



# South Carolina Commission on Higher Education

Mr. Tim M. Hofferth, Chair  
Ms. Dianne C. Kuhl, Vice Chair  
Mr. Paul O. Batson, III  
Mr. Devron H. Edwards  
Dr. Bettie Rose Horne  
Mr. Kenneth W. Kirkland  
Ms. Allison Dean Love  
Dr. Louis B. Lynn  
Vice Admiral Charles Munns, USN (ret.)  
Mr. Kim F. Phillips  
Ms. Terrye C. Seckinger  
Dr. Jennifer B. Settlemyer  
Mr. Hood Temple  
Dr. Evans Whitaker

Mr. Gary S. Glenn  
Interim Executive Director

**TO:** Mr. Hood Temple and Members of the Finance & Facilities Committee

**FROM:** Mr. Gary S. Glenn, Interim Executive Director and Director of Fiscal Affairs

**SUBJECT:** Committee Meeting, October 24, 2016

**DATE:** September 29, 2016

A meeting of the Finance & Facilities Committee is scheduled to **be held in the Commission's Main Conference Room at 10:00 a.m. on Monday, October 24.** The agenda and materials for the meeting are enclosed.

If you have any questions about the materials, please contact me at (803) 737-2155. We look forward to meeting with you on October 24.

*Enclosures*

## **AGENDA**

COMMITTEE ON FINANCE & FACILITIES

OCTOBER 24, 2016

10:00 A.M.

MAIN CONFERENCE ROOM

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

1122 LADY STREET, SUITE 300

COLUMBIA, SC 29201

- 1. Introductions**
- 2. Approval of Minutes of September 1, 2016**
- 3. Financial Evaluation Matrixes**
- 4. Interim Capital Projects**
  - A. University of South Carolina
    1. Football Operations Facility Construction – Change Source of Funds, Establish Construction Budget
  - B. Medical University of South Carolina
    1. MUSC/SCEO PEER Program Energy Performance Contract 2016 – Establish Project
  - C. College of Charleston
    1. McAlister Residence Hall Renovation – Establish Project
  - D. Orangeburg-Calhoun Technical College
    1. OCtech Health Sciences and Nursing Building – Establish Construction Budget
- 5. Lease Approval**
  - A. Medical University of South Carolina
    - 1.99 WestEdge Parking Garage – New Lease Approval
- 6. Discussion of Tuition and Required Fee Information**
- 7. Other Business (*For Information, No Action Required*)**
  - A. List of Capital Projects and Leases Processed by Staff for September

MINUTES  
COMMITTEE ON FINANCE AND FACILITIES  
SEPTEMBER 1, 2016  
10:00 A.M.  
MAIN CONFERENCE ROOM  
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
1122 LADY STREET, SUITE 300  
COLUMBIA, SC 29201

Committee Members Present

Commissioner Hood Temple, Chair  
Commissioner Dianne Kuhl  
Commissioner Louis Lynn  
Commissioner Paul Batson  
Commissioner Ken Kirkland

Mr. Rick Kelly  
Ms. Jennifer LoPresti  
Mr. Mike Proctor  
Ms. Carol Routh (via phone)  
Ms. Debbie Walker  
Mr. Greg Weigle (via phone)

Guests Present

Chairman Tim Hofferth  
Ms. Beth Bell  
Mr. Craig Hess  
Mr. Michael Hughes

Staff Present

Mr. Gary Glenn  
Ms. Carrie Eberly  
Ms. Yolanda Myers

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

**I. Call to Order**

Commissioner Temple called the meeting to order at 10:00 a.m. Ms. Myers introduced guests in attendance.

**II. Approval of Minutes of Meeting on August 4, 2016**

A motion was made (Batson), seconded (Lynn) and carried to approve the minutes of the August 4, 2016 meeting.

**III. Interim Capital Projects**

The following projects were presented and discussed:

**A. Medical University of South Carolina**

1. Psych Institute Chiller #1 Replacement – Establish Construction Budget

Mr. Glenn stated that this is the Psych Institute Chiller Replacement project that is establishing the construction budget by adding \$1,576,750 to the project. This project is to replace the chiller in the Psychiatrist Institute building. The existing chiller is beyond its useful life, is undersized, and needs replacement. The current chiller is 150 tons, and will be replaced by a 350-ton chiller. The pumps and cooling towers will be upgraded, as well as the water piping, ductwork, exhaust fans, and vents.

The control systems, electrical, and some demolition that is required to install the chiller is included in this project. The schedule for execution is March 2017, with completion in December 2017. This project was not on the University's CPIP because the University thought when they went in to design this project that it would not exceed \$1M. Various factors caused the increase over \$1M such as moving to a 350-ton chiller instead of a smaller tonnage chiller.

Mr. Glenn stated that there is maintenance information available to the staff reviewing maintenance projects such as the Psych Institute Chiller Replacement project. Mr. Glenn stated that each institution, and each building at that institution, is assessed. Mr. Glenn presented the maintenance information on the display screen as an example. Each component of each building is assessed from a score of 1 which indicates that the building system is fine to a score of 5 which indicates the building needs replacement. The current life cycle stage of each building system can be determined, and this information is institutionally reported.

Commissioner Kuhl stated that the age of the air system is ten years, and asked if the life limitation of the old chiller is less than 10 years due to having too small of a system. Mr. Glenn stated that he thought so. Mr. Glenn continued to explain the maintenance needs scoring and described how those individual scores factor in to an aggregate score for each building and result in a maintenance needs cost estimate over a twenty-year period.

Commissioner Lynn asked if new buildings start out with a score of one for all building components. Mr. Glenn responded that all new construction buildings start off with a score of one for each component.

With no further questions, it was moved (Lynn), seconded (Kirkland), and voted to approve the Psych Institute Chiller #1 Replacement project as proposed.

## **B. Florence-Darlington Technical College**

1. Cosmetology Building and Land Acquisition – Final Building and Land Acquisition

Mr. Glenn stated that Florence-Darlington Technical College is bringing a project that actually has multiple components. This is a cosmetology building and land acquisition project. The College has done an assessment of the building and the land. The assessment has come back as positive and they proceeded to bring the project for approval. This request adds \$1,852,500 to the project that was originally approved in January 2016. This is for the acquisition of the cosmetology building that is about 11,600 square feet and sits on about 3 acres of improved land. The procurement also includes an additional 47.74 acres of land that spans the Florence and Darlington counties. This land sits right on the border between these two counties. The College wants to acquire the building that it currently leases and has been leasing since 2004. The College has been paying around \$102,000 annually for this lease. This project includes vacant land of around 41.38 acres that is adjacent to two other pieces of land that is currently owned by the College. The acquisition would place the entire 62-acre tract under the College's ownership. An additional 6.36 acres of land would be acquired near the College's main entrance. Each tract has been assessed in terms of their value. The total assessed value of the building and all the land is \$1,932,000, and the College is purchasing for \$1,872,500. The lease of the building will be terminated with the purchase of the building.

Commissioner Batson stated that project is interesting and positive in a few ways. There is about a 5.5% rate of return when you consider that the lease is no longer going to be paid anymore. An interesting piece of this project is that 44 acres is in Darlington county. This program is in Darlington county because the legislature passed a bill that required there be no two cosmetology

programs in the same county. There was already a cosmetology program in Florence county through a for-profit. So when the College needed to build the cosmetology program they had to do this in Darlington county just on the other side of the line from Florence county. This law has since been changed. Commissioner Batson stated that the College has the money for this project through their institutional funds, and will free up their foundation to do other things for the College.

Commissioner Temple stated that he is familiar with this project and his first reservation was that he thought the value was too high. But after looking into it, Commissioner Temple thinks the appraisal is very good and seems to be accurate. This appraiser is probably one of the more conservative appraisers in Florence.

Commissioner Lynn asked about the academic portion of this project. Mr. Glenn stated that since this is a certificate program, we don't have information on enrollment or enrollment trends. Commissioner Temple stated that the Schuler school is their competition. Commissioner Temple further stated that the building could be used for not only the cosmetology program but for other programs as the demand and enrollment changes for each of the College's programs.

Commissioner Kuhl stated that she talked to Commissioner Seckinger and there were concerns about the 47 acres of unimproved property and wanted to ensure that the College had taken steps to ensure there were no environmental concerns with the property prior to the purchase. Mr. Glenn stated that this was part of the environmental study that the College has already completed. There were no environmental issues with any of the properties.

With no further questions, it was moved (Batson), seconded (Kuhl), and voted to approve the Cosmetology Building and Land Acquisition project as proposed.

### **C. Midlands Technical College**

1. Midlands Industrial Technology Building Expansion and Welding Lab Upgrade – Establish Project

Mr. Glenn states that this project is to renovate and expand the Industrial Technology Building and Welding Lab at Midlands Technical College at the airport campus. This request is to establish the project so the College can begin design work. The estimated total project cost is \$4.5M. The College is requesting \$90K to do Phase I. This Phase I amount is 2% of the estimated total project cost which is greater than the standard 1.5%. The Phase I is higher than the standard 1.5% due to the cost to adequately do the LEED cost analysis.

Mr. Glenn stated that the current building is 48 years old and is approximately 11,550 square feet. The facility will house more than 55 welding stations. The welding program is currently expanding. The space will also accommodate other training that is dealing with grinding, metal working, pipe fitting, and other large scale industrial projects. This project will include two classrooms and support spaces for these students. The exterior covered section will be built for the purpose of those other majors. This project will support the QuickJobs program, and will bridge the gap between capacity and the job growth demands of the midlands area. Alternatives were looked at, but this building was determined to be the best solution for the need and the ability for this building to accommodate all training under the same roof.

Mr. Glenn stated that the building condition code is 90 for this project, so this is not a maintenance project. This is a refurbishment, renewal and expansion project. This project isn't to address something that was broken, but to address an academic need and growth.

Commissioner Lynn inquired about the funding source of this project. Mr. Glenn stated that the funding is a combination between state funding for this specific project and an additional \$1M in local county funds that come from the College's service area. There are no specific funds from the State Department of Employment and Workforce.

Commissioner Kuhl asked whether all the welding stations would be refreshed. Mr. Hess from Midlands Technical College stated that all the welding stations will be refurbished. Commissioner Kuhl asked what the typical cost was to outfit one of the welding stations. The College responded that a manufactured new station runs around \$8K with the welding equipment and the booth itself, but the cost would be different if the station is built on site. Commissioner Kuhl asked if the \$4.5M budget included new stations, and the College responded that the budget did include the new stations.

With no further questions, it was moved (Batson), seconded (Lynn), and voted to approve the Midlands Industrial Technology Building Expansion and Welding Lab Upgrade project as proposed.

Commissioner Temple discussed how each project is thoroughly reviewed by the Committee on Finance & Facilities members, and stated that the Committee would no longer accept additional information at the time of the Finance & Facilities meeting. If additional information is offered at the meeting, there will be two options. One is that this information would not be considered at all. The other is that the project would be postponed so the Committee has additional time to review the information.

Commissioner Kuhl stated that the Committee needs to have information presented in a timely fashion.

Chairman Hofferth stated that there would financial dashboards coming as a baseline to understanding each institution's financials to a greater degree.

Commissioner Kuhl stated that Dr. Fred Carter from Francis Marion presented a dashboard that included ten tools to the Commissioners at their retreat. These tools look at the financial and programmatic health of the institutions. This Committee is heavily focused on looking at the financial health of the institutions. Some of these tools include a ten-year revenue trend, ten-year ratio of debt to debt capacity, ten-year enrollment trend, tuition trend, ten-year expenditure trend, ten-year institutional and public reserve balances, ten-year institutional and foundation scholarship data, ten-year ratio of faculty and staff to students, ten-year trend of institutional subsidies to athletics, and the variance between the approved budget in July to the actual budget at the end of the year. Commissioner Kuhl stated that some of this information is already available, but some will have to be provided by the institutions.

The Commissioners discussed the various aspects of the dashboards. Commissioner Temple stated that the dashboards will show trends over many years. Commissioner Kuhl stated that these dashboards will allow the Committee to evaluate capital projects while looking at the bigger picture instead of just looking at the individual project.

Mr. Glenn stated that the Commission is currently looking at the dashboards to see what is currently available through CHEMIS, and what isn't currently available. Mr. Glenn stated that a focus will be on the outliers in this data, and a focus will be made on national data as well.

Commissioner Temple stated that any institution that has additional insight on other data that the Commission should look at and evaluate can send that information to Mr. Glenn.

Commissioner Kuhl moved, and was seconded (Lynn), and voted that the Committee approve and support a dashboard concept as data indicators will be defined and would come back for a formal vote.

#### **IV. Other Business (For Information, No Action Required)**

##### **A. Beginning Budget Report for FY 2016-17**

Mr. Glenn stated that the budget for FY 2016-17 incorporates the additional \$300K the agency received in recurring operating funds for three positions. That has increased our personnel budget line. Mr. Glenn also noted that the legislature eliminated all of the state funding for the scholarship programs and shifted that burden over to the lottery funds. Mr. Glenn stated that he wasn't sure that the lottery funds will be able to sustain that shift, especially as the scholarship programs continue to grow and since the ten-point grading is being implemented in K-12.

##### **B. Tuition & Required Fees for AY 2016-17 (Based on Fall 2016)**

Mr. Glenn stated that he pulled this item after finding a few outliers that were not consistent. Mr. Glenn stated that some institutions were reporting tuition and fees based off of 12 hours and some were reporting based off of 15 hours. Mr. Glenn stated that there were inconsistencies in the data. Mr. Glenn stated that this information would be pulled from the agenda so this inconsistent information is not floating out there.

##### **C. List of Capital Projects & Leases Processed by Staff for August**

Mr. Glenn noted that there was nothing out of the ordinary on the staff approvals for August.

With no further business, Commissioner Temple adjourned the meeting at 11:11 a.m.

Respectfully submitted,

Morgan O'Donnell  
Recorder

*\*Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

October 6, 2016

**UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Football Operations Facility Construction  
**REQUESTED ACTION:** Change Source of Funds, Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$49,000,000  
**INITIAL CHE APPROVAL DATE:** 1/7/2016

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$1,000,000	\$2,801,480	\$3,801,480
Equipment and/or Materials	\$0	\$6,971,662	\$6,971,662
Site Development	\$0	\$2,501,616	\$2,501,616
New Construction	\$0	\$35,588,584	\$35,588,584
Builders Risk Insurance	\$0	\$20,000	\$20,000
Testing/Inspections/Impact Fees/Moving Costs	\$0	\$229,200	\$229,200
Contingency	\$0	\$887,458	\$887,458
<b>Total</b>	<b>\$1,000,000</b>	<b>\$49,000,000</b>	<b>\$50,000,000</b>

<b>Source of Funds</b>	<b>Phase I (Pre-Design)</b>	<b>Phase II (Construction)</b>	<b>Total Proposed Budget</b>
Revenue Bonds	\$0	\$44,000,000	\$44,000,000
Athletic Operating Funds	\$1,000,000	(\$1,000,000)	\$0
Private Gift Funds	\$0	\$6,000,000	\$6,000,000
<b>Total</b>	<b>\$1,000,000</b>	<b>\$49,000,000</b>	<b>\$50,000,000</b>

**DESCRIPTION:**

The University of South Carolina has completed the design work on the Football Operations Facility Construction project. The University requests to establish the construction budget for the new Football Operations Facility to be located at the west end of Gamecock Park adjacent to the Indoor Football Practice Facility. The proposed building will be approximately 105,000 gross square feet and will consolidate all training, coaching, operational, and administrative activities associated with the football program. The building will contain public spaces, player lounges, locker rooms, team meeting rooms, a weight room, a nutrition area, training rooms equipped for physical therapy, an equipment storage area and administrative/coach offices. Site-work, utilities, parking, and associated landscaping and hardscaping will also be included as part of the project.

Consolidation will enhance operational efficiency and eliminate the need for student athletes to cross Bluff Road going from locker rooms at Williams-Brice Stadium to the practice fields. This facility will be an important component of the football recruiting process.

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

**E&G MAINTENANCE NEEDS:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

There are additional annual operating costs of between \$569,177 and \$624,177 associated with this project. These costs will be absorbed into the operating budget with the additional revenues from the SEC Network and additional multimedia revenues from a new ten-year contract which will begin July 1, 2017.

**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)
<b>SUMMARY NUMBER</b>
<b>FORM NUMBER</b>

**PERMANENT IMPROVEMENT PROJECT REQUEST**

1. AGENCY Code H27 Name University of South Carolina - Columbia  
 Contact Person Derek S. Gruner Phone (803) 777-1184

2. PROJECT Project # 6114 Name Football Operations Facility Construction  
 Facility # 242 Facility Name Football Operations Facility

County Code	40 - Richland
New/Revised Budget	\$50,000,000.00

Project Type	2 - Construct Additional Facilities
Facility Type	6 - Athletic/Recreational

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR  
 CPIP priority number 3 of 8 for FY 2016.

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.)

ACTION: Increase budget to establish construction budget (Phase II)

DESCRIPTION: Establish project to construct a new Football Operations Facility to be located at the west end of Gamecock Park adjacent to the existing Indoor Football Practice Facility. The proposed building will be approximately 105,000 gsf and will consolidate all training, coaching, operational and administrative activities associated with the football program. The building will contain public spaces, a players lounge, locker rooms, team meeting rooms, a weight room, a nutrition area, training rooms equipped for physical therapy, an equipment storage area and administrative/coaches offices. Sitework, utilities, parking and associated landscaping and hardscaping will also be included as part of the project.

JUSTIFICATION: Consolidation will enhance operational efficiency and eliminate the need for student athletes to cross Bluff Road going from locker rooms at Williams-Brice Stadium to the practice fields. This facility will be an important component of the football recruiting process.

BUDGET: The total projected project budget is \$50,000,000.

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: January 2016 Estimated Completion Date: December 2019  
 Estimated Expenditures: Thru Current FY: \$4,000,000.00 After Current FY: \$46,000,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	6114
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- 1. \_\_\_\_\_ Land Purchase ---->
  - 2. \_\_\_\_\_ Building Purchase ---->
  - 3. 3,801,480.00 Professional Services Fees
  - 4. 6,971,662.00 Equipment and/or Materials ---->
  - 5. 2,501,616.00 Site Development
  - 6. 35,588,584.00 New Construction ---->
  - 7. \_\_\_\_\_ Renovations - Building Interior ---->
  - 8. \_\_\_\_\_ Renovations - Utilities
  - 9. \_\_\_\_\_ Roofing - Roof Age
  - 10. \_\_\_\_\_ Renovations - Building Exterior
  - 11. \_\_\_\_\_ Other Permanent Improvements
  - 12. \_\_\_\_\_ Landscaping
  - 13. 20,000.00 Builders Risk Insurance
  - 14. \_\_\_\_\_ Other Capital Outlay
  - 15. \_\_\_\_\_ Labor Costs
  - 16. \_\_\_\_\_ Bond Issue Costs
  - 17. 229,200.00 Other: Testing/Inspections/Impact Fees/Moving Costs
  - 18. 887,458.00 Contingency
- \$50,000,000.00 TOTAL PROJECT BUDGET

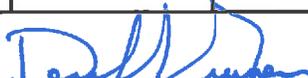
Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Information Technology \$2,162,892.00  
 Floor Space: 105,000 Gross Square Feet  
 Floor Space: \_\_\_\_\_ Gross Square Feet

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	<u>\$ 0.00</u>

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		44,000,000.00	44,000,000.00 0.00		8212	38800100	4000	3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic Operating Funds	1,000,000.00	(1,000,000.00)	0.00 0.00		7841	88800100	4588	3807
(9) Other (Specify) Private Gift Funds		6,000,000.00	6,000,000.00 0.00 0.00		7606	98800100	3035	3907
<b>TOTAL BUDGET</b>	<b>\$1,000,000.00</b>	<b>\$49,000,000.00</b>	<b>\$50,000,000.00</b>					

10. SUBMITTED BY:

  
 \_\_\_\_\_  
 Signature of Authorized Official and Title

Derek S. Gruner, University Architect

September 17, 2016

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 H27 Name USC Columbia

2. PROJECT  
Project # 6114 Name Football Operations Facility Construction- Revised 9/12/16

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

COSTS                       SAVINGS                       NO CHANGE

NOTE: During Phase I planning, operating costs will be analyzed and reported with Phase II submittal.

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2016-2017	\$	\$	\$ 624,177	\$ 624,177.00
2) 2017-2018	\$	\$	\$ 569,177	\$ 569,177.00
3) 2018-2019	\$	\$	\$ 569,177	\$ 569,177.00

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

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

The additional cost will be absorbed into our operating budget with the additional revenues from the SEC Network and additional multimedia revenues from a new ten year contract which will begin July 1, 2017.

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>Personnel</u>	<u>159,057</u>
2. <u>Supplies/Contracts</u>	<u>50,750</u>
3. <u>Waste Management</u>	<u>7,920</u>
4. <u>Utilities</u>	<u>311,850</u>
5. <u>Administrative</u>	<u>39,600</u>
6. <u>One time equipment expense</u>	<u>55,000</u>
7. _____	_____
8. _____	_____
TOTAL	<u>624,177</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved.                      4.5

9. Submitted By:  Director, Planning and Programming                      September 17, 2016  
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 projected cost of the project is \$50 million based on a detailed cost estimate prepared during the pre-design phase. A cost summary and a detailed construction estimate is included with the Phase II submittal.

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.

The sources of funds are \$44,000,000 of Athletic Facilities Revenue Bonds and \$6,000,000 of Private Funds.

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.)

Athletic Facilities Revenue Bonds are issued by the University of South Carolina pursuant to Part II, Section 9 of Act No. 518 passed by the General Assembly of the State of South Carolina in 1980, as amended by Act No 545 of 1986, No. 302 of 1996, No. 6 of 1997, No. 182 of 2005, and No. 17 of 2007. The purpose of these bonds is to raise money to provide permanent financing for the costs of the construction, enlargement of, and improvements to Williams-Brice Stadium and other athletic facilities. There is a \$200,000,000 cap on bonds outstanding.

Private Funds are donations/gifts to Athletics Department.

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

The uncommitted balance that is currently available for Athletic Facilities Revenue Bonds is \$50,370,000.

When existing project commitments and projected increases to the fund are taken into account for the anticipated construction period, the total Private Funds currently has an uncommitted balance of \$6,000,000 available for use in funding this project.

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 SFAA approval?

The bond resolution is expected to be brought for SFAA approval at the November 1, 2016 meeting.

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 Athletics Department receives \$34.50 per semester as part of a student's Bond Debt Service Fee. This generates \$ 1.7 M annually for use in payment of the existing athletic debt service,

which is \$10,195,000 annually. The debt service for these bonds will be paid from funds generated from private pledges and guaranteed revenue from revenue producing contracts.

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

There is no net increase in any student fee or tuition required for this construction.

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 certified for energy savings using the Green Globes system. The project will be certified at the level of two Green Globes. The cost-benefit analysis and the description of energy measures are included with the Phase II submittal.

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.

This question is not applicable since the project will be certified.

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

Execution of the construction contract is projected for May of 2017.

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

Completion of construction is projected for December of 2018.

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

The Athletics Football Program will be included in the constructed space.

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

The total square footage of the building to be constructed is 105,000 gross square feet.

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?

The question is not applicable since the project is entirely new construction.

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

The question is not applicable since the project is entirely new construction.

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

The question is not applicable since the project is entirely new construction.

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.)

140 Students  
60 Staff

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

The question is not applicable since the construction cost did not increase from the Phase I internal estimate.

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

The question is not applicable since the contingency is less than 10%.

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

The question is not applicable since 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 was included in year 2 of the 2015 CPIP and year 1 of the 2016 CPIP.

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

This project will provide economic activity through the construction project. Construction creates and/or retains jobs in three ways: 1) it creates direct jobs that are involved in the construction project; 2) it creates indirect jobs through the manufacturing of building materials and systems and the provision of key services in areas like design professions, legal, and accounting services; and 3) it creates induced jobs in other service areas whereby income from the first two categories is spent on goods and services in other areas of the economy. It is estimated that this project will generate 1,000 jobs.

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

Athletic facilities are maintained with athletic operating funds designated for maintenance and deposited into the Athletics Maintenance Reserve Fund. Athletic operating funds are auxiliary funds of the University and are self-supporting.

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 Athletics department maintains an Athletics Maintenance Reserve Fund. At this time, there is no uncommitted balance in the Athletic Maintenance Reserve Fund account after factoring in all planned projects. The Athletic Maintenance Reserve Fund is replenished annually.

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?

The funding of athletic facilities maintenance projects is described in the answers to questions 24 and 25.



## 1.0 Project Description

The Football Operations Building will provide a headquarters and home for the players, coaches and staff. It will embody the character and philosophy of the Football Program of The University of South Carolina. Everyone who enters the facility will understand that the Football team will reach their goals by developing recruits into disciplined and mature men through a carefully planned program of relentless effort and discipline.

Through meetings with the Design Review Committee the exterior design creates a coherent campus with the Indoor Practice Facility, and other Gamecock part support buildings.

The building is located along the Football Practice fields at the Western edge of Gamecock Park. The Western Façade has large glazed openings to maximize the connections between the Practice Fields and Program elements such as the Weight Room, Training Room, Coaches Offices and Mud room. Meanwhile the Eastern facade has a respectful and classical relationship with Garnet Way and other elements of Gamecock Park

The exterior materials will be based on the brown brick, light precast and grey roofs of nearby buildings in Gamecock Park. Large glazing elements, similar in size to the adjacent Indoor Facility will allow light and views to the spaces that require them.

The ceremonial entry of the project occurs at the public atrium which is located on axis with the elevator tower or Williams Brice.

The atrium will be a welcoming and impressive space for recruits and visitors. The space will have engaging interactive exhibits focused on the tradition of Carolina Football, the SEC and great moments at Williams-Brice. The south wall of the atrium will be stacked blocks of full glass trophy cases displaying awards and trophies from bowl victories. A large high resolution video screen will be hung on the north wall. A 'Block C' is suspended from the ceiling as the focal point of the space. The atrium, and in particular, the Block C will have feature lighting.

The plaza in front of the atrium is the forecourt for the experience within the atrium. Exhibits in the plaza will be curated to complement the historical and 'fan-focused' content within the space. The flooring in the forecourt will match the flooring in the atrium to create a seamless exterior to interior experience. Likewise, several of the wall surfaces within the atrium will be the brown brick from the building facades. Along with the abundant natural light the materials will connect the interior space with the forecourt plaza. The glazing system is comprised of large lites of high performance, Low-e glazing to enhance the interior/exterior visual connection.

The Atrium has views to the first floor of the weight room, which will allow all visitors to get a glimpse of where the work happens. The Weight room is a large space that is focused on the work that takes place within. The Weight room is a high priority, feature space intended to convey the philosophy of relentless effort. The first level will be athletic specialty flooring to allow for maximum flexibility for equipment and activities

The design of the weight room is intended to be clean, simple and uncluttered. The space features custom long-span scissor trusses which allow the main rack area to be column free. Cardio equipment is located on the second floor mezzanine with direct access from the coaching offices.



The Team Entry is located at the North eastern corner of the project. An adjacent paved parking lot is dedicated to the Coaches, Players and staff. The design of rooms in this area will convey a forward thinking, energetic and optimized football program. The finishes will be refined. Lighting and other building surfaces will be concealed and/or concealed.

When players arrive at the Team Entry, one of the first places they will see before entering the Locker Room is the Nutrition area, making it convenient for them to follow their customized eating guidelines so they can optimize their performance and growth.

The Nutrition area has shake preparation area, cold and bulk storage, staff offices, a bod pod and conference room. There are also communal seating areas with built in furniture, intended to be a place for players to congregate. The communal spaces in this area will be active and energetic as players prepare for meetings or practice. The Nutrition area must be exciting, durable and easily cleanable. Acoustical treatment is a requirement to ensure that noise from the blenders is contained. The design and messaging will be focused on the meaningful development of players.

The Fitting Room is located directly adjacent to the Locker Room Entry. The Fitting Room is an opportunity to showcase leading edge Under Armor products to the team and recruits. The Fitting room will combine the character of an R+D Lab with athletic retail experience. It will have architectural lighting and durable finishes.

The fitting room is adjacent to the Equipment Room which is a fundamentally efficient space. It has direct relationships with the locker cubbies, large work areas and substantial amounts of storage. This room will be purely functional with exposed ceilings and polished concrete floors. There will be direct access to the loading dock with all heavy traffic areas receiving extremely durable finishes. The Equipment area will also have high capacity Laundry facilities, including a dedicated stain removal room.

Adjacent to the Fitting Room and Nutrition Area is the Locker Room entry. The Locker room will have 124 wood lockers with direct exhaust. Since this is not a Day-of-Game facility, the Locker Room will be spacious and functional, but will not have a dedicated central area for motivational talks by the coaching staff.

A Mud Room leads to the outdoor practice fields. The Mud Room contains 4 shoe drying devices and benches so that muddy and wet shoes/gloves can be taken off and dried in this space.

The Player Lounge is located directly adjacent to the locker room and is intended as a space for Players to relax. The lounge has views to the Practice fields with lots of daylight. Gaming tables, arcade games and a movie theater are all amenities in this space. The design will be inviting, warm and bright.

The Wet Areas will also be bright and durable, 2" x 2" ceramic tile will be on the floors, with large format (12" x 24") porcelain tile on the wall surfaces to create an easy -to-maintain and premium feel. A dedicated area for players to cut each other's hair will be located in this area. The wet areas are adjacent to, and will have direct access to the training areas.



The Training Rooms are focused on the wellness, treatment and rehabilitation of student athletes. This area is comprised of several rooms and must be designed in such a way that the trainers and staff have clear sightlines from their offices and work areas to all areas where student athletes may be receiving treatment. Areas where visual monitoring are particularly important include Hydrotherapy, Recovery and Rehab. Convenient and immediate storage is crucial to the functionality of this space. All of these areas must feel private for the Student Athletes.

Most of the training areas will be carpeted, a few rooms will have specialty floor finishes such as rubber sports flooring or tile as appropriate. Other finishes will be clean and durable. Lighting must be designed to support focused work.

The equipment that services the Hydrotherapy areas are located in a vault located under the pools.

The team and positional meeting rooms are located on the second floor, an architectural stair located near the team entry will be the primary access to these meeting rooms. An all team room designed to seat all members of the team and coaching staff will be the largest most formal meeting room with architectural ceilings and acoustical absorptive materials on most surfaces. There will also be a second large meeting room sized to accommodate all defensive players and coaches. There are also meeting rooms for each position. All of these meeting rooms have raised seating to allow for clear sightlines and eye contact between coaches and players. Each room also has a full array of Audio visual equipment as described in the AV narrative.

The Coaches offices and meeting rooms are directly adjacent to the meeting rooms. These spaces are intended to be well-designed, clean and functional. Most spaces will have Carpet, GWB and ACT.

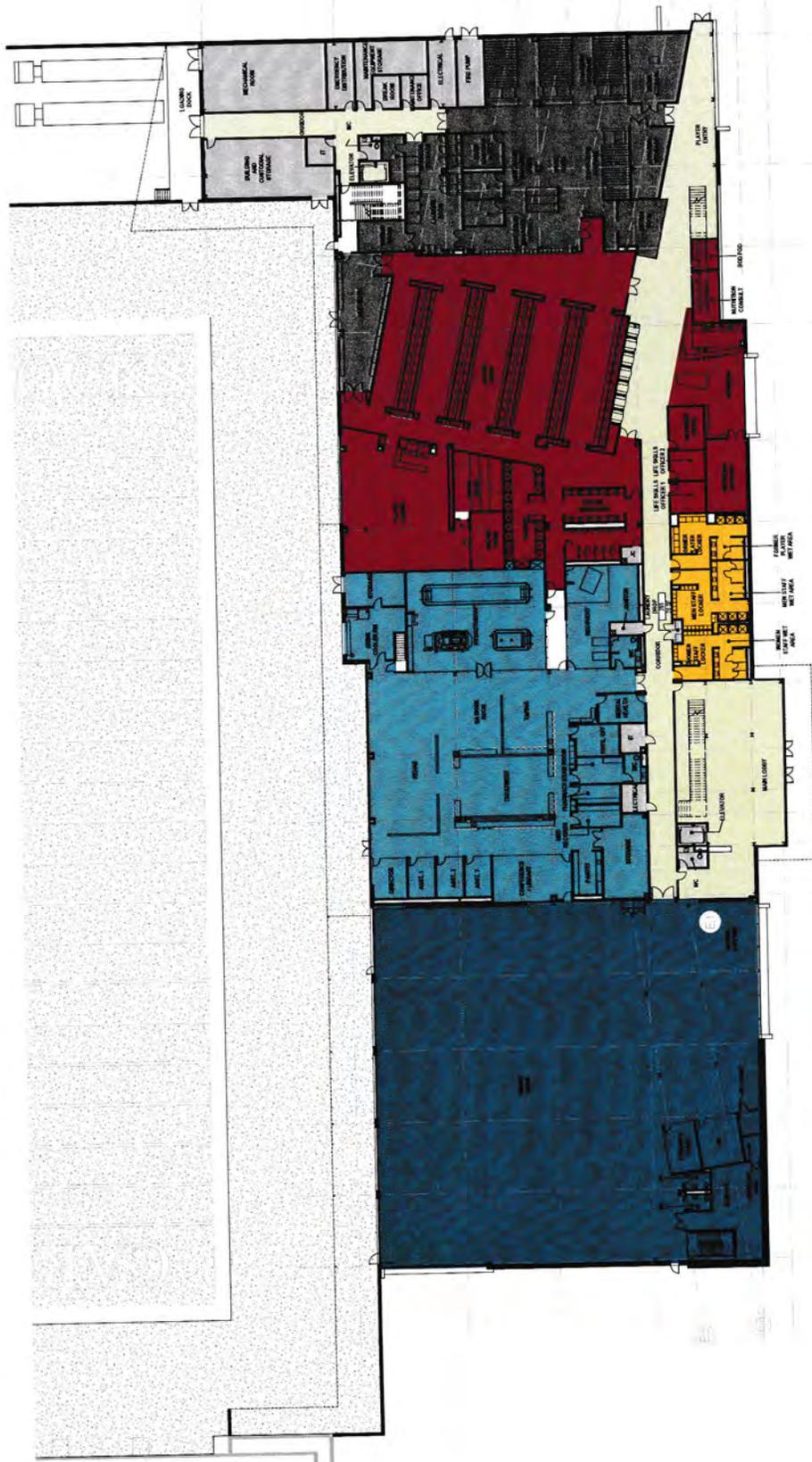
Each Coordinator and positional coach has an office facing the practice fields. The Head Coach's Office and office for the Director of Football Operations has a view of Williams Brice Stadium.

The Offensive Staff and Defensive Staff each have a conference room. There is also an All-staff Conference Room. Each of these rooms will be designed long intensive work sessions. Abundant whiteboard surfaces with screens are required in all these spaces.

The Coaches Lockers are on the second floor with convenient access to a stair that leads directly to the practice fields.

The offices of the recruiting staff are located adjacent to the receptionist area at the second floor. A comfortable room for the families of recruits is located nearby for families to relax while the coaching staff is meeting with recruits.

A team dining room is located at the top of the NE architectural stairs. The dining room will be simple, clean and be a place for the entire team and staff to eat for those occasions when it is inconvenient to return to The Dodie for meals. This space will be acoustically controlled. The Dining area is adjacent to a partially covered roof deck with views to Williams-Brice.



- CIRCULATION
- LOCKER ROOM / NUTRITION / LOUNGE
- STAFF LOCKERS
- SUPPORT
- TRAINING ROOM
- WEIGHTS + CARDIO
- EQUIPMENT



NORTH



University of South Carolina  
**FOOTBALL OPERATIONS FACILITY**  
 09/12/2016

## FIRST FLOOR PLAN

**QUACKENBUSH ARCHITECTS + PLANNERS**  
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NORTH

- CIRCULATION
- DINING
- MEETING ROOMS
- OFFICES / RECRUITING
- STAFF LOCKERS
- SUPPORT
- VIDEO
- WEIGHTS + CARDIO

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**SECOND FLOOR PLAN**

University of South Carolina  
**FOOTBALL OPERATIONS FACILITY**  
09/12/2016





## 2.1 Exterior Renderings



VIEW LOOKING WEST SHOWING ADJACENT INDOOR PRACTICE FACILITY



**VIEW LOOKING SOUTHWEST TOWARDS MAIN ENTRY**



VIEW LOOKING NORTH FROM EXISTING PRACTICE FIELDS

USC Football Operations Center: 105,000 GSF Facility  
 Master Project Budget Worksheet

July 20, 2016

COMPONENT	Phase I	Phase II	Construction	
	Estimated	Estimated	Estimated	
<b>CONSTRUCTION (HARD) COSTS</b>				
<b>A. Site Development and Building Costs</b>				
1			\$2,501,616.00	
2			\$35,588,584.00	
5			\$38,090,200.00	
7			\$38,090,200.00	\$362.76

<b>INDIRECT (SOFT) COSTS</b>				
<b>B Equipment, Furnishings, Telecommunications</b>				
1	FF&E Package (Furnishings, Furniture & Equipment)		\$1,000,000.00	
a	New Furniture		\$1,408,655.00	
b	Equipment (weight, training, nutrition)		\$55,615.00	
c	Trash Cans, Trash Compactor			
2	Branding and Signage Package		\$2,000,000.00	
a	Graphics, wayfinding, signage			
3	Technology - Telecommunications		\$468,192.00	
a	Voice / Data		\$1,619,700.00	
b	AV Technology		\$25,000.00	
c	DAS System		\$30,000.00	
d	Phones		\$20,000.00	
e	WAP			
4	Security Equipment & System		\$120,000.00	
a	Security System and Cameras USCPD		\$94,500.00	
b	Card Entry Systems (POE locks)		\$20,000.00	
c	Keying / Permanent Cores		\$20,000.00	
d	Mass Notification		\$90,000.00	
e	Call Boxes			
7	Total (B) - With Contingency, Today's Dollars		\$6,971,662.00	

<b>C Site Assessment /Existing Conditions</b>				
1	Hazardous Assessment/Abatement		\$0.00	
2	Total (C) - No Contingency, Today's Dollars		\$0.00	

<b>D Consultant and Professional Fees</b>				
1	Architecture/Engineering Basic Service	\$399,000.00	\$2,261,000.00	\$2,660,000.00
a	Additional Services	\$189,000.00	\$600,000.00	\$789,000.00
2	A/E Reimbursables	\$50,000.00	\$95,000.00	\$145,000.00
3	Other Fees			
d	CMR Procurement Services	\$45,140.00		\$45,140.00
e	Existing Conditions/Site Survey	\$11,400.00		\$11,400.00
f	Geotechnical Investigation	\$40,940.00		\$40,940.00
m	Commissioning		\$110,000.00	\$110,000.00
4	Total	\$735,480.00	\$3,066,000.00	\$3,801,480.00

<b>E. USC Administration &amp; Misc Fees/ Costs</b>				
1	Builder's Risk Insurance			\$20,000.00
2	Zoning/Permit/Gov't/Impact Fees			\$59,200.00
3	Technical Testing & Inspections			\$120,000.00
4	Facility Relocation and Moving Costs			\$50,000.00
5	Owner's Construction Contingency			\$887,458.00
6	Total (E) - With Contingency, Today's Dollars			\$1,136,658.00

TOTAL ESTIMATED PROJECT COST	Ph I Fees	Ph II Fees	Construction	
<b>F. Project Grand Total</b>				
A	Construction Cost Total	\$0.00	\$0.00	\$38,090,200.00
B	Equipment, Furnishings, Telecommunications Total	\$0.00	\$0.00	\$6,971,662.00
C	Site Assessment /Existing Conditions Total	\$0.00	\$0.00	\$0.00
D	Consultant and Professional Fees Total	\$735,480.00	\$3,066,000.00	\$3,801,480.00
E	USC Administration & Misc Fees/ Costs Total	\$0.00	\$0.00	\$1,136,658.00
<b>TOTAL PROJECT BUDGET</b>		<b>\$735,480.00</b>	<b>\$3,066,000.00</b>	<b>\$50,000,000.00</b>

APPROVED PROJECT FUNDING

\$50,000,000.00

**University of South Carolina  
Football Operations Facility  
State Project #: H27-T046-MJ**

**COST-BENEFIT ANALYSIS**

Green Globes - 2 Green Globes

*In accordance with the Energy Independence and Sustainable Construction Act of 2007, the new building University of South Carolina - Football Operations Facility project will meet the two Green Globe requirements. Below is a preliminary Cost-Benefit Analysis as produced at the conclusion of the Green Globe Design Kick-Off. All costs are estimated and based on campus averages. Baseline energy costs and savings are provided below.*

Estimated Costs Associated With Two Green Globes with Improved Energy Performance and Water Savings	
Green Globes Registration and Certification Fees	\$14,000.00
Commissioning (EAp1 Fundamental & EAc3 Enhanced)	\$100,000.00
Energy Model; other A/E Green Globes Design Phase Fees	\$60,400.00
Misc increase of construction costs for items such as HVAC controls, M&V meters, energy star appliances, certified wood and rapidly renewable materials and general contractor overhead	\$325,000.00
<b>TOTAL</b>	<b>\$ 499,400.00</b>

ESTIMATED ANNUAL OPERATING COSTS OF TYPICAL SIMILAR BUILDING				
	Square Footage	Cost / SF	Annual Cost	30-Year Cost
Energy (lighting, HVAC, appliances, plug-loads, etc.)	105,000	\$ 1.50	\$ 157,500.00	\$ 4,725,000.00
Water	105,000	\$ 0.50	\$ 52,500.00	\$ 1,575,000.00
Maintenance	105,000	\$ 1.50	\$ 157,500.00	\$ 4,725,000.00
<b>TOTAL</b>		<b>\$ 3.50</b>	<b>\$ 367,500.00</b>	<b>\$ 11,025,000.00</b>

ESTIMATED ANNUAL OPERATING COSTS OF GREEN GLOBES - USC Football Operations Facility				
	Square Footage	Cost / SF	Annual Cost	30-Year Cost
Energy (lighting, HVAC, appliances, plug-loads, etc.) (goal - 26% reduction)	105,000	\$ 1.11	\$ 116,550.00	\$ 3,496,500.00
Water (goal - 30% reduction)	105,000	\$ 0.35	\$ 36,750.00	\$ 1,102,500.00
Maintenance (goal - 10% reduction)	105,000	\$ 1.35	\$ 141,750.00	\$ 4,252,500.00
<b>TOTAL</b>		<b>\$ 2.81</b>	<b>\$ 295,050.00</b>	<b>\$ 8,851,500.00</b>

<b>SAVINGS OFVER 30-YEAR LIFE-CYCLE</b>	<b>\$ 72,450.00</b>	<b>\$ 2,173,500.00</b>
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9/12/2016

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** MUSC/SCEO PEER Program Energy Performance Contract 2016  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$675,000  
**INITIAL CHE APPROVAL DATE:** N/A

<u>Source of Funds</u>	<u>Phase I (Pre-Design)</u>	<u>Phase II (Construction)</u>	<u>Total Proposed Budget</u>
Engineering and Facilities Operating Funds (Institutional Funds)	\$675,000	To Be Determined	\$675,000
<b>Total</b>	<b>\$675,000</b>	<b>To Be Determined</b>	<b>\$675,000</b>

**DESCRIPTION:**

The Medical University of South Carolina requests to begin Phase I for the MUSC/SCEO PEER Program Energy Performance Contract 2016. The University is participating in the South Carolina Energy Office’s PEER program, and is requesting to enter into a contract with AMERESCO of Charlotte, NC to perform an investment grade audit to identify potential energy savings measures in all the University’s buildings. AMERESCO was selected from a group of three applicants using the RFQ/RFP process in accordance with the SC Consolidated Procurement Code. The investment grade audit will identify potential energy conservation measures and the guaranteed yearly utility cost savings associated with each of those measures. Phase II project approval will then be requested to implement the measures identified in the investment grade audit that have a reasonable payback period from the guaranteed yearly utility cost savings.

Phase II of this project will be funded through the State Treasurer’s Office Master Lease Program, which will provide leasing arrangements for the financing of the energy conservation measures. The University will make lease payments from the savings achieved through lower utility costs.

**E&G MAINTENANCE NEEDS:**

The average building code rating is 66.8 for all non-auxiliary buildings.

**ANNUAL OPERATING COSTS/SAVINGS:**

There are additional annual operating savings as a result of this project. These savings will be quantified during Phase I and will be presented during the Phase II project approval request.

**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 H51 Name Medical University of South Carolina  
 Contact Person Philip S. Mauney Phone 843-792-2490

2. PROJECT Project # \_\_\_\_\_ Name MUSC/SCEO PEER Program Energy Performance Contract 2016  
 Facility # Various Facility Name Medical University of South Carolina Various Buildings

County Code	10 - Charleston
New/Revised Budget	\$675,000.00

Project Type	4 - Replace Existing Facilities/Systems
Facility Type	2 - Program/Academic

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.)

Establish Project	<input checked="" type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - GPIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input 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.)

MUSC is participating in the South Carolina Energy Office's PEER program. Consequently, MUSC is requesting phase I project approval to enter into a contract with AMERESCO Inc. of Charlotte NC to perform an investment grade audit to identify potential energy savings measures in all MUSC buildings. AMERESCO was selected from a group of three applicants using the RFQ/RFP process in accordance with the SC Consolidated Procurement Code. The investment grade audit will identify potential energy conservation measures and the guaranteed yearly utility cost savings associated with each of those measures. Phase 2 project approval will then be requested to implement the measures identified in the investment grade audit that have a reasonable payback period from the guaranteed yearly utility cost savings.

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: November 2016 Estimated Completion Date: June 2017  
 Estimated Expenditures: Thru Current FY: \$675,000.00 After Current FY: \_\_\_\_\_

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	
------------------	--

- 1. \_\_\_\_\_ Land Purchase ---->
- 2. \_\_\_\_\_ Building Purchase ---->
- 3. 675,000.00 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

\$675,000.00 TOTAL PROJECT BUDGET

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:	_____
<b>Cost Breakdown</b>	
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			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) E & F Operating Funds	0.00	675,000.00	675,000.00 0.00 0.00		7201	98800100	3035	3907
<b>TOTAL BUDGET</b>	<b>\$0.00</b>	<b>\$675,000.00</b>	<b>\$675,000.00</b>					

10. SUBMITTED BY: *Jose Edwan*  
 Signature of Authorized Official and Title

September 13, 2016  
 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 H51 Name Medical University of South Carolina

2. PROJECT Project # \_\_\_\_\_ Name MUSC/SCEO PEER Program Energy Performance Contract 2016

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) Fiscal Year	(2) General Funds	(3) Federal	(4) Other	(5) Total
1)	\$	\$	\$	\$ 0.00
2)	\$	\$	\$	\$ 0.00
3)	\$	\$	\$	\$ 0.00

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. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
<b>TOTAL</b>	<b>\$0.00</b>

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

9. Submitted By: *Juan Edwards*                      9-13-16  
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?

Based on the RFP we had for vendor selection a 12-year Energy Savings Performance Contract (ESPC) - \$85,000,000 or 15-year ESPC - \$115,000,000

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

**Engineering & Facilities Operating Funds**

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?)

**Engineering & Facilities Operating Funds – The approved FY 17 Operations Budget includes funding to be used for Architectural and Engineering Fees on an as needed basis.**

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

There are no uncommitted funds. All funds were committed during the FY17 budget process.

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

**State Treasurer's Office Master Lease Program**

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?)

**State Treasurer's Office Master Lease Program**

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

Financing to match the final determined scope of work and cost to be procured through the State Treasurer's Office.

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.

**No increase**

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

**See attached list of buildings**

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?

**The renovations to the above existing buildings are anticipated to include some areas in all of the buildings totaling 6,818,090 square feet.**

12. What program(s) will use the space to be renovated/constructed?

The energy performance contract will impact every building on MUSC's campus. Therefore all education, clinical, and research programs at MUSC will use the renovated space.

13. What is the current age of the building to be renovated?

See attached list of buildings

14. What is the current age of the building system(s) to be renovated or replaced?

The age of initial construction of each building is listed in the table attached. Systems being renovated within the building vary with age but are either operating past the anticipated useful life or can be modified or replaced with more cost effective alternatives.

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

No new space is being added to the facilities with the energy savings performance contract scope of work.

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%?

Not applicable

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.)

The energy performance contract will impact also every building on MUSC's campus. Therefore almost all students, faculty, staff, and patients utilize the space that will be renovated.

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. This was initiated via SCEO PEER program.

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

The energy savings performance contract project will help retain and create jobs in the local engineering design and construction industry.

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

The buildings and systems included in the energy savings performance contract will continue to be maintained by existing personnel and maintenance agreements as the maintenance requirements are similar to those of the existing buildings and systems.

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

Yes the name of the account is "Investment Fund - Deferred Maintenance." All funds in the account were committed to deferred maintenance projects during the FY17 budget process.

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?

Not applicable

## Building Square Footage List

Bldg Ident	Bldg Name	Gross Area
105	E BUILDING	47,248
106	F BUILDING	33,271
107	BARUCH AUDITORIUM	5,203
108	WALTON RESEARCH BUILDING	56,993
112	COLLEGE OF NURSING	55,276
113	ALUMNI MEMORIAL HOUSE	30,043
120	COLCOCK HALL	11,546
121	WARING HISTORICAL LIBRARY	2,209
129	56 COURTENAY DRIVE	4,574
130	COURTENAY DRIVE GARAGE	555,754
132	ST. LUKE S CHAPEL	4,615
135	SEBRING AIMAR HOUSE	5,593
137	139 ASHLEY AVENUE	2,135
145	57 BEE STREET	2,742
148	135 CANNON ST. (CANNON PLACE)	80,253
162	JONATHAN LUCAS ST GRGE (PGI)	190,733
163	PRESIDENT STREET GARAGE (PGII)	397,430
169	PSYCH ANNEX	4,002
197	4295 ARCO LANE WAREHOUSE	75,620
230	21 EHRHARDT STREET	3,734
231	23 EHRHARDT STREET	3,734
232	25 EHRHARDT STREET	2,403
233	VINCE MOSELEY BUILDING	6,984
236	20 EHRHARDT STREET	7,962
238	274 CALHOUN ST-ANDERSON HOUSE	6,724
239	276 A & B CALHOUN STREET	2,483
240	272 CALHOUN STREET	1,531
241	PAINT SHOP	1,349
245	28 EHRHARDT STREET	2,242
246	17 EHRHARDT ST	13,769
263	HARBORVIEW OFC TWR GRGE PGIV	203,148
271	30 BEE STREET	19,151
284	52 COURTENAY DRIVE	2,319
300	UNIVERSITY HOSPITAL	575,827
325	CENTRAL ENERGY PLANT	57,302
330	BEE ST. PARKING GARAGE PGVII	601,667
334	DRUG DISCOVERY BUILDING	115,096
335	55 BEE STREET	2,841

Bldg Ident	Bldg Name	Gross Area
339	BIOENGINEERING BUILDING	96,941
400	COLBERT EDU CENTER AND LIBRARY	124,831
450	25 1/2 EHRHARDT ST. GRNDS SHOP	1,568
500	BASIC SCIENCE BUILDING	332,696
515	DARBY CHILDREN S RESEARCH INST	121,554
520	BSB MECHANICAL EXPANSION BLDG	9,991
525	DENTAL CLINICS BUILDING	121,201
550	RUTLEDGE TOWER BUILDING	376,244
570	RUTLEDGE TOWER GARAGE (PGIII)	284,044
580	RUTLEDGE TOWER PHYSICAL PLANT	18,970
590	RUTLEDGE TOWER ANNEX	31,968
600	CLINICAL SCIENCES BUILDING	269,881
650	STORM EYE INSTITUTE	95,356
700	COLL OF HLTH PROF RESRCH BLDG	28,354
701	45 BEE STREET	3,774
750	PSYCHIATRIC INSTITUTE	62,299
770	THURMOND/GAZES RESEARCH BLDG	194,365
810	HARBORVIEW OFFICE TOWER BLDG	179,687
830	PUBLIC SAFETY BUILDING	12,251
850	PSYCHIATRIC HOSPITAL	134,240
900	CHILDREN S HOSPITAL	347,697
912	51 BEE STREET	1,289
917	59 BEE STREET	2,391
925	HOLLINGS CANCER CENTER	214,050
950	COLL OF HLTH PROF COMPLEX "A"	39,299
951	COLL OF HLTH PROF COMPLEX "B"	45,120
952	ASHLEY-RUTLEDGE GARAGE - PGVI	301,808
975	HARPER STUDENT/WELLNESS CNTR	168,310
976	49 BEE STREET	2,405
<b>TOTAL</b>		<b>6,818,090</b>

## Building Age List

Bldg Ident	Bldg Name	Construction Year
105	E BUILDING	1939
106	F BUILDING	1952
107	BARUCH AUDITORIUM	1941
108	WALTON RESEARCH BUILDING	1962
112	COLLEGE OF NURSING	1956
113	ALUMNI MEMORIAL HOUSE	1954
120	COLCOCK HALL	1861
121	WARING HISTORICAL LIBRARY	1893
129	56 COURTENAY DRIVE	1960
130	COURTENAY DRIVE GARAGE	1993
132	ST. LUKE S CHAPEL	1815
135	SEBRING AIMAR HOUSE	1838
137	139 ASHLEY AVENUE	1840
145	57 BEE STREET	1976
148	135 CANNON ST. (CANNON PLACE)	2001
162	JONATHAN LUCAS ST GRGE (PGI)	1972
163	PRESIDENT STREET GARAGE (PGII)	1988
169	PSYCH ANNEX	1950
197	4295 ARCO LANE WAREHOUSE	1982
230	21 EHRHARDT STREET	1962
231	23 EHRHARDT STREET	1962
232	25 EHRHARDT STREET	1962
233	VINCE MOSELEY BUILDING	1966
236	20 EHRHARDT STREET	1964
238	274 CALHOUN ST-ANDERSON HOUSE	1802
239	276 A & B CALHOUN STREET	1802
240	272 CALHOUN STREET	1945
241	PAINT SHOP	1985
245	28 EHRHARDT STREET	1960
246	17 EHRHARDT ST	1980
263	HARBORVIEW OFC TWR GRGE PGIV	1979
271	30 BEE STREET	1976
284	52 COURTENAY DRIVE	1993
300	UNIVERSITY HOSPITAL	1954
325	CENTRAL ENERGY PLANT	2006
330	BEE ST. PARKING GARAGE PGVII	2008
334	DRUG DISCOVERY BUILDING	2011
335	55 BEE STREET	1969

Bldg Ident	Bldg Name	Construction Year
339	BIOENGINEERING BUILDING	2011
400	COLBERT EDU CENTER AND LIBRARY	1971
450	25 1/2 EHRHARDT ST. GRNDS SHOP	1995
500	BASIC SCIENCE BUILDING	1970
515	DARBY CHILDREN S RESEARCH INST	2004
520	BSB MECHANICAL EXPANSION BLDG	2004
525	DENTAL CLINICS BUILDING	2009
550	RUTLEDGE TOWER BUILDING	1926
570	RUTLEDGE TOWER GARAGE (PGIII)	1984
580	RUTLEDGE TOWER PHYSICAL PLANT	1980
590	RUTLEDGE TOWER ANNEX	1949
600	CLINICAL SCIENCES BUILDING	1975
650	STORM EYE INSTITUTE	1975
700	COLL OF HLTH PROF RESRCH BLDG	1976
701	45 BEE STREET	1915
750	PSYCHIATRIC INSTITUTE	1977
770	THURMOND/GAZES RESEARCH BLDG	1996
810	HARBORVIEW OFFICE TOWER BLDG	1979
830	PUBLIC SAFETY BUILDING	1972
850	PSYCHIATRIC HOSPITAL	1988
900	CHILDREN S HOSPITAL	1987
912	51 BEE STREET	1940
917	59 BEE STREET	1961
925	HOLLINGS CANCER CENTER	1993
950	COLL OF HLTH PROF COMPLEX "A"	1921
951	COLL OF HLTH PROF COMPLEX "B"	2005
952	ASHLEY-RUTLEDGE GARAGE - PGVI	2005
975	HARPER STUDENT/WELLNESS CNTR	1993
976	49 BEE STREET	1915



Commerce and Industry

Energy Data Reports & Other Information

Energy Education

Loans, Grants & Tax Incentives

Public Institutions & Local Governments

Local Government Energy Use Planning

Performance Contracting

Water Audit Requirement

Radioactive Waste Disposal Program

Renewable Energy

Residential

Transportation

Utilities

SCEO PARTNER PROGRAMS

ASCEM

Atlantic Compact Commission

Palmetto Clean Energy (PaCE)

Palmetto State Clean Fuels Coalition (PSCFC)

**INSPECTOR GENERAL'S FRAUD HOTLINE**  
 (State Agency Fraud Only)  
**1-855-SCFRAUD**  
 or  
**1-855-723-7283**

Home > Public Institutions & Local Governments > Performance Contracting

## Public Institutions & Local Governments

### Performance Contracting

An **Energy Performance Contract (EPC)** allows a building owner to identify and complete energy savings projects without having to pay upfront capital costs. EPCs begin when the building owner enters into an agreement with a private energy services company, usually called an ESCO. An ESCO is a business that identifies, evaluates, recommends, develops, installs, and arranges financing for projects that are designed to improve the energy and water efficiency and reduce maintenance costs for a facility. The ESCO conducts a comprehensive energy audit for the facility and identifies improvements to save energy. In consultation with the agency, the ESCO designs and constructs a project that meets the agency's needs and arranges the necessary funding. The ESCO will guarantee that savings meet or exceed annual payments to cover most or all of the project costs over the term of the contract. If the energy savings don't materialize, the ESCO pays the difference, not the building owner. After the contract ends, all additional cost savings accrue to the building owner.

The Energy Office does not endorse any specific contractor. For more information on performance contracting, visit the National Association of Energy Service Companies (NAESCO).

#### Related Links / Files

- [Performance Contracting Workshop 05.04.2016](#)
- [Performance Contracting Workshop 02.20.2014](#)
- [Performance Contracting Flow Chart](#)
- [DOE Qualified Energy Service Companies](#)
- [Performance Contracting Documents](#)



## Commerce and Industry

## Energy Data Reports & Other Information

## Energy Education

## Loans, Grants & Tax Incentives

### Loans

### Grants

### Tax Incentives

## Public Institutions & Local Governments

## Radioactive Waste Disposal Program

## Renewable Energy

## Residential

## Transportation

## Utilities

## SCO PARTNER PROGRAMS

### ASCEM

Atlantic Compact Commission

Palmetto Clean Energy (PaCE)

Palmetto State Clean Fuels Coalition (PSCFC)

**INSPECTOR GENERAL'S  
FRAUD HOTLINE**  
(State Agency Fraud Only)  
**1-855-SCFRAUD**  
or  
**1-855-723-7283**

[Home](#) > [Loans, Grants & Tax Incentives](#) > Grants

## Loans, Grants & Tax Incentives

### Grants

*Note: In order to apply for Energy Office grants, you will need to have a DUNS number and a SAM number, required for entities receiving federal funds. For information on how to create a user account in SAM (System for Award Management) please click [here](#). For information on how to obtain a DUNS number, click [here](#).*

#### Palmetto Energy Efficient Retrofits (PEER)

Palmetto Energy Efficient Retrofits (PEER) is a new program, funded through a grant from the US Department of Energy, which allows state agencies, public K-12 schools and public colleges and universities to request assistance determining their energy efficiency needs and exploring funding options. Participants will work with the Energy Office to determine what assistance is needed to reduce energy consumption, with options ranging from a level-one energy assessment of their building(s) to help evaluating project funding options and preparing the necessary documents for a ConserFund loan or a performance contract. If your agency/school might be interested in participating, please [click here](#) and fill out our interest form.

#### Mini-Grants

South Carolina Office of Regulatory Staff, Energy Office, typically announces the availability of \$5,000 (maximum) mini-grants in August.

Eligible applicants include state agencies, local governments, public colleges/ universities/technical colleges, K-12 public schools and 501(c) (3) non-profit organizations. The maximum award value is \$5,000. Cost sharing is not required but leveraging of funds is encouraged in order to maximize the energy-related benefits of a project.

Applications will be due by close-of-business on **September 23, 2016** and approved projects must be completed by **May 18, 2017**.

Forms available for Mini-Grants:

[Download the Mini-Grant Solicitation document](#)  
[Download the Mini-Grant Application document](#)  
[Download the DUNS/SAM Form](#)  
[Download the US DOE Terms and Conditions and NEPA Matrix](#)

#### South Carolina Diesel Emissions Reduction Act (DERA) Grants

Diesel emissions make up a significant portion of the mobile source air pollution in South Carolina. The U.S. Environmental Protection Agency (EPA) administers four components of the DERA grants through its National Clean Diesel Campaign:

- The National Clean Diesel Funding Assistance Program awards competitive grants to fund projects that implement EPA or CARB verified and certified diesel emission reduction technologies.
- The National Clean Diesel Emerging Technologies Program awards competitive grants for projects that spur innovation in reducing diesel emissions through the use, development and commercialization of emerging technologies. Up to 10 percent of the national funds may be spent on emerging technologies.
- SmartWay Clean Diesel Finance Program issues competitive grants to establish national low-cost revolving loans or other innovative financing programs that help fleets reduce diesel emissions.
- State Clean Diesel Grant Program funded through DERA has provided an opportunity to help reduce diesel emissions. The federal funding for the State Clean Diesel Grant Program funds projects that provide cost-effective diesel emission reduction strategies. This funding is intended for county, city, or other local government entities, private organizations, businesses, and universities. Grants are awarded to eligible applicants for implementation of diesel emission reduction projects across the state to achieve public health and air quality goals. Currently all 50 States and the District of Columbia are participating.

Please visit the [Southeast Diesel Collaborative's](#) website for more information on these grant opportunities and clean diesel strategies. This group is a partnership between leaders from federal, state and local government, the private sector and other stakeholders in Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina and Tennessee.

For more information, contact Brian Barnes at the South Carolina Department of Health and Environmental Control by phone at (803) 898-7099

#### USDA Rural Energy for America Program

The Rural Energy for America Program (REAP) provides financial assistance to agricultural producers and rural small businesses in rural America to purchase, install, and construct renewable energy systems; make energy efficiency improvements to non-residential buildings and facilities; use renewable technologies that reduce energy consumption; and participate in energy audits and renewable energy development assistance.

The REAP program is comprised of the following components:

*The Renewable Energy System and Energy Efficiency Improvement Guaranteed Loan and Grant Program* provides financial assistance to agricultural producers and rural small businesses to purchase, install, and construct renewable energy systems; make energy efficiency improvements; use renewable technologies that reduce energy consumption; and participate in energy audits, renewable energy development assistance, and feasibility studies. [Read more](#)

*The Energy Audit and Renewable Energy Development Assistance Grant Program* provides grant assistance to entities that will assist agriculture producers and rural small businesses by conducting energy audits and providing information on renewable energy development assistance. [Read more](#)

**COLLEGE OF CHARLESTON**

**PROJECT NAME:** McAlister Residence Hall Renovation  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$5,932,000  
**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>
Housing Revenue	\$88,980	\$5,843,020	\$5,932,000
<b><i>Total</i></b>	<b><i>\$88,980</i></b>	<b><i>\$5,843,020</i></b>	<b><i>\$5,932,000</i></b>

**DESCRIPTION:**

The College of Charleston requests to begin Phase I of the McAlister Residence Hall Renovation project. This project will address HVAC issues and structural deficiencies as well as refresh the residence hall’s exterior and interior paint, flooring, furniture, and plumbing fixtures. The elevator’s electronic controls will also be upgraded. A concentration of the facility’s HVAC units is discharging hot air into corridors, requiring the constant use of large noisy centrifugal box fans during warm weather. This will be remedied by installing a new HVAC system on the roof for this section of the building. There will also be select replacement of failing individual suite HVAC units throughout the rest of the facility.

Building envelope failures are allowing water intrusion. Visible damage can be seen at window openings and corrosion is suspected on the wall framing metal components. The building envelope will be repaired then waterproofed.

**E&G MAINTENANCE NEEDS:**

N/A – Auxiliary

**ANNUAL OPERATING COSTS/SAVINGS:**

There are additional annual operating savings as a result of this project. These savings will be quantified during Phase I and will be presented during the Phase II project approval request.

**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 H15 Name College of Charleston  
 Contact Person Aaryne Elias Phone 843-953-7512

2. PROJECT  
 Project # \_\_\_\_\_ Name McAlister Residence Hall Renovation  
 Facility # 003 Facility Name McAlister Residence Hall

County Code	10 - Charleston
New/Revised Budget	\$88,980.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	4 - Housing/Food Service/Laundry

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.)

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 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 project will address HVAC issues and structural deficiencies as well as refresh the residence hall's exterior and interior paint, flooring, furniture, and plumbing fixtures. The elevator's electronic controls will also be upgraded.

A concentration of the facility's HVAC units are discharging hot air into corridors, requiring the constant use of large noisy centrifugal box fans during warm weather. This will be remedied by installing a new HVAC system on the roof for this section of the building. There will also be select replacement of failing individual suite HVAC units throughout the rest of the facility.

Building envelope failures are allowing water intrusion. Visible damage can be seen at window openings and corrosion is suspected on the wall framing metal components. The building envelope will be repaired then waterproofed.

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: November 2016 Estimated Completion Date: September 2017  
 Estimated Expenditures: Thru Current FY: \$88,980.00 After Current FY: \$0.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	
------------------	--

1. \_\_\_\_\_ Land Purchase ---->
  2. \_\_\_\_\_ Building Purchase ---->
  3. 88,980.00 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
- \$88,980.00 TOTAL PROJECT BUDGET

Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Information Technology \_\_\_\_\_  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Floor Space: \_\_\_\_\_ Gross Square Feet

<b>ENVIRONMENTAL HAZARDS</b>	
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:	_____
<b>Cost Breakdown</b>	
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			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) Housing Revenue		88,980.00	88,980.00 0.00 0.00		8214	98800100	3116	3907
<b>TOTAL BUDGET</b>	<b>\$0.00</b>	<b>\$88,980.00</b>	<b>\$88,980.00</b>					

10. SUBMITTED BY: Stephen C. Osborne EVP for Business Affairs  
 Signature of Authorized Official and Title

September 13, 2016  
 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   H15   Name   College of Charleston  

2. PROJECT  
Project # \_\_\_\_\_ Name   McAlister Residence Hall Renovation  

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)	\$	\$	\$	\$
2)	\$	\$	\$	\$
3)	\$	\$	\$	\$

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

*While maintenance and operational cost savings are anticipated, they cannot be quantified at this time.*

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

N/A

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>  N/A  </u>	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
	TOTAL	_____

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

9. Submitted By:   Stephen C. DeLeonne   EVP for Business Affairs                        September 13, 2016    
Signature of Authorized Official and Title                      Date



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

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

The estimated total projected cost is \$5,932,000.

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

Housing Revenue

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?)

**Housing Revenue** – College of Charleston Student Housing is a self-supporting auxiliary enterprise. Housing Revenue is generated primarily through the Student Housing Fee, paid only by students who reside in on-campus housing. The Student Housing Fee is on a sliding scale based on the amenities, number of beds per room, and location of the residence hall or historic home.

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

As of September 13, 2016 the uncommitted balance of the Housing Revenue Fund is \$5,645,862.

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

Housing Revenue

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?)

**Housing Revenue** – College of Charleston Student Housing is a self-supporting auxiliary enterprise. Housing Revenue is generated primarily through the Student Housing Fee, paid only

by students who reside in on-campus housing. The Student Housing Fee is on a sliding scale based on the amenities, number of beds per room, and location of the residence hall or historic home.

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

As of September 13, 2016 the uncommitted balance of the Housing Revenue Fund is \$5,645,862.

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.

N/A

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

152,142 GSF

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?

n/a

12. What program(s) will use the space to be renovated/constructed?

The facility provides housing for approximately 535 co-ed underclassman students.

13. What is the current age of the building to be renovated?

The building is 14 years old.

14. What is the current age of the building system(s) to be renovated or replaced?

The systems are 14 years old.

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

N/A

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%?

N/A

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.)

The facility provides housing for approximately 535 co-ed underclassman students.

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.

The project will require an architectural/engineering firm and a construction firm, who each employ individuals throughout the Lowcountry and state.

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

As an auxiliary enterprise Student Housing generates its own revenue, which is used to fund the maintenance needs of the facility.

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

As of September 13, 2016, the uncommitted balance of the Renovation Reserve is \$2,342,087.

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

# Marcia Kelly McAlister Residence Hall

(530 Students, Co-ed by Suite / Tier 3 Double Occupancy Fee)



McAlister Residence Hall is a six story building at the corner of St. Philip and Vanderhorst Streets. Constructed in 2002, McAlister Hall features community spaces including the 1<sup>st</sup> floor Activity/Study Room/Freshman Collegium, central courtyard and Einstein's Bagel Shop. A central laundry room is located on the 1st floor. To ensure resident safety, this building contains a multizone fire alarm system, fire sprinkler system, digital security camera system and 24-hour information/security desk.

McAlister Hall is arranged with all suites opening to outside corridors. Each suite consists of 2-3 bedrooms, 2-3 bathrooms and 1 living room with kitchenette. All suites are shared by 4-6 students and contain white walls and ceilings, medium blue accent walls, ivory doors, ivory door trim and medium blue baseboards. All bedrooms are shared by two residents and contain:

- Ivory floor tile in closet and dressing areas, blue carpeting in sleeping/study areas
- One shared walk-in closet with non-locking door; average size is 48"wide x 60"deep x 96"high
- Built-in dresser drawer unit with 6 drawers (shared by two residents), 48"wide x 24"deep x 36"high
- Two wood frame beds with cherry finish, 36"wide x 80"long. Beds are lofted with approximately 66" of vertical clearance underneath. Upon request, beds can be semi-lofted or bunked by staff. Please note these mattresses accept only "twin long" sheets.
- Two desks with cherry finish, 42"wide x 24"deep x 30"high. All desks have a retractable keyboard and mouse surface with rear storage, retractable reference shelf, two open shelves and one storage drawer.
- Two desk chairs, navy blue upholstered seat and back with cherry wood frame
- One window, 46"wide x 70"high (larger in 5<sup>th</sup> & 6<sup>th</sup> floor "tower" rooms). All windows are covered by 1"aluminum mini-blinds. We do not allow wall or frame fastened curtain rods, but students may drape fabric from the valance of the blinds.
- Outlets for phone, wired internet and basic cable TV

**Common Areas:** Each suite has a common area with bistro table and barstools, two loveseats (or sofas in larger suites), one coffee table and one end table, all in a cherry wood finish. Upholsteries contain multiple colors in their patterns to coordinate with almost anyone's color preferences . Floor tile is ivory. Each living area has a kitchenette containing cabinetry, a sink, a microwave and a full-size refrigerator. Extra microwaves and/or mini-refrigerators brought by students are not allowed. These kitchenettes are not equipped with stoves and are designed for light meals.

**Bathrooms:** Suites have 2-3 bathrooms. Each bathroom is used by 2 people, but is compartmentalized with a vanity area containing two sinks and a second area for the toilet and shower. The vanity has limited drawer and cabinet space for toiletry items. For added storage space, some residents have purchased over-toilet cabinets that are floor supported via poles (wall attachment isn't allowed). Each bathroom has a towel bar as well as the shower rod that is 60" wide. New white vinyl shower curtains are placed in the bathrooms each year. Students can dress up the space by adding a decorative curtain to the front if desired.

**Typical Bedroom Dimensions:** Room dimensions vary according to specific location, but typical bedrooms measure 10'-6"wide x 11'-0"long, not including the dressing, closet and both areas.

**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

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
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
<b>Total</b>	<b>\$1,000,000</b>	<b>\$11,345,120</b>	<b>\$12,345,120</b>

<b>Source of Funds</b>	<b>Phase I (Pre-Design)</b>	<b>Phase II (Construction)</b>	<b>Total Proposed Budget</b>
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
<b>Total</b>	<b>\$1,000,000</b>	<b>\$11,345,120</b>	<b>\$12,345,120</b>

**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

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

<b>Project Type</b>	<u>2 - Construct Additional Facilities</u>
<b>Facility Type</b>	<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.)

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

<b>PROJECT #</b>	6106
------------------	------

- 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
<b>TOTAL BUDGET</b>	<b>\$1,000,000.00</b>	<b>\$11,345,120.00</b>	<b>\$12,345,120.00</b>					

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 &amp; 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 OTCech 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 OTCech offers both Nursing LPN and ADN FLEX programs, providing utilization on week-ends and evenings of both OTCech 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 OTCech 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
--	--------------

...

**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 2<sup>nd</sup> 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 5<sup>th</sup> 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.

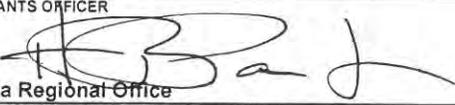
I share your expectations regarding the impact of this investment and look forward to working with you to meet the economic development needs of your community.

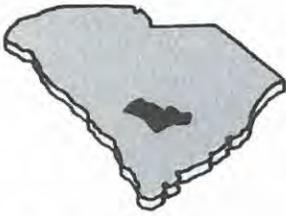
Sincerely,

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	
<b>FINANCIAL ASSISTANCE AWARD</b>				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.

Letter re: CPST III Release  
February 25, 2015  
Page 2 of 2

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 3<sup>RD</sup>, 2015



Orangeburg-Calhoun Technical College  
**Foundation**

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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	
<b>ESTIMATED NEW BUILDING CONSTRUCTION COSTS (per Brownstone )</b>			
<b>Sitework (lump sum)</b>	(includes markups, taxes,profit/bonds)	<b>SF</b>	<b>\$/SF</b>
<b>Construction</b>		32,669	\$248.57
			\$544,336
			\$8,120,597
			<b>Subtotal</b>
			<b>\$8,664,933</b>
<b>Accepted VE/Scope Clarifications Items</b>			
			(\$199,343)
			<b>Subtotal</b>
			<b>\$8,465,590</b>
<b>ADDED SCOPE ELEMENTS</b>			
<b>CONCEPTUAL STORMWATER IMPROVEMENTS( &amp; Main Student Parking repair)</b>			\$277,664
<b>CEP UPGRADE</b>			\$456,922
CEP	\$576,922	Brownstone Estimate	
OMIT AIR COOLED CHILLER	(\$120,000)	Deduction from bldg. cost with CEP Upgrade option	
			<b>Subtotal</b>
			<b>\$734,586</b>
			<b>SUBTOTAL</b>
			<b>\$9,200,176</b>
<b>10 % Contingency</b>			
			\$920,018
			<b>Subtotal</b>
			<b>\$10,120,194</b>
<b>A&amp;E/ Inspections/Testing</b>			
			\$1,199,927
			<b>TOTAL</b>
			<b>\$11,320,120</b>
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.			
<b>OTHER OWNER COSTS:</b>			
<b>Equipment and Furniture</b>			
AV/IT Equipment	273,000-Med Sim Budget	under Owner IT/AV/Med Equip	\$350,000
Furniture			\$250,000
Medical Equipment			\$400,000
			<b>Subtotal</b>
			<b>\$1,000,000</b>
<b>Grant Administration Fees</b>			\$25,000
			<b>TOTAL PROJECT COSTS:</b>
			<b>\$12,345,120</b>

## 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
<b>COST</b>		<b>\$ 1,185,780.16</b>	<b>\$ 682,730.89</b>	<b>\$ 176,336.84</b>	<b>\$ 4,435,947.78</b>	<b>\$ 6,482,795.67</b>
	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
<b>TOTAL DIRECT COST</b>		<b>\$ 1,268,784.77</b>	<b>\$ 682,730.89</b>	<b>\$ 190,820.42</b>	<b>\$ 4,435,947.78</b>	<b>\$ 6,578,283.86</b>
	GREEN GLOBES MANAGEMENT 1%					\$ 65,782.84
01000	GENERAL CONTITIONS 11.0%					\$ 723,611.23
<b>SUB - TOTAL - B</b>						<b>\$ 7,367,677.93</b>
	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**

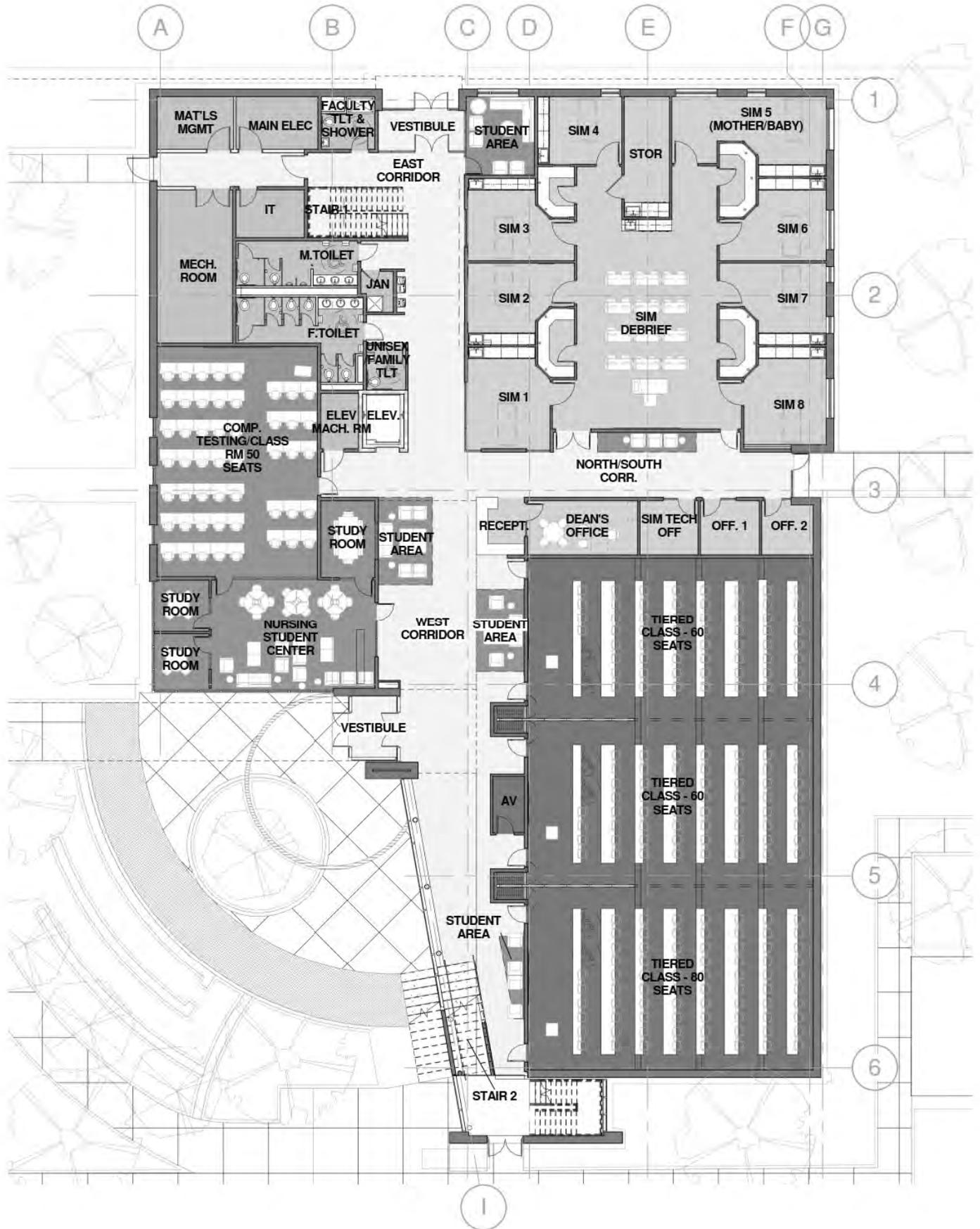
<b>Premium Costs - Mechanical Systems:</b>		
1.2 - IAQ During Construction - IAQ testing prior to occupancy		\$ 10,000
3.3 - Metering, Measurement, and Verification - costs of meters & add'tl electrical distribution		\$ 30,000
3.5 - Lighting - costs for BAS controls & heat recovery		\$ 20,000
3.6 - HVAC 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
<del>    3.4.6 - Alternate Sources of Water: (\$150,000 removed in Value Engineering)</del>		
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
<b>Premium Costs - Architectural Items:</b>		
Building Envelope/Energy		
1. Added polyiso continuous insulation for walls		\$13,021
2. Added polyiso continuous insulation for roof		\$22,124
<b>Total Premium Initial Costs:</b>		<b>\$189,145</b>
<b>Option 2 Estimated Utility Cost Savings * (Treated Water, Wastewater, Electric, Natural Gas):</b>		
• 1 <sup>st</sup> Year		\$16,182
• 2 <sup>nd</sup> -30 <sup>th</sup> year @ 4% annual rate escalation		\$891,384.46
* utility cost is an estimate at this preliminary stage		
<b>Total Estimated Utility Cost Savings Over 30 Year Life:</b>		<b>\$907,566.46</b>

**APPENDIX A – Program of Required Spaces**

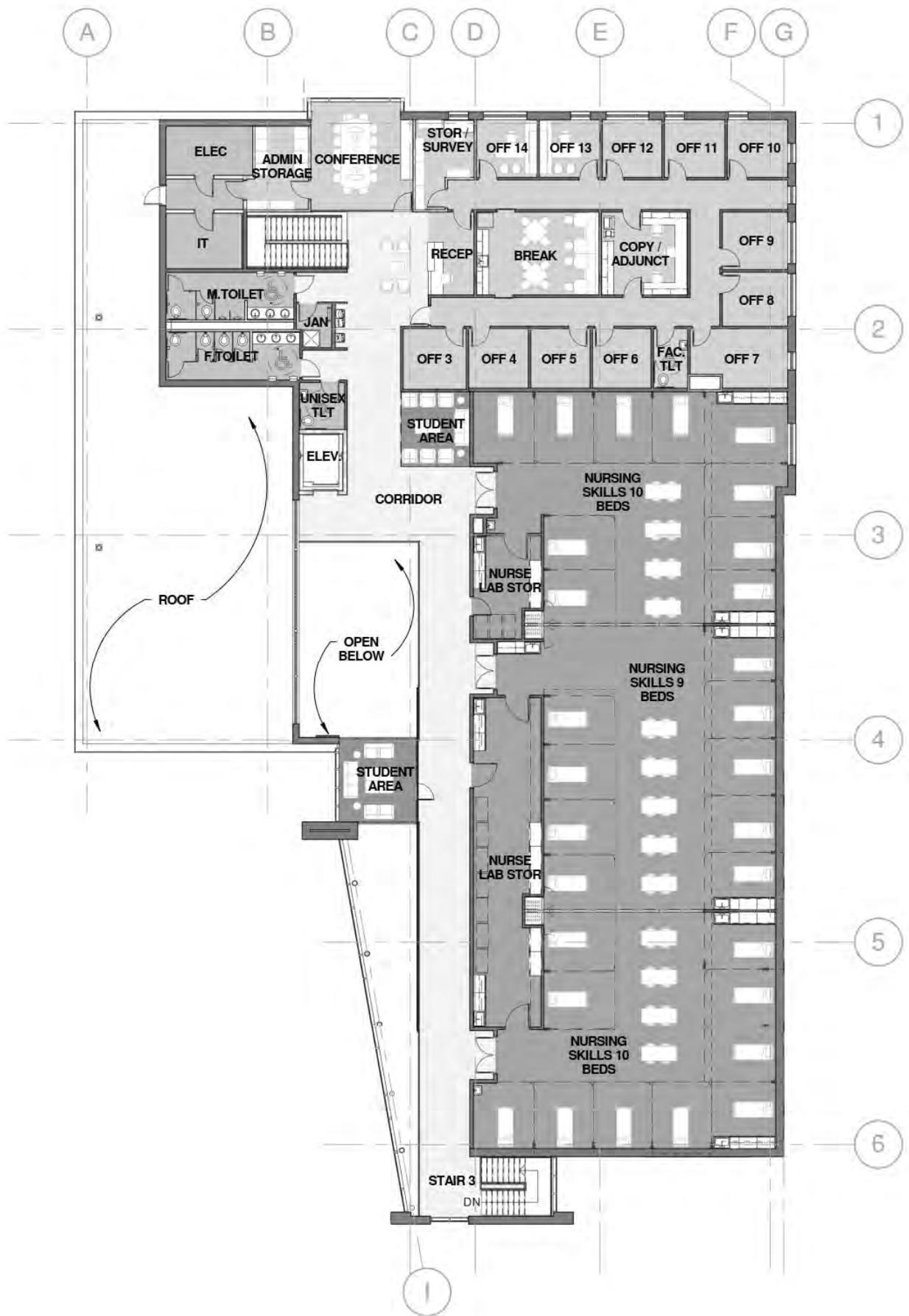
Space	SF	Qty	Sub	Notes
<b>Classrooms</b>				
Large Tiered Classroom	25	187	4675	Provide Simulator access - provide power, no compressed air needed. Dividable into 3 classrooms (60+60)+80
AV Room	60	1	60	Locate to serve 1 room or all opened rooms, windows to space
<b>SUBTOTAL</b>			<b>4,735</b>	
<b>Nursing Skills Labs</b>				
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
<b>SUBTOTAL</b>			<b>6,250</b>	
<b>Pat. Sim Lab</b>				
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
<b>SUBTOTAL</b>			<b>3,610</b>	
<b>Nursing &amp; Student Resources</b>				
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.
<b>SUBTOTAL</b>			<b>2,940</b>	
<b>Faculty</b>				
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.
<b>SUBTOTAL</b>			<b>3,015</b>	
<b>Building Support Areas</b>				
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
<b>SUBTOTAL</b>			<b>2,060</b>	
Subtotal			22,610	
Net to Gross Factor			1.44	Includes Walls/shafts/stairs/elevator/Circulation
<b>TOTAL:</b>			<b>32,669</b>	

**APPENDIX B - Project Drawings**



**First Floor Plan**



**Second Floor Plan**

**DESCRIPTION OF LEASE APPROVALS FOR CONSIDERATION**

October 24, 2016

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** 99 WestEdge Parking Garage  
**REQUESTED ACTION:** New Lease Approval  
**REQUESTED ACTION AMOUNT:** \$46,075,456  
**INITIAL CHE APPROVAL DATE:** N/A

**DESCRIPTION:**

The Medical University of South Carolina requests approval to lease approximately 322 parking spaces located within the 99 WestEdge Parking Garage. WestEdge is located along the Ashley River in downtown Charleston between Lockwood Boulevard, Hagood Avenue, and Spring Street.

This is a new lease with the purpose to replace parking spaces that will be lost due to the WestEdge Development Project. The cost per space, per month for this lease is \$125.00. The monthly rental rate in the first year will be \$40,250, resulting in an annual rent of \$483,000. The rent shall increase annually by the lessor of 3%, or the City of Charleston’s internal parking rate. The renewal option shall also contain an option to increase the number of parking spaces up to a total of 500 for the same lease terms and conditions based on availability by the City of Charleston.

<b><u>Term</u></b>	<b><u>Annual Rent</u></b>	<b><u>Monthly Rent</u></b>	<b><u>Rent Per Space</u></b>
Year 1	\$483,000	\$40,250	\$125
Year 2	\$497,490	\$41,458	\$129
Year 3	\$512,405	\$42,700	\$133
Year 4	\$527,784	\$43,982	\$137
Year 5	\$543,626	\$45,302	\$141
Year 6	\$559,932	\$46,661	\$145
Year 7	\$576,741	\$48,062	\$149
Year 8	\$594,051	\$49,504	\$154
Year 9	\$611,864	\$50,989	\$158
Year 10	\$630,218	\$52,518	\$163
Year 11	\$649,113	\$54,093	\$168
Year 12	\$680,180	\$56,682	\$176
Year 13	\$711,826	\$59,319	\$184
Year 14	\$732,846	\$61,071	\$190
Year 15	\$754,832	\$62,903	\$195
Year 16	\$777,475	\$64,790	\$201
Year 17	\$800,814	\$66,735	\$207
Year 18	\$824,848	\$68,737	\$213
Year 19	\$849,578	\$70,798	\$220
Year 20	\$875,080	\$72,923	\$226
<b>Total</b>	<b>\$13,193,705</b>		

The renewal option is for five terms that are five years each. The total lease cost is \$46,075,456 when including the five renewals of five years each.

The following chart represents comparable lease rates:

<b>Location</b>	<b>Rent Per Space</b>
106 Coming Street	\$285
158 Meeting Street	\$168
George Street	\$250

**RECOMMENDATION:**

Staff recommends approval of this lease provided the rates and terms are approved by the Department of Administration.

**DESCRIPTION OF LEASE:** This lease is for approximately 322 parking spaces located within the 99 WestEdge Parking Garage. The purpose of this lease is to replace parking spaces that will be lost due to the WestEdge Development Project. The cost per space, per month for this lease is \$125.00. The monthly rental rate will be \$40,250.00, resulting in an annual rent amount of \$483,000.00. Rent shall increase annually the lesser of ; CPI, 3% or City of Charleston’s internal parking rate.

This renewal shall also contain an option to increase the number of parking spaces up to a total of 500 for the same lease terms and conditions based on availability by the City of Charleston.

<b>Cost per Parking Space:</b>	\$125.00						
<b>Lease Term:</b>	20 Years [3/1/2017-2/28/2037]						
<b>Annual Lease Cost:</b>	\$483,000.00						
Year 2	\$497,490.00	Year 7	\$576,740.64	Year 12	\$680,179.92	Year 17	\$800,814.00
Year 3	\$512,405.04	Year 8	\$594,051.36	Year 13	\$711,826.08	Year 18	\$824,848.08
Year 4	\$527,783.76	Year 9	\$611,864.40	Year 14	\$732,846.24	Year 19	\$849,577.68
Year 5	\$543,626.16	Year 10	\$630,218.40	Year 15	\$754,832.40	Year 20	\$875,080.08
Year 6	\$559,932.24	Year 11	\$649,113.36	Year 16	\$777,475.44		

**Renewal Option: 5 terms, 5 years each**

Year 1	\$901,316.64	Year 1	\$1,044,902.88	Year 1	\$1,211,325.36	Year 1	\$1,404,293.52	Year 1	\$1,627,941.84
Year 2	\$928,364.64	Year 2	\$1,076,239.92	Year 2	\$1,247,646.96	Year 2	\$1,446,411.12	Year 2	\$1,676,782.80
Year 3	\$956,224.08	Year 3	\$1,108,542.96	Year 3	\$1,285,089.12	Year 3	\$1,489,803.84	Year 3	\$1,727,092.08
Year 4	\$984,894.96	Year 4	\$1,141,812.00	Year 4	\$1,323,651.84	Year 4	\$1,534,510.32	Year 4	\$1,778,908.32
Year 5	\$1,014,454.56	Year 5	\$1,176,047.04	Year 5	\$1,363,373.76	Year 5	\$1,580,530.56	Year 5	\$1,851,590.16

**Total Lease Cost:** \$46,075,456.29

**Annual Operating Costs:** Full Service

<b>Comparable Rates:</b>	106 Coming Street	\$285.00 per Space	Full Service
	158 Meeting Street	\$168.00 per Space	Full Service
	George Street	\$250.00 per Space	Full Service

<b>Capital Projects &amp; Leases Processed by Staff</b>								
September 2016								
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Revised Building Condition Survey With Close-out
<b>Maintenance Needs Projects using FY 2015-16 Lottery Allocation and Match</b>								
<b>Routine Staff Approvals</b>								
<b>Close-Outs</b>								
9/16/2016	9554	Coastal Carolina	Atheneum Hall Renovations	Decrease Budget, Close Project	(\$454,056)	\$2,545,944	4/18/2008	-
9/19/2016	9774	Clemson University	Clemson Architectural Center in Charleston Construction <sup>1</sup>	Decrease Budget, Close Project	(\$16,072,419)	\$7,627,581	4/9/2001	-
<sup>1</sup> The project budget was decreased by a significant amount due Clemson's decision not to go forward with the construction portion of the project at this time after a lawsuit by local Charleston residents relating to the facility's design.								