

SUMMARY OF INTERIM CAPITAL PROJECT REQUESTS

Clemson University

Harcombe Hall Serving Area Renovation	\$ 1,500,000	Establish
Apparel Research Facility Addition	<u>600,000</u>	Establish
Sub-total	\$ 2,100,000	

College of Charleston

Deferred Maintenance-Roofs	\$ 1,000,000	Establish
Deferred Maintenance-HVAC	1,000,000	Establish
Purchase of 84, 86 Wentworth St. and 14-A, 14-B St. Philip St.	2,000,000	Increase/Acquisition
School of Business – New Building	<u>8,000,000</u>	Establish
Sub-total	\$12,000,000	

SC State University

Fund Transfer	\$ 1,700,000	Fund Transfer
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USC-Columbia

South Campus Housing – Phase III	\$28,500,000	Increase
Sumwalt College Nano Center Renovation	1,250,500	Increase
1600 Hampton Street Acquisition	<u>19,600,000</u>	Establish/Acquisition
Sub-total	\$49,350,500	

Winthrop University

Wofford Hall Renovation	\$ 1,718,000	Increase
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Aiken TC

Health Sciences Center Building	\$ 1,000,000	Increase
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Tri-County TC

Paving/Resurfacing/Landscaping	\$ 1,450,000	Increase
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Trident TC

Complex for Ind. & Econ. Dev. Renov.-Phase II	\$ 25,528,000	Increase
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TOTAL INTERIM PROJECTS \$ 94,846,500

Detailed Descriptions of Interim Project Requests
and
Attachments

Clemson University

Harcombe Dining Hall – Serving Area Renovations - \$1,500,000 - Establish Project

Source of Funds: \$1,500,000 - dining services

Budget: \$ 80,000 - professional service fees
660,000 - equipment and/or materials
650,000 - renovations – building interior
5,000 - builder’s risk insurance
25,000 - labor costs
80,000 - contingency

Total: \$1,500,000

Discussion

The existing dining hall serving area will be renovated into Display Cooking Concepts. The new arrangement will allow different types of foods to be cooked to order. This arrangement has been very popular with students at Schilletter Hall. In addition to installing the new concepts, the scope of work will include revisions to the HVAC and electrical systems, replacement of some kitchen equipment, and renovation of interior finishes.

Recommendation

Staff recommends approval of this project as proposed.

Clemson University

Addition to Apparel Research Facility - \$600,000 - Establish Project

Source of Funds: \$ 600,000 - CUF Loan

Budget:	\$ 45,000	- professional service fees
	500,000	- new construction
	1,000	- builder's risk insurance
	9,000	- labor costs
	<u>45,000</u>	- contingency

Total: \$ 600,000

Discussion

Clemson requests approval to construct an addition of approximately 11,000 GSF to the Apparel Research Facility. The addition will house a new Martin Press and Die Cutter that has been gifted to the University. This press complements existing graphics communications facilities and will allow for expansion of the Department's packing and printing industry training, testing and research program. This program is a major outreach program offered by the Department and allows them to maintain close contact and collaboration with industry while, at the same time, allowing students to learn and train in state-of-the-art facilities.

The addition will be a pre-engineered structure with a 20-foot clear eave height. In addition to the press area, the building will be up-fitted to contain support areas, several offices and a conference/classroom area. The land (3.805 acres) and all improvements are leased from the Clemson University Foundation (CUF) with lease terms transferring the property and all improvements to the University for \$1.00 in 2008.

The Institution plans to finance the construction of the addition with a loan from the CUF. The loan will be repaid with departmental revenues. For FY 200-2001, gross departmental revenues totaled \$511,000. The Department of Graphic Communications currently has a backlog of 30-40 weeks for clients for the training and testing program. Clemson believes the new press will experience similar demands and will generate sufficient revenues to repay the loan. In the event of any shortfall, however, the College and Business and Behavioral Sciences also pledges operating funds for support of the facility.

The CUF will meet to consider the loan request late no later than February 2. However, in order for the University to meet Joint Bond Review Committee (JRBC) and Budget and Control Board (B&CB) deadlines for consideration at their February meetings, it must be considered by CHE at its January 3 meeting.

Recommendation

The staff recommends approval of this request pending (1) approval of the loan request from CUF, and (2) receipt of documentation of the loan approval and a letter guaranteeing the revenue source by CHE staff no later than February 15.

College of Charleston

Deferred Maintenance - Roofs		- Establish Project - \$1,000,000
Source of Funds:	\$1,000,000	- Tuition
Budget:	\$1,000,000	- Roof Replacement & Repair

Discussion:

The College of Charleston sought and received authorization in 1995 to establish a project to eliminate the Educational and General (E&G) deferred maintenance identified in the 1994 study. The 1994 study estimated the College's total deferred maintenance needs as \$4,095,879, with the E&G portion estimated to be approximately \$2,733,364. Since then, the College has continued to add funds to the project to address campus wide deferred maintenance needs. The total amount approved for this project to date is \$2,579,486.

The College recently requested an increase of \$2,000,000 to this project for replacement and repair of roofs and HVAC systems. The College is to be commended for its work toward eliminating deferred maintenance on its campus. However, because of the size of requested increase and the different objectives being combined, CHE, and Budget and Control Board staff, asked the College to separate the existing project into two separate projects – one for roofs and one for HVAC. The College has complied with the staff request and this project represents the portion that will be dedicated to roof replacement and repair.

Recommendation:

Staff recommends approval of this project as proposed. Staff further recommends that, if the College needs to use any of the \$1,000,000 allocated for this project for other deferred maintenance needs, a change in scope be submitted for approval.

College of Charleston

Deferred Maintenance - HVAC - Establish Project - \$1,000,000

Source of Funds: \$1,000,000 - Tuition

Budget: \$1,000,000 - HVAC Replacement & Repair

Discussion

The College of Charleston sought and received authorization in 1995 to establish a project to eliminate the Educational and General (E&G) deferred maintenance identified in the 1994 study. The 1994 study estimated the College's total deferred maintenance needs as \$4,095,879, with the E&G portion estimated to be approximately \$2,733,364. Since then, the College has continued to add funds to the project to address campus wide deferred maintenance needs. The total amount approved for this project to date is \$2,579,486.

The College recently requested an increase of \$2,000,000 to this project for replacement and repair of roofs and HVAC. The College is to be commended for its work toward eliminating deferred maintenance on its campus. However, because of the size of requested increase and the different objectives being combined, CHE and Budget and Control Board staff, asked the College to separate the existing project into two projects – one for roofs and one for HVAC. The College has complied with the staff request and this project represents the portion that will be dedicated to HVAC replacement and repair.

Recommendation:

Staff recommends approval of this project as proposed. Staff further recommends that, if the College needs to use any of the \$1,000,000 allocated for this project for other deferred maintenance needs, a change in scope be submitted for approval.

College of Charleston

84, 86 Wentworth St., and

14-A and 14-B St. Phillips Street

- Land Acquisition - \$2,000,000

Source of Funds:

\$2,000,000

- debt service

Budget:

\$1,959,000

- land purchase

15,000

- professional development fees

20,000

- closing costs

6,000

- contingency

Total:

\$2,000,000

Discussion:

The College requested and received approval to secure appraisals and environmental reports on the property in October. This property is located at the corner of Wentworth and St. Phillip Street and is contiguous to other property owned by the College. The property at 86 Wentworth Street has a three-story building, which would be ideal for much needed faculty offices. There are also three additional structures on the property that would eventually be demolished. Two small one-story buildings are on St. Philip Street, and one small facility (currently leased by the College) is at 84 Wentworth Street. Once the three smaller structures are demolished, the College plans to construct a new L-shaped building on the corner – at sometime in the future. All of the properties are owned by Pastime Amusement. This purchase would allow the College to fill in one of the few remaining “gaps” in its southern border.

Recommendation

Staff recommends approval of this project as proposed, provided the Budget and Control Board finds the appraisal and environmental studies acceptable.

College of Charleston

School of Business Construction		- \$5,000,000 – Establish project
Source of Funds:	\$5,000,000	- debt service
	<u>3,000,000</u>	- private donations
	\$8,000,000	
Budget:	\$ 575,000	- professional service fees
	6,682,500	- new construction
	<u>742,500</u>	- contingency
Total:	\$8,000,000	

Discussion:

The College received approval to purchase 5 Liberty Street in September 2000. The justification for the purchase was for future construction to complete the School of Business began with the construction of the Tate Center for Entrepreneurship on the west side of the property. With private funding support secured, the College is in a position to begin the project.

The School of Business shares space in the J.C. Long Building, on the western edge of the Tate Center, with Academic Computing, the Computer Science Department, and part of the Language Department. All of these departments need more space. Moving the School of Business to a new facility will allow the remaining departments to gain needed space for their academic support areas. Additionally, the College is using its classroom space well above recommended utilization rates. With the move of the School of Business to the new facility, rooms currently used by the Business School will become available to the other departments.

Recommendation

Staff recommends approval of this project as proposed.

SC State University

Transfer funds from deferred maintenance
to 1890 Extension Facility Building

- Fund Transfer - \$1,700,000

Source of Funds:	\$1,700,000	- deferred maintenance account
	500,000	- University funds
	<u>200,000</u>	- remaining Federal funds
Total:	\$2,400,000	

Budget:	\$ 600,000	- professional service fees
	145,245	- equipment and/or materials
	5,800,000	- new construction
	1,400	- renovations – utilities
	3,000	- landscaping
	8,014	- builders risk insurance
	<u>233,856</u>	- contingency
Total:	\$6,791,515	

Discussion

SC State requests approval to transfer \$1.7 million of capital improvement bond funding for deferred maintenance to the 1890 Extension Facilities Project to complete the Campus Office Building. Any funds remaining after completion of the project will be returned to the deferred maintenance account.

The Campus Office Building is a part of the 1890 Extension Facilities project, which was funded by the USDA. In late 1994, the University awarded a contract to Hass Construction Company to construct the Campus Office Building within one year. However, problems with the design, change orders, and disagreements between the A&E firm and the Contractor resulted in delays and eventual termination of the construction contract. The building was never completed, and remains about 75 percent completed. SC State, and State Procurement, have been in litigation with Hass Construction Company for approximately four years and the issue has not yet been resolved. There is an estimated \$2.4 million of work remaining to complete the building.

To date, the USDA has provided \$4,558,815 and SC State has spent \$500,000 of its own funds toward the completion of the facility. In May 2000, as a result of an audit by the USDA’s Office of Inspector General, SC State received an ultimatum to “Either recover the \$2,069,138 [of Federal funds] SCSU spent on the incomplete facility or require SCSU to develop within 90 days a plan with a goal to complete the facility with non-Federal funds within 24 months. The plan should provide for cost estimates, funding commitments, time estimates, and contract awards. The plan should also include actions that will be taken to preserve and secure the facility until it becomes operational.”

The dispute with the contractor is still in litigation and SC State has no other unrestricted source of funds with which to complete the facility or to repay the \$2,069,138 to the USDA. If SC State does not complete the facility with non-federal funds or does not repay the \$2,069,138, the USDA will file suit to recover its investment in this project.

Recommendation

Staff recommends approval of the transfer, provided any deferred maintenance funds remaining from completion of the 1890 project be repaid to the deferred maintenance project; and, provided any unrestricted funds available from a successful resolution of the litigation be applied toward repayment of the transfer.

University of South Carolina

South Campus Housing – Phase III - \$28,500,000 – Increase

Source of Funds:	\$28,500,000	- revenue bonds
Budget:	\$ 2,500,000	- professional service fees
	1,000,000	- site development
	20,000,000	- new construction
	3,500,000	- furnishings/owner costs
	<u>2,000,000</u>	- contingency
Total:	\$29,000,000	

Discussion:

USC-Columbia requests approval to increase the budget to fully fund Phase III of the South Campus Housing Corridor along Wheat Street. The 167,000 sf facility will consist of three buildings arranged around a courtyard. Each building will stay true to the master plan’s recommendations of three to four stories with architectural relationship to buildings located on the Horseshoe and Women’s Quad. The new facility will provide 500 private student rooms in a combination of apartments and suites. This mix of room types will result in a residence area conducive to all academic classes of students. Academic and common space will also be provided to allow the residence area to serve a true living and learning communities. The new facility, tentatively called West Quadrangle, is proposed to open in Fall 2004.

The site for the new facility is the block bounded by Wheat, Main, and Sumter Streets. This location will complete the south campus housing corridor along Wheat Street. The corridor will eventually house 1,340 students. This location will also situate students in reasonable proximity to the campus academic core and the Wellness and Fitness Center.

Recommendation

Staff recommends approval of this project as proposed.

University of South Carolina

Sumwalt College Nano Center Renovation		- \$1,250,500 – Increase
Source of Funds:	\$ 1,250,500	- state supplemental funds
Budget:	\$ 150,000	- professional service fees
	1,100,000	- renovations – building interior
	100,000	- furnishings
	<u>150,000</u>	- contingency
Total:	\$ 1,500,000	

Discussion

USC-Columbia requests approval to increase the budget to fully fund the project for renovation of Sumwalt College Nano Center. The center will occupy approximately 20,000 sf in the existing facility. Renovations will provide administrative offices, offices for researchers, shell space for laboratories, and a seminar room. Work will also include renovations to the lobby and the Greene street entrance to the building.

Recommendation

Staff recommends approval of this project as proposed.

University of South Carolina

1600 Hampton Street Acquisition - \$19,600,000 – Establish

Source of Funds:	\$ 16,500,000	- institution bonds
	2,000,000	- parking revenue bonds
	<u>1,100,000</u>	- USC asbestos funds
	\$ 19,600,000	
Budget:	\$ 1,000,000	- professional service fees
	6,900,000	- building purchase
	9,800,000	- renovations – building interior
	800,000	- moving costs – communications
	<u>1,100,000</u>	- contingency
Total:	\$19,600,000	

Discussion

This project was previously approved by the Commission in June 1998. However, the transaction, as submitted, was never finalized. The project is being resubmitted for approval with revised budget and funding.

USC requests approval to acquire the BellSouth State Headquarters complex as part of a proposed sale/donation agreement. This includes 1600 Hampton Street, the adjacent five-story parking garage, and the adjacent three-story annex building. The main office building is an eight-story building with a full basement containing a total of approximately 253,234 GSF. The adjacent annex is a three-story masonry building with a basement containing approximately 31,359 GSF. The parking garage contains 253 spaces.

The total land area included with these improvements is 2.565 acres and provides 71 surface level parking spaces. Additional property includes a parking lot of approximately 4.97 acres with frontage on the south side of Washington Street, the west side of Barnwell Street, and the east side of Henderson Street. This lot could be designed to accommodate 700 parking spaces. A 1.65 acre leased parking lot with frontage on Pickens and Washington Streets is adjacent to and is an integral part of the property, providing 125 parking spaces.

The revised budget includes costs for building acquisition, asbestos abatement, renovating and up-fitting interior spaces after asbestos abatement, and other owner-related costs such as moving costs and communications costs associated with connecting the facility to the existing USC communications system.

The benefits of this acquisition include continued master plan development, consolidation of support functions away from the core of campus, relief for core campus parking, additional net square feet for academic functions, vacating leased facilities, and potential demolition of old, high maintenance facilities.

In 1997, the appraised value of 1600 Hampton Street, the adjacent parking garage, 1600 Hampton Street Annex and the 4.97 acre parking area was \$10,200,000. The leased fee value of the 1.65 acre leased parking lot was \$700,000.

Recommendation

Staff recommends approval of this request, provided the Property Management Division of the Budget and Control Board finds the terms, appraisal, and environmental studies acceptable.

Winthrop University

Wofford Hall Renovation		- \$1,718,000 - Increase
Source of Funds:	\$ 1,718,000	- housing revenue bonds
Budget:	\$ 60,000	- professional service fees
	1,408,000	- renovations – bldg. interior
	<u>500,000</u>	- renovations – bldg. exterior
Total:	\$ 1,968,000	

Discussion

Winthrop University requests approval to increase the project budget for renovation of Wofford Residence Hall. The project consists of replacement of all windows, the addition of screens for low floor windows and the reconditioning of exterior surfaces. The lobby will be renovated and extended over the porch, the bathrooms will be reconditioned, and the stair tower will be retiled. A sprinkler system will also be added to the facility.

Recommendation

The Staff recommends approval of this project as proposed.

Aiken Technical College

Health Sciences Bldg. Constr.		- \$1,000,000 – Increase
Source of Funds:	\$ 1,000,000	- local funds
Budget:	\$ 369,266	- professional service fees
	515,100	- equipment and/or materials
	6,154,440	- new construction
	2,000	- builders risk insurance
	<u>615,444</u>	- contingency
Total:	\$ 7,656,250	

Discussion

Aiken TC requests approval to change the scope of the project to include adding an additional 11,287 sf (from 40,000 sf to 51,287 sf) and to increase the budget by \$1,000,000 to a total of \$7,656,250. The increase will allow space for program expansion identified from community input. The change is a continuation of plans for this facility, which was designed to support new programs and the expansion of existing programs.

Recommendation

Staff recommends approval of this project as proposed. This project was approved by the State Board for Technical and Comprehensive Education at its November 28 meeting.

Tri-County Technical College

Paving/Resurfacing/Landscaping - \$1,450,000 - Increase

Source of Funds: \$ 1,450,000 - local funds

Budget: \$ 105,000 - professional service fees
1,960,000 - renovation of existing parking
75,000 - contingency

Total: \$ 2,140,000

Discussion

Tri-County TC requests approval to increase the budget of this project to provide additional parking on campus to meet enrollment growth. The existing parking areas will be renovated to maximize utilization and additional parking will be added in other areas. This will result in an increase of approximately 220 parking spaces.

Recommendation

Staff recommends approval of this project pending SBTCE approval.

Trident Technical College

Complex for Industrial & Economic

Development Renovation - Phase II

- \$25,528,000 – Increase

Source of Funds:	\$14,228,000	- local funds
	3,800,000	- state appropriations
	<u>7,500,000</u>	-Capital Improvement Bonds
	\$25,528,000	

Budget:	\$ 1,575,000	- professional service fees
	5,998,000	- equipment and/or materials
	17,995,000	- renovations – building interior
	<u>885,000</u>	- contingency

Total: \$26,453,000

Discussion

Trident TC requests approval to increase the project budget to renovate 145,476 sf of space in the warehouse to support four critically important needs: the Electro Mechanical Skills Lab to train skilled maintenance technicians for industry; The Information Technology Center which will provide additional classrooms and laboratories required for technology-based teaching; and Culinary Arts, Tourism, and Hospitality Industry Training Center to provide equipment and facilities to meet the tourism industry’s demand for trained employees.

Recommendation

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