



Agenda Item 4.04

April 25, 2006

MEMORANDUM

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

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

SUBJECT: Committee Meeting, May 4, 2006

Attached are the interim capital projects for your review and consideration at the May 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 9:30 a.m. on May 4. 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
May 4, 2006

Medical University of South Carolina

Bee Street Parking Garage Construction	\$39,970,607	-establish project
Source of Funds:	\$32,200,000	-proposed revenue bonds
	<u>7,770,607</u>	-federal transit authority funding
Total:	\$39,970,607	
Proposed Budget:	\$ 34,800,000	-new construction (588,400 GSF)
	3,970,607	-contingency
	<u>1,200,000</u>	-professional service fees
Total:	\$ 39,970,607	

Description

The project will consist of an eight-level, 1,481 car parking garage to be located on University land bordered by US 17N, Courtenay Drive, and Bee Street. The garage will absorb the increased staff and visitor parking demand resulting from the construction of the new Phase I Hospital, future retail space, and space for a future cardiac rehab operation. This 588,400 sq. ft. (cost per sq. ft. is \$59.14) facility was designed in conjunction with the Phase I Hospital to efficiently park and exit a large volume of cars using an "express ramp" concept. Initially planned for staff parking, the facility is designed to allow a transition to visitor parking as Phase II and Phase III of the hospital are developed.

In addition to serving the parking needs of staff and visitors, the garage will serve as an inter-model facility of the county bus service (CARTA), MUSC remote parking shuttles, taxis, and shared-ride commuters. The garage façade will be consistent with and compliment the Phase I Hospital and the associated Central Energy Plant.

*NOTE: The project was withdrawn from consideration prior to the November 3, 2005 Finance and Facilities Committee meeting.

E&G Deferred Maintenance Reduction:

None – New Space

Annual Operating Costs/Savings:

Utilities, maintenance and supplies, and housekeeping services are expected to increase the annual operating costs by \$311,852 in FY2007-08. The additional costs will be absorbed into the existing budget.

Recommendation

Staff recommends approval of the project as proposed.

Spartanburg Technical College

Cherokee County Campus Construction \$ 4,000,000 -increase budget, revise scope
(Previous Budget = \$250,000)

Source of Funds: \$ 2,000,000 -state appropriations
1,250,000 -EDA funds
500,000 -ARC funds
250,000 -local funds
Total: \$ 4,000,000

Proposed Budget: \$ 3,325,000 -new construction (22,585 GSF)
365,000 -contingency
249,000 -site development
200,000 -professional services fees
60,000 -equipment and/or materials
50,000 -landscaping
1,000 -builders risk insurance
Total: \$ 4,250,000

Description

The revision will change the scope from a programming and engineering services and construction to a full design and construction project. The Legislature directed \$2,000,000 in 2004-05 appropriations to this project. The College has been awarded \$1,250,000 from the Economic Development Administration (EDA) of the United States Department of Commerce. In addition, the College has also received an award of \$500,000 from the Appalachian Regional Commission (ARC).

The project will include completion of architectural and engineering services and construction of a 22,585 sq. ft. Academic Classroom Building on the newly established Cherokee County Campus. The cost per square foot is \$147. The original design request approved by CHE staff in April 2005 was for an approximately 30,000 sq. ft. building, however, the square footage has been reduced due to budget restraints and inflationary costs.

The facility will house academic classrooms, health program labs, computer rooms, and a library.

A study from Cherokee County has indicated that an Academic Classroom Building offering general programs and health sciences should be a priority for this campus. The construction of the Academic Classroom Building is consistent with the College’s master plan for the Cherokee County Campus. The facility will support the academic, industrial, and business needs of the county.

E&G Deferred Maintenance Reduction:

None – New Space

Annual Operating Costs/Savings:

Janitorial and ground keeping services, utilities, maintenance, supplies, insurance, and security/mail services are expected to increase the annual operating costs by \$132,806 in FY2007-08. The additional costs will be absorbed into the existing budget. (For technical colleges, these costs are paid from local funds.)

Recommendation

Staff recommends approval of the project as proposed.

Information Item

PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF						
March 2006						
Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
3/7/2006	New	College of Charleston	Energy Performance Contract Study	establish	\$ 150,000	
3/7/2006	9787	USC-Columbia	S. Campus Housing E Quad Const	decrease budget, close	\$ (90,801)	\$ 20,709,199
3/7/2006	9866	USC-Columbia	EMP Steam Infrastructure Upgrade Phase 1	decrease budget, close	\$ (16,436)	\$ 183,564
3/7/2006	9502	USC-Union	Deferred Maintenance	increase budget, close	\$ 1,102	\$ 501,102
3/7/2006	9506	USC-Union	Deferred Maintenance	increase budget	\$ 116	\$ 100,116
3/7/2006	New	Florence-Darlington TC	Health Science Campus Expansion	establish	\$ 10,000	
3/13/2006	New	SC State	1921 Russell Street Land Acquisition	establish	\$ 10,000	
3/10/2006	9847	Clemson	Williamson Road Repair/Repave	decrease budget, close	\$ (133)	\$ 224,867
3/10/2006	9864	Clemson	N. Chas Property Acq. Studies & Services	increase budget	\$ 70,000	\$ 120,000
3/10/2006	9535	Coastal Carolina	Kearns Hall Renovations	increase budget, change source funds	\$ 144,797	\$ 1,494,797
3/10/2006	New	Denmark TC	Sidewalk Repairs/Replacements & Elevator Upgrade	establish	\$ 100,000	
3/17/2006	9542	Coastal Carolina	Science Center Renovation	change source of funds		
3/17/2006	9895	USC-Columbia	Streetscape Development Phase I	decrease budget, close	\$ (8,116)	\$ 1,622,887
3/17/2006	9972	USC-Columbia	Humanities Office Bldg. Maintenance Repairs	decrease budget, close	\$ (638)	\$ 143,362
3/17/2006	9901	Midlands TC	Beltline Campus Breezeway Renov/Exp	increase budget, change project name	\$ 200,000	\$ 1,323,000
3/17/2006	9954	York TC	Hood Center Renovations	decrease budget, close	\$ (618)	\$ 216,607
3/17/2006	9953	York TC	Hood Center Renovations	close		
3/17/2006	9963	York TC	Deferred Maintenance	decrease budget, close	\$ (34,492)	\$ 118,608
3/22/2006	9551	Francis Marion	Student Activities Center Construction	increase budget	\$ 350,000	\$ 1,550,000
3/22/2006		Francis Marion	Pee Dee Education Center Acquisition	decrease budget, close	\$ (3,000)	\$ 1,505
3/22/2006	9885	Trident TC	Building 700 & 800 Renovations	change source of funds		\$ 150,000
3/22/2006	New	Francis Marion	Center for the Child Facility Construction	establish (CPIP)	\$ 2,000,000	
3/24/2006	9861	Clemson	Lightsey Bridget Fire Sprinkler Retrofit/Renovation	increase budget, revise scope	\$ 200,000	\$ 1,358,300
3/24/2006	9821	Clemson	Clemson House Renovations	decrease budget, close	\$ 49,297	\$ 400,703
3/24/2006	9886	USC-Columbia	Bates House Renovation	decrease budget, close	\$ 303,222	\$ 879,778
3/24/2006	9955	USC-Columbia	Gambrell Hall Roof Replacement	decrease budget, close	\$ 40,049	\$ 609,951
3/24/2006	9940	USC-Columbia	Williams Brice South End Zone Football Building Construction	decrease budget, changes source of funds, close	\$ 2,086,147	\$ 663,853
3/27/2006	New	USC-Columbia	1321 Pendleton Street Acquisition*	establish		\$ 556,000
3/27/2006	6024	USC-Columbia	Support Facilities Relocation/Land Acquisition*	increase budget, revise scope	\$ 3,891,000	\$ 3,911,000
3/27/2006	9727	USC-Columbia	Jones PSC Renovations**	increase budget	\$ 4,500,000	\$ 10,849,000
LEASES						
Date Appr.	Project #	Institution	Project Name	Terms	Renewal Term	
3/20/2006		MUSC	McClennan Banks Building	SqFt - \$22.19/Monthly - \$4,815.23; \$57,782.76/annual	7/1/06-6/30/07	
*Master Land Acquisition Plan (MLAP)						
**Comprehensive Permanent Improvement Plan (CPIP)						