

DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION

June 7, 2018

USC AIKEN

PROJECT NAME: USC Aiken Scholars Academy Renovation

REQUESTED ACTION: Establish Project (Phase I)

REQUESTED ACTION AMOUNT: \$37,500 (1.5%)

Internal Projected Cost: \$2,500,000

PREVIOUS CHE ACTIONS: N/A

DESCRIPTION:

USC Aiken requests to establish a project to renovate and reconfigure the former Facilities Maintenance and Supply Building to a general purpose academic building. The 12,520 square foot building is centrally located on campus and has an acceptable building condition score that will provide a permanent space for the Scholars Academy and additional academic space. The renovation project aligns with the College's strategic facilities plan of relocating maintenance activities to the periphery of campus. The reconfigured space will accommodate up to 200 students and approximately 20 staff members.

This project was identified as a priority during the 2017 CPIP submission, and is included as priority number two for 2020-2021 (Year 4). The University is using Institutional Funds, which are received from a variety of sources including tuition and fees and sales and services activities for Phase I. Construction is expected to be funded with remaining institutional funds and state appropriations from the Capital Reserve Fund, which have not yet been appropriated. The project is planned for completion in August 2020.

E&G MAINTENANCE NEEDS:

The current maintenance and supplies building has a building score of 92. This project will improve the building design to accommodate academic purposes.

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS:

No additional operating costs are expected. The University's operating budget from General Funds will continue to fund maintenance of this building.

Institution Name:	<u>USC Aiken</u>	Respondent:	<u>C.B. "Chuck" Rhoden, Jr., AIA</u>
Building Number:	<u>908</u>		<u>Name</u>
Building Name:	<u>Supply & Maintenance</u>	Telephone:	<u>(803) 920-6616</u>
Location:	<u>50801</u>	E-Mail:	<u>chuck@rds-develop.com</u>
Gross Square Feet:	<u>12,520</u>		
Year Const / Renov:	<u>1978</u>		
Replacement Cost:	<u>\$1,100,754</u>		

Comments:

Please do not enter data in the cells below this line. Begin data entry on Page 2.

	System Avg. Score	Multiplier		System % of Building	=	Current % Value Bldg.
Foundation	1.000	1.000	x	0.13	=	0.1300
Exterior Walls	1.125	0.975	x	0.13	=	0.1268
Floor	1.000	1.000	x	0.07	=	0.0700
Roof	1.333	0.933	x	0.07	=	0.0653
Interior Walls	1.000	1.000	x	0.03	=	0.0300
Windows	1.000	1.000	x	0.02	=	0.0200
Doors	1.000	1.000	x	0.01	=	0.0100
Ceiling	1.000	1.000	x	0.03	=	0.0300
Heating	1.250	0.950	x	0.10	=	0.0950
Cooling	1.125	0.975	x	0.10	=	0.0975
Plumbing	2.222	0.733	x	0.08	=	0.0587
Electrical	1.000	1.000	x	0.08	=	0.0800
Elevators	1.000	1.000	x	0.01	=	0.0100
Safety	1.000	1.000	x	0.05	=	0.0500
Design Standards	3.000	0.500	x	0.09	=	0.0450
Agency Rating:				1.00		0.918

Replacement Cost:	<u>\$1,100,754</u>
Building Condition:	<u>92</u>
Maintenance Need:	<u>\$88,060</u>

Bldg. Avg. Grade	Condition Code	Condition Multiplier	Difference
1	Satisfactory	1.00	
2	Remodel A	0.8	-0.2
3	Remodel B	0.5	-0.3
4	Remodel C	0.2	-0.3
5	Replace	0.00	-0.2

Building Name: Supply & Maintenance

Building Number: 908

Foundation 1 - 2 - 3 - 4 - 5	Rating
Cracked Walls	1
Foundation Settlement	1
Foundation Deterioration	1
Design Load	1
Average	1

Exterior Wall System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	1
Waterproofing	1
Caulking	1
Pointing	1
Code Compliance	1
Insulation	1
Maintainability	2
Painting	1
Average	1.125

Floor System 1 - 2 - 3 - 4 - 5	Rating
Structural Condition	1
Maintainability	1
Floor Finish	1
Vibration	1
Fire Rating	1
Design Load	1
Average	1

Roof System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	3
Leaks	1
Drainage	1
Insulation	1
Fire Rating	1
Design Load	1
Average	1.3333

Interior Wall System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	1
Strength & Stability	1
Acoustical Quality	1
Appearance	1
Adaptability	1
Maintainability	1
Average	1

Window System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	1
Appearance	1
Functional Ability	1
Infiltration	1
Maintainability	1
Average	1

Age of Roof Cover:	20 yrs
Type of Roof Cover:	EPDM
Flat:	Y
Pitched:	NA

Door System 1 - 2 - 3 - 4 - 5	Rating
Door Leaf	1
Frame	1
Hardware	1
Security	1
Fire Rating	1
Average	1

Ceiling System 1 - 2 - 3 - 4 - 5	Rating
Structural Condition	1
Accoustical	1
Accessibility	1
Appearance	1
Average	1

Heating System 1 - 2 - 3 - 4 - 5	Rating
Heating Capacity	1
Temperature Control	1
Noise Level	1
Air Circulation & Vent	3
Reliability	1
Reasonable Energy Consumption	1
Filtration	1
Humidity	1
Average	1.25
Age of System:	5 yrs
Heating Capacity-BTUs:	UNK

Cooling System 1 - 2 - 3 - 4 - 5	Rating
Cooling Capacity	1
Reasonable Energy Consumption	2
Temperature	1
Noise Level	1
Air Circulation & Vent	1
Reliability	1
Filtration	1
Humidity	1
Average	1.125
Age of System:	29 yrs
Cooling Capacity-Tons:	5

Plumbing System 1 - 2 - 3 - 4 - 5	Rating
Water Pressure & Supply Quantities	1
Sanitation Hazards or Cross Functions	1
Drain & Waste Function	1
Fixture Quantities	3
Fixture Types & Cond.	4
Wheel Chair Fixtures	3
Restroom Facilities	5
Roof Drainage	1
Site Drainage	1
Average	2.2222

Electrical System 1 - 2 - 3 - 4 - 5	Rating
Safety Conditions	1
Service Capacity	1
Panel Capacity	1
Convenience Outlets	1
Light Levels	1
Fixtures	1
Emergency Power	1
Exit Lighting	1
Average	1

Elevator System 1 - 2 - 3 - 4 - 5	Rating
Size & Number	1
Maintainability	1
Code Compliance	1
Average	1

Safety Standards 1 - 2 - 3 - 4 - 5	Rating
Means of Egress	1
Fire Ratings	1
Extinguishing Systems	1
Detection & Alarm Sys.	1
Lighting Systems	1
Handicap Access	1
Average	1

Design Standards 1 - 2 - 3 - 4 - 5	Rating
Flexible Design	1
Suitable for Present Use	5
Gross to Assignable Area	3
Average	3

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 H29 Name USC Aiken
 Contact Person Derek S Gruner Phone (803)777-1184

2. PROJECT Project # _____ Name USC Aiken Scholars Academy Renovation
 Facility # 908 Facility Name Supply Maintenance

County Code	<u>02 - Aiken</u>
New/Revised Budget	<u>\$37,500.00</u>

Project Type	<u>3 - Repair/Renovate Existing Facilities/Systems</u>
Facility Type	<u>2 - Program/Academic</u>

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number 2 of 2 for FY 20-21

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project	<input checked="" 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 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.)

ACTION: Establish Project

DESCRIPTION: The renovation project continues a strategic planning effort to relocate maintenance activities to the campus periphery and repurpose the existing single-story Supply Maintenance Building to serve an academic mission for the Aiken campus. Specifically, the 12,520 gross square foot building will be internally reconfigured to accommodate the Aiken Scholars Academy and provide general academic space for the campus.

JUSTIFICATION: No other space exists on the campus to permanently accommodate the Scholars Academy.

BUDGET: The total projected budget for the project is \$2,500,000.

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: August 2018 Estimated Completion Date: August 2020
 Estimated Expenditures: Thru Current FY: \$0.00 After Current FY: \$37,500.00

(FY18)

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	
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- | | | | |
|---------------------|---------------------------------------|------------------------|-------------------|
| 1. _____ | Land Purchase ----> | Land: _____ | Acres |
| 2. _____ | Building Purchase ----> | Floor Space: _____ | Gross Square Feet |
| 3. <u>37,500.00</u> | Professional Services Fees | | |
| 4. _____ | Equipment and/or Materials ----> | Information Technology | _____ |
| 5. _____ | Site Development | | |
| 6. _____ | New Construction ----> | Floor Space: _____ | Gross Square Feet |
| 7. _____ | Renovations - Building Interior ----> | Floor Space: _____ | Gross Square Feet |
| 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 | | |


\$37,500.00 TOTAL PROJECT BUDGET

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:	_____
<u>Cost Breakdown</u>	
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			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) Institutional Funds		37,500.00	37,500.00 0.00 0.00		7201	98800100	3907	3907
TOTAL BUDGET	\$0.00	\$37,500.00	\$37,500.00					

10. SUBMITTED BY:

 Director, Planning and Programming
Signature of Authorized Official and Title

4/30/18
Date

11. APPROVED BY:

(For Department Use Only)

Authorized Signature and Title

Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT
FOR PHASE I A&E PRE-DESIGN PROJECTS**

USC Aiken Scholars Academy Renovation

1. What is the internal projected cost of the project?

The total internal projected cost for this project is \$2,500,000. An internal estimate is attached.

2. What is/are the source(s) of funds to be used for A&E pre-design?

The source of funds for A&E pre-design are Institutional Funds.

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

Institutional Funds are funds available to the University from a variety of sources including tuition and fees and sales and services activities.

4. What is the current fund balance of uncommitted funds in the source of funds for A&E pre-design?

USC Aiken currently has allocated \$500,000 for this project in their Five Year Plan. The current fund balance of uncommitted funds is zero.

5. What is the source(s) of funds to be used for construction?

\$2,000,000 of State Appropriations and \$500,000 of Institutional Funds

6. What is your agency/institution's definition of the source(s) of funds to be used for construction? (Please be specific for each if different from those in 3 above. If there is statutory authority authorizing the use of the funds for capital project, please cite the code section and if a source includes a fee, what is the fee called, what is the fee amount and when was it put in place?)

State Appropriations - Capital Reserve Funds
The General Assembly annually appropriates funds from the Capital Reserve Fund (CRF) when such funds are available. When the CRF funds are not required to restore the General Reserve Funds, the monies may be appropriated for capital improvements or other nonrecurring purposes. SECTION 11-11-320. Capital Reserve Fund.

Institutional Funds are funds available to the University from a variety of sources including tuition and fees and sales and services activities.

7. What is the current fund balance of uncommitted funds in each source to be used for construction?

USC Aiken currently has allocated \$500,000 for this project in their Five Year Plan. The current fund balance of uncommitted funds is zero. All State Appropriations would be committed to the project.

8. Will the use of any funds for A&E pre-design or for construction require an increase in any student fee or tuition?

No increase in student fees is required.

9. If the use of any funds for A&E pre-design or construction will require any student fee or tuition increase, please explain and include the amount of the fees annually or by semester, what the fee is called and when it was put in place.

The question is not applicable to this project.

10. What is the total square footage of the building to be renovated or constructed?

The total square footage of the Supply and Maintenance building is 12,520.

11. 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?

The entire building will be renovated.

12. What program(s) will use the space to be renovated/constructed?

Aiken Scholars Academy and general academic space for USC Aiken.

13. What is the current age of the building to be renovated?

The Supply and Maintenance Building was originally constructed in 1978.

14. What is the current age of the building system(s) to be renovated or replaced?

40 years

15. 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 to the facility.

16. If the A&E pre-design request is above 1.5% of the internal estimated cost of the project, what is the reason the amount exceeds 1.5%?

The A/E pre-design request is not above 1.5%.

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 for the entire building? (Answer for as many as are applicable.)

The Aiken Scholars Academy is expect to accommodate up to 200 students. Approximately 20 faculty members will use the space.

18. 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?

The project is included in Year 4 of the 2017 CPIP. It was listed as priority number 2 of 2.

19. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.

This project will provide economic activity through the construction project itself. Construction creates and/or retains jobs in three ways: 1) it creates direct jobs that are involved in the construction project; 2) it creates indirect jobs through the manufacturing of building materials

and systems and the provision of key services in areas like design professions, legal, and accounting services; and 3) it creates induced jobs in other service areas whereby income from the first two categories is spent on goods and services in other areas of the economy. It is estimated that this project will generate 50 jobs.

20. How will your agency/institution address and fund maintenance of this facility construction/renovation?

Maintenance will be funded from the Education and General Maintenance Reserve.

21. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?

Education and General Maintenance Reserve. At this time, there is no uncommitted balance in the E&G Maintenance Reserve Fund account after factoring in all planned projects. The E&G Maintenance Reserve Fund is replenished annually.

22. 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?

The funding of maintenance is described in the answers to questions 20 and 21.

Project Name: USC-Aiken Aiken Scholars Academy & USC-Aiken Classroom and Offices (Combined)
USC-Aiken Maintenance Facility, Aiken, South Carolina

Project Number:
Date: April 30, 2018

COST CODE	COST CATEGORY	SCHMATIC / ORIGINAL BUDGET	COMMENTS / NOTES
1000	Construction Costs (including all Deduct Alternates)		
10001	Construction Estimate, BASE BID	\$ 2,033,247.44	Base Bid
10002	Construction Allowances Summary	\$ -	
	Total BASE BID Construction Cost:	\$ 2,033,247.44	
	Project Budget:	\$ 2,500,000.00	Per Pre-Design Meeting
	Over Budget Amount:	\$ (466,752.56)	
10003	Add Alternates:		
	Add Alternates Subtotal:	\$ -	
10004	Add Unit Prices:		
	Total Construction Costs w/ Add Alternates	\$ 2,033,247.44	Base Bid plus Add Alternates
2000	Permits, Testing, Surveys, etc.		
20001	Agency Fees (Dev. Fees, Etc.)	\$ -	N/A
20002	Permit Fees (1% x Const. Cost) 1.0%	\$ 20,332.47	Construction Cost (N/A)
20003	Legal Fees (1% Const Cost) 1.0%	\$ 20,332.47	N/A
20004	Testing, Special Inspections	\$ -	Special Inspections, Materials Testing
20005	Survey & Soils Investigation	\$ -	Survey, Soils & Utility Locate (N/A)
20006	Hazardous Materials Survey & Testing	\$ -	Direct contract to Owner/Abate sub (N/A)
20007	Agency Consultant Fees	\$ -	N/A
20008	Relocation Costs	\$ -	Internal Owner/Dept. Cost
20009	Permits, Testing, Survey, Contingency 5%	\$ 2,033.25	
		\$ 42,698.20	
3000	Site Development/Phasing Costs		Not Applicable
30001	Relocate Site Utilities	\$ -	N/A
30002	Relocation Costs	\$ -	N/A
30003	Moving Costs	\$ -	N/A
30004	Security Services	\$ -	N/A
30005	Soft Cost Contingency	\$ -	N/A
		\$ -	
4000	Fixed Equipment, Furnishings, IMS		Not Applicable
40001	Fixtures, Furnishings, & Equipment	\$ -	Included in Construction Costs
40002	Window Treatments	\$ -	N/A
40003	Artwork	\$ -	N/A; Graphics by Owner
40004	Signage & Wayfinding Allowance	\$ -	Graphics by Owner
40005	Telephone / Data Systems	\$ -	Wiring in Construction Cost
40006	Security (Cameras/Monitors)	\$ -	NIC; By Owner
40007	Point of Sales System (POS)	\$ -	By Owner
40008	Specialty Equipment	\$ -	By Owner
40009	FF&E Contingency 5%	\$ -	By Owner
		\$ -	
5000	A&E, Contractor, & D/B Fees		
50001	A&E Pre-Design (A/E Fee)	\$ 12,000.00	Under Contract
50002	A&E Fees (A/E & Consultants/Base Bid) 8%	\$ 162,660.00	Design Phase A/E Fees based upon Const. Cost/Award
50003	*A&E Reimbursables Est.	\$ 1,700.00	Prints, Copies
50004	Hazardous Materials Abatement Design	\$ -	Vendor Design Support, A/E Reimb. Expense
50005	A/E Bid & C/A Phase Fee (BASE BID) 2%	\$ 40,665.00	Fee % x Construction Contract Amount
		\$ 217,025.00	
6000	Other Project Costs		Not Applicable
6000	Project Marketing / Start-Up Costs	\$ -	N/A
60001	Construction Project Office 0%	\$ -	N/A
		\$ -	
7000	Project Contingency		Not Applicable
7000	Overall Project Contingency 10%	\$ 203,324.74	
		\$ 203,324.74	
TOTAL PROJECT COST:		\$ 2,496,295.38	