

DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION

June 7, 2018

CLEMSON UNIVERSITY

PROJECT NAME: Chapel Construction

REQUESTED ACTION: Establish Project (Phase I)

REQUESTED ACTION AMOUNT: \$175,000 (3.5%)

Internal Estimated Cost: \$5,000,000

PREVIOUS CHE ACTIONS: N/A

DESCRIPTION:

Clemson University requests to establish a project to construct a non-denominational chapel on campus. The chapel will provide students, faculty and staff with a quiet space for reflection and meditation, as well as a place for the celebration and remembrance of Clemson students. It will be located along the Campus Green and will provide a readily accessible introspective place that is open to all in the Clemson community. The approximately 5,000 square foot chapel will include a large assembly space, lobby, meditation rooms and nooks, an open gallery, a preparation space and restrooms.

The Phase I pre-design budget is requested at 3.50% of the estimated project cost and the additional amount will allow the university to provide for a survey, site geotechnical investigation, and the pre-construction services of a construction manager. The source of funds for Phase I is private gifts and donations

Students have embraced the idea of the chapel and have raised funds for the project and are planning additional fundraising efforts. As of May 4, 2018, the balance of raised funds was \$2,534,293. The project will only be funded with private funds. Should the full amount of anticipated gifts not be received, the University will revise the scope of the project or delay it, pending further fundraising. In the future, the University plans to seek gifts to establish an operating endowment for the facility.

E&G MAINTENANCE NEEDS:

N/A- New Construction

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS:

Increased operating costs for utilities and maintenance are expected to begin in FY2021 at \$32,500 and are estimated to increase 3% each subsequent year. Additional operating revenues will be covered by University Operating Revenues, not tuition and required fees. These include self-generated revenues from Student affairs sales and services activities.

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

Cod H12 Name Clemson University

Contact Person John McEntire Phone 864-656-1238

2. PROJECT

Project # _____ Name Chapel Construction

Facility # _____ Facility Name Samuel J. Cadden Chapel

County Code	39
New/Revised Budget	\$175,000.00

Project Type	Construct Additional Facility
Facility Type	Program

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL Y

CCIP priority number 3 of 8 for FY 2020

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

Establish Project		Decrease Budget		Close Project	
Establish Project - CPIP	X	Change Source of Funds		Change Project Name	
Increase Budget		Revise Scope		Cancel Project	

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 request is to establish a project for Phase I pre-design to construct a non-denominational chapel on the Clemson campus. The chapel will provide students, faculty and staff with a quiet space for reflection and meditation, as well as a place for the celebration and remembrance of Clemson students. It will be located along the Campus Green and will provide a readily accessible introspective place that is open to all in the Clemson community. The approximately 5,000 square foot chapel will include a large assembly space, lobby, meditation rooms and nooks, an open gallery, a preparation space and restrooms.

Clemson University does not currently have a non-denominational chapel for reflection, meditation and remembrance on the campus. A quiet space is increasingly important for students that may become overwhelmed by the rigors of academic life and being away from home, often for the first time. In recent years, it has become evident that the campus needs a place to remember students who have passed away and many, including student body leaders, feel a chapel provides the right setting for this to take place. The concept of a memorial chapel has been embraced by Clemson students who have raised funds for the project and are preparing additional fundraising efforts to support it.

Non-denominational chapels are common at colleges and universities nationwide and have been constructed at many other South Carolina public and private higher education institutions. Construction of the chapel will further the ClemsonForward strategic plan's commitment to the cherished sense of community and connectedness that defines the Clemson family.

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: Apr-18 Estimated Completion Date: June 2021
 Estimated expenditures: Thru current FY: \$ _____ After current FY: \$ 175,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT # _____

1. _____ Land Purchase ---->
2. _____ Building Purchase ---->
3. \$175,000.00 Professional Services Fees
4. _____ Equipment and/or Materials ---->
5. _____ Site Development
6. _____ New Construction ---->
7. _____ 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

Land: _____ Acres
 Floor Space: _____ Gross Square Feet
 Information Technology \$ _____
 Floor Space: 5,000 Gross Square Feet
 Floor Space: _____ Gross Square Feet

\$ 175,000.00 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: _____

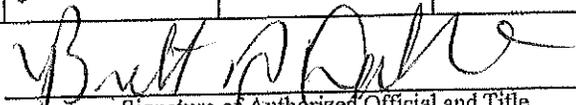
Cost Breakdown

Design Services \$ _____
 Monitoring \$ _____
 Abate/Remed \$ _____
 Total Costs \$ _____

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Project	Rev. Policy Code	Item Number	Rev. Sub-Fund	Ext. Sub-Fund
(0) Capital Improvement Bonds, Gr __					8115		3043	3043
(1) Dept Capital Improvement Bonds Gr __					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds								3393
(4) Excess Debt Service Type								3497
(5) Capital Reserve Fund					8895		3603	3603
(6) Appropriated State Program Source -					8895	68800100	1001	3600
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify)								
Private Gifts & Donations			\$ 175,000.00		7201	98800100	4907	3907
TOTAL BUDGET	\$	\$	\$ 175,000.00					

10. SUBMITTED BY:


 Signature of Authorized Official and Title

Brett A. Dalton, Executive Vice President for Finance and Operations

2-23-18
 Date

11. APPROVED BY:

(For Department Use Only)

Authorized Signature and Title

 Date
 Revised 2/23/16

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY
Code H12 Name Clemson University

2. PROJECT
Project # _____ Name Chapel Construction

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

XX 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) FY 20-21	\$	\$	\$32,500.00	\$32,500.00
2) FY 21-22	\$	\$	\$33,475.00	\$33,475.00
3) FY 22-23	\$	\$	\$34,479.00	\$34,479.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

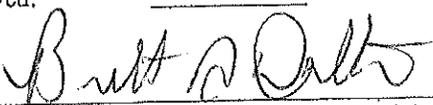
University Operating Revenues

6. Will the additional costs be absorbed into your existing budget? XX 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. <u>Utilities</u>	<u>\$16,250.00</u>
2. <u>Maintenance</u>	<u>\$16,250.00</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$32,500.00</u>

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:  2-26-18
Signature of Authorized Official and Title Date

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

**Chapel Construction
February 26, 2018**

1. What is the internal projected cost of the project? \$5,000,000
2. What is/are the source(s) of funds to be used for A&E pre-design? Private Gifts
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?)

Private Gifts are amounts received from individuals, corporations, and other entities that are to be expended for their restricted purposes.

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

Private Gift Funds for this project as of 5/4/18 - \$2,534,293

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

Private Gifts are amounts received from individuals, corporations, and other entities that are to be expended for their restricted purposes.

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

Private Gift Funds for this project as of 5/4/18 - \$2,534,293

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 student tuition or fee increase is required for pre-design or construction of this project. Existing tuition and fees, including the FY 17-18 increase, are sufficient to cover any costs associated with this project.

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.

N/A – No student tuition or fee increase is required for pre-design or construction of this project.

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

The chapel will be approximately 5,000 square feet.

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? N/A

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

The chapel is intended to provide a space for quiet meditation and reflection. To maximize the time the space is available to students, faculty, staff and the community, no programming for the space is planned on a regular basis.

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

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

15. If any new space is being added to the facility, please provide demand/usage data to support the need.

Over the past 10 years, enrollment has increased 33% while the amount of non-programmed, general purpose space has remained relatively the same. As a result, there is a lack of space and opportunity for students to quietly meditate, reflect and destress. Such space is critical for students, many of whom are away from home for the first time, as they deal with the rigorous demands of higher education. Demand for the University's only other main quiet space, Cooper Library, exceeds supply.

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 Phase I pre-design budget request is for 3.5% of the estimated project cost. The additional amount will allow the University to provide for a survey, site geotechnical investigation, and the pre-construction services of a Construction Manager.

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 facility will be available to all Clemson students, faculty, staff and community. Daily use will vary from a few occupants (5-20) to several hundred, with most days on the low side as appropriate for a facility whose purpose is meditation and reflection. The facility is planned to include 120 seats.

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? 2016 and 2017 CPIP, Year One

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

The economic impact of this project will be significant. Approximately \$5 million in construction will mean a significant number of architects, engineers, builders and tradesmen.

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

The University has a comprehensive maintenance stewardship fund as well as a designated fund for maintenance, repair and renovation. Annual prioritization resulting from objective building assessments determines the planned investments in asset stewardship on a building by building and project by project basis. The University targets balances for this maintenance stewardship fund required to adequately protect the physical assets of the University. It is a long-range planning tool/fund and, in that respect, the planned balances match the anticipated needs for annual and long-range stewardship.

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

The University has Maintenance and Stewardship Funds (MSF) comprised of tuition, matriculation, and other debt retirement and plant fund revenues that are restricted to support capital investments and that are not formally obligated to fund debt service in the current period. These funds are consciously planned for maintenance and renovation needs and are responsibly transferred to and managed by the State Treasurer until the time the State Treasurer approves a qualified use of these funds. As of 4/30/18, the balance in the MSF held by the State Treasurer and not currently committed to identified capital projects is \$31,957,748.

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?

N/A – see response to question 20.