

DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION

October 5, 2017

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Thurmond Gazes Building 6th Floor Alcohol Research Center (ARC)
Renovations

REQUESTED ACTION: Establish Construction Budget (Phase II)

REQUESTED ACTION AMOUNT: \$2,265,500

PREVIOUS CHE ACTIONS: June 1, 2017 (Phase I)

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$34,500	\$225,500	\$260,000
Renovations – Building Interior	\$0	\$1,800,000	\$1,800,000
Labor Costs	\$0	\$50,000	\$50,000
Contingency	\$0	\$190,000	\$190,000
Total	\$34,500	\$2,265,000	\$2,300,000

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
College of Medicine Clinical Revenue*	\$34,500	\$2,265,500	\$2,300,000
Total	\$34,500	\$2,265,500	\$2,300,000

*REVENUE IS TRANSFERRED ON A REIMBURSEMENT BASIS FOR YEARLY EXPENSES AND COMMITMENTS

DESCRIPTION:

MUSC requests to proceed with Phase II for full design and construction for the 6th Floor Renovation in the Thurmond Gazes Building. The project will renovate approximately 8,500 sq. ft. of unoccupied, partially demolished lab space and make it available for the Alcohol Research Center (ARC). The ARC is currently located in Institute of Psychiatry Labs. The relocation to renovated space will consolidate animal care facilities, creating cost savings, and reduce problems associated with research being performed in a patient care facility. The renovation will include updating eight current spaces that will house animals, support cell culture and provide for behavioral research, while creating three new animal housing spaces. An additional HVAC system will be installed as required by AAALAC standards, to serve as backup in the event of any power disruptions. The ARC is recognized as one of the top centers in the United States for alcohol and addiction research.

The proposed budget has not increased since presented for Phase I. All of the funds have been committed and are available for the project. Schematic design comments have been received from the Office of State Engineer, with no issues noted.

E&G MAINTENANCE NEEDS:

N/A – Renovation of lab space.

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS:

No change in current expenses as this building is already built into the University’s maintenance plan. Energy efficient lighting and HVAC controls will be incorporated into the design.

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 # 9839 Name Thurmond Gazes Building 6th Floor Alcohol Research Center Renovations
 Facility # 770 Facility Name Thurmond Gazes Building

County Code	10 - Charleston
New/Revised Budget	\$2,300,000.00

Project Type	3 - Repair/Renovate 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 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 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 renovate approximately 8,500 square feet along the north side and a portion of the central core of the 6th floor of the Thurmond Gazes Building for the Alcohol Research Center (ARC). The 6th floor labs are currently unoccupied and partially demolished. The project will provide for the comprehensive renovation of eight spaces that will house animals, support cell culture, and provide for behavioral research. The renovation will create three new animal housing spaces and require the addition of an HVAC system to meet AAALAC requirements. Existing lab casework, etc. will be reused where practical. This request is for approval to proceed with phase 2 full design and construction.

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: June 2017 Estimated Completion Date: December 2018
 Estimated Expenditures: Thru Current FY: \$1,300,000.00 After Current FY: \$1,000,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	9839
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- 1. _____ Land Purchase ---->
 - 2. _____ Building Purchase ---->
 - 3. 260,000.00 Professional Services Fees
 - 4. _____ Equipment and/or Materials ---->
 - 5. _____ Site Development
 - 6. _____ New Construction ---->
 - 7. 1,800,000.00 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. 50,000.00 Labor Costs
 - 16. _____ Bond Issue Costs
 - 17. _____ Other: _____
 - 18. 190,000.00 Contingency
- \$2,300,000.00 TOTAL PROJECT BUDGET


Land: _____ Acres
 Floor Space: _____ Gross Square Feet
 Information Technology _____
 Floor Space: _____ Gross Square Feet
 Floor Space: 8,500 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: _____	
Cost Breakdown	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	<u>\$ 0.00</u>

9. PROPOSED SOURCE OFFUNDING

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) COM Clinical Revenue	34,500.00	2,265,500.00	2,300,000.00 0.00 0.00		7201	98800100	3035	3907
TOTAL BUDGET	\$34,500.00	\$2,265,500.00	\$2,300,000.00	#5 on FY18 Capital Budget				

10. SUBMITTED BY:


 Signature of Authorized Official and Title

August 28, 2017

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 # 9839 Name Thurmond Gazes Building 6th Floor Alcohol Research Center Renovations

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)	\$	\$	\$	\$ 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.	_____	_____
	TOTAL	\$0.00

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: *Jess Edwards* 8.28 2017
Signature of Authorized Official and Title Date

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

9839 – T-G 6th Floor Alcohol Research Center Renovations

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.
\$2,300,000
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.
Clinical Income
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.)
MUSC Physicians Department Generated-Clinical Revenue funds are transferred to the College of Medicine (COM) from the MUSCP Practice Plan on a reimbursement basis for yearly expenses and commitments.
4. What is the current uncommitted balance of funds for each source listed in 3 above?
\$5,200,000
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 B&C Board approval?
Not applicable
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.
Not Applicable
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.
NO
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.
Energy efficient lighting and HVAC controls will be incorporated into the design.
10. What is the projected date (month and year) for execution of the construction contract?
April 2018
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 Alcohol Research Center (departments of Psychiatry and Neuroscience)
13. What is the total square footage of the building to be renovated or constructed?
200,339
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?
8500
15. What is the current age of the building or building systems to be renovated?
21 years old
16. 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

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.)
 Approximately 25-30 Faculty and staff
18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase?
 Not Applicable
19. If the contingency is more than 10%, please explain why.
 Not Applicable
20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred?
 Not Applicable
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?
 At the time of the last CPIP submittal funding was not available for this project. Therefore it was not included
22. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.
 Responding to the need for an updated research laboratory and animal housing facility, it is anticipated that this proposed research area will support improved physical operations as the Alcohol Research Center continues to grow. The goal for MUSC is to realize the efficiencies in co-locating the labs together and provide an enhanced quality of operations within and between each laboratory. The newly renovated laboratories will represent MUSC's progressive development in Alcohol research and facilitate in future development of the program. The Alcohol Research Center (ARC) is a "specialized" Alcohol Research Center supported by the National Institute on Alcohol Abuse and Alcoholism (NIAAA). The ARC has received funding from NIAAA that will allow research in the Center to continue into 2020, however the current facilities in the Institute of Psychiatry on the Medical University of South Carolina Campus are deficient in many areas including mechanical and electrical systems, equipment support space and coordinated lab configurations. Moving across the street to the Thurmond Gazes building where 6th floor existing labs are currently unoccupied will allow the ARC to establish updated research facilities in a building that includes companion and more current animal research facilities and better overall research laboratory support.
23. How will your agency/institution address and fund maintenance of this facility construction/renovation?
 The maintenance support structure is already in place for this existing area.
24. 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 FY18 capital budget process.
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?
 Not Applicable

STB 6th Floor Alcohol Research Preliminary Total Project Cost

Current As Of: 8/02/17 in current dollars
 Construction Duration: 120-150 days

STB 6th Floor		Net SF	Cost
Div 1 General Conditions	8,224		121,932
Div 2 Demolition	8,224		41,782
Div 3 Concrete	8,224		3,048
Div 5 Metals	8,224		14,937
Div 6 Woods & Plastics	8,224		28,451
Div 7 Thermal & Moisture	8,224		7,179
Div 8 Doors & Windows	8,224		45,725
Div 9 Finishes	8,224		225,623
Div 10 Specialties	8,224		17,429
Div 12 Furnishings	8,224		20,000
Div 21 Fire Protection	8,224		10,161
Div 22 Plumbing	8,224		111,771
Div 23 HVAC	8,224		516,179
Div 26 Electrical	8,224		283,678
		Sub- Total	1,447,894
		Sub-Total Construction Cost	1,447,894
		Abatement	0
		Furniture, Equipment & Related	135,000
		IT/Communications	80,000
		A/E Fees/Owner Costs 18%	260,621
		Sub-Total Project Costs	1,923,515
		Construction Contingency 0%	0
		Total Project Contingency 10%	192,352
		Estimated Total Project Cost	2,115,867
		Estimated Total Project Cost/SF	257

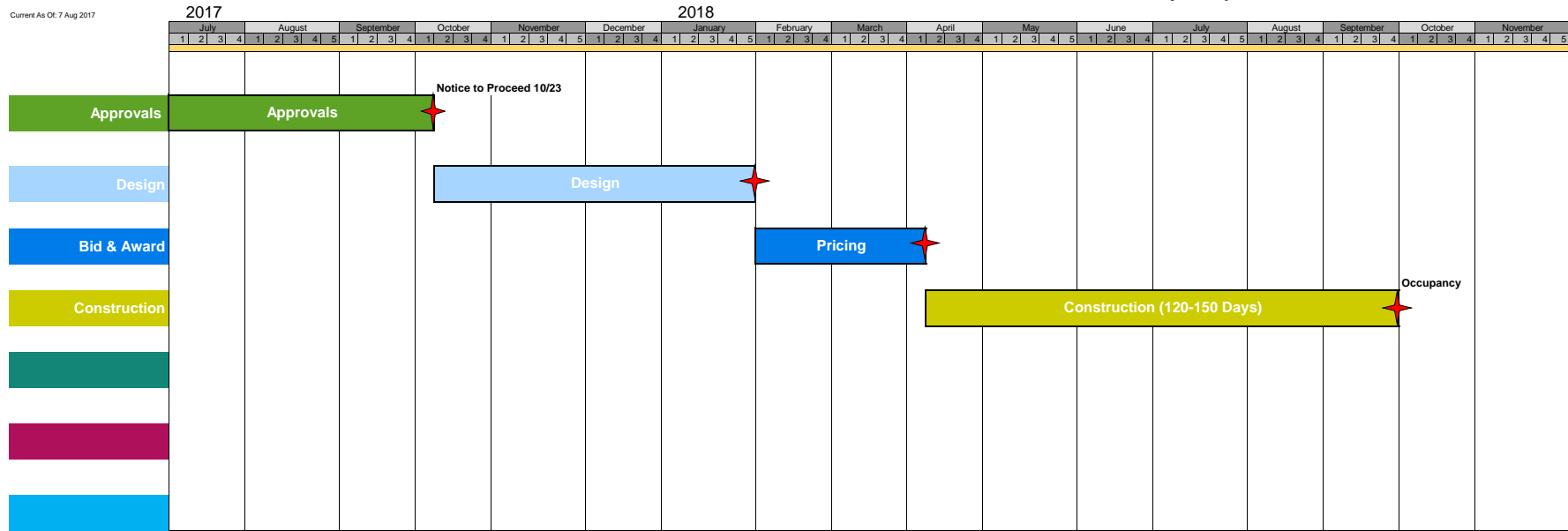
1. For Alternate #1 Animal Housing Add \$145,200 to Construction Cost
2. Option to Replace Existing Fluourescent with LED Add \$61,000

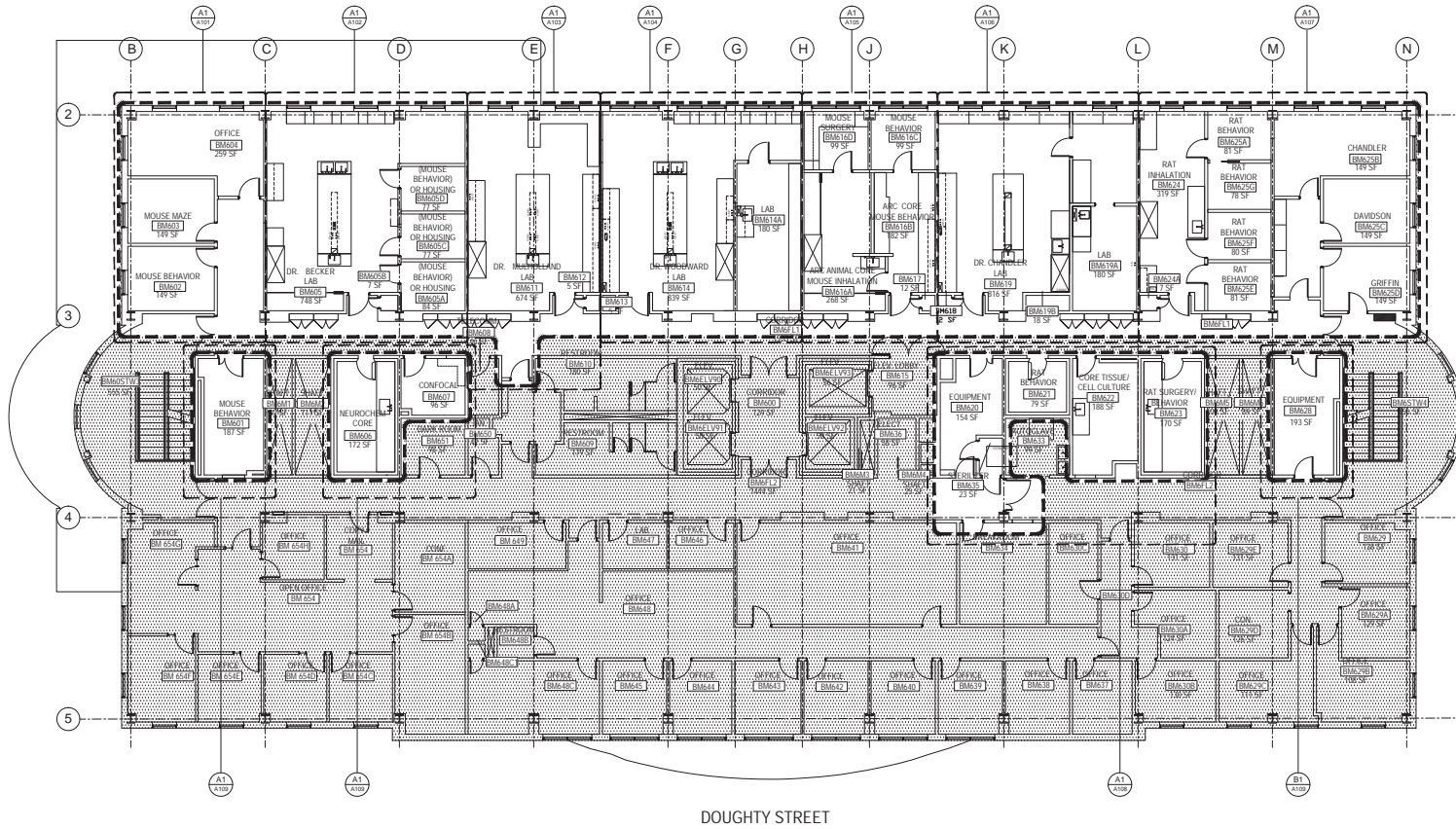


COMPASS 5 PARTNERS, LLC

MUSC Thurmond Gazes 6th Floor Alcohol Research Renovation Preliminary Project Schedule

Current As Of: 7 Aug 2017





DOUGHTY STREET

A1 FIRE AND LIFE SAFETY - SIXTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

No.	Revision/Issue	Date
	SD SET	8.4.17

For Set Date: _____
 Construction Set Date: _____
 Printing Set Date: _____

Project	Drawn By
H51-9839-PG	IAP
Date	Checked By
8-4-17	MEC
Scale	

RENOVATION KEY PLAN

A100