

December 19, 2005

MEMORANDUM

TO: Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education

FROM: Rosemary Byerly, Chair, Committee on Finance and Facilities

SUBJECT: Interim Capital Projects for Consideration on January 5, 2006

Attached are the interim capital projects for your review and consideration at the January Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on these projects but is scheduled to review and develop recommendations at its meeting scheduled for 9:00 a.m. on January 5. The Committee will bring its recommendations to the Commission for consideration at the 11:00 Commission meeting. Staff recommendations are included for your information.

If you have any questions about the material, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

Descriptions of Interim Capital Projects for Consideration
January 5, 2006

College of Charleston

Patriots Point Athletics Complex

Facilities Upgrade (previous budget = \$2,000,000)	\$1,500,000	-increase budget
Source of Funds:	100,000	-excess debt service
	<u>1,400,000</u>	-sale of Remley's Point
	\$1,500,000	

Proposed Budget:	\$ 175,000	-professional service fees
	3,075,000	-new construction
	<u>250,000</u>	-contingency
Total Budget:	\$3,500,000	

Description

The Patriots Point Athletics Complex contains the College's baseball, soccer and softball facilities. This project was established in January 2005 to upgrade the facilities at Patriots Point. The baseball facility has an inadequate number of and poor quality seating and the back-stop net is on poles further into the field, which severely restricts the sight lines. The baseball upgrade includes new covered seating (539 stadium seats, 296 benches with backs, and 20 ADA/companion seats), a connector to the existing building that will extend forward creating a new press box, and a new back stop net. The softball upgrade includes putting a cover over the seating and a new back stop net. The soccer upgrade includes putting a cover over the seating. The total cost of the project is estimated to be \$3.5 million.

The College is adding \$100,000 in excess debt service and \$1.5 million of the proceeds from the sale of Remley's Point. The legislation granting approval of the Remley's Point sale stipulated the proceeds were to be used by the College of Charleston for athletic, intramural, or sports programs. The property was sold in 1997-98 and the proceeds are being used by the College as required by law (§ 59-130-35, SC Code of Laws).

Recommendation

Staff recommends approval of this project as proposed.

MUSC

Clinical Science Building – Replace

Air Handlers	\$ 800,000	-establish
Source of Funds:	\$ 281,000	-Inst. Capital Project Funds (ICPF)
	119,000	-university generated
	<u>400,000</u>	-ICPF
	\$ 800,000	

Proposed Budget:	\$ 80,000	-professional service fees
	640,000	-HVAC Replacement
	<u>80,000</u>	-contingency
	\$ 800,000	

Description

This project is to replace two air handlers in the Clinical Sciences Building that are beyond their useful lives. These units service the 8th and 9th floors. The two units will be replaced with a single unit that provides system redundancy and improves operating efficiencies.

There will be no change in annual operating costs/savings due to this project.

Recommendation

Staff recommends approval of this project as proposed.

MUSC

Bio-safety Level 3 Facility Renovations \$ 1,608,648 -increase budget
(previous budget= \$1,291,352)

Source of Funds: \$ 500,000 -institutional bonds
1,108,648 -indirect cost recovery
\$ 1,608,648

Proposed Budget:	\$ 129,135	-professional service fees
	2,533,082	-renovations-building interior (floor space=1,773 sq. ft.)
	<u>237,783</u>	-contingency
	\$ 2,900,000	

Description

This project is to renovate the 7th floor of the Basic Sciences Building to accommodate agent containment needs and will support bio-defense and other biomedical research using infectious agents that require high-level containment. The 1,773 square feet of space will be renovated into an integrated high-level bio-containment research facility.

The project was established in July 2004 with federal grant funds and indirect cost recovery funds. The initial budget of \$1.3 million was developed by cost estimators under contract to the University. The University received good bid competition but the lowest bid was substantially over budget. The major expense in this project is driven by the required mechanical systems. Several different mechanical bids were submitted and there was not much variance. The initial budget estimate was grossly understated due to the following reasons: recent construction and materials cost increases; a very difficult work space given contiguous spaces which must remain in use during the renovation; a relatively small project preventing economies of scale; lack of a lay-down area; and the need to bring equipment in via crane through roof penetrations that will have to be cut and later rebuilt.

Recommendation

Staff recommends approval of this project as proposed.

Information Items

MUSC has notified the Commission of its plans to sell property located at 170 Ashley to the University's Health Science Foundation. The property is in very poor condition and requires a substantial investment (estimated to be in excess of \$500,000) to bring it up to code before it can be occupied. A recent appraisal set the fair market value at \$250,000.

MUSC has notified the Commission of its plans to sell property in Colleton County. Ten tracts of land were bequeathed to MUSC in 1960 for the purpose of establishing the John Christopher Rich Scholarship. Nine of the tracts were sold and the scholarship established. The one remaining tract could not be sold previously because the ownership was contested. MUSC has worked through legal counsel approved by the State Attorney General's Office and has resolved the ownership issue. A recent appraisal set the market value of this tract at \$221,000.

PERMANENT IMPROVEMENT PROJECTS
 APPROVED BY STAFF

Attachment 1

Nov-05

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
11/3/2005	9793	Clemson	Fraternity Dormitories Renovations	increase budget, revise scope	\$ 450,000	\$ 26,077,000
11/3/2005	9834	Clemson	Sikes Hall Windows Replacement	increase budget, revise scope	\$ 30,000	\$ 460,000
11/7/2005	New	Clemson	N. Charleston Property Acquisition	establish	\$ 20,000	
11/7/2005	9911	USC-Columbia	Thomas Cooper Library Special Coll.	increase budget	\$ 75,000	\$ 17,001,059
11/8/2005	9612	College of Charleston	Rutledge/Buist Residence Hall Renov	decrease budget	\$ (225,000)	\$ 875,000
11/8/2005	9603	College of Charleston	Craig Hall HVAC and Interior Renov	increase budget	\$ 225,000	\$ 2,640,000
11/8/2005	9860	Clemson	ICAR Land Acq.- Research Infrastruc.	revise scope		
11/10/2005	9538	Coastal Carolina	Athletic Training Facility	increase budget, revise scope, change project name	\$ 240,000	\$ 1,165,000
11/15/2005	9729	Clemson	Housing Campus Wide Asbestos Abatement	increase budget	\$ 14,733	\$ 461,651
11/15/2005	9964	USC-Columbia	Kirkland Apartments Renovations	increase budget	\$ (14,451)	\$ 2,397,018
11/15/2005	9914	USC-Columbia	Wade Hampton Mechanical Upgrade	decrease budget, close	\$ (13,749)	\$ 486,521
11/15/2005	9978	USC-Columbia	Coliseum 3020A Renovations	decrease budget, close	\$ (148,808)	\$ 76,192
11/15/2005	9977	USC-Columbia	Gambrell 247 Renovations	decrease budget, close	\$ (144,609)	\$ 56,391
11/15/2005	9976	USC-Columbia	Jones Auditorium Renovations	decrease budget, close	\$ (122,277)	\$ 106,723
11/15/2005	9975	USC-Columbia	Law Auditorium Renovations	decrease budget, close	\$ (36,545)	\$ 108,455
11/15/2005	9979	USC-Columbia	Coker 510 Renovations	decrease budget, close	\$ (120,388)	\$ 79,612
11/18/2005	9895	Spartanburg TC	Industrial Div. Renov./Addition A&E	decrease budget	\$ (320,788)	\$ 179,212
11/18/2005	9896	Spartanburg TC	Physical Plant Complex Construction	decrease budget, close	\$ (164,893)	\$ 55,107
11/18/2005	9882	Spartanburg TC	Academic/Library Bldg.Const.Phase1	increase budget	\$ 485,681	\$ 6,315,681
11/18/2005	9590	The Citadel	Law Barracks Replacement	change source of funds		
11/18/2005	9567	The Citadel	Padgett-Thomas Barracks Replace.	decrease budget, close	\$ (2,367,469)	\$ 27,706,042
11/18/2005	9756	Clemson	General Campus Asbestos Abatement	increase budget	\$ 61,405	\$ 935,797
11/18/2005	6021	USC-Columbia	Public Health Research Building Const	decrease budget	\$ (494,194)	\$ 17,825,806
11/18/2005	6022	USC-Columbia	Beta Research Facility Construction	decrease budget	\$ (1,015,843)	\$ 30,564,157
11/18/2005	6023	USC-Columbia	Omega II Research Facility Const.	decrease budget	\$ (1,235,484)	\$ 29,924,516
11/18/2005	9838	Midlands TC	Road/Parking Lot Repairs/Replacement	decrease budget, close	\$ (278,073)	\$ 271,927
11/18/2005	9707	Midlands TC	Mechanical Systems Repairs	decrease budget, close	\$ (783,782)	\$ 908,218
11/18/2005	9724	Midlands TC	College-wide Roof Repairs/Replac.	decrease budget, close	\$ (399,579)	\$ 1,130,421