cost-benefit analysis and a checklist of items to be used to achieve LEED points or a description of the energy measures to achieve LEED.

The project will be pursuing two Green Globes in lieu of LEED Certification as allowed by the State of South Carolina. The attached document (pgs 45-50) includes the cost benefit analysis and the Green Globes preliminary checklist of items which will be pursued in order to attain the two Green Globes.

9. What energy savings/conservation measures will be implemented within the project if the project will not be LEED certified? For projects that do not require/use LEED, please provide a paragraph on energy savings measures to be implemented as part of the project. If there are no energy savings measures included, please state that and explain why.

Not Applicable

10. What is the projected date (month and year) for execution of the construction contract?

July 2017

11. What is the projected date (month and year) for completion of construction?

October 2018

12. What program(s) are to be included in the constructed or renovated space?

The facility will primarily serve the nursing programs (ADN and PN) but some labs, such as the simulation lab, will be used by all health science programs as well. The large tiered lecture rooms will also be available to other programs requiring large capacity lecture rooms.

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

32,669

14. 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?

Not Applicable

15. What is the current age of the building or building systems to be renovated?

Not Applicable

16. If any new space is being added to the facility, please provide demand/usage data to support the need.

Currently, the OTECH Health Sciences and Nursing programs exist in cramped spaces and have had to be expanded into Industrial training bays at the College. Specifically, the Physical Therapist Assistant program occupies two training bays in Building L, the Patient Care Technician program occupies two additional bays in Building L, and the EMT program occupies an additional two training bays there. These bays are now wanted to house programs that produce graduates needed by the state to fill the jobs of Volvo, Daimler, and Boeing and their suppliers. There are no remaining rooms to house programs identified by the health sciences and nursing industries as much needed: Occupational Therapist Assistant, Paramedics, Speech Therapy Assistant, Electronic Health Records Specialist, Pharmacy Technician, and Community Health Workers. The proposed project will not only allow the College to return these much needed bays to industrial use, but it will also provide for future expansion of these new programs. Because Orangeburg and Calhoun counties are both designated as medically underserved areas (MUA) for primary care, mental health, and dental care and as health professional shortage areas (HPSA), we know that well-trained nursing and healthcare technicians are critical to the continued well-being of the citizens of our rural counties. It should be noted that currently OTECH offers both Nursing LPN and ADN FLEX programs, providing utilization on week-ends and evenings of both OTECH labs and partner facilities.

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 the entire building? (Answer for as many as are applicable.)

The facility is expected to have 15 faculty offices, but classrooms and labs could serve all nursing and health science programs (27 full-time faculty). Three large classrooms could serve a minimum of 200+ students daily. In addition, a new simulation lab could serve 300-400 students in multiple programs. Faculty located in this building will advise approximately 1100 students, who are either enrolled in health related programs or preparing for entrance into these programs.

18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase?

Construction estimates are below this 30% threshold when compared to our internal estimates.

19. If the contingency is more than 10%, please explain why.

Contingency is at 10% of construction and site development projected costs.

20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred?

No funds are being transferred from another project.

21. 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?

The project is on the current year CPIP in Year 2. The college is requesting approval to proceed now because funding is now available.

22. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.

The project supports economic development by promoting the growth of an economy that will improve and maintain a quality of living for all citizens of the region. It will promote accessible skills training to enable individuals to acquire competitive employment opportunities and self-supporting wages in the high skill, high wage areas of nursing and healthcare. The College has partners in the healthcare industry who, for the 2015 EDA grant from the US Department of Commerce in support of this project, committed over 452 new jobs over the next five years as evidence of the project's need. These numbers are net new jobs and do not include any of the large numbers of anticipated replacement employees needed to backfill normal attrition and the retirement of the baby boomers. Signed documentation of project partner support is on file in the office of the OTECH Vice President of Academic Affairs. All aspects of the project will support not only economic development but also student retention and placement. The main structures of the project--computer laboratory for continued assessment, the 29 bed skills laboratory for hands on skills assessment, and the eight room high tech simulation laboratory for ongoing interdisciplinary and realistic skills assessment--provide an infrastructure for retention because these structures will be used for both initial and for remedial skills assessment. It should be noted that these programs currently have both placement and first-time licensure that exceeds state average.

23. How will your agency/institution address and fund maintenance of this facility construction/renovation?

The college will be able to incorporate maintenance for this facility into its operational budget without the need of increasing tuition or assessing fees.

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

The college does not have an account specifically for deferred maintenance. The college includes funds annually in its operational budget for routine maintenance. The college has been able to minimize deferred maintenance by use of state deferred maintenance funds in past years as well as having a system of planned maintenance projects. Funding for large maintenance projects comes from the college's capital projects account.

25. 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. The college has an in-house maintenance staff which is funded by local county support and college operating funds.

South Carolina General Assembly
121st Session, 2015-2016

(A285, R276, H5002)

A JOINT RESOLUTION TO APPROPRIATE MONIES FROM THE CAPITAL RESERVE FUND FOR FISCAL YEAR 2015-2016, AND TO ALLOW UNEXPENDED FUNDS APPROPRIATED TO BE CARRIED FORWARD TO SUCCEEDING FISCAL YEARS AND EXPENDED FOR THE SAME PURPOSES.

Be it enacted by the General Assembly of the State of South Carolina:

Capital Reserve Fund appropriations

SECTION 1. In accordance with the provisions of Section 36(B)(2) and (3), Article III, Constitution of South Carolina, 1895, and Section 11-11-320(C) and (D) of the 1976 Code, there is appropriated from the monies available in the Capital Reserve Fund for Fiscal Year 2015-2016 the following amounts:

...

(28) H590 - State Board for Technical and Comprehensive Education Orangeburg-Calhoun Technical College Health Sciences Nursing Building	\$ 5,000,000
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...

Posting of appropriations

SECTION 4. The Comptroller General shall post the appropriations contained in this joint resolution as provided in Section 11-11-320(D) of the 1976 Code. Unexpended funds appropriated pursuant to this joint resolution may be carried forward to succeeding fiscal years and expended for the same purposes.

Time effective

SECTION 5. This joint resolution takes effect thirty days after the completion of the 2015-2016 Fiscal Year in accordance with the provisions of Section 36(B)(3)(a), Article III, Constitution of South Carolina, 1895, and Section 11-11-320(D)(1) of the 1976 Code.

Ratified the 2nd day of June, 2016.

Certain items Vetoed by the Governor -- 6/8/2016.

Certain items overridden by House -- 6/15/2016.

Certain items overridden by Senate -- 6/15/2016.

PLEASE NOTE

Text printed in *italic*, boldface indicates sections vetoed by the Governor on June 8, 2016.

****Indicates those vetoes overridden by the General Assembly on June 15, 2016.

South Carolina General Assembly
120th Session, 2013-2014

PART IB

OPERATION OF STATE GOVERNMENT

SECTION 118 - X91-STATEWIDE REVENUE

118.16. (SR: Non-recurring Revenue) (A) The source of revenue appropriated in subsection (B) is non-recurring revenue generated from the following sources:

- (1) \$68,370,147 from Fiscal Year 2012-13 Contingency Reserve Fund;
- (2) \$165,016,789 from Fiscal Year 2013-14 unobligated general fund revenue as certified by the Board of Economic Advisors; and
- (3) \$2,288,513 from Fiscal Year 2013-14 Capital Reserve Fund lapse.

This revenue is deemed to have occurred and is available for use in Fiscal Year 2014-15 after September 1, 2014, following the Comptroller General's close of the state's books on Fiscal Year 2013-14.

Any restrictions concerning specific utilization of these funds are lifted for the specified fiscal year. The above agency transfers shall occur no later than thirty days after the close of the books on Fiscal Year 2013-14 and shall be available for use in Fiscal Year 2014-15.

(B) The appropriations in this provision are listed in priority order. Item (1) must be funded first and each remaining item must be fully funded before any funds are allocated to the next item. Provided, however, that any individual item may be partially funded in the order in which it appears to the extent that revenues are available.

The State Treasurer shall disburse the following appropriations by September 30, 2014, for the purposes stated:

...

- (6) H59 - State Board for Technical and Comprehensive Education

...

- (j) Orangeburg-Calhoun Technical College-
Health Sciences and Nursing
Building Annex.....\$1,000,000;

...

---XX---

Ratified the 5th day of June 2014.



**UNITED STATES DEPARTMENT OF COMMERCE
Economic Development Administration
Atlanta Regional Office**

Suite 1820
401 West Peachtree St., N.W.
Atlanta, Georgia 30308-3510

SEP 11 2015

In reply refer to:
Investment No. 04-01-07084

Dr. Walt Tobin, President
Orangeburg-Calhoun Technical College
3250 Saint Mathews Road
Orangeburg, South Carolina 29118

Dear Dr. Tobin:

I am pleased to inform you that the Department of Commerce's Economic Development Administration (EDA) has approved your application for a \$1,971,110 EDA investment to construct a new health science building on the Orangeburg-Calhoun Technical College campus.

Enclosed are two signed copies of the Financial Assistance Award. Your agreement to the terms and conditions of the award should be indicated by the signature of your principal official on each of the signed copies of the Financial Assistance Award. One of the executed copies should be returned to H. Philip Paradice, Jr., Regional Director, Atlanta Regional Office, Economic Development Administration, 401 West Peachtree Street, N.W, Suite 1820, Atlanta, Georgia 30308-3510. If not signed and returned within 30 days of receipt, EDA may declare the Award null and void.

Please do not make any commitments in reliance on this award until you have carefully reviewed and accepted the terms and conditions. Any commitments entered into prior to obtaining the approval of EDA in accordance with its regulations and requirements will be at your own risk.

EDA's mission is to lead the federal economic development agenda by promoting innovation and competitiveness, preparing American regions for growth and success in the worldwide economy. EDA implements this mission by making strategic investments in the nation's most economically distressed communities that encourage private sector collaboration and creation of higher-skill, higher wage jobs. EDA investments are results driven, embracing the principles of technological innovation, entrepreneurship and regional development.

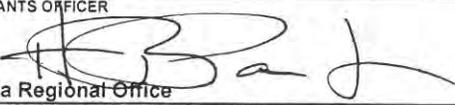
I share your expectations regarding the impact of this investment and look forward to working with you to meet the economic development needs of your community.

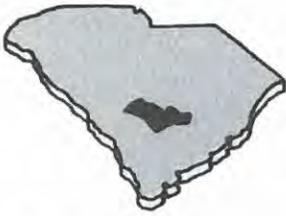
Sincerely,

H. Philip Paradice, Jr.
Regional Director

Enclosures: Form CD-450 Financial Assistance Award (2)
Exhibit A – Special Award Conditions
Attachment No. 1 – Form ED-508 Budget
EDA Standard Terms and Conditions for Construction Projects, dated March 12, 2013



FORM CD-450 (REV. 12-14)		U.S. DEPARTMENT OF COMMERCE		<input checked="" type="checkbox"/> GRANT <input type="checkbox"/> COOPERATIVE AGREEMENT	
FINANCIAL ASSISTANCE AWARD				FEDERAL AWARD ID NUMBER 04-01-07084	
RECIPIENT NAME Orangeburg-Calhoun Technical College a/k/a Orangeburg-Calhoun Area Technical Education Commission				PERIOD OF PERFORMANCE 51 months after date of EDA approval	
STREET ADDRESS 3250 Saint Mathews Road				FEDERAL SHARE OF COST \$ 1,971,110	
CITY, STATE, ZIP CODE Orangeburg, South Carolina 29118				RECIPIENT SHARE OF COST \$ 6,849,101	
				TOTAL ESTIMATED COST \$ 8,820,211	
AUTHORITY Public Works and Economic Development Act of 1965, as amended (42 U.S.C. § 3121 et seq.)					
CFDA NO. AND NAME 11.300 Public Works					
PROJECT TITLE Building Construction					
<p>This Award Document (Form CD-450) signed by the Grants Officer constitutes an obligation of Federal funding. By signing this Form CD-450, the Recipient agrees to comply with the Award provisions checked below and attached. Upon acceptance by the Recipient, the Form CD-450 must be signed by an authorized representative of the Recipient and returned to the Grants Officer. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may unilaterally withdraw this Award offer and de-obligate the funds.</p>					
<input type="checkbox"/> DEPARTMENT OF COMMERCE FINANCIAL ASSISTANCE STANDARD TERMS AND CONDITIONS (DECEMBER 2014) <input type="checkbox"/> R & D AWARD <input type="checkbox"/> FEDERAL-WIDE RESEARCH TERMS AND CONDITIONS, AS ADOPTED BY THE DEPT. OF COMMERCE <input checked="" type="checkbox"/> SPECIAL AWARD CONDITIONS (Exhibit A) <input checked="" type="checkbox"/> LINE ITEM BUDGET (ATTACHMENT 1) <input checked="" type="checkbox"/> 2 CFR PART 200, UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS, AS ADOPTED PURSUANT TO 2 CFR § 1327.101 <input checked="" type="checkbox"/> 48 CFR PART 31, CONTRACT COST PRINCIPLES AND PROCEDURES <input type="checkbox"/> MULTI-YEAR AWARD. PLEASE SEE THE MULTI-YEAR SPECIAL AWARD CONDITION <input checked="" type="checkbox"/> OTHER(S): <u>EDA Standard Terms and Conditions for Construction Projects, dated March 12, 2013</u> <hr/> <hr/> <hr/> <hr/> <hr/>					
SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER 				DATE 9-11-15	
H. Philip Paradise, Jr., Director, Atlanta Regional Office PRINTED NAME, PRINTED TITLE, AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL 				DATE 9.16.16	
Dr. Walt Tobin, President, Orangeburg-Calhoun Technical College a/k/a Orangeburg-Calhoun Area Technical Education Commission					



COUNTY OF ORANGEBURG

P.O. DRAWER 9000, ORANGEBURG, S.C. 29116-9000
TELEPHONE 803/533-1000
WWW.ORANGEBURGCOUNTY.ORG



COUNTY ADMINISTRATOR
HAROLD M. YOUNG

COUNCIL MEMBERS
JOHNNIE WRIGHT, SR., CHM.
JANIE COOPER-SMITH, VICE CHAIR
CLYDE B. LIVINGSTON
HEYWARD H. LIVINGSTON
WILLIE B. OWENS
JOHNNY RAVENELL
HARRY F. WIMBERLY

February 25, 2015

Dr. Walt Tobin
President
Orangeburg-Calhoun Technical College
3250 St. Matthews Road
Orangeburg, South Carolina 29115

RE: **Capital Project Sales Tax Round 3**
Project #132 – \$500,000
Health Sciences Building (Grant Match)

Greetings,

I am writing to provide you with information regarding the release of Capital Projects Sales Tax III (CPST) Project Funds.

A bond authorizing the issuance of project funds was unanimously approved by County Council in November of last year.

As listed on the enclosed referendum, a total of **\$500,000** has been allocated for the **Health Sciences Building (Grant Match)**. This letter is to inform you that funds are now available for use pending a few stipulations.

I am requesting that you please provide to me a letter outlining your plans for the above referenced project. SC Code 4-10-330, which has been attached for your reference, states these funds can only be used toward a capital or infrastructure project such as community facilities, municipal buildings, road, water or sewer improvements. CPST funds cannot be used toward operational, personnel or equipment expenses. Funds must be used specifically for the purpose as stated on the referendum.

If you have already begun or completed work on the above-mentioned project and are seeking reimbursement, please submit to me invoice and check copies of documentation verifying payment of expenses relative to this project. In order to qualify for reimbursement, payments should have been made directly by your agency. A reimbursement will be processed according to the information submitted.

If the above project has not yet been started, this option for reimbursement is also available once expenses begin to occur and are paid directly by your agency. The submission process for reimbursement would be the same as mentioned above.

As a condition of the release of CPST project funds, **all monies must be spent toward the specified use and the project must be completed by November 24, 2017**. Please note this deadline is not flexible. Inability to complete the above project by this date will likely result in losing these funds.

As a recap, I am asking that you submit to me by Friday, March 6, 2015 the following:

1. Letter outlining plan of use for third penny allotment;
2. Invoice and check copies for processing reimbursement; (if applicable)
3. Signed copy of this letter by you acknowledging compliance with use of all funds for completion of project by November 24, 2017.

Upon my receipt of your information, the money will be released for immediate use.

I am more than happy to speak with you in greater detail should you have any questions regarding this process. My contact information is listed on the enclosed business card.

Yours Very Truly,



Stephanie McKune-Grant
Special Projects Administrator
Capital Project Sales Tax

/Enclosure: CPST III Referendum
SC Code 4-10-330

I acknowledge receipt of the new stipulations and will adhere to compliance relative to the third penny release, project completion and fund usage.



Dr. Walt Tobin, President
Orangeburg-Calhoun Technical College

March 3RD, 2015



Orangeburg-Calhoun Technical College
Foundation

September 12, 2016

Mr. Kim Huff
Orangeburg Calhoun Technical College
3250 St. Matthews Road
Orangeburg, SC 29118

Dear Kim:

This letter is to inform you that the Orangeburg Calhoun Technical College Foundation has secured a private pledge of \$1,000,000.00 for the Nursing and Health Science Building project on April 30, 2015. To date, we have received \$325,000.00 which is available to the college upon request. The pledge is scheduled to be paid in full by 2020.

Sincerely,

A handwritten signature in cursive script that reads "Faith S. McCurry".

Faith S. McCurry
Executive Director

INTRODUCTION

LS3P Associates Ltd. was selected to provide schematic design services for a new Health Sciences & Nursing facility for Orangeburg-Calhoun Technical College in Orangeburg, SC. The design process will comply with the State's 2-Phase process with Phase 2 beginning shortly after Phase 1 is approved by the State's budget control process.

Design Team

Architectural (Prime):

LS3P Associates Ltd., Charleston, SC

Civil & Landscape:

ColeJenest & Stone, Charlotte, NC

Structural:

ADC Engineering, Inc., Hanahan, SC

Mechanical, Electrical, Plumbing, Fire Protection:

RMF Engineering, Inc., Mount Pleasant, SC

Cost Consultants:

Brownstone, Columbia, SC

General Project Information

The project is a new building for Health Sciences and Nursing including site development for any parking displaced by the project. The program as developed with Orangeburg-Calhoun Technical College is for a 32,669 GSF building and will include teaching and simulation labs for Nursing, classrooms, offices and support spaces. See Appendix for the entire program.

The site work includes the associated parking for the added building on campus. The sustainability goal for the project is Two Green Globes Certified. LS3P will apply for this certification to Green Globes on behalf of the Owner as part of this proposal.

The scope of work includes a new two-story building and will include interior upfit, site work, mechanical, electrical, plumbing, and fire protection.

The original overall project budget has been increased to \$12,345,120 to cover the increased scope and has been approved by the OC Tech Board as well as the State Tech Board.

Cost Summary

Total Project costs inclusive of the Added Scope Items		w/ Brownstone 8/01/16 Figures	
ESTIMATED NEW BUILDING CONSTRUCTION COSTS (per Brownstone)			
Sitework (lump sum)	(includes markups, taxes,profit/bonds)	SF	\$/SF
Construction		32,669	\$248.57
			\$544,336
			\$8,120,597
			Subtotal
			\$8,664,933
Accepted VE/Scope Clarifications Items			
			(\$199,343)
			Subtotal
			\$8,465,590
ADDED SCOPE ELEMENTS			
CONCEPTUAL STORMWATER IMPROVEMENTS(& Main Student Parking repair)			\$277,664
CEP UPGRADE			\$456,922
CEP	\$576,922	Brownstone Estimate	
OMIT AIR COOLED CHILLER	(\$120,000)	Deduction from bldg. cost with CEP Upgrade option	
			Subtotal
			\$734,586
			SUBTOTAL
			\$9,200,176
10 % Contingency			
			\$920,018
			Subtotal
			\$10,120,194
A&E/ Inspections/Testing			
			\$1,199,927
			TOTAL
			\$11,320,120
A/E Basic Services	approx	6.70% Constr	\$678,053
A/E Add Services w \$8000 Reimburs	approx		\$199,350
Est. Basic Reimb. Expenses	approx	5.8% A/E fee	\$39,000
Inspections	approx	1.00% Constr	\$101,197
Testing	approx	0.80% Constr	\$80,960
Commissioning	approx	1.00% Constr	\$101,367
			<u>\$1,199,927</u>
			* \$1,199,927
* These figures are place holder and will need to be verified as design progresses.			
OTHER OWNER COSTS:			
Equipment and Furniture			
AV/IT Equipment	273,000-Med Sim Budget	under Owner IT/AV/Med Equip	\$350,000
Furniture			\$250,000
Medical Equipment			\$400,000
			Subtotal
			\$1,000,000
Grant Administration Fees			\$25,000
			TOTAL PROJECT COSTS:
			\$12,345,120

Orangeburg-Calhoun Technical College Science and Nursing Building



		MATERIAL COST	LABOR COST	EQUIPMENT COST	SUB CONTRACTS	TOTAL COST
02	SITE WORK	\$ 35,291.81	\$ 17,110.00	\$ 31,688.05	\$ 324,223.15	\$ 408,313.01
03	CONCRETE	\$ 200,920.00	\$ 105,599.00	\$ 31,055.00	\$ 81,254.45	\$ 418,828.45
04	MASONRY	\$ 70,648.35	\$ 98,632.41	\$ 38,556.79	\$ 30,730.91	\$ 238,568.46
05	METALS	\$ 313,200.00	\$ 207,742.08	\$ 40,290.00	\$ 91,221.77	\$ 756,453.85
06	WOODS, PLASTICS & COMPOSITES	\$ 17,995.00	\$ 17,246.00	\$ 2,211.00	-	\$ 37,452.00
07	THERMAL MOISTURE PROTECTION	\$ 30,031.00	\$ 4,426.00	\$ 1,034.00	\$ 201,751.90	\$ 237,242.90
8	DOORS, WINDOWS & GLASS	\$ 190,964.00	\$ 17,466.00	\$ 2,238.00	\$ 305,948.40	\$ 516,616.40
9	FINISHES	\$ 256,149.00	\$ 200,338.40	\$ 29,501.00	\$ 231,393.71	\$ 717,340.71
10	SPECIALTIES	\$ 59,718.00	\$ 12,949.00	\$ 1,607.00	\$ 189,920.00	\$ 264,194.00
11	EQUIPMENT OWNER ALLOWANCE	\$ -	\$ -	\$ -	\$ 57,650.00	\$ 57,650.00
12	FURNISHINGS OWNER ALLOWANCE	\$ 10,863.00	\$ 1,222.00	\$ 156.00	\$ 283,675.00	\$ 295,916.00
14	CONVEYING SYSTEM	\$ -	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00
21	FIRE SUPPRESSION	\$ -	\$ -	\$ -	\$ 163,345.00	\$ 163,345.00
22	MECHANICAL - PLUMBING	\$ -	\$ -	\$ -	\$ 458,359.00	\$ 458,359.00
23	MECHANICAL - HVAC	\$ -	\$ -	\$ -	\$ 882,063.00	\$ 882,063.00
26	ELECTRICAL	\$ -	\$ -	\$ -	\$ 555,373.00	\$ 555,373.00
27	ELECTRICAL - COMMUNICATION	\$ -	\$ -	\$ -	\$ 261,352.00	\$ 261,352.00
28	ELECTRICAL - ELECTRONIC SAFETY & SECURITY	\$ -	\$ -	\$ -	\$ 277,686.50	\$ 277,686.50
		\$ 1,185,780.16	\$ 682,730.89	\$ 176,336.84	\$ 4,435,947.78	\$ 6,586,754.27
COST		\$ 1,185,780.16	\$ 682,730.89	\$ 176,336.84	\$ 4,435,947.78	\$ 6,482,795.67
	MATERIAL TAXES 7.0%	\$ 83,004.61	INCLUDED			\$ 83,004.61
	LABOR BURDEN 30.0%		INCLUDED			INCLUDED
	EQUIPMENT TAXES 7.0%			\$ 12,483.58		\$ 12,483.58
	SUBCONTRACTOR'S MARK-UP 0.0%				INCLUDED	INCLUDED
TOTAL DIRECT COST		\$ 1,268,784.77	\$ 682,730.89	\$ 190,820.42	\$ 4,435,947.78	\$ 6,578,283.86
	GREEN GLOBES MANAGEMENT 1%					\$ 65,782.84
01000	GENERAL CONTITIONS 11.0%					\$ 723,611.23
SUB - TOTAL - B						\$ 7,367,677.93
	OVERHEAD - PROJECT & HOME OFFICE 10.0%					\$ 730,189.51

PREPARED BY
WADCC

SCHEMATIC COST ESTIMATE
WADcc - BROWNSTONE - OC TECH 03
SUMMARY

Orangeburg-Calhoun Technical College
Science and Nursing Building



SUB - TOTAL - C				\$ 8,097,867.44
PROFIT 6.0%				\$ 481,925.07
SUB - TOTAL - D				\$ 8,579,792.51
BONDS 1.0%				\$ 85,140.09
TOTAL COST				\$ 8,664,932.60
	MATERIAL COST	LABOR COST	EQUIPMENT COST	SUB CONTRACTS
TOTAL ESTIMATED CONSTRUCTION COST				\$ 8,664,933.00
10% CONTINGENCY				\$ 866,494.00
TOTAL WITH CONTINGENCY				\$ 9,531,427.00

PREPARED BY
WADCC

SCHEMATIC COST ESTIMATE
WADcc - BROWNSTONE - OC TECH 03
SUMMARY

Cost Benefit Analysis for Two Green Globes Certification

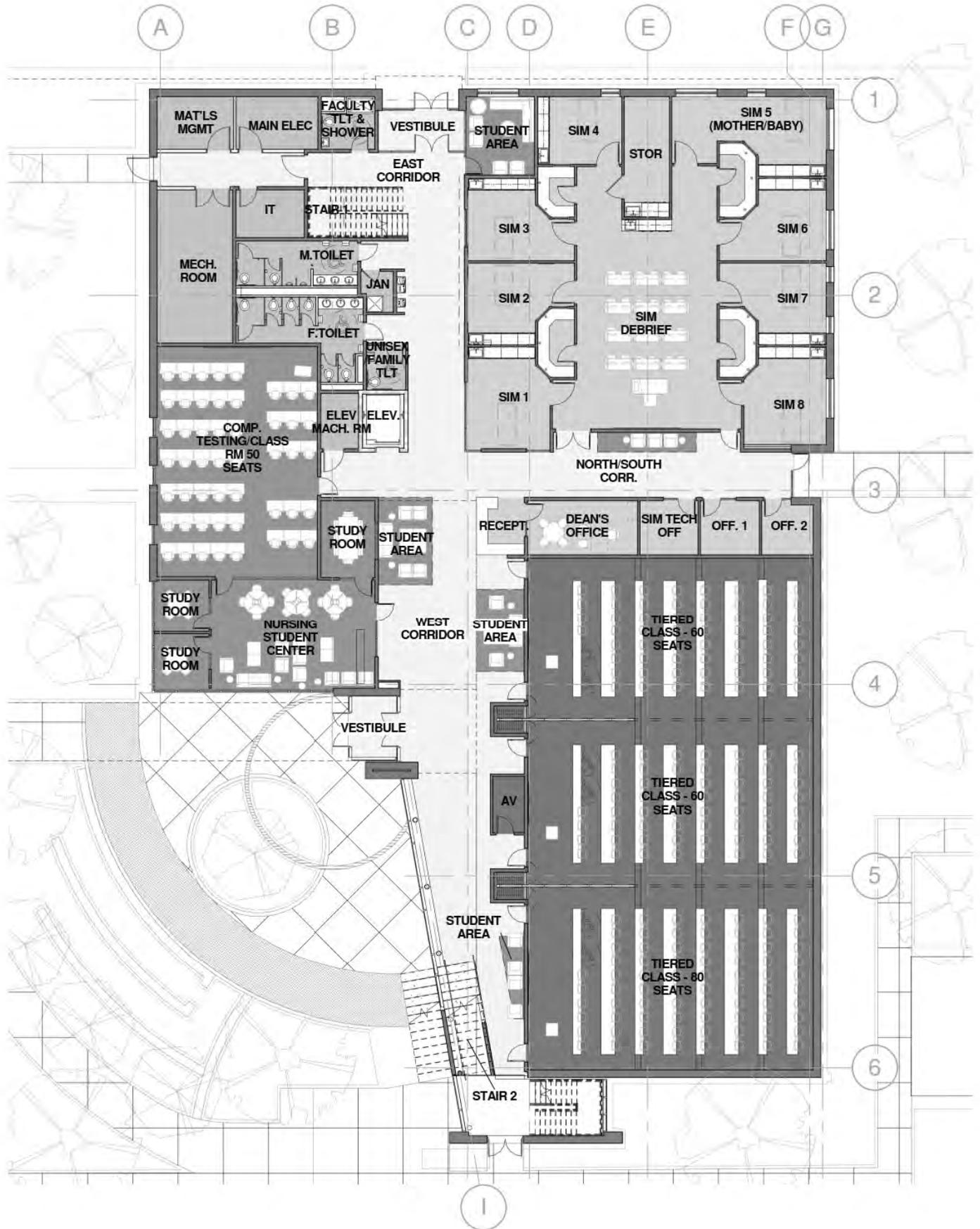
Premium Costs - Mechanical Systems:		
1.2 - IAQ During Construction - IAQ testing prior to occupancy		\$ 10,000
3.3 - Metering, Measurement, and Verification - costs of meters & add'tl electrical distribution		\$ 30,000
3.5 - Lighting - costs for BAS controls & heat recovery		\$ 20,000
3.6 - HVAC Systems and Controls - costs for add'tl controls and wiring		\$ 40,000
3.4 - Water		
3.4.1 - Water Consumption - costs for low-flow fixtures & auto-sensing		\$ 6,000
 3.4.6 - Alternate Sources of Water: (\$150,000 removed in Value Engineering)		
3.7 - Indoor Environment		
3.7.1 - Ventilation - costs for outdoor measuring station		\$ 8,000
3.7.4 - Thermal Comfort - additional air terminal units & thermostats		\$ 10,000
Solar Hot Water System - rooftop system contributes minor savings in water heating		\$ 30,000
Premium Costs - Architectural Items:		
Building Envelope/Energy		
1. Added polyiso continuous insulation for walls		\$13,021
2. Added polyiso continuous insulation for roof		\$22,124
Total Premium Initial Costs:		\$189,145
Option 2 Estimated Utility Cost Savings * (Treated Water, Wastewater, Electric, Natural Gas):		
• 1 st Year		\$16,182
• 2 nd -30 th year @ 4% annual rate escalation		\$891,384.46
* utility cost is an estimate at this preliminary stage		
Total Estimated Utility Cost Savings Over 30 Year Life:		\$907,566.46

APPENDIX A – Program of Required Spaces

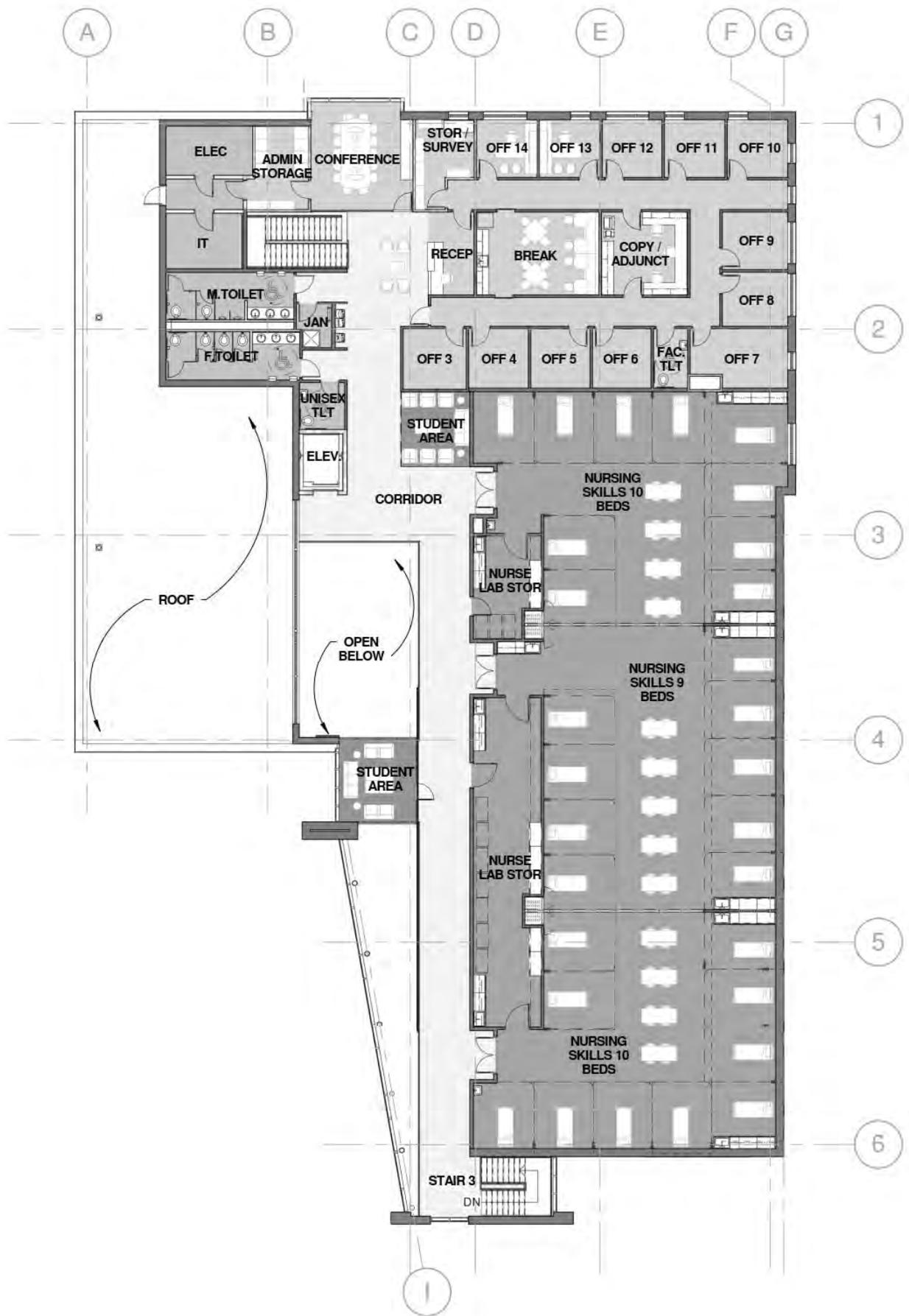
Space	SF	Qty	Sub	Notes
Classrooms				
Large Tiered Classroom	25	187	4675	Provide Simulator access - provide power, no compressed air needed. Dividable into 3 classrooms (60+60)+80
AV Room	60	1	60	Locate to serve 1 room or all opened rooms, windows to space
SUBTOTAL			4,735	
Nursing Skills Labs				
Nursing Skills Labs	250	22	5500	20-30 beds desired. 30 beds are preferred. Divide into 4 areas: (2) 10 bed & (2) 5 bed areas. Locate beds near Sim labs if possible. Will be open to all 30 beds during student practice times.
Storage-Equipment/Supplies	750	1	750	Can be divided up but prefer access into all 4 skills lab areas. Provide Corridor access for flexibility
SUBTOTAL			6,250	
Pat. Sim Lab				
Group within 2 Large Simulation Labs w/ 4 patient rms ea				
Nursing Sim Lab Rooms	230	7	1610	17'x17' 1 bed. Provide vacuum, compressed air, mock oxygen (CA).
Nursing Sim Lab LDR/OB Rooms	330	1	330	25.5"x17' 1 bed, infant area. Provide vacuum, compressed air, mock oxygen (CA).
Control Observation Rooms	60	4	240	Locate for each pair of beds in Sim labs +/-8'x 8" each
Sim Debrief	35	33	1155	Debrief class area w 12 tables and 24 seats, podium, demo bed/camera, proj. screen, cubbies. Locate within Sim Lab or switch to 2-3 debriefing rooms?
Storage-Sim Lab Equip	175	1	175	Provide 1 per group of 4/ can be combined each other. Include large doors.
Pat Sim Tech Office	100	1	100	Desk area + 2 side chairs
SUBTOTAL			3,610	
Nursing & Student Resources				
Computer Resource/ Testing Ctr	25	46	1150	Near Check in Center & Entrance (Labs + Sim & Nursing Labs), 50 computer stations. Will be used by everyone.
Study Room	100	3	300	may be split into smaller rooms.
Student Area	130	7	910	
Media Center/ Resource Room	580	1	580	4 Study rooms & open resource area.
SUBTOTAL			2,940	
Faculty				
Reception	180	1	180	Provide space for 2 admin. Waiting area seating for 10. Open Advising Days – include 4 computer stations for those without laptops. (may split if offices decentralized)
Conf Rm	20	15	300	divider between conf and Lounge to open up for larger meetings?
Multipurpose Faculty Lounge	25	10	250	Seating for 10/ kitchenette
Faculty Offices	100	15	1500	Desk area + 2 side chairs. Look at two design options: (1) Locate near building entrance/student reception; (2) split offices among sim spaces, classrooms and skills labs.
Deans Office	180	1	180	Larger office with additional table and seating
Adunct Office/Copy	200	1	200	Open space with 4-5 work stations/ table
Restroom	55	1	55	In Admin area
Storage/Survey	120	1	120	
Admin Storage	130	1	130	Include area for record storage. OC Tech to confirm space needs.
Student Subwaiting Area	100	1	100	Space for students waiting to meet with faculty. May be able to eliminate this area and give back to student areas or additional office needs.
SUBTOTAL			3,015	
Building Support Areas				
Student Restrooms	250	3	750	Verify needs- assumed 2 with 4-5 fixtures each, Pursue 70/30 split w/ OSE? This figure may reduce as we finalize the SF number
Unisex Restrooms	55	2	110	Unisex/Family/LGBT Use
Janitorial	50	2	100	
Mechanical	300	1	300	
Electrical-Main	140	1	140	

Space	SF	Qty	Sub	Notes
Electrical	100	1	100	Assuming 2 story building
IT	120	1	120	
Mat'ls Mgmt/Receiving/Recycle	150	1	150	LEED Credit Reqmt w add'l 25SF in work areas
Elevator	70	2	140	
Elev Machine Rm	70	1	70	Assuming 2 story building
Shower/Changing Room	80	1	80	Assume 1 unisex. Green Globes Point
SUBTOTAL			2,060	
Subtotal			22,610	
Net to Gross Factor			1.44	Includes Walls/shafts/stairs/elevator/Circulation
TOTAL:			32,669	

APPENDIX B - Project Drawings



First Floor Plan



Second Floor Plan