

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

March 1, 2018

NORTHEASTERN TECHNICAL COLLEGE

PROJECT NAME: Industrial Training Center Renovations and Expansion
(Bennettsville & Pageland)

REQUESTED ACTION: Phase II Budget Increase, Add New Source of Funds

REQUESTED ACTION AMOUNT: \$461,000

INITIAL CHE RECOMMENDATION DATE: November 6, 2015 (Phase I)
March 3, 2016 (Phase II + Budget Increase)
September 7, 2017 (Scope Revision)

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$175,000	\$(113,516.70)	\$61,483.30
Site Development	\$0	\$0	\$0
New Construction	\$615,463	\$123,053.70	\$738,516.70
Renovations – Building Interior	\$1,109,537	\$451,463.00	\$1,561,000
Roofing	\$0	\$0	\$0
Renovations – Building Exterior	\$0	\$0	\$0
Landscaping	\$0	\$0	\$0
<i>Total</i>	<i>\$1,900,000</i>	<i>\$461,000</i>	<i>\$2,361,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Capital Reserve Fund	\$1,500,000	\$0	\$1,500,000
Local Funds	\$400,000	\$0	\$400,000
College Funds	\$0	\$461,000	\$461,000
<i>Total</i>	<i>\$1,900,000</i>	<i>\$461,000</i>	<i>\$2,361,000</i>

DESCRIPTION:

This project is comprised of construction of a new facility at NETC’s Pageland campus to house training equipment, which is complete, and renovations of a former grocery store to convert the square footage into a manufacturing training facility. The College requests to increase the budget \$461,000 to accommodate the construction bids received January 22, 2018. Seven bids were received for the renovation ranging from \$1,561,000 to \$2,050,000. The lowest bid of \$1,561,000 was \$461,000 over the original estimate of \$1,100,000. The increase will be supported by College Funds, which are NETC Reserves from remaining operating revenues accumulated at year-end. After the increase, the College will have an uncommitted balance \$739,812 in the reserve. The increased cost of this project is not expected to affect other planned projects. In addition, staff has noted the College has maintenance needs of \$164,466 based on the 2017 Building Condition Survey.

The increase with the aforementioned fund source was approved by the local Area Commission January 23, 2018, and approved by staff at the State Board for Technical and Comprehensive Education January 24, 2018. The scope of the project includes renovating and reconfiguring approximately 15,000 SF of the 45,000 SF structure for instructional lab classrooms, distance learning classrooms, welding lab, office and storage space. The remaining square footage will be shell space to accommodate future programmatic growth and the expansion of existing programs, and the additional phases of renovation are included on the College’s CPIP. The maintenance of the facility will be supported by tuition and from Marlboro County support.

Items noted by the College as causes to project increase:

- General Contractor Overhead and Profit Fees ~ \$50,000
- Price increase in Metal Stud & Drywall ~\$45,000 - \$50,000
- Price increase in Fire Protection labor and material ~ \$20,000
- Electrical ~\$200,000

The College intends to proceed with the lowest bid offered within the 60-day window to prevent having to re-bid project and incur further delay. The College participated in a competitive bid process for lump sum contract bids for a delivery method of design-bid-build, in which change orders will be accepted. Due to the lump sum contract process, a schedule of values (detailed line item costs) will not be available until after the contract is executed. Based on discussions with the Office of State Engineer, a decrease in scope is not recommended as it would not fulfill the programmatic needs. Several companies in the area are waiting to utilize the training provided by NETC in the areas of welding, mechatronics, warehousing/logistics. Proceeding with the bid will allow the construction schedule to be met in July, as planned. In addition, the Dillon Port's preliminary opening is March 2018 and this Industry Training Center is a key component in supporting companies/industries locating in the area.

E&G MAINTENANCE NEEDS:

N/A – Renovation of New Facility

ANNUAL OPERATING COSTS/SAVINGS:

\$33,500/Year to include utilities, operations and maintenance, and supplies. The additional operating costs will not be absorbed into the College's existing budget, but will be paid for with additional tuition revenue generated through charges for the training classes.

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 Northeastern Technical College
 Contact Person Debbie Check Phone 843-921-6945

2. PROJECT Project # 6114 Name Industrial Training Center Renovations & Expansion (Bennettsville & Pageland)
 Facility # _____ Facility Name _____

County Code	13 - Chesterfield
New/Revised Budget	\$2,361,000.00

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 - 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.)

The construction cost for the Bennettsville campus was estimated at \$1,100,000. The bids were received on 1/22/18 and the lowest bid was \$1,561,000. Therefore, to proceed with the renovations, the NETC Area Commission voted on 1/23/18 to increase the budget by \$461,000 from local funds.

The initial budget for this project was \$1,900,000. By adding the additional funds (\$461,000), the revised budget is \$2,361,000.

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: February 2018 Estimated Completion Date: August 2018
 Estimated Expenditures: Thru Current FY: \$2,361,000.00 After Current FY: \$0.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	6114
------------------	------

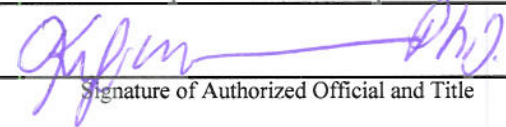
- 1. _____ Land Purchase ---->
 - 2. _____ Building Purchase ---->
 - 3. 61,483.30 Professional Services Fees
 - 4. _____ Equipment and/or Materials ---->
 - 5. _____ Site Development
 - 6. 738,516.70 New Construction ---->
 - 7. 1,561,000.00 Renovations - Building Interior ---->
 - 8. _____ Renovations - Utilities
 - 9. _____ Roofing - _____ Roof Age
 - 10. _____ Renovations - Building Exterior
 - 11. _____ Other Permanent Improvements
 - 12. _____ Landscaping
 - 13. _____ Builders Risk Insurance
 - 14. _____ Other Capital Outlay
 - 15. _____ Labor Costs
 - 16. _____ Bond Issue Costs
 - 17. _____ Other: _____
 - 18. _____ Contingency
- \$2,361,000.00 TOTAL PROJECT BUDGET

Land: _____ Acres
 Floor Space: _____ Gross Square Feet
 Information Technology _____
 Floor Space: 10,000 Gross Square Feet
 Floor Space: 15,000 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 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	1,500,000.00		1,500,000.00 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) Local College Funds	400,000.00	461,000.00	400,000.00 461,000.00 0.00			98800100		3907
TOTAL BUDGET	\$1,900,000.00	\$461,000.00	\$2,361,000.00					

10. SUBMITTED BY:  President January 23, 2018
 Signature of Authorized Official and Title Date

11. APPROVED BY: _____
 (For Department Use Only) Authorized Signature and Title Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT
FOR BUDGET INCREASE (AFTER CONSTRUCTION BUDGET HAS BEEN APPROVED)**

1. Please provide a detailed explanation of the reason(s) the budget increase is required, with the dollar amount(s) attributable to each reason.

2. What is/are the source(s) of funds for the budget increase?

3. What is your agency/institution's definition of each fund source to be used for the increase?
(Please be specific for each source. If there is statutory authority authorizing the use of the funds for capital projects for the source, please cite the code section. If the source includes any type of fee, what is the fee called, what is the fee amount and when was it put in place?)

4. What is the uncommitted balance of funds to be used for the budget increase for each source listed above?

5. If institution or revenue bonds are included as source for the increase, when were the bonds issued? If not yet issued, when is the bond resolution expected to be brought for State Fiscal Accountability Authority approval?

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

7. If the project has not yet been bid, what energy savings/conservation measures will be implemented in the project?

8. If the project has not yet been bid, what is the projected date (month and year) for execution of the construction contract?

9. If the project has not yet been bid, what is the projected date (month and year) for completion of construction?

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

11. What is the total square footage of the building involved in the budget increase?

12. If only a portion of the building is being renovated, what is the square footage of the portion that is included in the renovation?
13. What is the current age of the building or building systems involved in the increase?
14. If the budget increase is a result of a change in demand or usage data of the facility, please provide the demand/usage data that resulted in the need for the increase.
15. 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.)
16. If funds are being transferred from another project for the increase, what is the current status of the project from which funds are being transferred?
17. 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?
18. What are the economic impacts of the project or project request, including job creation and retention? If there are none, please explain.

NETC Bennettsville Campus - Winn Dixie Building

June 22, 2017



This cost estimate encompasses the renovation of approximately 14,000 sf of a 46,353 sf Winn Dixie Building in Bennettsville, SC. The scope of the project involves creating 4 classrooms, 2 distance learning labs, and a welding lab. Structural braced metal stud walls will serve to seismically upgrade the structure. The thermal envelop of the renovated area will be brought up to current code requirements.

CATEGORY	Phase 1
General Conditions	\$44,024
Demolition	\$25,585
Site Conditions & Utilities	\$0
Landscaping	\$0
Concrete	\$4,610
Masonry	\$1,750
Misc. & Structural Steel	\$1,750
<i>Pre-Engineered Metal Building</i>	\$0
Carpentry	\$11,243
Millwork / Casework	\$0
Roofing & Roof Penetrations	\$29,169
Spray Foam Insulation / Misc. Sealants	\$45,046
Doors / Frames / Hardware	\$20,080
<i>Operable Partitions</i>	\$0
Windows	\$9,000
Aluminum Storefront	\$0
Exterior Finish	\$0
Metal Stud Framing / Drywall / ACT	\$136,070
Flooring	\$50,292
Painting	\$32,605
Specialties	\$1,596
Signage	\$2,500
Equipment	\$0
Specialty Piping / Equipment	\$0
Fire Protection	\$16,060
Plumbing	\$0
HVAC	\$204,000
Electrical	\$310,800
Construction Sub-Total:	\$946,181
Building Permits / Review	\$7,105
General Contingency	\$28,632
General Contractor Overhead & Profit	\$49,151
Performance & Payment Bonds	\$11,222
CONSTRUCTION COST ESTIMATE:	\$1,042,290
Estimated A&E Design Fees	\$90,000
Total Project w/ A&E Fees:	\$1,132,290

Alternate Item:

Epoxy Flooring vs. Stained & Sealed	\$45,000.00
-------------------------------------	-------------

Additional Notes:

Cost Summary above assumes no site utilities, no site water management, no repaving of existing asphalt, no landscaping, includes limited seismic upfitting per Structural Engineer's review, no welding equipment, no welding exhaust and no additional MEP.

BID TABULATION

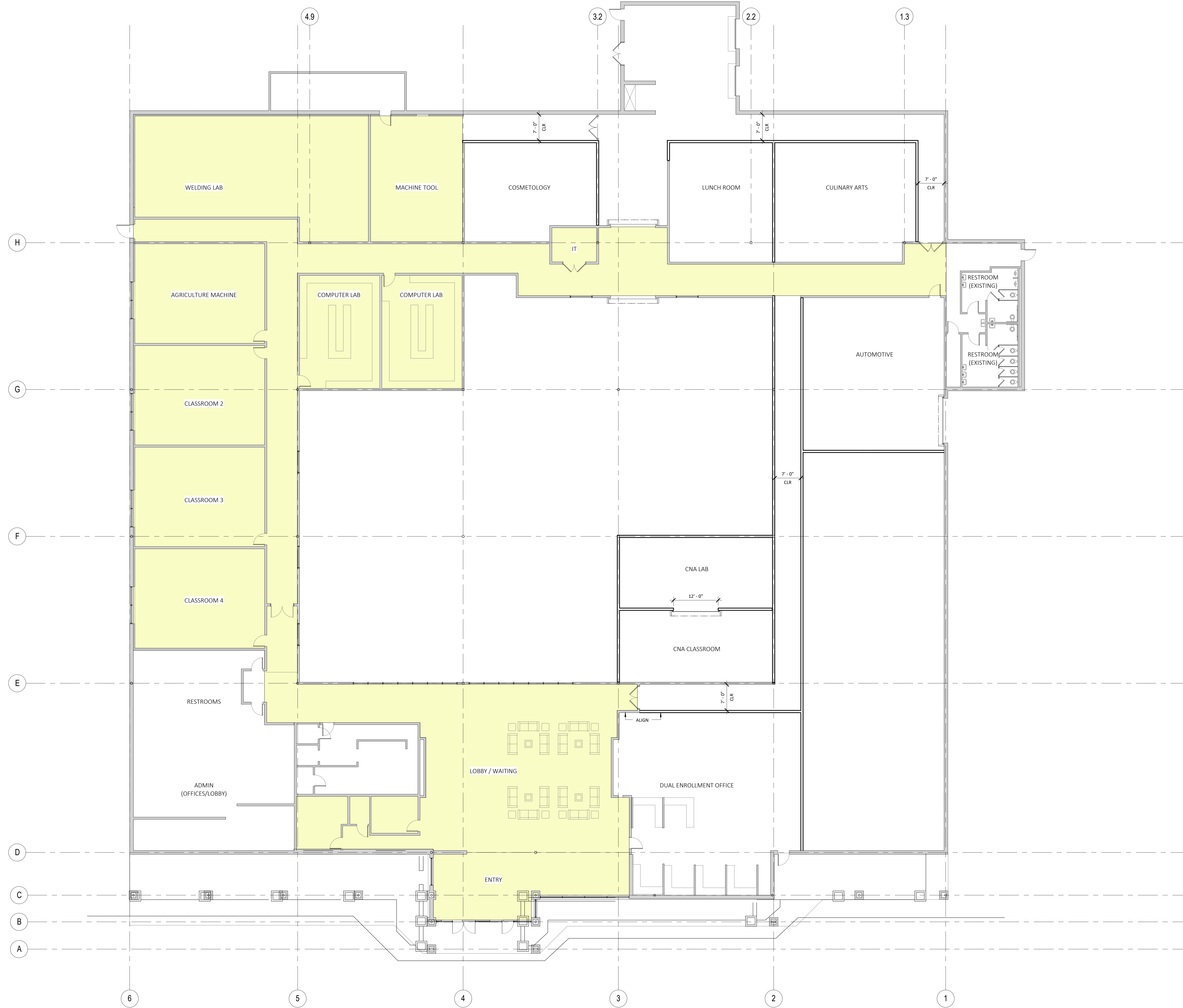
Bid Opening Date: 1/22/2018
 Bid Opening Time: 2:00 PM
 Bid Opening Location: NETC Cheraw

Project No.: H59-6114-MJ-A2
 Project Name: Industrial Training Center Renovations Expansion - Bennettsville
 Construction Budget: \$900,000 - \$1,100,000
 Architect/Engineer: Lambert Architecture + Construction Services
 Builder:

Bid Tabulation by: Didier Nobels

Bid Tabulation Witnessed by: Debbie Cheek, Margaret Jordan

Bidder	Addenda Received	Subs Listed	Bid Bonds	Base Bid
1. Driven Contractors, LLC	1-2	X	X	\$2,050,000.00
Electrical Subcontractor	Edwards Refrigeration			
HVAC Contractor	Smith Refrigeration			
2. FBI Construction Inc.	1-2	X	X	\$1,561,000.00
Electrical Subcontractor	Cayce			
HVAC Contractor	F.T.Z			
3. Gilbert Construction Co., Ltd.,	1-2	X	X	\$1,812,634.00
Electrical Subcontractor	Cayce			
HVAC Contractor	Zeman			
4. Jencon Builders, LLC.	1-2	X	X	\$1,798,000.00
Electrical Subcontractor	Triple T			
HVAC Contractor	LL Johns			
5. Player, Inc.	1-2	X	X	\$1,812,000.00
Electrical Subcontractor	Cayce			
HVAC Contractor	Smith Refrigeration			
6. SNB Construction of Dillon	1-2	X	X	\$1,726,000.00
Electrical Subcontractor	Eva Electric			
HVAC Contractor	F.T. Zeman Elect & Refrig			
7. Sumwalt Associates, Inc.	1-2	X	X	\$1,620,000.00
Electrical Subcontractor	Cayce Mechanical			
HVAC Contractor	F.T. Zeman Elect			



THIS DRAWING AND THE DESIGN THEREON ARE THE PROPERTY OF LAMBERT ARCHITECTURE + CONSTRUCTION SERVICES. NO PART OF THIS DRAWING OR DESIGN MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LAMBERT ARCHITECTURE + CONSTRUCTION SERVICES. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DRAWING OR DESIGN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO LAMBERT ARCHITECTURE + CONSTRUCTION SERVICES.

INDUSTRIAL TRAINING CENTER RENOVATIONS EXPANSION - BENNETTVILLE
 CSE PROJECT #H99-6114-44-42
NETC
 1120 Oakwood Street,
 Bennettville, SC 29512

REV #	REV DATE

FLOOR PLAN
 PROJ. NO.: N286.17
 DRAWN BY: Author
 DATE: 12.01.2017