



# South Carolina Commission on Higher Education

Mr. Tim M. Hofferth, Chair  
Ms. Dianne C. Kuhl, Vice Chair  
Mr. Paul O. Batson, III  
Mr. Devron H. Edwards  
Dr. Bettie Rose Horne  
Mr. Kenneth W. Kirkland  
Ms. Allison Dean Love  
Dr. Louis B. Lynn  
Vice Admiral Charles Munns, USN (ret.)  
Mr. Kim F. Phillips  
Ms. Terrye C. Seckinger

Mr. Jeffrey M. Schilz  
Interim President and Executive Director

**TO:** Ms. Dianne Kuhl and Members of the Finance & Facilities Committee

**FROM:** Ms. Carrie Eberly, Fiscal Affairs Program Manager

**SUBJECT:** Committee Meeting, August 3, 2017

**DATE:** July 27, 2017

A meeting of the Finance & Facilities Committee is scheduled to **be held in the Commission's Main Conference Room at 10:00 a.m. on Thursday, August 3.** The agenda and materials for the meeting are enclosed.

**\*To access the Teleconference, enter: 800-503-2899; Access Code: 737-4620**

If you have any questions about the materials, please contact me at (803) 737-0259.

*Enclosures*

COMMITTEE ON FINANCE & FACILITIES  
AUGUST 3, 2017  
10:00 A.M.  
MAIN CONFERENCE ROOM  
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
1122 LADY STREET, SUITE 300  
COLUMBIA, SC 29201

**AGENDA**

**1. Introductions**

**2. Approval of Minutes of June 1, 2017**

**3. Chair's Report**

**4. Interim Capital Projects**

A. Florence Darlington Technical College

1. Master Plan – Academic and Workforce Development Building Construction  
– Establish Construction Budget

B. Spartanburg Community College

1. Cherokee Advanced Technology Center Construction  
– Change Source of Funds, Decrease Budget

C. College of Charleston

1. Avery Envelope Renovation and Mechanical System Replacement  
– Increase Construction Budget
2. City Bistro Interior Renovation  
– Establish Project
3. Sottile Theatre Stage Renovation  
– Establish Project

**5. Other Business**

A. Unfinished Business

B. Office of the State Engineer Overview

Ms. Margaret Jordan

C. List of Capital Projects & Leases Processed by Staff for June and July 2017

*(For Information, No Action Required)*

**MINUTES**

COMMITTEE ON FINANCE AND FACILITIES

JUNE 1, 2017

9:30 A.M.

1<sup>ST</sup> FLOOR CONFERENCE ROOM, WADE HAMPTON BUILDING  
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
COLUMBIA, SC 29201

**Committee Members Present**

Commissioner Dianne Kuhl, Chair  
Commissioner Paul Batson  
Commissioner Ken Kirkland  
Commissioner Kim Phillips  
Commissioner Louis Lynn

Ms. Jennifer LoPresti  
Mr. Graham Neff  
Mr. Chad Teague  
Mr. Greg Weigle  
Mr. Avery Wilks  
Ms. Helen Zeigler

**Guests Present**

Chairman Tim Hofferth  
Commissioner Terrye Seckinger  
Commissioner Devron Edwards  
Ms. Beth Bell  
Dr. L. Rayburn Brooks  
Ms. Leslie Brunelli  
Ms. Page Childs  
Mr. Derek Gruner  
Ms. Katherine Haltiwanger  
Mr. Michael Hughes  
Mr. Rick Kelly

**Staff Present**

Mr. Jeff Schilz  
Mr. Edward Patrick  
Ms. Carrie Eberly  
Ms. Yolanda Myers  
Mr. Morgan O'Donnell

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

**1. Call to Order**

Commissioner Kuhl called the meeting to order at 9:35 a.m. Ms. Myers introduced guests in attendance.

The following matters were considered:

**2. Approval of Minutes of May 11, 2017**

Commissioner Kuhl presented the minutes and asked if there were any questions or corrections.

With no questions or corrections, a motion was made (Kirkland), seconded (Batson), and carried to approve the minutes of the May 11, 2017 meeting.

**3. Chair's Report**

Commissioner Kuhl expressed concerns about the rising cost of education in our state and the burden that it places on families trying to educate their children. She stated that we need to look to see if we are fulfilling the mission. She further stated that South Carolina is currently ranked the 7<sup>th</sup> least affordable state in the nation in higher education. When projects come before the

committee, we should think about how the project will affect the families and students and whether it will contribute to access, affordability and excellence.

#### **4. Interim Capital Projects**

Commissioner Kuhl asked that agenda item 4.D be considered first due to scheduling.

##### **D. University of South Carolina – Columbia**

###### **1. SCANA Property Acquisition**

-Increase Budget

Mr. Patrick presented the project stating that the University of South Carolina is requesting approval to purchase 14.63 acres of land currently owned by SCANA. He shared that Phase I work was complete and the University is requesting to begin Phase II. The total cost of the project for the University is \$9.375M and the source of funds will be from their Institutional Capital Project Fund. He shared that from a maintenance and financial perspective, the overall risk is low.

Commissioner Kirkland expressed concerns regarding tuition abatements and the trend report for the last ten years and felt that it must be addressed. He shared that on May 6th, The State newspaper published an article regarding the abatements given to out-of-state students and quoted that the University of South Carolina had a total excess of \$84M not including any scholarship aid that may go to those students. Commissioner Kirkland stated that ten years ago, the number was less than \$25M. The enrollment data showed that 43% of USC's student body are out-of-state students and that 60% of those students received some type of tuition discount or abatement. He also shared that several senators have expressed concerns and called for hearings regarding the abatement issue. Other states are becoming more aggressive in keeping their students in-state and he asked what could be done to continue to attract students to South Carolina. Commissioner Kirkland stated that he would like to have more information on how the University could specifically address abatements moving forward and how they will implement sound financial models to possibly reverse the abatement issue. Commissioner Kirkland emphasized the need to make sure that focus remains on access, excellence and affordability, that educating South Carolina students is the continued focus at our flagship universities, and that the abatement issue is a larger piece than just looking at one project.

Commissioner Kuhl asked Mr. Jeff Schilz, Interim President and Executive Director of the Commission on Higher Education, to give additional information on abatements. He explained that an abatement is the balance between in-state tuition and out-of-state tuition, and what an institution will charge an out-of-state student. Mr. Schilz further explained that waivers are discounted amounts given off tuition to in-state students and abatements are amounts given to out-of-state students. He then shared that the Commission received a number of concerns from across the political ideological spectrum about these issues. He referenced a request received from the Chairman of the House Ways and Means committee to ask the institutions for updated abatements for this year.

Mr. Rick Kelly from the University of South Carolina stated that the acquisition of the SCANA property is not directly related to abatements and that one purpose of the project is to provide more student parking. He shared that if the \$84M puts them out of play for additional students, then they would change their model. Mr. Kelly explained that the University has to compete with other universities for the best students. He further explained that they are not paying out \$84M but that abatements reduced potential income that they could receive. Mr. Kelly expressed that without abatements, the chances are that there would be thousands of less

students attending the University. He shared that the University probably receives \$100M from out-of-state students. He also shared that there are not enough students in South Carolina to replace those students. If other South Carolina students want to attend, the University has systems in place to help them get in. Mr. Kelly shared that the abatement issue is separate from the project and that the University has been trying to get this property for over fifteen years. He shared that the University wants to relocate their facilities department and that 700-800 students can use the parking.

Commissioner Hofferth acknowledged information on trends in other states and how they are coming up with ideas to keep their students within their states. He then asked how the potential loss of revenue could affect the University's overall budget. Mr. Kelly responded by stating that abatements allow them to attract students from other states and financially support the University.

Commissioner Kuhl asked what effect it would have on the university's budget if the legislature determined that the current level of abatement was unacceptable, if the board changed its mind, or if USC were to lose 50% of current out-of-state students.

Ms. Leslie Brunelli from the University of South Carolina stated that abatements are not an issue unless it was made one. She further stated that the University of South Carolina system's tuition discount is 33.5% and that the University is below Florida State, Chapel Hill, Florida, Louisville, and Kentucky. Ms. Brunelli shared that this is their marketplace and the reality of doing business. She further shared that if the state does not support 100% of higher education, then you have to raise the tuition to do that and the reality in South Carolina is that the non-resident student subsidizes the resident students.

Mr. Schilz stated that he feels he needs to come to the General Assembly's defense because he thinks that everyone in the room would like to see from the legislature more money flow to the colleges. The frustration he has heard from some of the legislative members over the last few weeks is that the colleges are handing out \$500-600M from our state to out-of-state students over a ten-year period, and at the same time saying that they are not being funded. Mr. Schilz then asked how can that be addressed because you cannot always rip the legislature, who are the policymakers at the state level, when the colleges are putting out a half billion dollars in over ten years.

Ms. Brunelli stated that the easiest way to reduce the abatement is to reduce the amount of non-resident tuition, and right now at the University, the tuition is 2.64 times the resident rate. Commissioner Kuhl asked if the University were to lose a significant percentage of their out-of-state students would it negatively affect their budget. Ms. Brunelli stated that it would negatively affect their budget because out-of-state students are paying more than in-state resident students and the University would have to retool their entire process.

Commissioner Phillips shared that he received questions about in-state students who meet the enrollment credentials that are not being able to attend the University and out-of-state students are receiving over \$100M to come the University. Mr. Kelly stated that if in-state students meet enrollment requirements, then they would have first choice in being accepted and if they are right at the border, then there are other processes in place to help those students. Ms. Brunelli stated that 49% of students are from out-of-state in the freshman class. Commissioner Phillips asked that Ms. Brunelli provide the number of out-of-state students that remain in South Carolina after graduation. Mr. Brunelli stated that they would have to get that number and report back.

After the discussion, members of the committee were in support of the project but concerns remained. A motion was made by Commissioner Kirkland to table the land acquisition to allow the University time to bring additional information to the Committee on the issue of tuition abatements. Mr. Kirkland continued to state his motion that the agenda item be tabled to also allow the Committee time to discuss abatements and other tuition discounts in general. Commissioner Phillips seconded the motion and the Committee commenced discussion on the motion. Commissioner Batson expressed disagreement with the motion to table, stating that the project approval should not be tied to concerns about abatements or other tuition discounts. He agreed with Commissioner Kirkland's suggestion for the Committee to discuss the issue of abatements in further detail, but that concerns about abatements should not prevent the Committee from considering the project. Commissioner Lynn expressed concern about delaying the consideration because the University might forfeit the opportunity to acquire the additional land at the current price point.

Chair Kuhl called for the vote to table the University of South Carolina project as proposed. With a vote of three to two (Kuhl, Kirkland, and Phillips voting for and Batson and Lynn voting against), the motion to table passed.

Commissioner Kuhl asked Commissioner Kirkland if he would serve as the liaison between the Committee and the University on this project. Commissioner Kirkland stated that he would be happy to serve.

#### **A. Medical University of South Carolina**

##### **1. Clinical Sciences Building Cooling Towers Replacement -Establish Project**

Ms. Eberly presented the project stating that the Medical University of South Carolina requested approval to establish the project to proceed with Phase I design in the amount of \$27,000. The total of cost of the project is \$1.8M. The funding source is the Investment Fund-Deferred Maintenance. The purpose of this project is to replace the structural steel support system and three cooling towers that supports the HVAC system. Currently, wood has been installed as a safety measure until the support can be replaced.

With no further discussion, it was moved (Kirkland), seconded (Phillips), and voted to approve the Medical University of South Carolina project as proposed.

##### **2. Clinical Sciences Building 8<sup>th</sup> Floor Northwest Side Renovation -Establish Project**

Ms. Eberly presented the project stating that the Medical University of South Carolina requested approval to establish a project to proceed with Phase I design in the of amount of \$21,000 to renovate 7,000-square-feet of existing lab and office space. The total cost of the project would be \$1.4M. The funding source is Clinical Revenues from the College of Medicine. The purpose of this project is to increase the efficiency and collaboration with the Department of Medicine.

With no further discussion, it was moved (Kirkland), seconded (Edwards), and voted to approve the Medical University of South Carolina project as proposed.

3. Basic Sciences Building 7<sup>th</sup> Floor Biorepository & Histology Lab Renovations  
-Establish Project

Ms. Eberly presented the project stating that the Medical University of South Carolina requested approval to establish a project in the amount of \$22,500 to renovate approximately 4,000-square-feet of vacant, partially demolished lab space to enable co-location of the Histology and Immunohistochemistry Lab, Hollings Cancer Center Biorepository and Tissue Analysis Lab, Brain Bank Lab, and the Electron Microscopy and Histology Labs. The current space is about 47-years-old. The total cost of the project is \$1.5M. The funding source for this project is Clinical Revenues from the College of Medicine.

With no further discussion, it was moved (Lynn), seconded (Phillips), and voted to approve the Medical University of South Carolina project as proposed.

4. Thurmond Gazes Building 6<sup>th</sup> Floor Alcohol Research Center Renovations  
-Establish Project

Ms. Eberly presented the project stating that the Medical University of South Carolina is requesting approval to establish the project to proceed with Phase I in the amount of \$34,500 to renovate approximately 8,500-square-feet that would provide space for animal housing, support cell culture and behavioral research. An additional emergency response HVAC system will be installed to meet AAALAC requirements and will not affect current operating expenses. The total cost of the project is \$2.3M. The funding source is Clinical Revenues from the College of Medicine.

With no further discussion, it was moved (Lynn), seconded (Kirkland), and voted to approve the Medical University of South Carolina project as proposed.

**B. Florence Darlington Technical College**

1. Master Plan - Academic and Workforce Development Building Construction  
-Increase Construction Budget

Commissioner Kuhl shared that the College requested that this project be pulled from this agenda and be presented at the next Committee meeting.

**C. Piedmont Technical College**

1. Upstate Center for Manufacturing Excellence  
-Increase Construction Budget

Ms. Eberly presented the project stating that Piedmont Technical College requested approval to establish the construction budget and to increase the previously approved budget by \$10.8M for the Upstate Center of Manufacturing Excellence. She stated that the College received \$3,750,000 in appropriated funds and \$231,305 in local funds from the College to help them get started. The College has also received support from the City of Greenwood from the penny sales tax. Dr. Brooks, President of Piedmont Technical College, gave an update on how the project got started with help from the Department of Commerce and the community in 2008-09. The new facility will support the production of carbon fiber for automotive parts and will house the expanded industrial programs and a section for training. The current space will be for office space and/or equipment space.

With no further questions, a motion was made (Lynn) and carried (Batson), to approve the land acquisition associated with the construction of the Upstate Center for Manufacturing Excellence contingent on all the due diligence being acceptable on the purchase of the property.

With no further discussion, it was moved (Batson), seconded (Batson), and voted to approve the Piedmont Technical College project increase of the construction budget as proposed, contingent upon the acquisition of the property.

## **5. Lease Approval**

### **A. Medical University of South Carolina**

1. 176 Croghan Spur Road

Ms. Eberly presented the lease stating that the University requested approval to extend their current lease for five additional years for a total cost of \$1,058,002.56. The location provides about 7,300-square-feet for the Psychiatry Family Research Department and the current lease will expire on August 27, 2017.

With no further questions, it was moved (Batson), seconded (Phillips), and voted to approve the Medical University of South Carolina lease as proposed, and that if there are any substantial changes to the lease before it is executed, then the lease would be brought back to this Committee.

## **6. Other Business (For Information, No Action Required)**

### **A. List of Capital Projects & Leases Processed by Staff for May 2017**

Ms. Eberly presented the list of Capital Projects and Leases processed for the month of May 2017 and shared that many of the closeout projects came in under budget.

### **B. Other Business**

There being no further business, Commissioner Kuhl adjourned the meeting at 11:17 a.m.

Respectfully submitted,

Yolanda L. Myers  
Recorder

*\*Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*



## **Executive Summary**

### ***Florence-Darlington Technical College – Academic and Workforce Development Building***

The construction of a new Academic and Workforce Development Building on the campus of Florence-Darlington Technical College (FDTC) will cost \$30,750,000. This new structure will add 81,100 square feet (70% academic & 30% support services) and replace two 50-year-old buildings totaling 41,500 square feet where student services, admissions and the library are currently residing. This capital project was included in FDTC's 2013 Master Plan and was first proposed to the CHE as a 2015 CPIP year-3 project and also included in as a 2016 CPIP year-2 project. Phase I was presented to CHE in September 2015. Construction is scheduled to begin in September 2017 with an estimated completion date of March 2019. This new structure was initially approved by FDTC's Board of Trustees in January 2014, and the State Board for Technical and Comprehensive Education approved Phase I in September 2015 and Phase II in March 2017.

The following factors were considered during the review of this project:

- FTE and headcount enrollment
- Equity investment
- Impact on student tuition and fees
- Debt financing source
- Deferred maintenance and building condition assessment

The primary concern is the declining FTE enrollment that the Tech Colleges are experiencing system wide. In the past five years, FTE enrollment at FDTC has declined 11.4% and is experiencing a 2% FTE enrollment decline in the current fiscal year that is projected to flatten in FY2018 and begin to marginally increase in FY2019. Workforce Development & Retraining, which is classified as non-credit headcount that is excluded from the FTE calculation, is the focal point of FDTC projected enrollment growth. With the continuous advancements in technology, Workforce Development & Retraining is projected to be a sustainable enrollment growth source for FDTC. This is noted in the recent 289% non-credit headcount growth in one year from FY2015 to FY2016. Overall, headcount enrollment in the past five years has declined 2.1% at a much slower rate than FTE enrollment.

Since 2005, FDTC has charged a debt service fee of \$270 per semester. FDTC will use \$8.25M of the cumulative excess debt service fees as an equity investment into this project. A total equity investment of \$15.75M (51%) is being made that also includes \$6.5M from the State and \$1M from the FDTC Foundation. Debt service fees adjusted for enrollment decline adequately covers the additional \$625,000 of debt service resulting from the \$15M of new debt financing, and therefore, the students will not have to incur a tuition or fee increase for the life of the loan.

The source of the debt financing is a USDA Rural Development Loan from the USDA. A letter of conditions from the USDA and an acceptance of USDA condition from FDTC is included. The annual interest rate is estimated to be 2.75%. As a contingency, FDTC is prepared for a bond issuance at an estimated annual rate of 4.5% if necessary. The excess debt fee will be able to absorb the additional debt service if a bond issuance is required.

Deferred maintenance totaled \$720,000 with the majority of the cost associated with one building. Elevator upgrades are being performed totaling \$250,000 and the other \$470,000 of work has been approved by FDTC Board of Trustees. Currently, FDTC does not have a maintenance reserve, and therefore, this represents an area of concern coupled with the Building Condition Assessment data that indicates the aging of critical systems. These aging systems will require replacement in the next 3-5 years, and there are no reserves set aside for these anticipated costs.

Overall, the risk assessment is moderately low. FDTC has demonstrated the ability to take immediate action when changes to budgeted revenues occur that mitigates the exposure to further erode net position that is already being impacted by GASB 68 Pension Accounting. The ability to adjust budgeted expenses timely mitigates the financial stability risk associated with cyclical declining enrollment that is being experienced by the Tech College System statewide.

## **Capital Project Risk Analysis**

**Institution:** Florence-Darlington Technical College

**Capital Project:** Academic and Workforce Development Building

**Date Received:** March 28, 2017

### **Risk: Maintenance**

How does the institution budget for annual routine maintenance?

*Currently, FDTC does not have a maintenance reserve. Deferred maintenance totaled \$720,000 with the majority of the cost associated with one building. Elevator upgrades are being performed totaling \$250,000 and the other \$470,000 of work has been approved by FDTC Board of Trustees. However, the Building Condition Assessment data indicates the aging of critical systems. These aging systems will require replacement in the next 3-5 years, and there are no reserves set aside for these anticipated costs.*

*The new building is estimated to have an annual operating costs of \$210,00. Upon completion of this building, two buildings will be demolished that will offset the operating cost in excess of \$100,000 annually.*

Maintenance Risk Assessment: Moderate Risk

### **Risk: Source of Funds & Student Affordability**

Readily available and traceable?

*The source of funds includes an initial equity investment of \$15.75M and consists of the following:*

- |                               |                |
|-------------------------------|----------------|
| 1. Excess debt service fees - | \$8.25M        |
| 2. State funding -            | \$6.50M        |
| 3. FDTC Foundation -          | \$1.00M        |
| 4. Debt Financing -           | <u>\$15.0M</u> |
| Total Cost                    | \$30.75M       |

Effect on student affordability?

*FDTC has charged a debt service fee of \$270 per semester since 2005. Debt service fees adjusted for enrollment decline adequately covers the additional \$625,000 of debt service resulting from the \$15M of new debt financing, and therefore, the students will not have to incur a tuition or fee increase to support this project.*

Source of Funds and Student Affordability Risk Assessment: Low Risk

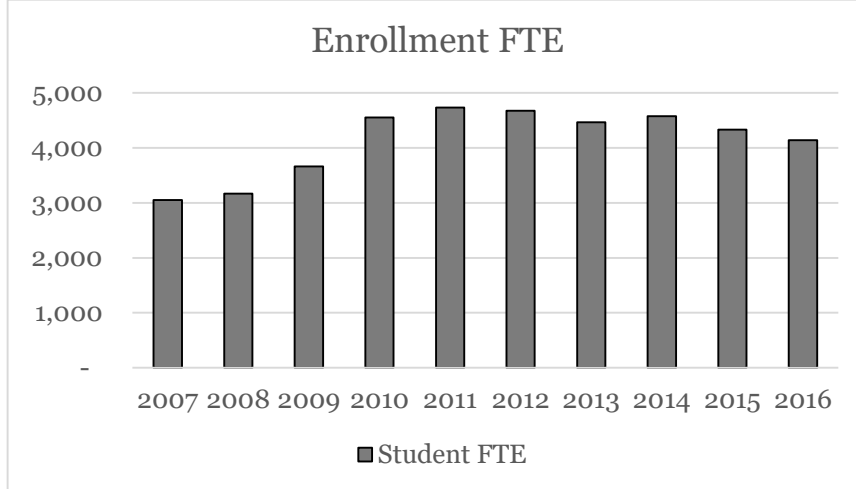
### **Risk: Financial Stability**

*FDTC has consistently shown over the ten year period from FY 2007 to FY 2016 that their institution is financially stable. Change in Net Position has been positive in nine of the ten years when GASB 68 Pension Accounting is excluded. Debt capacity and the ability to fund new debt is a strong point. Most importantly, FDTC has demonstrated the ability to take immediate action when changes to budgeted revenues occur. The ability to adjust budgeted expenses timely mitigates the financial stability risk associated with cyclical declining enrollment that is being experienced by the Tech College System statewide.*

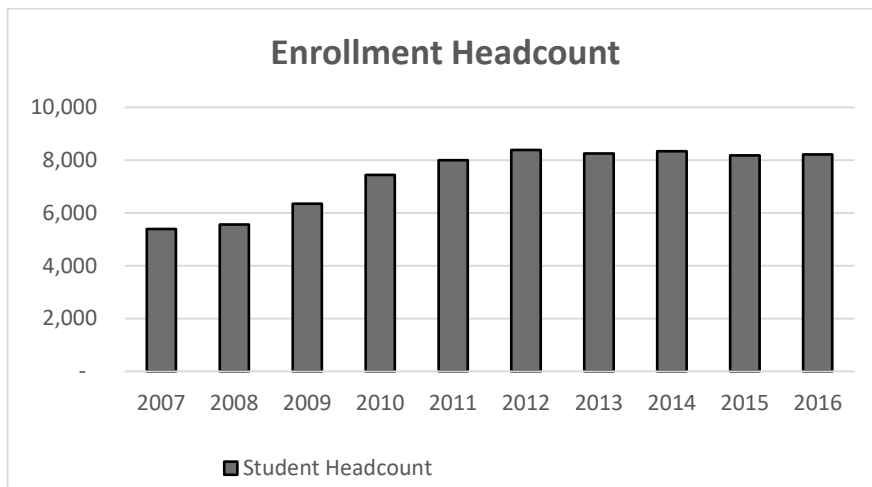
Financial Stability Risk Assessment: Moderately Low Risk

### Additional Information Related to FDTC's Academic and Workforce Development Building

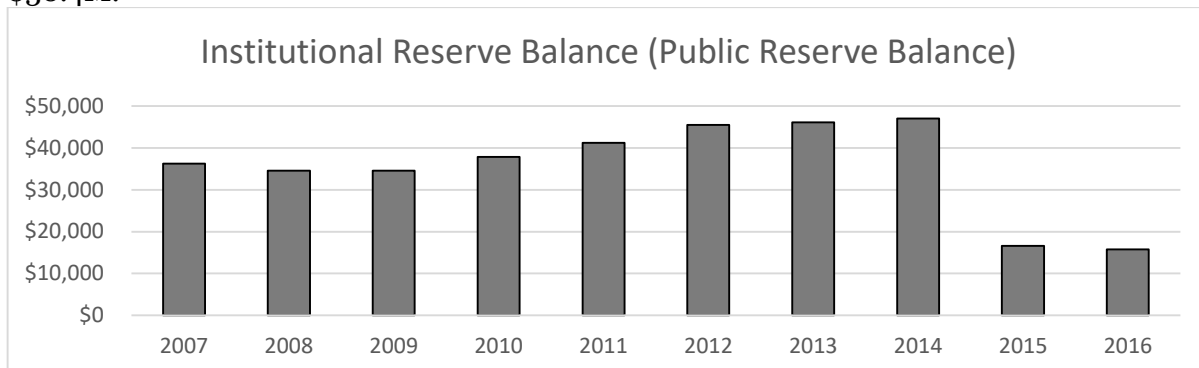
Since FY2012, FDTC has experienced an overall decline in FTE enrollment as depicted in the graphic below. FTE enrollment is expected to continue to decline in the current fiscal year and plateau in FY2018. This is consistent with the Tech College System statewide, and FDTC expects a marginal FTE increase in FY2019.



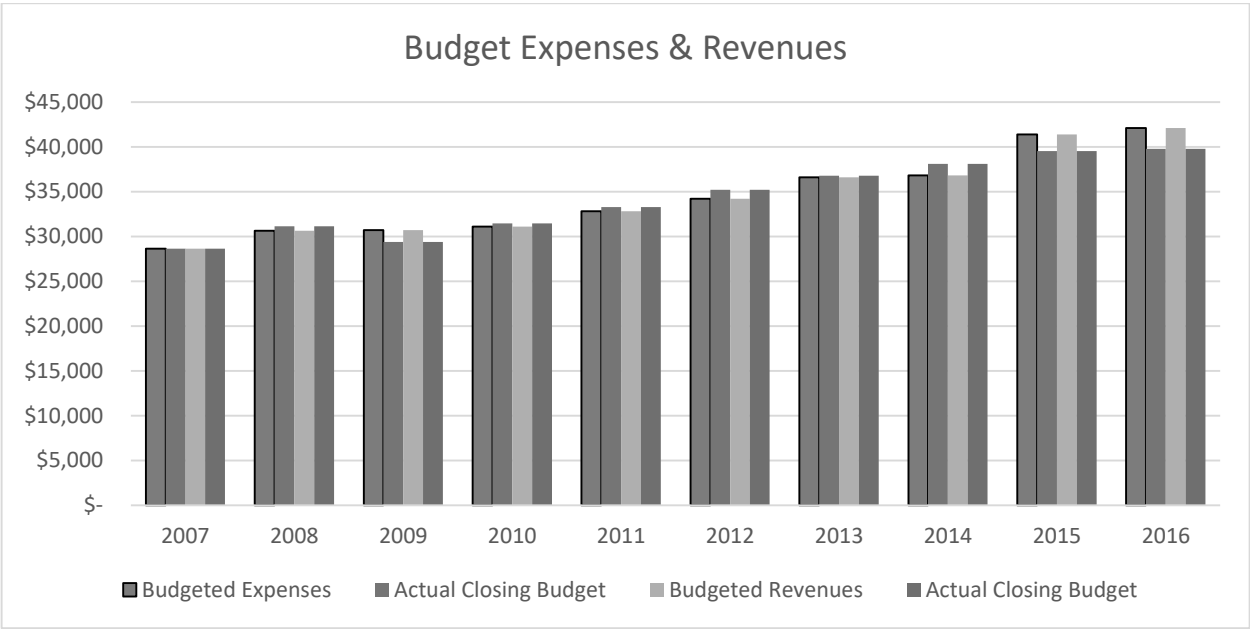
However, FDTC expects their primary enrollment to come from Workforce Development and Retraining, which is not included in FTE enrollment. As you can see in the graphic below, headcount enrollment is nearly flat from FY2012 to FY2016. This is primarily due to the enrollment growth being realized from Workforce Development and Retraining programs that are considered non-credit headcount. The better way to track Tech College System enrollment performance, and specifically FDTC, is to monitor and measure both FTE enrollment and headcount enrollment.



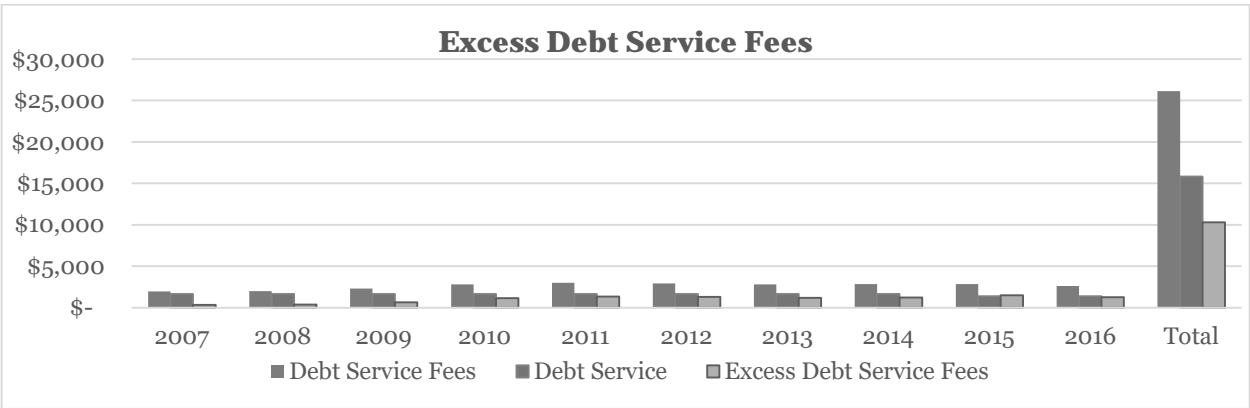
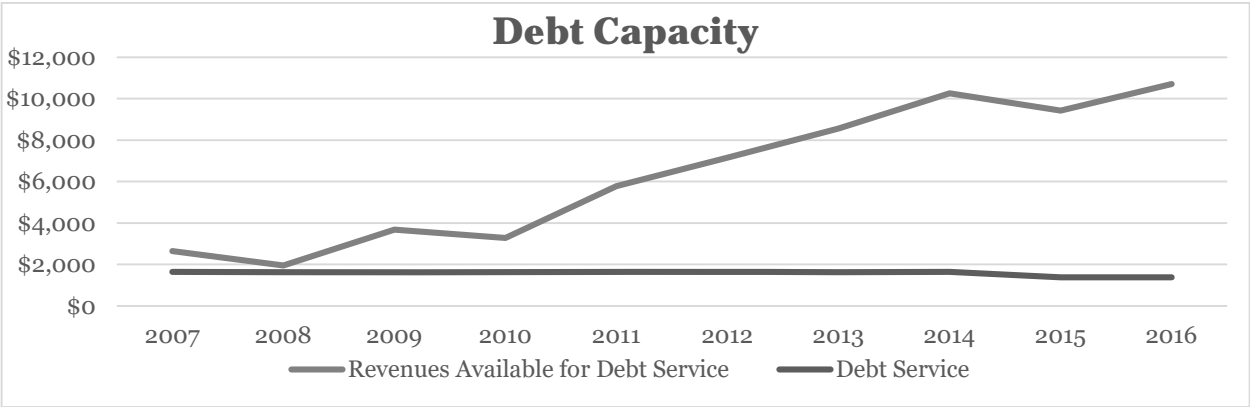
FDTC's net position has remained positive over the past ten years even after GASB 68 Pension Accounting was adopted that contributed to a negative change in net position in FY2015 exceeding \$30.4M.



FDTC ability to respond to mid-year changes in budgeted revenues that can occur due to a decrease or an increase in enrollment is primarily responsible for the positive net position after the adoption of GASB 68. This is seen in the graphic below where Closing Budgets are less than Beginning Budget due to mid-year adjustments.



An obvious strength of FDTC is the management of debt. Only 13% of the current debt capacity has been used, and the addition of the new debt service is easily absorbed in the annual debt service fees that have been charged to the students since 2005. The ability to take on capital projects with an excess debt service fee that increases annually positions FDTC for future projects.



### Additional Information in Regards to the USDA Loan Provided by FDTC

Pursuant to Section 59-53-53 of the South Carolina Code of Laws (the “Act”), “area commissions” are authorized to borrow money for capital improvements from a federal or other lending agency payable from a special fee. The Act expressly provides that the term of the loan can be up to 40 years, and also permits the area commission to enter into mortgages and grant liens on its real or personal property when required as a condition for such loan.

Since 2005, the Florence-Darlington Commission for Technical Education has imposed a special fee and has borrowed funds from time to time to pay for capital improvements secured by it. Currently, the only outstanding bond secured by the special fee is the \$16,240,000 Special Fee Refunding Revenue Bonds, Series 2014, which was issued by the Commission under a General Bond Resolution in 2014. The 2014 Bond is secured solely by the special fee; it is not secured by any real property mortgage or other lien on equipment or personal property of the Commission.

The USDA program guidelines and letter of conditions committing the USDA to finance this project (the “Letter of Conditions”) contemplate that the Commission will secure an interim loan during the construction period for the project, and after the project is substantially completed, the USDA will provide a 40-year fixed rate, direct loan to replace the interim financing. It is expected that the proposed USDA loan would be a ‘parity obligation’ to the 2014 Bond, meaning the USDA would have the same security and rights to repayment from the special fee under the General Bond Resolution as the holders of the 2014 Bonds and any additional parity bonds issued by the Commission in the future.

It is presently unknown whether the USDA will require any additional security for the financing, in the form of a mortgage or other lien on the personal property or equipment located in the financed facility, which is not unusual in USDA financings and is also permitted by the Act. The Commission would greatly prefer that the USDA financing not be secured by any real property mortgage or other lien on equipment or personal property of the Commission and is presently attempting to confirm this with the USDA.

It is expected that the interim construction loan would be evidenced by a short-term note issued by the Commission, which would be secured by a pledge of the special fee on a junior and subordinated basis to the 2014 Bonds.

The USDA program guidelines and Letter of Conditions set forth the proposed budget, including the maximum amounts that can be expended for legal expenses and other project-related costs. In connection with a USDA loan, legal and other fees are not paid at the time of interim financing such as a bond anticipation note. Such fees are held in abeyance until the project has reached a point of 90% completion and the final loan with USDA has closed.

**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 Florence-Darlington Technical College  
 Contact Person Jack Roach Phone 843-413-2705
2. PROJECT  
 Project # 6119 Name FDTC Master Plan - Academic and Workforce Development Building Construction  
 Facility # 1000 Facility Name Academic and Workforce Development Building

County Code	21 - Florence
New/Revised Budget	\$30,750,000.00

Project Type	Construct, Renovate, & Demolish
Facility Type	Academic 70%, Support Serv. 30%

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR  
 CPIP priority number 1 of 1 for FY 2018.
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.)

This project request is to establish the construction budget for a new Academic and Workforce Development building that will be the new focal point of the FDTC Main Campus. The College's student enrollment has grown significantly in recent years (55% since 2007), and the existing physical plant no longer meets the needs of its students. The College needs additional high tech teaching space, a more state-of-the-art library/media center, and a more customer-friendly student services facility. The project also includes construction of a new main campus entrance and parking areas for the new building. Additionally, the project will include the demolition of the existing 100 and 400 buildings. Other alternatives considered were to renovate and expand existing campus space. This idea was dismissed due to the outdated type of existing space, its overall condition, and location. The location of the existing buildings does not allow for the reconfiguration of the main campus entrance, which is a major element of this project's goals.

See attached Project Description and Justification document.

## 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: January 2016 Estimated Completion Date: March 2019  
 Estimated Expenditures: Thru Current FY: \$1,000,000.00 After Current FY: \$29,750,000.00

## 8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

6119

1. \_\_\_\_\_ Land Purchase ----> Land: \_\_\_\_\_ Acres  
 2. \_\_\_\_\_ Building Purchase ----> Floor Space: \_\_\_\_\_ Gross Square Feet  
 3. 2,175,000.00 Professional Services Fees  
 4. 2,000,000.00 Equipment and/or Materials ----> Information Technology \$750,000.00  
 5. 2,800,000.00 Site Development  
 6. 20,275,000.00 New Construction ----> Floor Space: 81,100 Gross Square Feet  
 7. \_\_\_\_\_ Renovations - Building Interior ----> Floor Space: \_\_\_\_\_ Gross Square Feet  
 8. 2,100,000.00 Renovations - Utilities  
 9. \_\_\_\_\_ Roofing - \_\_\_\_\_ Roof Age  
 10. \_\_\_\_\_ Renovations - Building Exterior  
 11. \_\_\_\_\_ Other Permanent Improvements  
 12. \_\_\_\_\_ Landscaping  
 13. 100,000.00 Builders Risk Insurance  
 14. \_\_\_\_\_ Other Capital Outlay  
 15. \_\_\_\_\_ Labor Costs  
 16. \_\_\_\_\_ Bond Issue Costs  
 17. 1,000,000.00 Other: testing & inspections, interest paid, financing costs, misc  
 18. 300,000.00 Contingency

\$30,750,000.00 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: asbestos & lead paint

## Cost Breakdown

Design Services	\$	15,000.00
Monitoring	\$	50,000.00
Abate/Remed	\$	175,000.00
Total Costs	\$	240,000.00

## 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					8115		3043	3043
(1) Dept. CIB, Group					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds								3393
(4) Excess Debt Service								3497
(5) Capital Reserve Fund H.5002 2016-17		2,000,000.00	2,000,000.00		8895		3603	3603
(6) Appropriated State	Proviso 118.14 FY 2015-16 1,000,000.00	Proviso 118.16 FY 2016-17 3,500,000.00	4,500,000.00		8895	68800100	1001	3600
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify) BANs/USDA-RD Loan College Funds FDTC Foundation		15,000,000.00 8,250,000.00 1,000,000.00	15,000,000.00 8,250,000.00 1,000,000.00			98800100		3907
TOTAL BUDGET	\$1,000,000.00	\$29,750,000.00	\$30,750,000.00					

10. SUBMITTED BY:

Signature of Authorized Official and Title

3-23-17  
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 H59 Name Florence-Darlington Technical College

2. PROJECT Project # 6119 Name Master Plan - Academic and Workforce Development Building

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) 2018-19	\$	\$	\$ 50,648.00	\$ 50,648.00
2) 2019-20	\$	\$	\$ 104,335.00	\$ 104,335.00
3) 2020-21	\$	\$	\$ 107,465.00	\$ 107,465.00

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

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. Utilities		\$31,390.00
2. Custodial Services		19,258.00
3. _____		
4. _____		
5. _____		
6. _____		
7. _____		
8. _____		
TOTAL		\$50,648.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. N/A

9. Submitted By *Don P. Sullivan, President* 3-23-17  
 Signature of Authorized Official and Title Date





**PROJECT DESCRIPTION AND JUSTIFICATION**  
**FOR THE FDTC ACADEMIC AND WORKFORCE DEVELOPMENT BUILDING**  
**H59-6119-CA**  
**2-6-17**

## FDTC Academic and Workforce Development Building Project

### A. Need for the Facility

Florence-Darlington Technical College (FDTC) is a Workforce Development centered campus which has outgrown its current footprint. A new facility will allow the college to stay ahead of the needs of the area it serves. Student enrollment has grown significantly in recent years, (up 55% since 2007), and the existing physical plant no longer meets the needs of its students. Improving facilities for Student Services has become a top priority for the college. Currently located in Building 100, the quality and quantity of space dedicated to this function is inadequate. Student Services, which often provides the first impression for both students and their parents, should reflect the quality of education at FDTC. While renovations have improved the student experience, Building 100 simply cannot meet the current and future needs of the Student Services department.

The college Library, located in Building 400, is also in need of modernization and replacement. Renovations to the existing Library have improved the environment in that building dramatically however, the lack of study space as well as the configuration and condition of the building limit the space resources that can be dedicated to this important function. Simply stated, the college needs additional high tech teaching spaces, a state-of-the-art library / media center, and a more customer-friendly student services facility.

### B. Existing Facilities

The existing facilities, Buildings 100 and 400, are 50 years old and were never intended to handle the quantity of students now being served by the college. They were built when student enrollment was under 1,000; current enrollment for the college is 6,000. The facilities are undersized and their configurations do not offer the "one stop shop" student intake system required to meet the current needs and expectations of today's students. Currently, students have to navigate multiple buildings to complete their registration, financial aid, and payment process. The Library is also very limited in regard to space and technology. The existing buildings have structural and environmental issues, and their design prohibits them from being easily adaptable to current learning environment needs. Additionally, their physical locations limit student access and traffic flow into the campus.

### C. Proposed Facility: New Academic and Workforce Development Building

The new facility will be approximately 80,000 gross square feet. The two old buildings to be razed total approximately 41,500 square feet for a net increase in usable space of 38,500 square feet. The new building will incorporate, expand, and collocate the functions currently located in Building 100 (Student Services and Admissions), Building 300 (Student Success Center), Building 5000 (Financial Aid and Business Office), and Building 400 (Library), as well as college Administration offices from Building 5000.

This project will also create a new face for the college's main campus. The building will be the focal point of a new entry drive, which will improve access to and visibility of the campus from West Lucas

Street. Once the new facility is completed, Buildings 100 and 400 will be demolished to create space for the new entry drive and a new parking lot. Visitor and accessible parking and a passenger drop-off area will improve access to Student Services, especially for individuals visiting the campus for the first time. The collocation of Student Services, the Financial Aid Center, and a '21st Century' learning commons will enhance the student experience and provide them with a system of support for the duration of their academic careers at FDTC.

The new building will include a high tech, library/media center with greatly expanded educational capabilities. This new library/media center will be the intellectual heart of the FDTC Campus. It will exceed the expectations of anyone who thinks of a library solely as a home for printed books and whispered words. In this new facility, students will find an environment in which they can work on an assignment alone or in a group; practice a new skill or play with a new idea; learn something unexpectedly; engage easily with one another in spaces engineered to accommodate the sounds of natural conversation; or curl up in a contemplative space. Students will do all of these things in a building crafted with their needs in mind—the right lighting, the right furniture, the right resources, the right services, the right spaces, and the right amount of flexibility. "Going to the library" will take on a whole new meaning in this new space.

Covered walkways will link Buildings 200, 300, and 5000 to the new building. The proposed Campus Promenade will transform what is now a loose collection of buildings and parking lots into a pedestrian-friendly college campus. Furthermore, it will be designed to intersect with the lobby of the new building, creating a strong connection between Student Services, the Library, and other academic functions on the campus. In this way, the building's lobby will function as a crossroads for the campus community.

The project also includes renovations to the existing campus energy plant equipment, so it can accommodate the changes to the campus facilities. Additionally, the project will free up space in the existing 5000 Building, which can be renovated in the future to provide an increase in the number of available teaching classrooms, a workforce development center, and faculty office spaces.

#### D. Building Sites

The project was the result of a Master Plan that was completed in 2012-2013. The Master Plan conceptualized the new building being located centrally on the front portion of campus, in space currently being used as a parking lot. A new parking lot will take the place of two existing buildings (100 and 400). This can be seen on the following conceptual sketch Site Plan. The total land involved is approximately 8.9 acres.

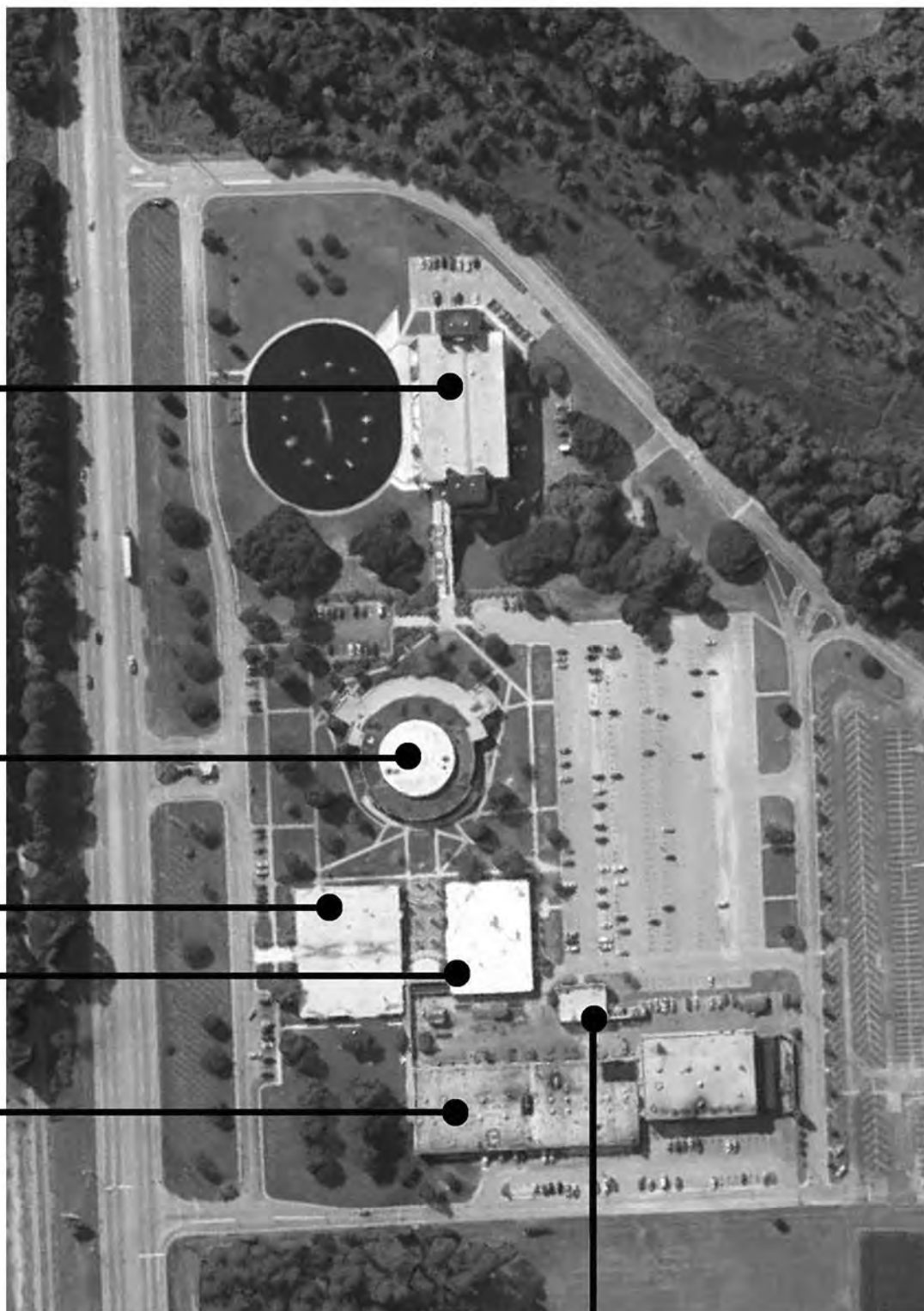
5000 Building

400 Building

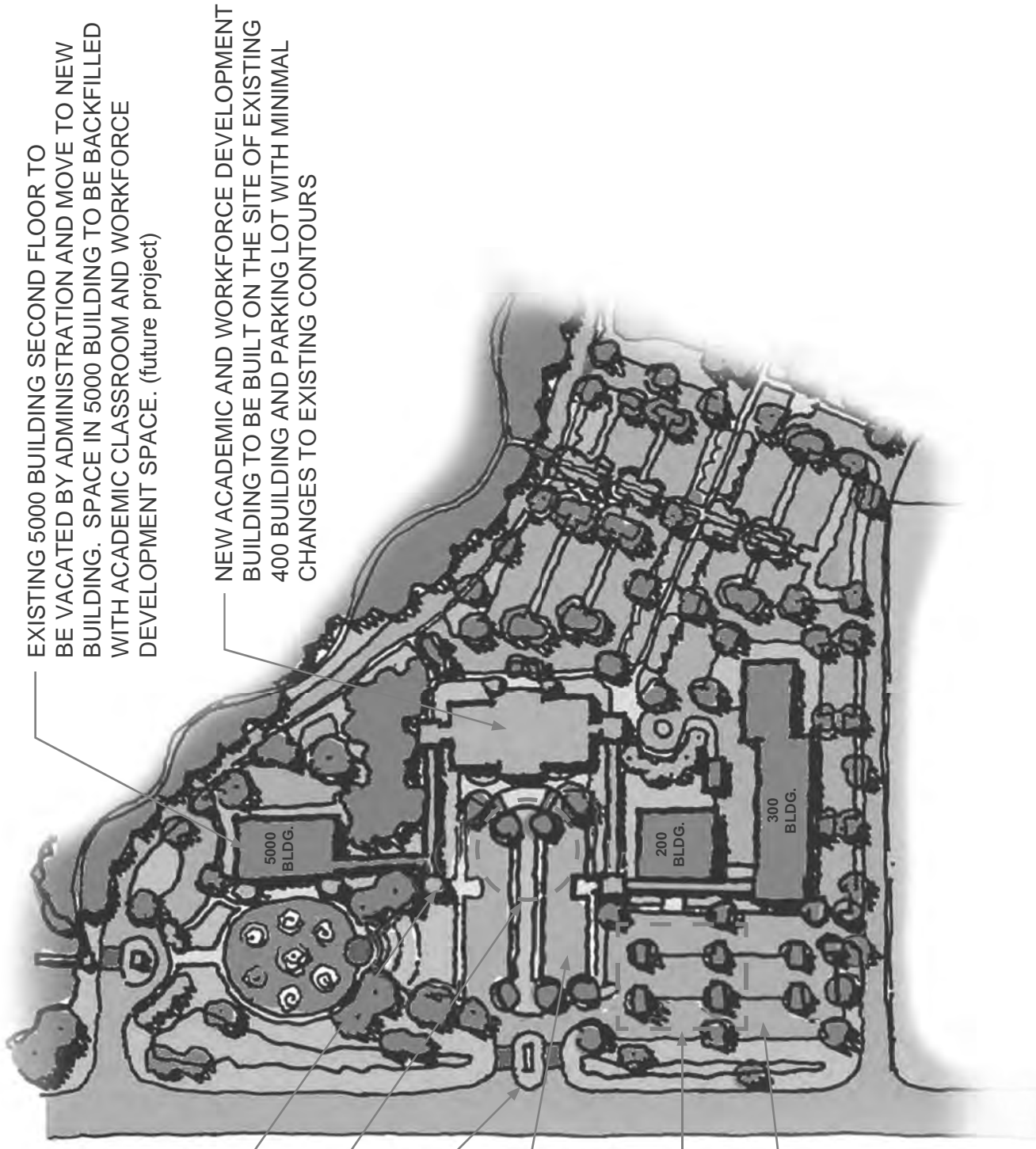
100 Building

300 Building

200 Building



Central Energy



## SITE PLAN

#### E. Conclusions and Recommendations

Other alternatives to a new building were considered, including the option to renovate and expand existing campus facilities. This idea was dismissed due to the outdated state of the existing space, its overall poor condition, and the physical location of the buildings. The structural design of the existing buildings does not offer the opportunity to bring them up to meet the needs of today's learning environment. Also, the location of the existing buildings does not allow for the reconfiguration of the main campus entrance, which is a major element of this project's goals. We believe, based on all these factors, that it is in the best interest of the college's current, and future, student body to construct this new facility.

## Permanent Improvement Project Information Format For Phase II Construction Budget

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.

\$30.75M (See attached estimate from Cumming for summary detail – Attachment A)

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.

State Appropriations - \$6.5M, College Funds - \$8.25M, College issued Bond Anticipation Notes (BANs) for a 2 year period which will be replaced by a 40 year USDA-Rural Development Loan at the conclusion of construction - \$15M, FDTC Foundation - \$1M (FDTC Foundation Letter of Guarantee attached – Attachment B)

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.)

Definition of fund source:

State Appropriations - \$6.5M

\$1M – Proviso 118.14 of FY 2015-16

\$3.5M – Proviso 118.16 of FY 2016-17

\$2M – Capital Reserve Fund H.5002 of FY 2016-17

College Funds - \$8.25M

Funds will come from the College's excess debt service. A debt service fee was set in 2005 for FDTC Special Revenue Bonds. The fee amount is \$270 per semester. See Attachment C – (*Florence-Darlington Commission for Technical Education Special Fee Refunding Revenue Bonds, Series 2014; Appendix B – Summary of Certain Provisions of the General Bond Resolution and the Supplemental Resolution; Pages B6-B7; Sections "Debt Service Reserve Funds", and "Application of Remaining Revenues"*)

College issued Bond Anticipation Notes / USDA – Rural Development Loan - \$15M

The College will issue Bond Anticipation Notes (BANs) to fund the construction of the building. This will be short term funding, approximately two years, used while the facility is under construction. Upon substantial completion of the building, the USDA will close on its forty year Rural Development Community Facilities Loan. These USDA funds will be used to repay the Bond Anticipation Notes. The USDA loan is a 2.75% fixed interest loan for a period not to exceed forty years. The loan is to be repaid using the same \$270 per semester debt service fee shown above.

FDTC Foundation - \$1M

Funds paid to FDTC Educational Foundation derived from private donations

4. What is the current uncommitted balance of funds for each source listed in 3 above?

Current Uncommitted Balance

State Appropriations	\$6.5M
College Excess Debt Service	\$9.034M
BANs / USDA Loan	- 0 -
FDTC Foundation	- 0 -

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?

N/A

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.

\$270 per semester

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.

Project will be Green Globes certified to 2 Green Globes. (Cost-benefit analysis included – Attachment D)

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.

N/A

10. What is the projected date (month and year) for execution of the construction contract?

July 2017

11. What is the projected date (month and year) for completion of construction?

March 2019

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

The new facility will include:

Student Services operations, to include; admissions, recruitment, registrar, advising, assessment, career services, veteran's affairs, ADA disability services, K-12 relations & early college, financial aid, and bursar

Library- Knowledge Market/Learning Center

Administrative and Business Offices



13. What is the total square footage of the building to be renovated or constructed?  
81,100 ft<sup>2</sup> new construction, ~41,500 ft<sup>2</sup> demolition of existing buildings
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?  
N/A – only Central Energy Plant equipment to be renovated
15. What is the current age of the building or building systems to be renovated?  
42 years
16. If any new space is being added to the facility, please provide demand/usage data to support the need.  
N/A
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.)  
Students & Applicants – 10,850/year, Faculty & Staff – 140/year
18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase?  
N/A
19. If the contingency is more than 10%, please explain why.  
N/A
20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred?  
N/A
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?  
Yes. 2016 CPIP as a Year 2 (2017-2018) project.
22. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.  
The economic impacts of the project are defined by the construction project itself. Construction creates direct jobs that are involved in the building of the facility. Workers are employed, such as electricians, plumbers, HVAC techs, steel workers, masons, sheetrock and glass installers, to name a few. It also creates jobs in the supply chain of the project, such as the manufacturing of the building materials, and their delivery. Additionally, jobs are created in the design and engineering fields necessary to support a project of this size. The direct economic impact is estimated to be 500 jobs working on this project.  
In addition, having this new facility will greatly benefit the students of the college. We expect

it to improve student success rates, resulting in a greater number of students making it through to completion of their chosen field of study. The increase in the number of graduating students will mean a higher standard of living for a greater number of residents in the communities the college serves. This will have a significant impact on the local economy. The exact number of additional graduates is difficult to project, but we believe that number can be as many as 1000 over the first ten years after the building becomes operational.



**Florence-Darlington Tech**  
Academic and Workforce Development Building

Concept Estimate Update 6  
March 22, 2017

Prepared for McMillan Pazdan Smith

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## **Budget Summary**

## Florence-Darlington Tech

Academic and Workforce Development Building

80,000 s/f New Building

Cost Code	Cost Item	Estimate Budget	Estimate Budget Total
1.0	Construction Costs	0	25,085,031
1.1	New Hard Construction (\$250/SF)	20,239,276	
1.3	Site Development	2,762,756	
1.4	Central Energy Plant Upgrades	2,083,000	
2.0	Technology	0	750,000
2.1	Audio / Visual	750,000	
2.2	Security/Surveillance \$2.50/SF	0	
2.3	Communications \$.75/SF	0	
3.0	Land	0	0
4.0	Tap & Impact Fees	50,000	50,000
5.0	FF&E	1,250,000	1,250,000
5.1		0	
6.0	Builder's Risk Insurance	100,000	550,000
6.1	Interest and Expense Financing	450,000	
7.0	Administrative Costs	425,000	425,000
8.0	Professional Services	0	2,229,001
8.1	A/E Fees	2,124,001	
8.2	Mat Testing	45,000	
8.3	Survey (LS)	15,000	
8.4	Chapter 1, 17 & OCRM Inspects (\$2.50/SF)	45,000	
9.0	Contingency (5% Soft)	262,700	262,700
10.0			0
11.0	CM at Risk Precon Services	50,000	50,000
	Working Budget		30,651,732
	Total Budget		30,651,732

## **Cost Summary**

**Florence-Darlington Tech**  
**Academic and Workforce Development Building**  
**Florence, SC**  
**Concept Estimate Update 6**

**Project No: 16-00XXX.00**  
**Date: 03/22/17**

### Construction Cost Summary

Ref	Description	SF-age	\$ / SF	TOTAL
<b><u>A. Building Costs</u></b>				
A1.	New Building	82,548 SF	\$245.18	<b>\$20,239,276</b>
A2.	Sitework			<b>\$2,762,756</b>
A3.	CEP Upgrades			<b>\$2,083,000</b>
<b>Total Construction Cost</b>		<b>82,548 SF</b>	<b>\$303.88</b>	<b>\$25,085,031</b>



## **New Building**

**New Building - Construction Cost Summary**

Element	Subtotal	Total	Cost / SF	Cost / SF
<b>A. Shell (1 - 5)</b>		<b>\$6,746,840</b>		<b>\$81.73</b>
1 Foundations	\$194,462		\$2.36	
2 Vertical Structure	\$1,241,333		\$15.04	
3 Floor & Roof Structures	\$1,514,145		\$18.34	
4 Exterior Cladding	\$3,071,000		\$37.20	
5 Roofing and Waterproofing	\$725,900		\$8.79	
<b>B. Interiors (6 - 7)</b>		<b>\$3,628,700</b>		<b>\$43.96</b>
6 Interior Partitions, Doors and Glazing	\$1,698,700		\$20.58	
7 Floor, Wall and Ceiling Finishes	\$1,930,000		\$23.38	
<b>C. Equipment / Vertical Transport (8 - 9)</b>		<b>\$1,177,268</b>		<b>\$14.26</b>
8 Function Equipment and Specialties	\$564,768		\$6.84	
9 Stairs and Vertical Transportation	\$612,500		\$7.42	
<b>D. Mechanical &amp; Electrical (10 -13)</b>		<b>\$5,353,267</b>		<b>\$64.85</b>
10 Plumbing Systems	\$942,698		\$11.42	
11 HVAC	\$1,761,600		\$21.34	
12 Electrical	\$2,354,269		\$28.52	
13 Fire Protection Systems	\$294,700		\$3.57	
Subtotal		<b>\$16,906,076</b>		<b>\$204.80</b>
GCs / Requirements	9.00%	<b>\$1,521,500</b>		<b>\$18.43</b>
Insurances / Builders Risk	2.00%	<b>\$368,600</b>		<b>\$4.47</b>
CM Fee	2.55%	<b>\$479,300</b>		<b>\$5.81</b>
Design Contingency	5.00%	<b>\$963,800</b>		<b>\$11.68</b>
<b>TOTAL CONSTRUCTION COST - New Building</b>		<b>\$20,239,276</b>		<b>\$245.18</b>

Total Area: 82,548 SF

**New Building - Construction Cost Detail**

Element	Quantity	Unit	Unit Cost	Total
<b>1 Foundations</b>				
Slab Preparation				
General layout	32,826	sf	\$0.20	\$6,565
Overexcavate and recompact, allow 36"	4,194	cy	\$8.50	\$35,653
Additional import (allow 50%)	2,097	cy	\$20.00	\$41,944
Continuous Footings (18" x 12")				
Trenching	227	cy	\$25.00	\$5,671
Concrete	107	cy	\$175.00	\$18,715
Reinforcement (120 lb / cy)	13,368	lb	\$1.05	\$14,036
Edge forms	3,500	sf	\$4.50	\$15,750
Continuous Footings (18" x 12")				
Trenching	21	cy	\$35.00	\$749
Concrete	10	cy	\$245.00	\$2,470
Reinforcement (120 lb / cy)	1,260	lb	\$2.00	\$2,521
Edge forms	330	sf	\$6.30	\$2,079
Brace Frame Footings				
Concrete	73	cy	\$175.00	\$12,833
Reinforcement (175 lb / cy)	12,833	lb	\$1.05	\$13,475
Edge forms	600	sf	\$5.00	\$3,000
Special foundations				
Stair foundations	3	ea	\$2,500.00	\$7,500
Elevator pit	2	ea	\$5,750.00	\$11,500
<b>Total - 1 Foundations</b>				<b><u>\$194,462</u></b>
<b>2 Vertical Structure</b>				
Column Framing				
Tube steel/wide flange framing, 3#/SF	124	t	\$3,500.00	\$433,377
Façade Support Framing, 1#/SF	41	t	\$3,500.00	\$144,459
Infill Framing, 1.5#/SF	62	t	\$3,500.00	\$216,689
Steel Bracing	25	t	\$3,500.00	\$87,500
Misc Metals	25	t	\$3,500.00	\$88,202
Light Gauge Framing				
Non load bearing metal stud infill	41,021	sf	\$5.00	\$205,106
Masonry Shaft Walls				
Interior				
8" CMU	5,500	sf	\$12.00	\$66,000
<b>Total - 2 Vertical Structure</b>				<b><u>\$1,241,333</u></b>

**New Building - Construction Cost Detail**

Element	Quantity	Unit	Unit Cost	Total
<b>3 Floor &amp; Roof Structures</b>				
Floor construction				
Slab on Grade				
Concrete slab on grade, 4" thick, 3000 psi	401	cy	\$127.00	\$50,953
Rebar to slab on grade	26,078	lbs	\$0.89	\$23,210
Edge form	995	lf	\$5.50	\$5,473
Vapor barrier	32,826	sf	\$1.50	\$49,239
Slab finish	32,826	sf	\$1.00	\$32,826
4" drainage course	32,826	sf	\$1.50	\$49,239
Add for thickened edge	86	cy	\$350.00	\$30,244
Premium, mechanical slab	3,396	sf	\$3.00	\$10,188
Slab on Deck				
Concrete floor topping to upper floors & loading dock; assume 3"	49,722	sf	\$2.00	\$99,444
Edge of Slab Steel .5#/SF	21	t	\$3,500.00	\$72,230
Slab Reinforcing 1# s/f	25	t	\$3,100.00	\$77,069
Structural Steel				
Wide flange floor framing, 3.5#/SF	87	t	\$3,500.00	\$304,500
Spray Fireproofing	82,548	sf	\$2.00	\$165,096
Misc Metals	9	t	\$3,500.00	\$30,455
Roof construction				
Structural steel				
Joist framing, 6#/SF	77	t	\$2,875.00	\$220,800
Long span premium; - 2#/SF	20	t	\$3,250.00	\$65,000
Misc Metals	10	t	\$3,500.00	\$33,880
Metal deck				
Roof; 1-1/2" 20ga.	25,600	sf	\$2.25	\$57,600
Floor; 2-1/2" 20ga.	49,722	sf	\$2.75	\$136,700
<b>Total - 3 Floor &amp; Roof Structures</b>				<b><u>\$1,514,145</u></b>
<b>4 Exterior Cladding</b>				
Exterior Substrate				
Exterior sheathing	41,021	sf	\$1.50	\$61,500
Exterior insulation, 3"	53,115	sf	\$2.12	\$112,600
Air barrier	41,021	sf	\$0.95	\$39,000
Interior Finishes				
Gypsum board, 5/8" thick	41,021	sf	\$1.65	\$67,700
Exterior Finishes				
Cast stone Features	3,480	sf	\$50.00	\$174,000
Cast stone Band	1,100	sf	\$50.00	\$55,000

**New Building - Construction Cost Detail**

Element	Quantity	Unit	Unit Cost	Total
Brick veneer	53,115	sf	\$14.00	\$743,600
Aluminum Framed Exterior Glazing Systems				
Curtainwall	8,514	sf	\$70.00	\$596,000
Curtainwall w/ Integrated Sunshades	8,514	sf	\$95.00	\$808,800
Aluminum Storefront	4,257	sf	\$52.00	\$221,400
Exterior Door Sets				
Aluminum storefront door sets, double leaf	7	pr	\$7,500.00	\$52,500
Aluminum storefront door sets, single leaf	4	ea	\$3,750.00	\$15,000
Single hollow metal door	1	ea	\$1,650.00	\$1,700
Double hollow metal door	2	pr	\$3,100.00	\$6,200
Hardware; allowance	1	ls	\$10,000.00	\$10,000
Overhead doors	2	ea	\$7,500.00	\$15,000
Miscellaneous				
Small louvers for outside air	1	ls	\$8,500.00	\$8,500
Miscellaneous exterior painting	1	ls	\$7,500.00	\$7,500
Exterior signage; allowance	1	ls	\$25,000.00	\$25,000
Testing and performance mock ups	1	ls	\$25,000.00	\$25,000
Expansion / control joints	1	ls	\$25,000.00	\$25,000

**Total - 4 Exterior Cladding**

**\$3,071,000**

**5 Roofing and Waterproofing**

Membrane roofing				
Modified bit roof	28,780	sf	\$12.00	\$345,400
Pedestal Roof Pavers	3,180	sf	\$35.00	\$111,300
3" rigid insulation	28,780	sf	\$3.40	\$97,900
Aluminum flashing & trim	1,625	lf	\$20.00	\$32,500
Miscellaneous Roofing				
Roof Ladder / access	2	loc	\$3,500.00	\$7,000
Exterior Soffits	3,175	sf	\$35.00	\$111,100
Miscellaneous				
Caulking and sealants	82,548	sf	\$0.15	\$12,400
Miscellaneous waterproofing	82,548	sf	\$0.10	\$8,300

**Total - 5 Roofing and Waterproofing**

**\$725,900**

**6 Interior Partitions, Doors and Glazing**

Partitions				
Interior partitions, assembly	109,155	sf	\$7.25	\$791,400
Nanawall Operable partitions	804	sf	\$200.00	\$160,800

Interior Door Sets

**New Building - Construction Cost Detail**

Element	Quantity	Unit	Unit Cost	Total
Aluminum Storefront Door sets, double leaf	1	pr	\$7,500.00	\$7,500
Aluminum Storefront Door sets, single leaf	29	ea	\$3,750.00	\$108,800
Door sets, double leaf	7	pr	\$3,150.00	\$22,100
Door sets, single leaf	73	ea	\$1,500.00	\$108,800
Door Hardware	87	ea	\$285.00	\$24,800
Interior Glazing				
Door glazing	1,900	sf	\$45.00	\$85,500
Storefront	5,800	sf	\$45.00	\$261,000
Miscellaneous				
Rough carpentry	82,548	sf	\$1.25	\$103,200
Fire stopping	82,548	sf	\$0.30	\$24,800
<b>Total - 6 Interior Partitions, Doors and Glazing</b>				<b><u>\$1,698,700</u></b>
<b>7 Floor, Wall and Ceiling Finishes</b>				
Floor Finishes				
Carpet	54,100	sf	\$4.50	\$243,500
Terrazzo	11,005	sf	\$14.00	\$154,100
SVT Plank Wood	5,778	sf	\$7.50	\$43,300
Porcelain tile	6,130	sf	\$12.00	\$73,600
Quarry tile	5,535	sf	\$8.00	\$44,300
Sealed concrete	5,500	sf	\$1.50	\$8,300
Precast Stair Treads At Atrium Stair	1,440	lf	\$45.00	\$64,800
Floor Base				
Rubber base	5,000	lf	\$1.30	\$6,500
Quarry tile base	385	lf	\$8.00	\$3,100
Terrazzo tile base	1,150	lf	\$14.00	\$16,100
Porcelain tile base	1,080	lf	\$10.00	\$10,800
Wall Finishes				
Paint	76,266	sf	\$1.15	\$87,700
Brick Veneer	27,289	sf	\$12.00	\$327,500
Backerboard at tile	5,600	sf	\$2.00	\$11,200
Acoustical Walls	5,500	sf	\$14.00	\$77,000
Wallcoverings Allowance	6,500	sf	\$11.00	\$71,500
Porcelain wall tile	5,600	sf	\$12.00	\$67,200
S.S. and Glass Misc. Railings	365	sf	\$175.00	\$63,900
Ceiling Finishes				
ACT	67,142	sf	\$3.85	\$258,500
Wood Slat ACT	5,778	sf	\$45.00	\$260,000
Gypsum board	4,127	sf	\$9.00	\$37,100
<b>Total - 7 Floor, Wall and Ceiling Finishes</b>				<b><u>\$1,930,000</u></b>

**New Building - Construction Cost Detail**

Element	Quantity	Unit	Unit Cost	Total
<b>8 Function Equipment and Specialties</b>				
Restrooms / Toilet Accessories				
Toilet partitions; standard	20	ea	\$1,400.00	\$28,000
Toilet partitions; ADA	10	ea	\$2,300.00	\$23,000
Toilet paper dispenser	30	ea	\$60.00	\$1,800
Seat cover dispenser	30	ea	\$250.00	\$7,500
Soap dispenser	20	ea	\$60.00	\$1,200
Sanitary cover disposal	15	ea	\$180.00	\$2,700
Grab bars; allowance	1	ls	\$4,000.00	\$4,000
Paper towel dispenser	20	ea	\$200.00	\$4,000
Paper towel disposal	10	ea	\$180.00	\$1,800
Mirrors; allowance	1	ls	\$20,000.00	\$20,000
Coat hooks; attached to inside of toilet partition door	30	ea	\$20.00	\$600
Electric hand dryer; allowance	10	ea	\$400.00	\$4,000
Casework				
Base cabinet	230	lf	\$225.00	\$51,800
Wall cabinet	160	lf	\$150.00	\$24,000
Custom Millwork @ Boardroom and Labs	75	lf	\$400.00	\$30,000
Reference/Entrance Desk	1	ls	\$23,000.00	\$23,000
Misc. Millwork	1	ls	\$125,000.00	\$125,000
Mailbox slot cabinet	1	ls	\$7,500.00	\$7,500
Misc shelving	1	ls	\$25,000.00	\$25,000
Shades				
Mecho Shades	8,514	sf	\$12.00	\$102,168
Signage				
Allowance	82,548	sf	\$0.15	\$12,400
Kitchen Equipment				
Café Server package	1	ls	\$50,000.00	\$50,000
Loading Dock Equipment				
Bumpers	1	ls	\$2,500.00	\$2,500
Screenings				
Mechanical Screens	850	sf	\$15.00	\$12,800
<b>Total - 8 Function Equipment and Specialties</b>				<b><u>\$564,768</u></b>

**9 Stairs and Vertical Transportation**

Stairs				
Metal pan stair- AESS	6	flt	\$45,000.00	\$270,000
Atrium Stair- Ornamental SS w/ Glass Rails	1	flt	\$125,000.00	\$125,000

**New Building - Construction Cost Detail**

Element	Quantity	Unit	Unit Cost	Total
Misc access stairs	1	ls	\$7,500.00	\$7,500
Elevator				
3 stop Passenger	2	ea	\$90,000.00	\$180,000
Cab Finishes	2	ea	\$15,000.00	<u>\$30,000</u>
<b>Total - 9 Stairs and Vertical Transportation</b>				<b><u>\$612,500</u></b>
<b>10 Plumbing Systems</b>				
Plumbing Systems				
Plumbing Systems	82,548	sf	\$11.42	<u>\$942,698</u>
<b>Total - 10 Plumbing Systems</b>				<b><u>\$942,698</u></b>
<b>11 HVAC</b>				
HVAC System				
HVAC System	82,548	sf	\$21.34	<u>\$1,761,600</u>
<b>Total - 11 HVAC</b>				<b><u>\$1,761,600</u></b>
<b>12 Electrical</b>				
Electrical Systems				
Electrical Systems	82,548	sf	\$28.52	<u>\$2,354,269</u>
<b>Total - 12 Electrical</b>				<b><u>\$2,354,269</u></b>
<b>13 Fire Protection Systems</b>				
Fire Protection				
Sprinkler system	82,548	sf	\$3.57	<u>\$294,700</u>
<b>Total - 13 Fire Protection Systems</b>				<b><u>\$294,700</u></b>



## **Sitework**

### Sitework - Construction Cost Summary

Element	Subtotal	Total	Cost / SF	Cost / SF
<b>E) Site Construction (14-16)</b>		<b>\$2,307,756</b>		<b>\$27.96</b>
14 Site Preparation and Demolition	\$616,044		<b>\$7.46</b>	
15 Sitework	\$1,243,944		<b>\$15.07</b>	
16 Utilities on Site	\$447,768		<b>\$5.42</b>	
Subtotal		<b>\$2,307,756</b>		<b>\$27.96</b>
GCs / Requirements	9.00%	<b>\$207,700</b>		<b>\$2.52</b>
Insurances	2.00%	<b>\$50,300</b>		<b>\$0.61</b>
CM Fee	2.55%	<b>\$65,400</b>		<b>\$0.79</b>
Design Contingency	5.00%	<b>\$131,600</b>		<b>\$1.59</b>
<b>TOTAL CONSTRUCTION COST - Sitework</b>		<b>\$2,762,756</b>		<b>\$33.47</b>

Total Area: 6 acre

### Sitework - Construction Cost Detail

Element	Quantity	Unit	Unit Cost	Total
<b>14 Site Preparation and Demolition</b>				
Earthwork				
Top soil stripping	4,600	cy	\$4.50	\$20,700
Mass grading	6.0	acre	\$4,000.00	\$24,000
Import or export	6.0	acre	\$4,000.00	\$24,000
Building pad preparation	32,826	sf	\$0.40	\$13,130
Fine grading	122,107	sf	\$0.15	\$18,316
Selective Site Demolition				
Remove existing storm sewer piping	1,625	lf	\$10.00	\$16,250
Remove existing sanitary sewer piping	325	lf	\$8.00	\$2,600
Remove existing domestic water piping	478	lf	\$8.00	\$3,824
Remove existing chilled water piping	216	lf	\$8.00	\$1,728
Remove existing phone communication line	1,433	lf	NIC	NIC
Remove existing underground electric line	3,690	lf	NIC	NIC
Demolish asphalt paving and associated curb	10,306	sy	\$9.00	\$92,757
Demolish concrete sidewalk	26,218	sf	\$1.25	\$32,773
Building Demolition and Abatement				
Bldg 100 NF Asbestos Carpet and Mastic	6,200	sf	\$2.40	\$14,880
Bldg 100 NF Asbestos Floor Sheet Goods and Mastic	80	sf	\$2.40	\$192
Bldg 100 NF Asbestos Duct Mastic	1,400	lf	\$9.60	\$13,440
Bldg 100 NF Asbestos Hard Joint	100	lf	\$19.50	\$1,950
Bldg 100 NF Asbestos Caulk	60	lf	\$19.50	\$1,170
Bldg 400 NF Asbestos Floor Tile and Mastic	2,325	sf	\$2.40	\$5,580
Bldg 400 NF Asbestos Tile and Mastic	1,480	sf	\$2.40	\$3,552
Bldg 400 NF Asbestos Duct Mastic	900	lf	\$9.60	\$8,640
Bldg 400 NF Asbestos Hard Joint	240	lf	\$19.50	\$4,680
Bldg 400 NF Asbestos Caulk	100	lf	\$19.50	\$1,950
Bldg 400 F Asbestos Ceiling	7,700	sf	\$10.80	\$83,160
Bldg 400 F Asbestos Tank Insulation	70	sf	\$28.50	\$1,995
Bldg 100 and Bldg 400 Lead Paint Abatement	44,528	sf	\$0.75	\$33,396
Demolish existing 1 story brick/stucco building	44,528	sf	\$4.00	\$178,112
Remove trees	6	acre	\$2,164.00	\$13,269

**Total - 14 Site Preparation and Demolition**

**\$616,044**

**15 Sitework**

Paving				
Light duty Asphalt	10,735	sy	\$23.00	\$246,905
Concrete curb and gutter, 24"	2,848	lf	\$12.50	\$35,600
Concrete Paving	19,020	sf	\$6.00	\$114,120
Road alignment	1	ls	\$4,500.00	\$4,500
New crosswalk marking	1	ls	\$1,200.00	\$1,200

**Sitework - Construction Cost Detail**

Element	Quantity	Unit	Unit Cost	Total
<b>Hardscape</b>				
Concrete pavers	16,525	sf	\$14.00	\$231,350
ADA ramp	150	lf	\$35.00	\$5,250
Handrails; ADA ramp	300	lf	\$25.00	\$7,500
<b>Site Amenities</b>				
Site bench				
Custom concrete bench or seatwall	295	lf	\$165.00	\$48,675
Bike racks, flag poles, fixed amenities	1	ls	\$17,500.00	\$17,500
Bollard, 8" steel w/ concrete infill	26	ea	\$792.00	\$20,592
Tables, trash receptacles	1	ls	\$10,000.00	\$10,000
Site signage	1	ls	\$15,000.00	\$15,000
Monument sign	1	ls	\$35,000.00	\$35,000
<b>Landscaping</b>				
Canopy trees; 4" cal.	12	ea	\$1,350.00	\$16,200
Perennial and shrub planting	7,500	sf	\$5.50	\$41,250
Sod	91,580	sf	\$0.65	\$59,527
Silva Cell	2,000	sf	\$12.50	\$25,000
<b>Site Walls</b>				
Concrete retaining wall	1,215	sf	\$145.00	\$176,175
Concrete retaining feature wall With wood Cladding	320	sf	\$180.00	\$57,600
Feature Wall Fountain Allowance	1	ls	\$75,000.00	\$75,000
<b>Total - 15 Sitework</b>				<b><u>\$1,243,944</u></b>
<b>16 Utilities on Site</b>				
<b>Wet Utilities</b>				
Storm drainage	2,500.0	lf	\$42.00	\$105,000
Storm drainage structures	23.0	ea	\$2,500.00	\$57,500
Bioswale Retention	17,872	sf	\$2.50	\$44,680
Domestic and fire water	670	lf	\$78.00	\$52,260
Fire hydrant assembly	2	ea	\$3,750.00	\$7,500
Fire department connection	1	ea	\$2,700.00	\$2,700
Sanitary sewer	300	lf	\$29.50	\$8,850
Sanitary sewer cleanout	1	ea	\$750.00	\$750
Sanitary sewer manhole	3	ea	\$5,000.00	\$15,000
<b>Site Electrical</b>				
240V 30A 2P Fused Nema 3R Disconnect Switch	1	ea	\$178.00	\$178
Roadside Sign Connection	1	ea	\$350.00	\$350
Site Electrical Power wiring	600	lf	\$15.00	\$9,000

### Sitework - Construction Cost Detail

Element	Quantity	Unit	Unit Cost	Total
Site Lighting				
Parking/Site Lighting	15	ea	\$3,800.00	\$57,000
Bollard Lights	26	ea	\$750.00	\$19,500
Site Lighting Circuitry	5,000	lf	\$13.50	\$67,500
<b>Total - 16 Utilities on Site</b>				<b><u>\$447,768</u></b>

Florence-Darlington



Technical College

~ Educational Foundation ~

February 8, 2017

Dr. Ben Dillard  
Florence-Darlington Technical College  
PO Box 100548  
Florence, SC 29502

The Florence Darlington Technical College's Educational Foundation has authorized a commitment of \$1,000,000.00 for the Florence Darlington Technical College's Academic and Workforce Development Building.

Sincerely,

Jill D. Lewis  
VP Institutional Advancement  
Florence-Darlington Technical College

Joan Billheimer  
Vice-Chairman  
FDTC Educational Foundation

"Debt Service Fund"). Each Debt Service Fund will be kept on deposit with the applicable Trustee related thereto, and withdrawals therefrom will be made for the purposes provided in the Bond Resolution or any Supplemental Resolution. Each Debt Service Fund will bear a separate series designation as may be necessary to distinguish such Debt Service Fund.

The respective Debt Service Funds are intended to provide for the payment of the principal of, redemption premium, if any, and interest on each Series of Bonds as the same respectively fall due. Payments into these funds will be made in the manner prescribed by the Bond Resolution and all moneys in a particular Debt Service Fund will be used solely to pay the principal of, redemption premium, if any, and interest on the applicable Series of Bonds, and for no other purpose, and withdrawals therefrom will be made only to effect payment of the principal of, redemption premium, if any, and interest on such Series of Bonds. Earnings on investments in the Debt Service Funds, including the accounts therein, will remain in such funds and accounts.

There will be paid into the respective Debt Service Fund from the moneys on deposit in the Revenue Fund, the amounts hereinafter set forth.

(a) The Bond Resolution requires that there be created, for the purpose of paying the interest on each Series of Bonds as the same becomes due and payable, an Interest Account in each Debt Service Fund. Not later than the fifth (5<sup>th</sup>) business day preceding an interest payment date with respect to a Series of Bonds, there will be paid into the respective Debt Service Fund for credit to the Interest Account therein an amount which will, together with any other funds on deposit from whatever source in the Interest Account of the respective Debt Service Fund, on such date be equal to the installment of interest then falling due on such Series of Bonds then Outstanding.

(b) The Bond Resolution requires that there be created, for the purpose of paying the principal of each Series of Bonds as they mature or become payable by way of redemption (whether mandatory or optional), a Principal Account in each Debt Service Fund. Not later than the fifth (5<sup>th</sup>) business day preceding a principal payment date (whether at maturity or upon optional redemption of such Series of Bonds or with respect to a mandatory sinking fund installment on a Term Bond) with respect to a Series of Bonds, there will be paid into the respective Debt Service Fund to the credit of the Principal Account therein an amount which will, together with any other funds on deposit from whatever source in the Principal Account of the respective Debt Service Fund, provide sufficient funds to pay the installment of principal (whether at maturity or optional redemption of such Series of Bonds or with respect to a mandatory sinking fund installment on a Term Bond) then falling due.

(c) If, on the dates when the payments required by the provisions of the Bond Resolution described in paragraphs (a) and (b) above are to be made, the payments actually made pursuant to said paragraphs (a) and (b) are less than the sum required to effect the payment of the succeeding installment of principal or interest, or both, as the case may be, a sum, derived from the Revenues, moneys on deposit in the applicable Debt Service Reserve Fund for the Series of Bonds in question or payments made in respect of such Debt Service Reserve Fund surety bonds, insurance policies or letters of credit, if any, equal to such deficiency will be added to the payment to be made pursuant to said paragraphs (a) and (b).

#### *Debt Service Reserve Funds*

A Supplemental Resolution may provide for the establishment of a special fund of the Commission to be designated as a "Florence-Darlington Technical College Special Fee Revenue Bonds Debt Service Reserve Fund" for any Series of Bonds (each, a "Debt Service Reserve Fund"). Each Debt Service Reserve Fund will bear a separate Series designation as may be necessary to distinguish such Debt Service Reserve Fund and will, subject to certain provisions of the Bond Resolution, be maintained in an amount equal to the applicable Reserve Fund Requirement, as determined pursuant to a Supplemental Resolution, and in the manner determined pursuant to such Supplemental Resolution, so long as the applicable Series of Bonds will be Outstanding. Each Debt Service Reserve Fund is intended to insure the timely payment of the principal of, and premium, if any, and interest on, the applicable Series of Bonds, and to provide for the redemption of such Series of Bonds prior to their stated maturities. Each Debt Service Reserve Fund established for a Series of Bonds (if any) will be kept on deposit with the Trustee, and withdrawals therefrom will be made for the purposes provided in the Bond Resolution.

Moneys in a Debt Service Reserve Fund established for a particular Series of Bonds will be used for the following purposes, and for no other:

- (i) To prevent a Default in the payment of the principal of or interest on such Series of Bonds Outstanding, by reason of the fact that moneys in the applicable Debt Service Fund are insufficient for such purposes.
- (ii) To pay the principal of, interest on, and redemption premium, if any, of such Series of Bonds in the event that all Outstanding Bonds of such Series be redeemed as a whole.
- (iii) To effect partial redemption of such Series of Bonds, provided that such redemption be undertaken in accordance with the provisions of the Bond Resolution permitting a partial redemption of such Series of Bonds and the balance remaining in the related Debt Service Reserve Fund following such partial redemption will not be less than the related Reserve Fund Requirement.
- (iv) To effect the retirement of such Series of Bonds through purchase under the conditions herein prescribed.

Whenever the aggregate value (determined as of the valuation dates and in accordance with the method specified in the provisions of the Bond Resolution described under the subheading "*Investment of Funds*") of the cash and securities in each Debt Service Reserve Fund will exceed the related Reserve Fund Requirement, such excess may, at the direction of the Commission, either (i) be used to repurchase and retire Bonds of the respective Series at prices not exceeding the call price first to become available or then prevailing or (ii) be transferred to the Revenue Fund.

In lieu of the deposit of moneys into the Debt Service Reserve Fund established with respect to any Series of Bonds to meet the Reserve Fund Requirement with respect to that Series, the Commission may cause to be credited a surety bond or an insurance policy payable to, or a letter of credit in favor of, the applicable Trustee for the benefit of the Holders of such Series of Bonds meeting the standard (if any) set forth in the Supplemental Resolution authorizing that Series of Bonds, as the case may be. The amount of moneys required to be deposited to the Debt Service Reserve Fund will be reduced by the amount of the surety bond, insurance policy, or letter of credit. The surety bond, insurance policy, or letter of credit will be payable (upon the giving of notice as required (hereunder) on any interest payment date on which moneys will be required to be withdrawn from the Debt Service Reserve Fund and applied to the payment of the principal of or interest on any Bonds of that Series but only to the extent that withdrawals cannot be made by amounts then credited to the Debt Service Reserve Fund.

If the Commission obtains a surety bond, insurance policy or letter of credit after the deposit of moneys to each Debt Service Reserve Fund, excess moneys will be transferred at the option of the Commission to the Construction Fund related to such Series of Bonds or the Revenue Fund.

Whenever the aggregate value (determined as of the valuation dates and in accordance with the method specified in the provisions of the Bond Resolution described under the subheading "*Investment of Funds*") of cash and securities in each Debt Service Reserve Fund will be less than the Reserve Fund Requirement for the related Series of Bonds, there will be deposited in such Debt Service Reserve Fund that amount which, together with equal, successive, monthly deposits in the same amount, will restore the value of cash and securities in the such Debt Service Reserve Fund to the related Reserve Fund Requirement during the succeeding twelve (12) months.

#### *Application of Remaining Revenues*

Any surplus Revenues remaining in the Revenue Fund after the above-described required payments have been made or otherwise provided for in a particular Bond Year may be disposed of by the Commission as it may determine from time to time to be for any lawful purpose related to capital improvements of the College.



**Florence Darlington Technical College - AWD (1000) Building**  
**Preliminary Green Globes Cost - Benefit Analysis**

**Estimated Project Costs Associated With 2 Green Globes Certification (80,000 SF)**

<b>Green Globes Category, Description</b>	<b>Estimated Cost</b>
<b>Project Management:</b>	
Integrated Project Design Meetings *	\$0
Construction IAQ Management	\$6,000
Commissioning	\$45,900
<b>Site:</b>	
Tree Preservation	\$2,000
Storm water Improvements in excess of DHEC requirements	\$5,000
Additional Landscaping costs	\$3,000
Exterior Light Pollution - Full-Cut-Off ext. Fixtures	\$2,000
<b>Energy:</b>	
High Efficiency HVAC System @\$4/SF	\$320,000
Higher Efficiency Lighting System @\$1/SF	\$80,000
Improved Building R-Values, Low SHGC & U-Value Glazing @\$2/SF	\$160,000
High Efficiency Hot Water system	\$8,000
Energy Star Appliances and task lighting	\$4,000
On-Site Renewable Energy Feasibility Study *	\$0
Off-Site Green Power Purchase (3rd party)	\$1,000
Designated Carpool Parking (signs)	\$500
<b>Water:</b>	
Water conserving plumbing fixtures	\$5,000
Smart Irrigation Controller, Drip Irrigation,	\$3,000
<b>Materials &amp; Resources:</b>	
Performance Path for Building Assemblies Analysis*	\$0
Construction Waste Diverted from Landfill	\$6,000
Special Vapor Barrier, Fenestration and Sealant Inspections	\$5,000
<b>Emissions and Other Impacts:</b>	
Sealed, Exhausted Chemical Storage Area	\$1,000
<b>Indoor Environment:</b>	
Mold Resistant Finishes	\$2,000
Low VOC Adhesives, Carpet, Paint and Floor Coverings	\$3,000
Controllability of Lighting Premium	\$8,000

**Florence Darlington Technical College - AWD (1000) Building**  
**Preliminary Green Globes Cost - Benefit Analysis**

**Other Construction Costs:**

Contractor's Increased Overhead - Green Globes Documentation	\$10,000
Construction Point Contingency for 68 additional Points @ \$300/pt.	\$20,400
<b>Total Estimated Construction Cost Increase</b>	<b>\$700,800</b>

**Soft Costs:**

Energy Modeling **	\$0
Green Globes Administration Cost by Architect	\$74,000
Green Globes Review Fees	\$12,575

**Total Estimated First Costs: \$787,375**

\* Cost for these items are included in Green Globes Administrative Costs

\*\* Included in Mechanical Engineer's Fee

**Projected Savings Over 30 Years: Estimated Savings**

**Electricity Costs based upon 20% reduction from \$1/SF/Yr. baseline**

First Year	\$16,000
Second through thirtieth year @ \$16,000 (plus 4% annual fuel escalation rate -compounded):	\$881,359
<b>30 Year Projected Electricity Cost Savings</b>	<b>\$897,359</b>

**Water and Sewer (Domestic and Irrigation) \$.03/SF/Yr. savings**

First Year	\$2,400
Second through thirtieth year @ \$1,600 (plus 4% annual fuel escalation rate -compounded):	\$132,204
<b>30 Year Projected Water, Sewer Cost Savings</b>	<b>\$134,604</b>

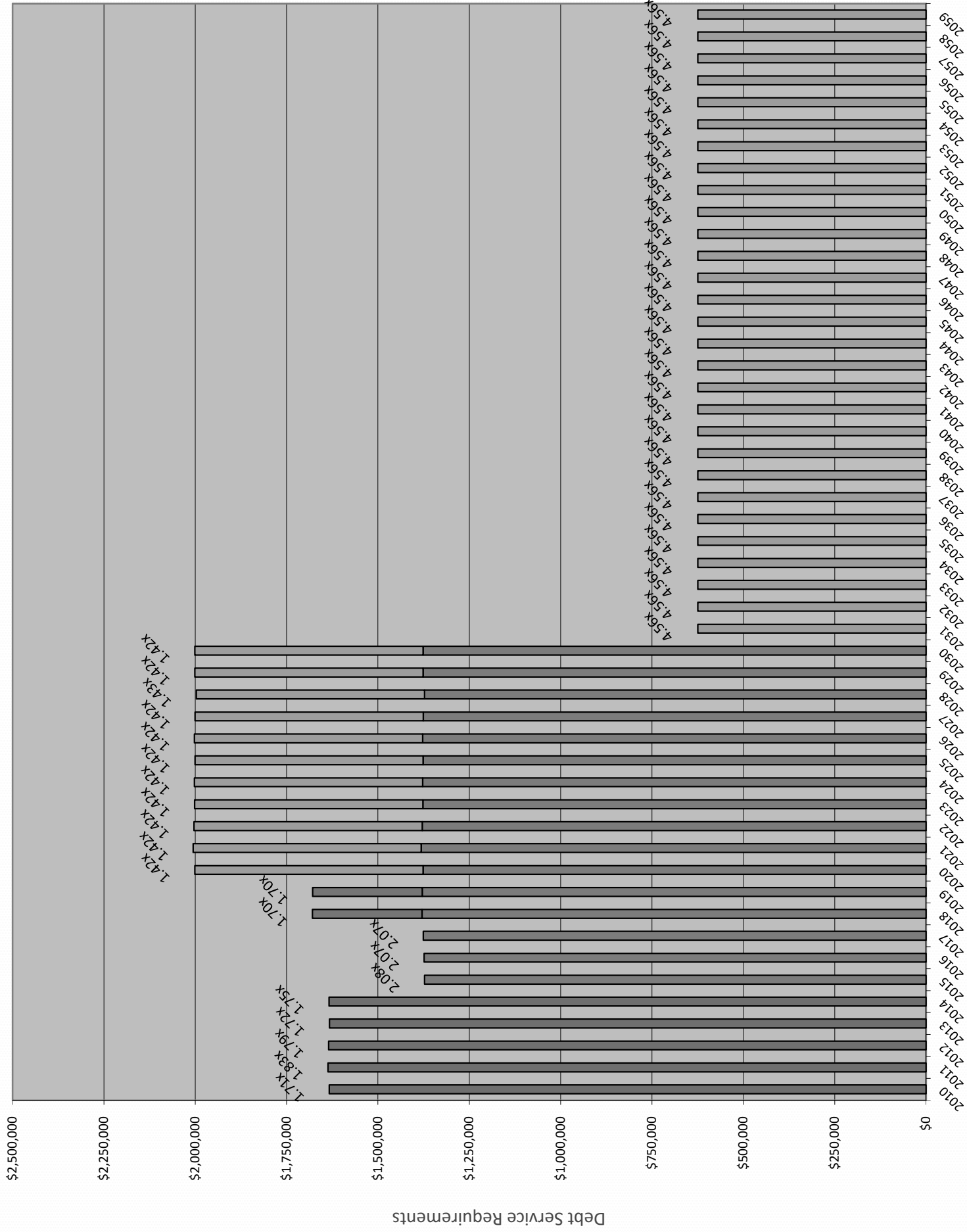
**Total Estimated Utility Savings Over 30 Years: \$1,031,963**

<b>Total Projected Savings Over 30 Years Less First Cost:</b>	<b>\$244,588</b>
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***Florence Darlington Technical College***

***( USDA 40 Year Amortization )***

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**Debt Structure Report - USDA Loan (40 Years)**

(A)	(B)	(C)	(D)	(E)	(F)
			( Estimated )	( Estimated )	
FYE	Series	Series	Interim	USDA	Gross
June 30th	2005	2014	Notes	Permanent	Debt Service
	Bonds	Bonds		Financing	Payments
2010	\$1,633,444				\$1,633,444
2011	\$1,636,844				\$1,636,844
2012	\$1,635,244				\$1,635,244
2013	\$1,632,644				\$1,632,644
2014	\$1,634,044				\$1,634,044
2015		\$1,372,684			\$1,372,684
2016		\$1,373,788			\$1,373,788
2017		\$1,375,988			\$1,375,988
2018		\$1,379,588	\$300,000		\$1,679,588
2019		\$1,378,588	\$300,000		\$1,678,588
2020		\$1,376,388		\$624,506	\$2,000,893
2021		\$1,381,388		\$624,506	\$2,005,893
2022		\$1,378,938		\$624,506	\$2,003,443
2023		\$1,376,938		\$624,506	\$2,001,443
2024		\$1,377,538		\$624,506	\$2,002,043
2025		\$1,376,288		\$624,506	\$2,000,793
2026		\$1,377,538		\$624,506	\$2,002,043
2027		\$1,376,038		\$624,506	\$2,000,543
2028		\$1,372,525		\$624,506	\$1,997,031
2029		\$1,376,525		\$624,506	\$2,001,031
2030		\$1,376,550		\$624,506	\$2,001,056
2031				\$624,506	\$624,506
2032				\$624,506	\$624,506
2033				\$624,506	\$624,506
2034				\$624,506	\$624,506
2035				\$624,506	\$624,506
2036				\$624,506	\$624,506
2037				\$624,506	\$624,506
2038				\$624,506	\$624,506
2039				\$624,506	\$624,506
2040				\$624,506	\$624,506
2041				\$624,506	\$624,506
2042				\$624,506	\$624,506
2043				\$624,506	\$624,506
2044				\$624,506	\$624,506
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2050				\$624,506	\$624,506
2051				\$624,506	\$624,506
2052				\$624,506	\$624,506
2053				\$624,506	\$624,506
2054				\$624,506	\$624,506
2055				\$624,506	\$624,506
2056				\$624,506	\$624,506
2057				\$624,506	\$624,506
2058				\$624,506	\$624,506
2059				\$624,506	\$624,506
Totals:	\$8,172,219	\$22,027,284	\$600,000	\$24,980,228	\$55,779,731

**Debt Service Coverage Report - USDA Loan (40 Years)**

(A)	(B)	(C)	(D)	(E)	(F)	(G)
FYE June 30th	Gross Debt Service Payments	Student Fee Income	Surplus Fee Income	Coverage	Student Enrollment	Per Student Average Fee Paid
2010	\$1,633,444	\$2,798,663	\$1,165,219	1.71x	13,883	\$202
2011	\$1,636,844	\$2,994,299	\$1,357,455	1.83x	14,505	\$206
2012	\$1,635,244	\$2,926,067	\$1,290,823	1.79x	14,714	\$199
2013	\$1,632,644	\$2,807,987	\$1,175,343	1.72x	13,710	\$205
2014	\$1,634,044	\$2,852,463	\$1,218,419	1.75x	14,583	\$196
2015	\$1,372,684	\$2,852,743	\$1,480,059	2.08x	14,315	\$199
2016	\$1,373,788	\$2,850,000	\$1,476,213	2.07x	14,250	\$200
2017	\$1,375,988	\$2,850,000	\$1,474,013	2.07x	14,250	\$200
2018	\$1,679,588	\$2,850,000	\$1,170,413	1.70x	14,250	\$200
2019	\$1,678,588	\$2,850,000	\$1,171,413	1.70x	14,250	\$200
2020	\$2,000,893	\$2,850,000	\$849,107	1.42x	14,250	\$200
2021	\$2,005,893	\$2,850,000	\$844,107	1.42x	14,250	\$200
2022	\$2,003,443	\$2,850,000	\$846,557	1.42x	14,250	\$200
2023	\$2,001,443	\$2,850,000	\$848,557	1.42x	14,250	\$200
2024	\$2,002,043	\$2,850,000	\$847,957	1.42x	14,250	\$200
2025	\$2,000,793	\$2,850,000	\$849,207	1.42x	14,250	\$200
2026	\$2,002,043	\$2,850,000	\$847,957	1.42x	14,250	\$200
2027	\$2,000,543	\$2,850,000	\$849,457	1.42x	14,250	\$200
2028	\$1,997,031	\$2,850,000	\$852,969	1.43x	14,250	\$200
2029	\$2,001,031	\$2,850,000	\$848,969	1.42x	14,250	\$200
2030	\$2,001,056	\$2,850,000	\$848,944	1.42x	14,250	\$200
2031	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2032	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2033	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2034	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2035	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2036	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2037	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2038	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2039	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2040	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2041	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2042	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2043	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2044	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2045	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2046	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2047	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2048	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2049	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2050	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2051	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2052	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2053	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2054	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2055	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2056	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2057	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2058	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
2059	\$624,506	\$2,850,000	\$2,225,494	4.56x	14,250	\$200
Totals:	\$55,779,731	\$142,632,222	\$86,852,491			

**Debt Service Coverage Report - USDA Loan (40 Years) - Stress Test**

(A)	(B)	(C)	(D)	(E)	(F)	(G)
FYE June 30th	Gross Debt Service Payments	Student Fee Income	Surplus Fee Income	Coverage	Student Enrollment	Per Student Average Fee Paid
2010	\$1,633,444	\$2,798,663	\$1,165,219	1.71x	13,883	\$202
2011	\$1,636,844	\$2,994,299	\$1,357,455	1.83x	14,505	\$206
2012	\$1,635,244	\$2,926,067	\$1,290,823	1.79x	14,714	\$199
2013	\$1,632,644	\$2,807,987	\$1,175,343	1.72x	13,710	\$205
2014	\$1,634,044	\$2,852,463	\$1,218,419	1.75x	14,583	\$196
2015	\$1,372,684	\$2,852,743	\$1,480,059	2.08x	14,315	\$199
2016	\$1,373,788	\$2,005,893	\$632,106	1.46x	10,029	\$200
2017	\$1,375,988	\$2,005,893	\$629,906	1.46x	10,029	\$200
2018	\$1,679,588	\$2,005,893	\$326,306	1.19x	10,029	\$200
2019	\$1,678,588	\$2,005,893	\$327,306	1.19x	10,029	\$200
2020	\$2,000,893	\$2,005,893	\$5,000	1.00x	10,029	\$200
2021	\$2,005,893	\$2,005,893	\$0	1.00x	10,029	\$200
2022	\$2,003,443	\$2,005,893	\$2,450	1.00x	10,029	\$200
2023	\$2,001,443	\$2,005,893	\$4,450	1.00x	10,029	\$200
2024	\$2,002,043	\$2,005,893	\$3,850	1.00x	10,029	\$200
2025	\$2,000,793	\$2,005,893	\$5,100	1.00x	10,029	\$200
2026	\$2,002,043	\$2,005,893	\$3,850	1.00x	10,029	\$200
2027	\$2,000,543	\$2,005,893	\$5,350	1.00x	10,029	\$200
2028	\$1,997,031	\$2,005,893	\$8,862	1.00x	10,029	\$200
2029	\$2,001,031	\$2,005,893	\$4,862	1.00x	10,029	\$200
2030	\$2,001,056	\$2,005,893	\$4,837	1.00x	10,029	\$200
2031	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2032	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2033	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2034	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2035	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2036	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2037	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2038	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2039	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2040	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2041	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2042	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2043	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2044	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2045	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2046	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2047	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2048	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2049	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2050	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2051	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2052	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2053	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2054	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2055	\$624,506	\$2,005,893	\$1,381,388	3.21x	10,029	\$200
2056	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2057	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2058	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
2059	\$624,506	\$2,005,893	\$1,381,387	3.21x	10,029	\$200
Totals:	\$55,779,731	\$105,491,523	\$49,711,792			



**United States Department of Agriculture**  
**Rural Development**  
State Office  
Columbia, South Carolina

August 26, 2016

Florence-Darlington County Commission for Technical Education  
Attn: Dr. Willie E. Boyd, Sr, President  
2715 West Lucas St  
P.O. Box 100548  
Florence, SC 29502

Subject: Florence-Darlington County Commission for Technical Education Letter of Conditions for a Community Facilities Loan

Dear Dr. Boyd:

This letter establishes conditions which must be understood and agreed to by you before further consideration may be given your application. This letter is not to be considered as loan approval or as a representation as to the availability of funds. The docket may be completed on the basis of USDA Rural Development administering a Community Facilities direct loan not to exceed \$15,000,000.

The scope of this project includes the demolition of two existing buildings to make way for construction of a new 80,000 sqft academic and workforce development building which will include a new library/media center, student services facility, and classroom space. The project will also include renovation of an existing building to include more classroom space. Any change in project cost, source of funds, scope of services, or any other significant changes in the project or applicant must be reported to and approved by Rural Development by written amendment to this letter. Any changes not approved by Rural Development shall be cause for discontinuing processing of the application.

The proposed funding for this project is set forth on the attached copy of Form RD 1942-14, "Association Project Fund Analysis."

The Florence-Darlington Commission For Technical Education, aka Florence Darlington Technical College, (hereinafter referred to as FDTC) is required to identify and report to Rural Development any known relationship or association with a Rural Development employee.

If Rural Development makes the loan, you may make a written request that the interest rate be the lower of the rate in effect at the time of loan approval or the time of loan closing. If you do not request the lower of the two interest rates, the interest rate charged will be the rate in effect at the time of loan approval.

Strom Thurmond Federal Building • 1835 Assembly Street • Suite 1007 • Columbia, SC 29201  
Phone: (803) 765-5163 • Fax: (855) 565-9479 • TDD: (803) 765-5697 • Web: <http://www.rurdev.usda.gov/sc>

Committed to the future of rural communities.

"USDA is an equal opportunity provider, employer and lender."

To file a complaint of discrimination write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14<sup>th</sup> and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD).



If you want the lower of the two rates, your written request should be submitted to Rural Development at least 30 calendar days before loan closing to avoid possible delays in loan closing.

The loan will be considered approved on the date a signed copy of Form RD 1940-1, "Request for Obligation of Funds," is mailed to you.

We will require that every possible effort be made to meet all conditions within the one hundred eighty (180) days. Barring any unforeseen complications, no time extensions will be granted. Once the deadline expires, the obligated funding may be canceled and either reverted to the U.S. Treasury or obligated to another eligible applicant.

Attached is a document which you may use if you wish to exercise your choice of the lower rate. A request may be submitted to Rural Development at any time after your receipt of this letter.

Please execute and return to Rural Development the following RD Forms if you desire that further consideration be given to your application."

- 1942-46, "Letter of Intent to Meet Conditions;"
- 1942-47 "Loan Resolution (Public Bodies);"
- 400-1, "Equal Opportunity Agreement;"
- 400-4, "Assurance Agreement;"
- 442-7, "Operating Budget"

The conditions are as outlined below:

**A. ORGANIZATION'S AUTHORITY TO OBTAIN FUNDS, ETC:**

Consideration for this loan is based on FDTC being properly created as a nonprofit corporation in accordance with the provision of Chapter 31, Title 33 of the 1976 South Carolina Code of Laws. This was accomplished through the issuance of a charter by the Secretary of State of South Carolina in 1963.

**B. PROJECT COST:**

**Breakdown of Costs:**

Description	Cost
Architectural and engineering fees	\$2,064,000
Construction	\$25,773,400
Contingencies	\$1,537,600
Equipment	\$2,000,000
Legal Services	\$425,000
Misc	\$450,000
<b>TOTAL PROJECT COST</b>	<b>\$32,250,000</b>

**Financing:**

CF Loan	\$15,000,000
Other Funding Sources	<u>\$17,250,000</u>
<b>TOTAL</b>	<b>\$32,250,000</b>

These funds must be disbursed in accordance with the requirements of the sources of funds and must be available before proceeding with procurement. Rural Development will monitor the disbursement of all proceeds

If there is a significant reduction in project costs, FDTC's funding needs will be reassessed before closing. This reassessment will include the necessary revisions of the grant docket and the Letter of Conditions. The reassessment and revisions will be based on revised project costs and Rural Development regulations effective at the time the loan and grant was approved. Grant funds not needed to complete the proposed project will be returned to Rural Development

**C. Repayment Schedule:**

This loan will be repayable over a period not to exceed **40** years from the date of loan closing. Monthly payments in the amount of \$51,600.00 will commence one full month following the date of closing or any deferment period. If the loan is closed on the 29th, 30th, or 31st day of the month, the due date will be the 28th day of the twelfth month. Succeeding monthly payments will be due the same day of each succeeding month for the life of the loan, and payments will be fully amortized installments of both principal and interest.

You will be required to participate in the PREAUTHORIZED DEBIT (PAD) payment process. It will allow for your payment to be electronically debited from your account on the day your payment is due.

**D. Contribution Required of Applicant:**

The FDTC will contribute \$9,000,000 to the project, and plans to secure a \$2,000,000 EDA grant along with \$6,250,000 in State-appropriated funds. Evidence that these funds are available for the project must be provided prior to the start of construction, and these funds must be spent prior to the disbursal of any Rural Development-administered funds.

**E. Reserve Requirement:**

FDTC will fully fund reserve requirements at loan closing.

**F. Security Requirement:**

This loan will be evidenced by a revenue bond in the amount of \$15,000,000 executed by the Organization.

- A. As additional security, the revenues received from the operation of this facility will be pledged through a security agreement and financing statement. These security instruments will also be used to secure a lien on the equipment and furnishings. The pledge of security will consist of real property with improvements, as well as, a pledge of all available revenue from the facility.
- B. The financing statements must be recorded with the Secretary of State of South Carolina. The financing statements will be a 1st lien on the revenues, equipment and furnishings of the facility.
- C. A revenue bond in the amount of \$15,000,000 as evidence of the RHS loan funds included in the funding must be executed by the Organization.

**G. Environmental Mitigations Measures:**

The mitigation measures consist of the following: Contract documents will contain the following verbiage in order to comply with our general understanding with the South Carolina Department of Archives and History and interested federally recognized Indian Tribes:

“Should any archeological or paleontological remains be encountered during construction, all work in the area will cease. The contractor will notify the owner, Rural Development, the State Historical Preservation Officer (SHPO), the applicable Tribal Historical Officer (THPO) and any other interested party(s). The contractor must await concurrence from each of these individuals/entities prior to resumption of construction in the area of discovery.”

**H. Appraisal Requirements/Survey:**

- 1. Prior to advertising for bids, the Organization is required to obtain a current (less than twelve (12) months old) real estate appraisal. Before beginning the appraisal, the Organization and Rural Development officials (local and state) must agree that the appraiser chosen, by the Organization, is a qualified appraiser. The appraisal must be completed in accordance with Uniform Standards of Professional Appraisal practice (USPAP) and must be acceptable to USDA/Rural Development. The appraisal must indicate that the “as developed” fair market value of the real estate security property is not less than the total outstanding indebtedness, including the Rural Development loan. Also the appraisal and land survey should be provided by the FDTC which clearly delineate the tract of land being purchased with USDA Direct Loan Funds
- 2. An “as-built” survey of the property must be prepared by an independent third party licensed surveyor. The survey should include a location and description of all property corners and boundaries, all physical improvements, means of access

from a public right-of-way, location and description of any other physical and visible matters which could affect the use of the property

**I. Special Requirements:**

1. A groundbreaking or dedication ceremony is expected for this project. Any public information events are to be coordinated in advance with Rural Development. These events are to be planned in order for the public to be aware of this project and Rural Development's participation in the project.
2. All documents requiring the signature of the officials will be executed by the Board Chairperson, attested by the Secretary and the impression of the school's seal affixed thereon.
3. Furnish a certified list of the Board of Directors, their terms of office, addresses and samples of their signatures.
4. Evidence must be furnished that the facility will be licensed for operation in accordance with state and local laws.
5. A qualified administrator must be employed at all times to operate the facility. This individual is to have adequate training and experience to successfully manage the facility.
6. Prior to the closing of the loan or the beginning of construction, whichever occurs first, it will be necessary that our Rural Development Area Office conduct a compliance review. Your office's full cooperation will be necessary in accomplishing this certification and review. During the review, the representative of the Rural Development Area Office will complete and execute Form RD 400-8, "Compliance Review."

So as to assist the Rural Development Area Office with the Compliance Review, you will need to have available a numerical breakdown of your waiting list and participants into the following categories: Black, Hispanic, Asian or Pacific Islander, American-Indian or Alaskan Native, White, and Other.

The nondiscrimination poster, "And Justice For All," is to be displayed at your office and facility.

7. Prior to the approval of the loan, you will have certified on at least two different occasions as to your inability to finance this project from your own resources or other credit at reasonable rates and terms. This was based on prevailing private and cooperative rates and terms in or near your community for loans for similar purposes and periods of time.



By accepting this loan, you are also agreeing to refinance the unpaid balance if at any time in the future it should appear to Rural Development that the school is able to obtain loans for such purposes from responsible cooperative or private sources at reasonable rates and terms.

8. If there is a significant reduction in project costs, FDTC's funding needs will be reassessed before loan closing or the start of construction, whichever occurs first. This reassessment will include the necessary revisions of the loan docket and the Letter of Conditions. The reassessment and revisions will be based on revised project costs and Rural Development regulations effective at the time the loan was approved. Loan funds not needed to complete the proposed project will be deobligated.
9. FDTC will operate the on a fiscal year that begins July 1 and ends June 30.
10. This financial assistance is subject to your compliance with the Civil Rights Act of 1964, and the Age Discrimination Act of 1975.
11. Under section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), no handicapped individual in the United States shall, solely by reason of their handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Rural Development financial assistance.
12. Unless the requirements of the Letter of Conditions have already been satisfied, Rural Development will request to meet with the school's officials, attorney, architect and any other parties that may be involved in the project during the 4th month after the date of Form RD 1942-46, "Letter of Intent to Meet Conditions." The purpose of this meeting will be to determine the progress that has been made in complying with the "Letter of Conditions" and to establish goals and a timetable for completing work on the conditions that have not yet been satisfied.
13. You are required to notify the South Carolina Institute of Archaeology and Anthropology in the event the archaeological or paleontological remains are encountered prior to and/or during the course of this project.
14. The real estate being transferred to the FDTC may not contain any restrictions which are not approved by the Agency.
15. All funds for this project will be handled through a construction bank account in a bank of your choice, separate from all other banking accounts. The construction bank account **shall be established prior to closing** and you must agree to make payments from this account only on request for payments, which are to be reviewed and concurred with by RD in advance of payment. You will establish adequate safeguards to assure that the funds from this account are used for authorized purposes only. You must further agree to permit RD to examine your records and books during regular business hours or at other reasonable times.

16. You are encouraged to use minority banks (a bank which is owned at least 50 percent by minority group members) for deposit and disbursement of funds. A list of minority owned banks can be obtained from the Office of Minority Business Enterprise, Department of Commerce, Washington, D. C. 20230 or any RUS Office.
17. Any leases that the FDTC may enter into with respect to this project must be reviewed to ensure that ultimate control of the facility is maintained by FDTC.
18. FDTC will submit annual performance reports issued by the State of South Carolina to the Rural Development State Office within 30 days of receipt of the report.
19. Awards made under this program are subject to the provisions contained in the Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2013, P.L. No. 112-55, Division A, Sections 738 and 739, regarding corporate felony convictions and corporate federal tax delinquencies. To comply with these provisions, ALL APPLICANTS must complete attachment Representation Regarding Felony Conviction or Tax Delinquent Status For Corporation Applicants paragraph (1) of this representation, AND all corporate applicants also must complete paragraphs (2) and (3) of this representation.

**J. Legal Services:**

1. You must obtain a legal services agreement with your attorney for providing legal services for your project. It is suggested that Rural Development guidelines be used in preparing this agreement. It is also suggested that ten percent of the cost be retained until the loan is closed and construction of the project is complete. This Agreement is subject to the approval of the Community Facilities Program Director.
2. Prior to loan closing, the attorney must provide this office with certifications as to judgments and/or litigation of the school. Similar certifications must also be furnished Rural Development for each advance of loan funds from the Finance Office and before loan closing instructions can be issued.
3. The closing instructions for this loan will be issued by the approving official and the Office of the General Counsel of the Department of Agriculture. A determination that loan closing instructions can be met must be made prior to loan closing or the issuance of a commitment for interim financing.
4. A preliminary title search shall be made by your attorney to determine that the school will have fee simple title to the property offered as security. After the loan is closed, a final title opinion shall be prepared by your attorney indicating that the school has fee simple title to the property. These opinions are to be recorded on Forms RD 1927-9 and 1927- 10.
5. A Report of Lien Search is to be prepared by your attorney in an acceptable format before loan closing instructions can be issued and also at loan closing.

6. A Title Insurance Policy in the amount of \$15,000,000 is required.

**K. Architectural Services:**

1. FDTC must obtain a contract with your architect for providing architectural services for this project. This agreement is subject to the approval of Rural Development. An executed copy of Form AD-1048 is to be included with the contract.
2. All construction and architectural bills shall be approved for payment by the architect and an official(s) of FDTC prior to submission to Rural Development for approval.
3. Resident inspection is required for this project as shown on the Standard Form of Agreement Between Owner and Architect approved by Rural Development. This is to be provided by the FDTC consulting architect. Prior to the preconstruction conference, a resume of qualifications of the resident inspector will be submitted to Rural Development for review and approval. The resident inspector must also attend the preconstruction conference.
4. Obtain an appraisal with an as-developed present market value equal to or exceeding the amount of the loan to be obtained plus any other indebtedness against the security property in accordance with 1942.1 (g)(3)(iii)(B).

**L. Interim Financing:**

1. Interim financing at reasonable rates from commercial sources is required during the construction period for the loan portion of the project. All bills paid from interim financing must be approved by Rural Development before payment is made. A record of all bills approved by Rural Development for payment through interim financing will be maintained by the Rural Development Area Office.
2. Approved interim financing will be repaid from Rural Development administered loan funds. You must obtain a letter from the bank which will provide the interim financing stating the conditions of such financing. Upon complying with conditions of the bank's letter and the "Letter of Conditions" issued to the school by Rural Development, Rural Development will be able to issue to the bank, on behalf of the school, a letter of commitment for the repayment of principal and interest incurred through interim financing.

**M. Insurance and Bonding:**

A Certificate of Insurance evidencing that all the following required insurances have been obtained and is in force **must be provided to RD prior to loan closing.**

1. Fire and extended coverage insurance will be maintained on buildings that are part of the facility in the amount of their replacement value. Your architect should advise you as to the appropriate amount of coverage.
2. Worker's Compensation Insurance will be carried on all employees in accordance with appropriate state laws. Evidence of such compliance must be furnished to Rural Development. If Worker's Compensation is not required, a statement of such determination by your attorney is to be furnished to Rural Development.
3. Properties requiring insurance coverage which are located in designated flood plains must have adequate flood insurance.
5. Public liability and property damage insurance is required for the school's owned trucks, tractors, or other vehicles that are driven over public highways.
6. Fidelity Bond - All persons who have access to your funds are to have fidelity bond coverage. Coverage may be provided either for all individual positions or persons, or through "blanket" coverage providing protection for all appropriate employees and/or officials. Rural Development will expect your amount of coverage to at least be equal to the total amount of the annual principal and interest payment for the Rural Development administered loans. Form RD 440-24, "Position Fidelity Schedule Bond," or similar forms may be used in writing the coverage.

**N. Construction Contract Documents and Bidding Conditions:**

1. Procurement transactions shall be conducted in a manner **that provides maximum open and free competition**. Procurement procedures shall not restrict or eliminate competition. **The method of procurement must be approved by Rural Development.**
2. Prior to the required formal advertisement for bids, final plans and specifications shall be approved by the SC Department of Health and Environmental Control (DHEC) and Rural Development, as well as the approval of bid documents by Rural Development. **The dates for advertising and opening of bids must be approved by Rural Development.**
3. Request for Proposals/Specifications are to be approved by Rural Development. Rural Development is to concur before a proposal is accepted by the FDTC.
4. Two copies of the plans and specifications will be submitted to Rural Development for review and approval. Form AD-1048 is to be included in the bid documents.
5. All contracts exceeding \$100,000, an executed copy of "Certification For Contracts and Loans," Exhibit A-1 of RD Instruction 1940-Q, is to be included. Three copies of the final plans and specifications are to be presented to Rural



Development no later than the date of the preconstruction conference. The final plans are to bear the written approval of the Board Chairperson, FDTC's consulting architect, and the Rural Development state engineer or architect.

6. All development will be completed by contract method. Contracts are to be approved by the Rural Development Community Facilities Program Director or his designee after approval by FDTC's officials, the contractor and the school's attorney.
7. An executed copy of Form AD-1048 is to be included in the contract. Following execution of the contract, change in plans and specifications must be accomplished by use of contract change orders. Rural Development's approval of change orders is required but cannot be given until additional funds needed for change orders are available. Rural Development forms should be used for all items related to construction and architectural services.
8. Positive efforts shall be made by the school to utilize small business and minority owned business sources. Such efforts should allow these sources the maximum feasible opportunity to compete for contracts to be performed utilizing loan funds. When contracts are submitted to Rural Development for approval as required in N.2., the school shall provide a written statement or other evidence of the steps taken to comply with this requirement.
9. All contracts in excess of \$10,000 shall include provisions for compliance with Executive Order No. 11246, as amended, entitled "Equal Employment Opportunity," as amended by Executive Order 11375, and as supplemented by Department of Labor regulations 41 CFR Part 60. In addition and without reference to the number of employees, each contractor shall be required not to discriminate on the basis of race, color, religion, national origin, and sex. Contractors will submit to the appropriate agency Form CC 257, "Monthly Employment Utilization Report," on a monthly basis through completion of the contract.
10. The contractor will execute Form RD 400-6, "Compliance Statement." All contracts for construction shall include a provision for compliance with the Copeland Anti-Kickback Act as supplemented in Department of Labor Regulations.
11. The facility must be constructed to comply with the Americans with Disabilities Act, Public Law 101-336. This law, among other things, prohibits discrimination on the basis of disability by private entities in places of public accommodation and requires that all new places of public accommodation and commercial facilities be designed and constructed so as to be readily accessible to and usable by persons with disabilities.

12. When the contract exceeds \$100,000, the contractor shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act, section 508 of the Clean Water Act, Executive Order 11738, and Environmental Protection Agency regulations.
13. Contractor shall furnish performance and payment bonds in the full amount of each contract. These bonds will be accompanied by a power of attorney from the bonding company authorizing the signature on the bonds and certificate of insurance. If the holder of the power of attorney is not a resident of South Carolina, the bonds must be co-signed by a resident agent. The United States, acting through Rural Development, will be named as co-obligee in these bonds.
14. Prior to construction, a preconstruction conference will be conducted with the following in attendance: The Community Facilities Program Director's designees, the interim lender, the FDTC's architect and attorney, the resident inspector, the school or their designee(s), and the contractor(s). If applicable, subcontractors should also be in attendance.
15. The general contractor will erect a sign at each job site identifying and indicating that Rural Development is participating in the development of this project. This sign will be prepared in accordance with the attached format for community facilities projects.
16. At the preconstruction conference, the Rural Development Loan Specialist will deliver to each contractor Form RD 400-3, "Notice to Contractors and Applicants," with attached "Equal Employment Opportunity" poster. The first inspection report by the Rural Development Area Office should document whether the poster has been properly displayed on the job site.
17. A statement must be obtained from the responsible State Agency certifying that the proposed facility meets the minimum standards for design and construction, including compliance with all pertinent State and local laws, including local codes.

**O. Accounting Methods, Management Reports and Audit Reports:**

1. The business operations of the school's community facilities project will be kept separate from any other business of the school and will be governed in accordance with the promissory note, real estate mortgage, loan resolution and operating budget. Accounting records should be maintained on an accrual basis. However, books may be kept on an accounting basis other than accrual and then adjustments made so that the financial statements are presented on the accrual basis. The school must retain all records, books, and supporting material for a period of three years after the issuance of the required audit reports and financial statements.

2. Prior to loan closing or commencing with construction, whichever occurs first, FDTC must provide and obtain approval from the Rural Development Community Facilities Program Director for its accounting and financial reporting system, including the required agreement for services with its auditor.
3. Form RD 442-2, "Statement of Budget, Income and Equity," (Schedule 1, "Statement of Budget, Income and Equity" and Schedule 2, "Projected Cash Flow") will be utilized in submitting management data to Rural Development.
  - a) Prior to the beginning of each fiscal year, two copies, with data entered on Schedule 1, Page 1, Column 3, "Annual Budget", and all of Schedule 2, will be submitted.
  - b) Twenty days after the end of each of the first three quarters of each year, two copies with all information furnished on Schedule 1 will be submitted.
  - c) For the fourth quarter of each year, submit two copies with all information furnished on Schedule 1; two copies of the audit report; and a list of the names, addresses, and terms of office of the Board Chairperson and Boards of Directors. This information is to be submitted not later than 150 days after the end of your fiscal year.

#### **4. Audit Requirement**

- a. Audits are required annually. Audits are to be conducted by an independent licensed certified public accountant (CPA). A CPA will be considered independent if the CPA meets the standards for independence contained in the American Institute of Certified Public Accountants (AICPA) Code of Professional Conduct in effect at the time the CPA's independence is under review, does not have any direct financial interest or any material indirect financial interest in the borrower during the period covered by the review; and is not, during the period of the audit, connected with the borrower as promoter, underwriter, trustee, director, officer or employee.
- b. Audits are to be performed in accordance with generally accepted government auditing standards (GAGAS) issued by the Comptroller General of the United States, 1994 Revision, and any subsequent revisions.
  1. The school are to be audited in accordance with the Office of Management and Budget (OMB) Circular A-133 in years it expends \$750,000 or more in Federal funds. The OMB will assign a cognizant Federal agency to oversee the implementation of this circular. If an agency is not assigned, the school will be under the general oversight of the Federal agency that provided the most funds. Reports required by this circular must be submitted no later than 9 months after the end of the school's fiscal year.

2. The school are to be audited in accordance with the generally accepted government auditing standards (GAGAS) and Rural Development requirements in years it expends less than \$750,000 in Federal funds. These audits are to be completed with two copies of the report submitted to the Rural Development Area Office no later than 150 days following the end of the school's fiscal year.

**P. OTHER CERTIFICATIONS:**

The following certifications must be **submitted to RD prior to loan closing**.

- A. Form AD- 1047, "Certification Regarding Debarment, Suspension, and other Responsibility Matters - Primary Covered Transactions," must be executed and **submitted to RD prior to loan closing** to certify that you have not been debarred or suspended for federal assistance.
- B. Form AD-1048, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions", must be completed and **submitted to RD with any executed contracts prior to loan closing**. This form certifies that any person or entity you do business with as a result of this federal assistance is not debarred or suspended.
- C. Form AD-1049, "Certification Regarding Drug-Free Requirements (Grants) Alternative I - For Loan/grantees Other than Individuals", must be executed and submitted to RD prior to loan closing.
- D. The "Certification for Contracts, Loan/grants and Loans", Exhibit A-1 of RD Instruction 1940-Q, must be completed at the time an application or bid proposal is submitted by a person or entity requesting a contract or loan/grant exceeding \$100,000. Any person or entity requesting contract or loan/grant exceeding \$100,000 at any tier under a covered contract, loan/grant or loan, must complete and submit a certification to the next higher tier.
- E. Standard Form (SF) LLL, "Disclosure of Lobbying Activities", must be completed by recipients of a contract, loan/grant, or loan which meet the conditions of RD Instruction 1940-Q, 1940.812. If there have been no such activities, you should strike through the form and write "Not applicable" on the page and sign the form.
- F. Form 1910-11, "Applicant Certification, Federal Collection Policies For Consumer or Commercial Debts," must be executed by the Chairman and properly attested. This is the Organization's certification that they understand the actions the Federal Government may take in the event they

fail to meet scheduled payments in accordance with the terms and conditions of their agreements. The action listed on this form is not all inclusive and the Federal Government may deem additional actions necessary to collect should the account become delinquent.

FDTC is to appoint one member of its governing body or management staff to serve as liaison with Rural Development.

The necessary forms referred to in this letter will be supplied by Rural Development.

You will have the full cooperation of this agency and if we can be of any further assistance to you, please contact the Area Office at (843) 669-9686.

Sincerely,

Digitally signed by Michele J. Cardwell

DN: cn=Michele J. Cardwell, o=COMMUNITY PROGRAMS DIRECTOR,

ou=USDA, RURAL DEVELOPMENT,

email=MICHELE.CARDWELL@SC.USDA.GOV, c=US

MICHELE J. CARDWELL

Community Programs Director

Enclosures

UNITED STATES DEPARTMENT OF AGRICULTURE  
RURAL DEVELOPMENT

LETTER OF INTENT TO MEET CONDITIONS

Date 8/26/16

TO: Rural Development  
United States Department of Agriculture  
215 Third Loop Rd., Suite 100  
Florence, SC 29505

We have reviewed and understand the conditions set forth in your letter dated 8/26/16. It is our intent to meet all of them not later than 02/26/17.

We are also requesting that we be given the interest rate in effect at the time of loan approval or at the time of loan closing, whichever is lower. In other words, we want the lowest interest rate possible.

ATTEST:

(seal)

Florence-Darlington County Commssion for Technical Education  
(Name of Association)

BY

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0575-0015), Washington, D.C.





United States Department of Agriculture  
Rural Development  
State Office  
Columbia, South Carolina

June 1, 2017

Florence Darlington County Commission for Technical Education  
Attn: Dr. Willie E. Boyd, Sr., President  
Post Office Box 100548  
2715 West Lucas Street  
Florence, SC 29502

Dear Dr. Boyd:

This memorandum serves as an amendment to The Letter of Conditions dated August 26, 2016. The USDA, Rural Development is considering to a change to the scope of services.

The Letter of Conditions is amended as follows:

**AMEND Page 1, Paragraph 2**

**From:**

*The scope of this project includes the demolition of two existing buildings to make way for construction of a new 80,000 sq. ft. academic and workforce development building which will include a new library/media center, student services facility, and classroom space. The project will also include renovation of an existing building to include more classroom space.* Any change in project cost, source of funds, scope of services, or any other significant changes in the project or applicant must be reported to and approved by Rural Development by written amendment to this letter. Any changes not approved by Rural Development shall be cause for discontinuing processing of the application.

**To:**

*The scope of this project includes the demolition of two existing buildings to make way for construction of a new 80,000 sq. ft. academic and workforce development building which will include a new library/media center, student services facility, and classroom space.* Any change in project cost, source of funds, scope of services, or any other significant changes in the project or applicant must be reported to and approved by Rural Development by written amendment to this letter. Any changes not approved by Rural Development shall be cause for discontinuing processing of the application.

Strom Thurmond Federal Building • 1835 Assembly Street • Suite 1007 • Columbia, SC 29201  
Phone: (803) 765-5163 • Fax: (855) 565-9479 • TDD: (803) 765-5697 • Web: <http://www.rurdev.usda.gov/sc>

Committed to the future of rural communities.

"USDA is an equal opportunity provider, employer and lender."

To file a complaint of discrimination write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14<sup>th</sup> and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD).

**AMEND Page 2, Section B. Project Cost:**

**From:**

<b>Description</b>	<b>Cost</b>
Architectural and Engineering fees	\$2,064,000
Construction	\$25,773,400
Contingencies	\$1,537,600
Equipment	\$2,000,000
Legal Services	\$425,000
Misc	\$450,000
<b>Total Project Cost</b>	<b>\$32,250,000</b>

**To:**

<b>Description</b>	<b>Cost</b>
Architectural and Engineering fees	\$2,175,000
Construction	\$25,175,000
Contingencies	\$300,000
Equipment	\$2,000,000
Legal Services	\$425,000
Misc	\$675,000
<b>Total Project Cost</b>	<b>\$30,750,000</b>

**AMEND Page 3, Financing:**

**From:**

CF Loan	\$15,000,000
Other Funding Sources	\$17,250,000
<b>TOTAL</b>	<b>\$32,250,000</b>

**To:**

CF Loan	\$15,000,000
Other Funding Sources	\$15,750,000
<b>TOTAL</b>	<b>\$30,750,000</b>

**AMEND Page 3, Section D. Contribution Required of Applicant:**

**From:**

***FDTC will contribute \$9,000,000 to the project, and plans to secure a \$2,000,000 EDA grant along with \$6,250,000 in State appropriated funds.*** Evidence that these funds are available for the project must be provided prior to the start of construction, and these funds must be spent prior to the disbursement of any rural Development administered funds.



**To:**

***FDTC will contribute \$9,250,000, including \$1,000,000 from the college's foundation, plus \$6,500,000 in state-appropriated funds for a total of \$15,750,000.*** Evidence that these funds are available for the project must be provided prior to the start of construction, and these funds must be spent prior to the disbursement of any rural Development administered funds

Except as noted above, the Letter of Conditions remain as dated and issued on August 26, 2016.

Sincerely,

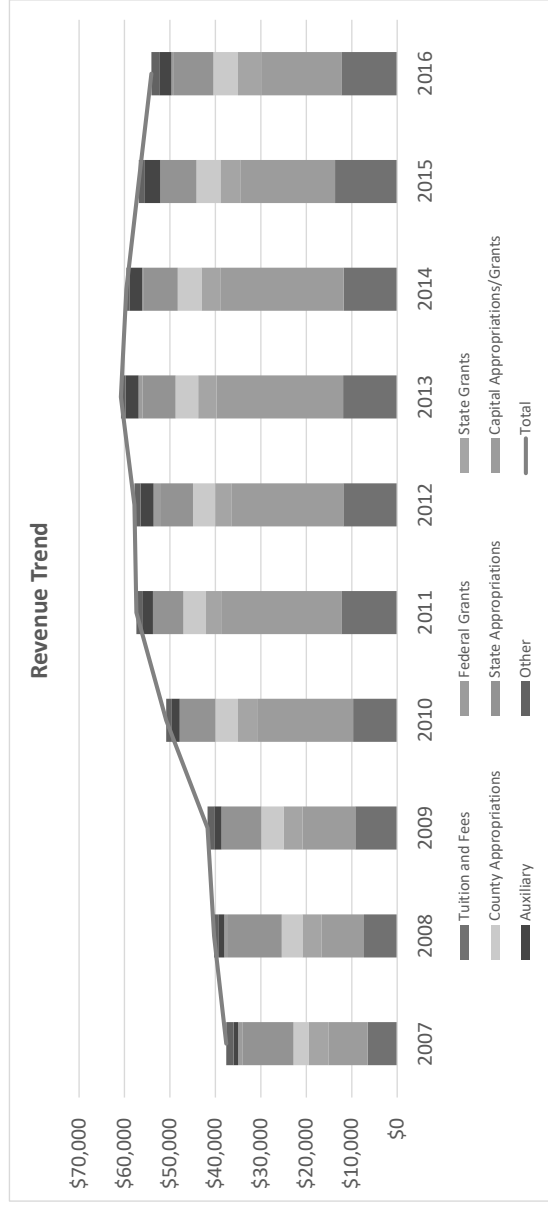
MICHELE J. CARDWELL  
Community Programs Director

kbm

Florence-Darlington Technical College  
Revenue Analytics

All Dollar Amounts are in Thousand's Unless otherwise indicated

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Tuition and Fees	\$6,486	\$7,317	\$9,200	\$9,689	\$12,262	\$11,855	\$11,881	\$11,775	\$13,649	\$12,286
Federal Grants	\$8,578	\$9,365	\$11,665	\$21,126	\$26,318	\$24,661	\$27,867	\$27,058	\$20,754	\$17,480
State Grants	\$4,373	\$4,160	\$4,159	\$4,232	\$3,490	\$3,523	\$4,025	\$4,228	\$4,486	\$5,272
County Appropriations	\$3,375	\$4,575	\$4,891	\$4,982	\$4,990	\$4,885	\$4,987	\$5,230	\$5,306	\$5,380
State Appropriations	\$11,147	\$11,805	\$8,757	\$7,856	\$6,709	\$7,077	\$7,261	\$7,598	\$7,906	\$8,888
Capital Appropriations/Grants	\$1,089	\$843	\$0	\$0	\$0	\$1,592	\$879	\$194	\$0	\$353
Auxiliary	\$939	\$1,190	\$1,585	\$1,711	\$2,199	\$2,880	\$2,822	\$2,845	\$3,427	\$2,552
Other	\$1,628	\$1,044	\$1,458	\$1,215	\$1,418	\$1,347	\$1,085	\$656	\$1,328	\$1,873
<b>Total</b>	<b>\$37,613</b>	<b>\$40,299</b>	<b>\$41,715</b>	<b>\$50,811</b>	<b>\$57,386</b>	<b>\$57,820</b>	<b>\$60,805</b>	<b>\$59,583</b>	<b>\$56,855</b>	<b>\$54,083</b>
	7.1%	3.5%	21.8%	12.9%	0.8%	5.2%	-2.0%	-4.6%	-4.9%	



Revenue has been trending favorably with an average increase of 4.4% over the past ten years and a total increase of 43.8% over the same period. Tuition and grant revenue has increased by an average of 8.9% and 12.4%, respectively, over the past ten years while state appropriations have decreased 20.3% over the same period.

**Florence-Darlington Technical College**

**Debt Capacity Analysis**

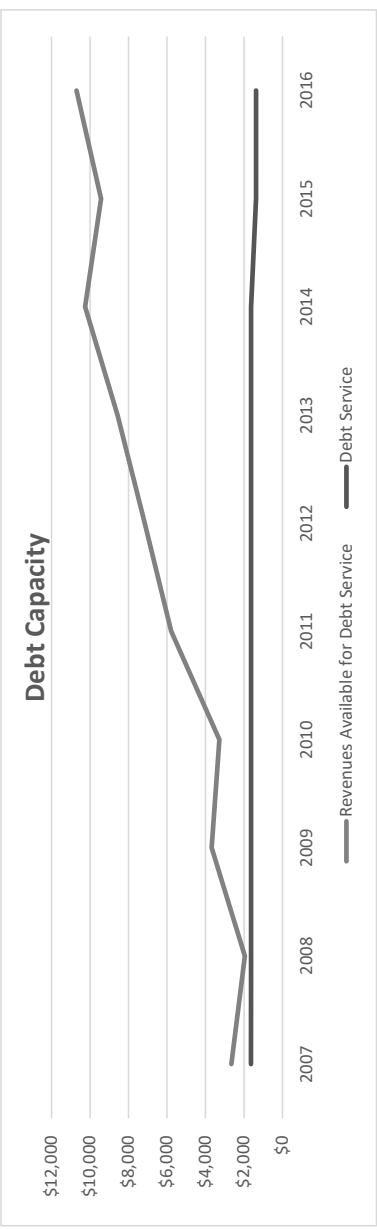
*All Dollar Amounts are in Thousand's Unless otherwise indicated*

Revenues Available for Debt Service

Debt Service

Available for Debt Service

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Revenues Available for Debt Service	\$2,650	\$1,954	\$3,683	\$3,282	\$5,781	\$7,158	\$8,566	\$10,254	\$9,428	\$10,702
Debt Service	\$1,637	\$1,633	\$1,634	\$1,633	\$1,637	\$1,635	\$1,633	\$1,634	\$1,373	\$1,374
Available for Debt Service	\$1,013	\$321	\$2,050	\$1,648	\$4,144	\$5,523	\$6,933	\$8,620	\$8,056	\$9,328



In FY2016, FDTC only used 13% of its available annual debt service capacity with an available annual debt service totaling \$9.3 million. The additional annual debt service is estimated to be \$624,506.

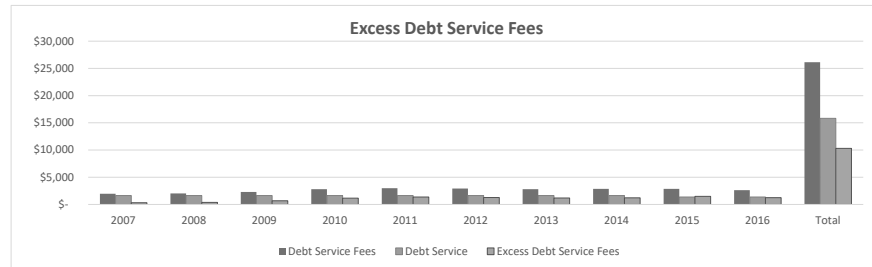
**Florence-Darlington Technical College**

**Excess Debt Service Fees**

*All Dollar Amounts are in Thousand's Unless otherwise indicated*

Excess Debt Service	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Debt Service Fees	\$ 1,963	\$ 2,015	\$ 2,299	\$ 2,798	\$ 2,994	\$ 2,926	\$ 2,807	\$ 2,852	\$ 2,852	\$ 2,628	\$ 26,134
Debt Service	\$1,637	\$1,633	\$1,633	\$1,633	\$1,636	\$1,635	\$1,632	\$1,634	\$1,372	\$1,373	\$15,818
Excess Debt Service Fees	\$ 326	\$ 382	\$ 666	\$ 1,165	\$ 1,358	\$ 1,291	\$ 1,175	\$ 1,218	\$ 1,480	\$ 1,255	\$ 10,316

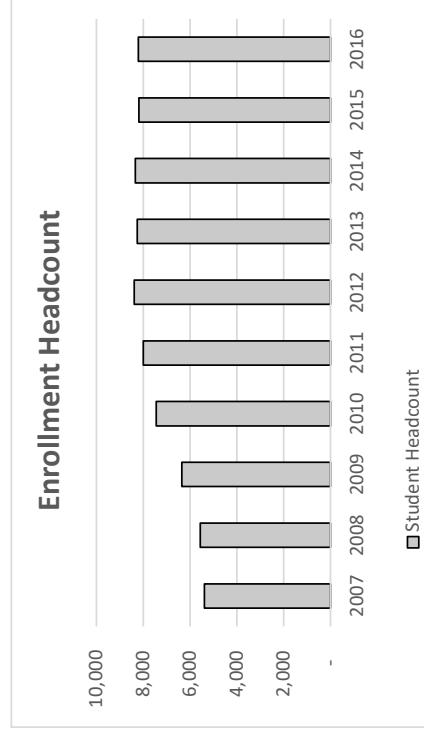
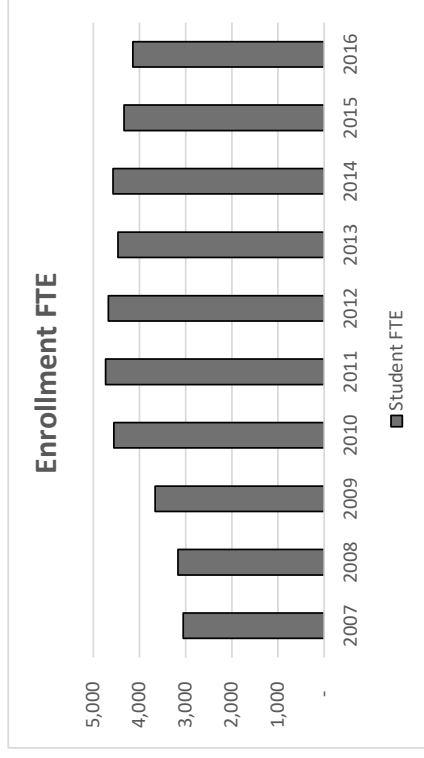
\$270 debt service fee per semester that was established in 2005 has resulted in a cumulative excess debt service fee balance. \$8.25 million of accumulated debt service fees will be used as part of the initial equity investment made by FDTC.



**Florence-Darlington Technical College**  
**Enrollment Analytics**

Student FTE (Based on Credit Hours) and Headcount

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Student FTE	3,051	3,169	3,662	4,555	4,732	4,675	4,468	4,576	4,334	4,143
	3.9%	15.6%	24.4%	3.9%	-1.2%	-4.4%	2.4%	-5.3%	-4.4%	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Student Headcount	5,391	5,567	6,346	7,447	7,997	8,387	8,255	8,335	8,181	8,214
	3.3%	14.0%	17.3%	7.4%	4.9%	-1.6%	1.0%	-1.8%	0.4%	
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Non-credit Headcount	472	501	535	455	499	426	392	386	341	1,328
Credit-bearing (degree-seeking)	4,919	5,066	5,811	6,992	7,498	7,961	7,863	7,949	7,840	6,886

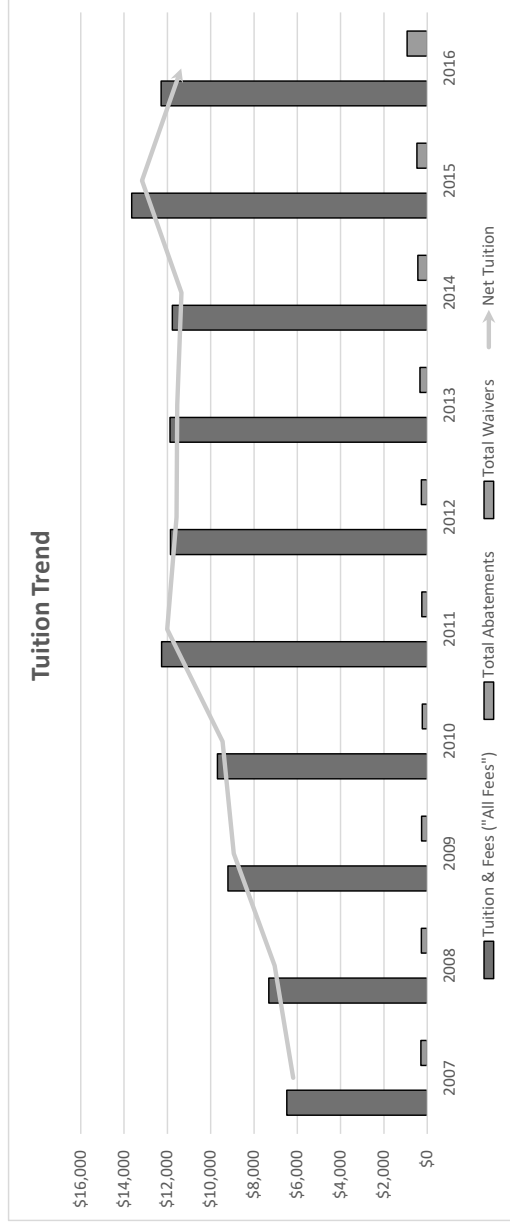


Total FTE enrollment growth has increased 36% over the ten year period. However, over the past five years, FTE enrollment has decline 13%. Total enrollment headcount has grown 52% over the ten year period, and in the past five years, experienced a marginal decrease of 2.1%. Please note that non-credit headcount increased 289% in the past year where the Workforce Development and Retraining resides. This is where FDTTC expects sustained enrollment growth to occur.

**Florence-Darlington Technical College**  
**Tuition Analytics**

*All Dollar Amounts are in Thousand's Unless otherwise indicated*

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Tuition & Fees ("All Fees")	\$6,486	\$7,317	\$9,200	\$9,689	\$12,262	\$11,855	\$11,881	\$11,775	\$13,649	\$12,286
Total Abatements	-	-	-	-	-	-	-	-	-	-
Total Waivers	295	272	266	233	254	276	334	429	477	929
Net Tuition	6,190	7,045	8,933	9,456	12,008	11,579	11,547	11,346	13,172	11,357
	13.8%	26.8%	5.8%	27.0%	-3.6%	-0.3%	-1.7%	16.1%	-13.8%	



Net tuition has increased over ten years at an average of 8.4% while waivers have increased by an average of 21.5% per year over the same period. In FY2016, waivers nearly doubled due to the increase in dual enrollment students. The lottery funding does not adequately cover the tuition cost and only covers those dual enrollment students who take a minimum of 6 hours. Dual enrollees who take 3 hours or one course do not receive any lottery funds.

**Residency for fee purposes**

Annualized SC headcount  
 Annualized non-SC headcount

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Annualized SC headcount	5,346	5,497	6,244	7,295	7,838	8,210	8,030	8,081	7,939	7,999
Annualized non-SC headcount	45	70	102	152	159	177	225	254	242	215

**10-Year Tuition Trend**

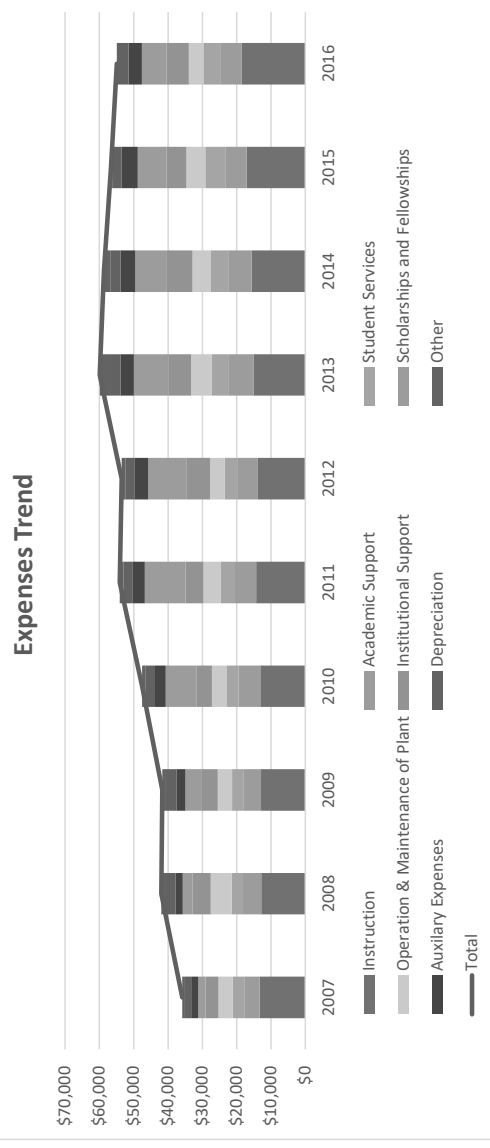
In-county Fall tuition rate (12 credits)  
 State waivers  
 Institution 4% waivers

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
In-county Fall tuition rate (12 credits)	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
State waivers	\$ 92	\$ 90	\$ 83	\$ 140	\$ 150	\$ 160	\$ 203	\$ 287	\$ 271	\$ 276
Institution 4% waivers	\$ 203	\$ 182	\$ 184	\$ 93	\$ 104	\$ 116	\$ 131	\$ 142	\$ 206	\$ 654

**Florence-Darlington Technical College  
Expense Analytics**

*All Dollar Amounts are in Thousand's Unless otherwise indicated*

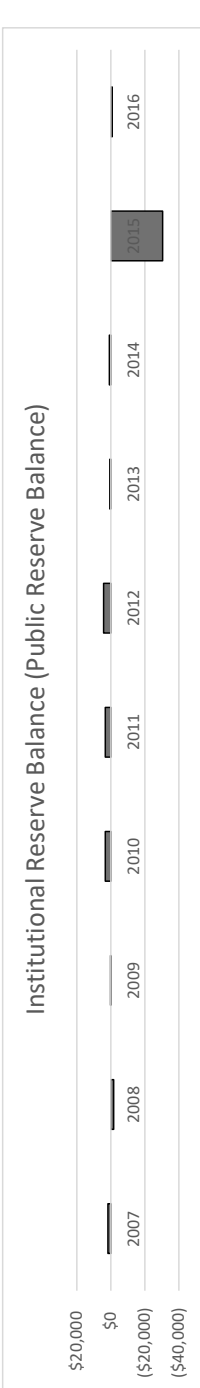
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Instruction	\$13,301	\$12,817	\$12,908	\$13,102	\$14,286	\$13,802	\$15,080	\$15,661	\$17,060	\$18,469
Academic Support	\$4,483	\$5,339	\$5,184	\$6,348	\$6,222	\$5,806	\$7,200	\$6,810	\$6,233	\$6,106
Student Services	\$3,338	\$3,347	\$3,245	\$3,388	\$4,081	\$3,870	\$4,953	\$5,030	\$5,824	\$5,132
Operation & Maintenance of Plant	\$4,178	\$6,102	\$4,187	\$4,416	\$5,082	\$4,325	\$6,078	\$5,360	\$5,560	\$4,267
Institutional Support	\$3,762	\$5,209	\$4,593	\$4,516	\$5,221	\$6,721	\$6,443	\$7,493	\$5,782	\$6,470
Scholarships and Fellowships	\$2,104	\$2,896	\$4,805	\$8,917	\$11,901	\$11,284	\$10,177	\$9,198	\$8,358	\$7,204
Auxiliary Expenses	\$1,894	\$2,130	\$2,625	\$3,120	\$3,448	\$3,846	\$3,907	\$4,222	\$4,714	\$3,855
Depreciation	\$2,043	\$3,064	\$3,068	\$2,722	\$2,732	\$2,757	\$2,786	\$3,081	\$2,735	\$2,775
Other	\$749	\$1,083	\$1,057	\$1,037	\$1,069	\$1,086	\$3,285	\$1,819	\$394	\$648
Total	\$35,852	\$41,988	\$41,671	\$47,565	\$54,044	\$53,497	\$59,912	\$58,673	\$56,662	\$54,927
	17.1%		-0.8%	14.1%	13.6%	-1.0%	12.0%	-2.1%	-3.4%	-3.1%



Expenses have grown at a average rate of 5.3% per year and in total 53.2% over a ten year period. Instruction costs have grown 39%, while academic support and institutional support have risen 36.2% and 72%, respectively, over the same ten year period. Scholarship expense accounts for 13.1% of total expenses in 2016 and have increased by an average of 24.2% over the ten year period.

**Florence-Darlington Technical College**  
**Institutional Reserve Balance (Public Reserve Balance)**  
*All Dollar Amounts are in Thousand's Unless otherwise indicated*

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Change in Net Position	\$1,760	(\$1,689)	\$43	\$3,246	\$3,342	\$4,323	\$618	\$909	(\$30,435)	(\$844)
Net Position	\$36,250	\$34,561	\$34,604	\$37,851	\$41,193	\$45,516	\$46,134	\$47,043	\$16,608	\$15,764

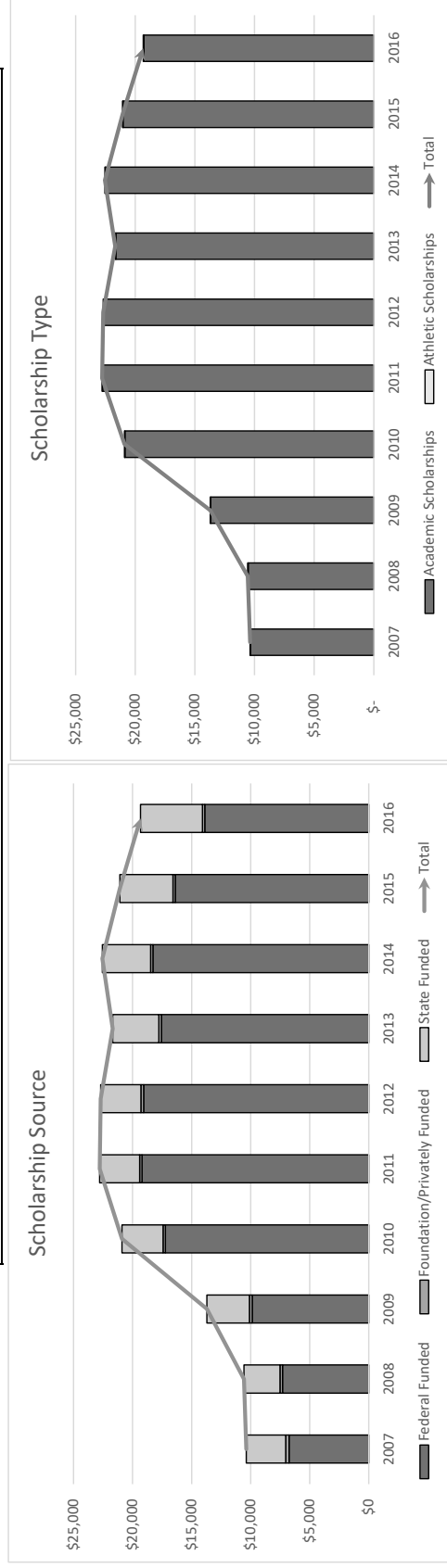


Overall, the Change in Net Position has been positive seven of the past ten years. In the past two years, the negative change resulted from the adaption of GASB 68 Accounting for Pensions. Net position balances is positive but has decreased 56.5% over the past ten years primarily due to a decrease in the net position balance of \$30.4 million resulting from the adaption of GASB 68 in 2015.



**Florence-Darlington Technical College**  
**Institutional and Foundation Scholarship Data**  
*All Dollar Amounts are in Thousand's Unless otherwise indicated*

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Federal Funded	\$6,746	\$7,311	\$9,877	\$17,221	\$19,207	\$19,059	\$17,569	\$18,273	\$16,383	\$13,882
Foundation/Private Funded	\$287	\$210	\$222	\$189	\$186	\$234	\$204	\$195	\$200	\$195
State Funded	\$3,338	\$3,055	\$3,612	\$3,493	\$3,388	\$3,405	\$3,912	\$4,083	\$4,487	\$5,260
Total	\$10,371	\$10,576	\$13,711	\$20,904	\$22,782	\$22,699	\$21,684	\$22,551	\$21,070	\$19,336
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Academic Scholarships	\$ 10,334	\$ 10,536	\$ 13,672	\$ 20,869	\$ 22,744	\$ 22,658	\$ 21,639	\$ 22,499	\$ 21,023	\$ 19,277
Athletic Scholarships	\$ 37	\$ 40	\$ 39	\$ 35	\$ 38	\$ 40	\$ 45	\$ 52	\$ 48	\$ 60
Total	\$10,371	\$10,576	\$13,711	\$20,904	\$22,782	\$22,699	\$21,684	\$22,551	\$21,070	\$19,336

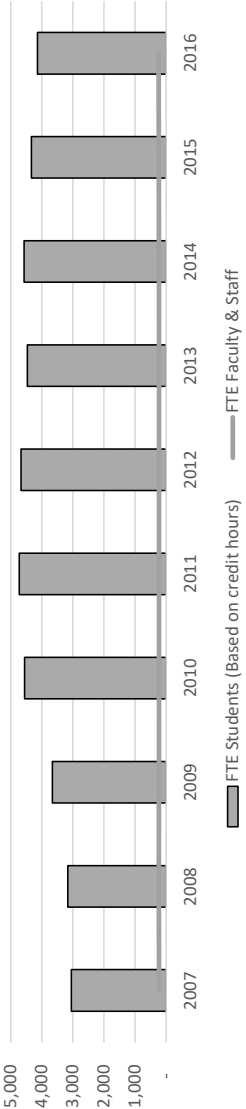


Academic scholarships have increased by an average of 8.6% per year over the ten year period, while athletic scholarships have grown by an average of 6.1% over the same period but represent less than 1% of total scholarship. Overall, total scholarships have increased 86.4% since 2007.

**Florence-Darlington Technical College**  
**Faculty/Staff to Students**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
FTE Faculty & Staff	229	239	236	231	228	229	229	236	233	244
FTE Students (Based on credit hours)	3,051	3,169	3,662	4,555	4,732	4,675	4,468	4,576	4,334	4,143
Ratio	1:13	1:13	1:16	1:20	1:21	1:20	1:20	1:19	1:19	1:17

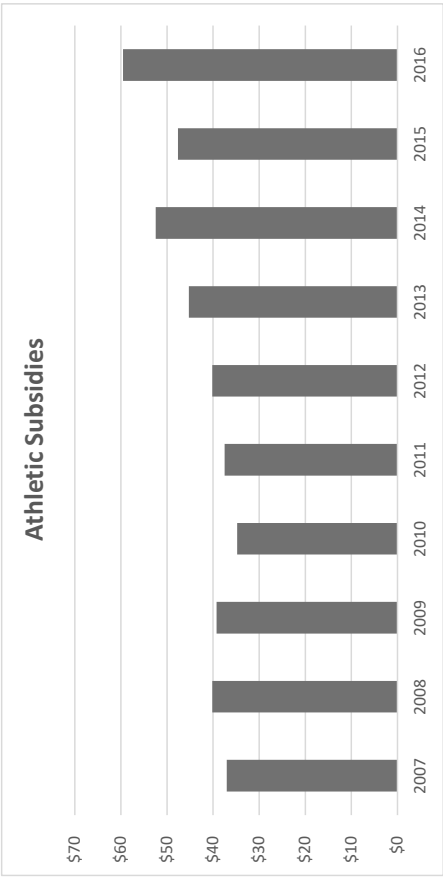
**Faculty and Staff FTEs Comparison to Student FTEs**



Overall, the ratio has been consistent and reasonable based on the size and growth of faculty, staff and students, with the ratio trending positively since 2011.

**Florence-Darlington Technical College**  
**Institutional Subsidies to Athletics - Per NCAA Agreed Upon Procedures**  
*All Dollar Amounts are in Thousand's Unless otherwise indicated*

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
\$37	\$40	\$39	\$35	\$38	\$40	\$45	\$52	\$48	\$60
	8.5%	-2.4%	-11.3%	7.8%	7.1%	12.7%	15.9%	-9.2%	25.0%



Athletic subsidies represent athletic scholarships. Overall, the athletic costs remained marginal, ranging from \$37,000 to \$60,000, with an average increase of 6% each year over the past ten years and a total increase of 61% over the same period.

**Florence-Darlington Technical College**  
**Variance between Approved Budget and Closing Budget**  
*All Dollar Amounts are in Thousand's Unless otherwise indicated*

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Budgeted Expenses	\$ 28,627	\$ 30,646	\$ 30,711	\$ 31,094	\$ 32,801	\$ 34,206	\$ 36,585	\$ 36,811	\$ 41,378	\$ 42,112
Actual Closing Budget	\$ 28,627	\$ 31,146	\$ 29,386	\$ 31,470	\$ 33,270	\$ 35,215	\$ 36,768	\$ 38,103	\$ 39,528	\$ 39,782
Difference	\$ 0	\$ (500)	\$ 1,325	\$ (376)	\$ (469)	\$ (1,009)	\$ (183)	\$ (1,292)	\$ 1,850	\$ 2,330
	0.0%	-1.6%	4.3%	-1.2%	-1.4%	-2.9%	-0.5%	-3.5%	4.5%	5.5%

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Budgeted Revenues	\$ 28,627	\$ 30,646	\$ 30,711	\$ 31,094	\$ 32,801	\$ 34,206	\$ 36,585	\$ 36,811	\$ 41,378	\$ 42,112
Actual Closing Budget	\$ 28,627	\$ 31,146	\$ 29,386	\$ 31,470	\$ 33,270	\$ 35,215	\$ 36,768	\$ 38,103	\$ 39,528	\$ 39,782
Difference	\$ (0)	\$ 500	\$ (1,325)	\$ 376	\$ 469	\$ 1,009	\$ 183	\$ 1,292	\$ (1,850)	\$ (2,330)
	0.0%	1.6%	-4.3%	1.2%	1.4%	2.9%	0.5%	3.5%	-4.5%	-5.5%

FDTC closely monitors their budget and quickly responds to mid-year changes to revenue drivers such as enrollment. If budgeted revenues are impacted mid-year, actions are taken and budgeted expenses are changed accordingly.

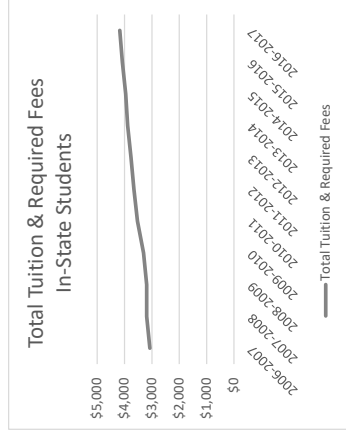
**Florence-Darlington Technical College  
Maintenance Reserve Account and Development Foundation Reserve Account  
*All Dollar Amounts are in Thousand's Unless otherwise indicated***

\*Florence-Darlington Technical College does not have institutional maintenance or capital reserve accounts.

**Analysis of Tuition & Required Fees for Full-time Undergraduate Students**  
**Florence-Darlington Technical College**

<b>Allocation of Tuition &amp; Required Fees</b>	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>	<b>2011-2012</b>	<b>2012-2013</b>	<b>2013-2014</b>	<b>2014-2015</b>	<b>2015-2016</b>	<b>2016-2017</b>
Registration Fee	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service (Institutional Bonds)	\$0	\$0		\$0	\$540	\$540	\$540	\$540	\$540	\$540	\$540
Debt Service (Revenue Bonds)	\$540	\$540	\$540	\$540	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Subtotal for Debt Service</i>	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540
Plant Improvement or Capital Maintenance Repair & Renovation Reserve	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Subtotal for Capital Expenditures</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Medical Fees (Dedicated)	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Intercollegiate Athletics (Dedicated)	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Student Activities (Dedicated)	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Instructional Technology (Dedicated)	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
<i>Dedicated Expenditures</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96
Student Activity Fees (E&G)	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70
Education and General Other	\$2,464	\$2,580	\$2,580	\$2,682	\$2,916	\$3,048	\$3,156	\$3,276	\$3,348	\$3,468	\$3,468
	\$2,534	\$2,650	\$2,650	\$2,762	\$2,986	\$3,118	\$3,226	\$3,346	\$3,418	\$3,538	\$3,538
<b>Total E&amp;G</b>											
<b>Total Tuition &amp; Required Fees</b>	<b>\$3,074</b>	<b>\$3,190</b>	<b>\$3,190</b>	<b>\$3,302</b>	<b>\$3,526</b>	<b>\$3,658</b>	<b>\$3,766</b>	<b>\$3,886</b>	<b>\$3,958</b>	<b>\$4,078</b>	<b>\$4,174</b>

Disclaimer: The tuition and fees listed are those presently in effect. By action of the Institution's Area Commission or the South Carolina Legislature, they are subject to change at any time.



## **DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

August 3, 2017

### **SPARTANBURG COMMUNITY COLLEGE**

**PROJECT NAME:** Cherokee Advanced Technology Center  
**REQUESTED ACTION:** Change Source of Funds, Decrease Budget  
**REQUESTED ACTION AMOUNT:** (\$38,924.22)  
**INITIAL CHE APPROVAL DATE:** February 13, 2013

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$467,832	\$0	\$467,832
Site Development	\$647,323	\$0	\$647,323
New Construction	\$4,377,799	\$0	\$4,377,799
Landscaping	\$30,000	\$0	\$30,000
Contingency	\$446,004	\$0	\$446,004
<b><i>Total</i></b>	<b><i>\$5,968,958</i></b>	<b><i>\$1,768,958</i></b>	<b><i>\$5,968,958</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Appropriated State	\$3,500,000	\$0	\$3,500,000
Lottery Funds	\$840,000	\$0	\$840,000
College Matching Funds	\$700,000	(\$683,093)	\$16,907
College Plant Funds	\$928,958	(\$928,958)	\$0
Federal EDA Grant	\$0	\$1,101,189	\$1,101,189
Federal ARC Grant	\$0	\$471,938	\$471,938
<b><i>Total</i></b>	<b><i>\$5,968,958</i></b>	<b><i>(\$38,924)</i></b>	<b><i>\$5,930,034</i></b>

### **DESCRIPTION:**

The College requests approval to change the source of funds used to construct a 27,245 SF Center for Advanced Manufacturing and Industrial Technologies (CAMIT) on the Cherokee County Campus. The facility, occupied in Fall 2015, provides industrial training classrooms and labs for machine tool technology, mechatronics and welding technology programs. A 100 space parking lot adjacent to the building was also constructed. The facility is Green Globe Certified at the 2 Globe level.

The College was awarded an EDA Grant in the amount of \$1,149,184 and an ARC grant in the amount of \$500,000 in September 2014 to assist in the construction activity of the Cherokee Center for Advanced Manufacturing and Industrial Technologies. This request acknowledges the use of these funds for this project. The College funds were redirected to provide for the technology and furniture for the building.

### **E&G MAINTENANCE NEEDS:**

N/A – New Construction

### **ANNUAL OPERATING COSTS/SAVINGS:**

Staff, utilities, telephone, maintenance supplies, miscellaneous services, supplies and mileage expenses will require additional operating costs of \$117,090 in the first year, \$160,535 in the second year, and \$169,811 in the third year following project completion. Cherokee County has provided extra funding for the building's operating costs, increasing the millage rate from 1.7 to 2.6 mills. At this time, the College has not determined whether the increased millage has covered the increase in costs.

**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 Spartanburg Community College  
 Contact Person Ray Switzer Phone 864-592-4610

2. PROJECT Project # 6081 Name Spartanburg - Cherokee Advanced Technology Center Construction  
 Facility # \_\_\_\_\_ Facility Name Cherokee Advanced Technology Center

County Code	42 - Spartanburg
New/Revised Budget	\$5,930,033.78

Project Type	2 - Construct Additional Facilities
Facility Type	2 - Program/Academic

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR  
 CPIP priority number 1 of 3 for FY 14-15

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

<b>Establish Project</b>	<input type="checkbox"/>	<b>Decrease Budget</b>	<input type="checkbox"/>	<b>Close Project</b>	<input type="checkbox"/>
<b>Establish Project - CPIP</b>	<input type="checkbox"/>	<b>Change Source of Funds</b>	<input checked="" type="checkbox"/>	<b>Change Project Name</b>	<input type="checkbox"/>
<b>Increase Budget</b>	<input type="checkbox"/>	<b>Revise Scope</b>	<input type="checkbox"/>	<b>Cancel Project</b>	<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.)

Change in funding sources. Original funding did not include grant funds from ARC/EDA. Spartanburg Community College was awarded \$1,149,184 from EDA and \$500,000 from ARC, both of which were for construction activities. Additional approved funding sources included state funds via 2012-13 Proviso 90.20 in an amount of \$3,500,000 and Lottery funds in the amount of \$840,000 as well as College funds.

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 2013 Estimated Completion Date: August 2017  
 Estimated Expenditures: Thru Current FY: \$5,930,033.78 After Current FY: \$0.00



## 8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

6081

1. \_\_\_\_\_ Land Purchase ---->
2. \_\_\_\_\_ Building Purchase ---->
3. 602,321.65 Professional Services Fees
4. \_\_\_\_\_ Equipment and/or Materials ---->
5. 2,600.00 Site Development
6. 5,287,068.13 New Construction ---->
7. \_\_\_\_\_ Renovations - Building Interior ---->
8. \_\_\_\_\_ Renovations - Utilities
9. \_\_\_\_\_ Roofing - \_\_\_\_\_ Roof Age
10. \_\_\_\_\_ Renovations - Building Exterior
11. \_\_\_\_\_ Other Permanent Improvements
12. 38,044.00 Landscaping
13. \_\_\_\_\_ Builders Risk Insurance
14. \_\_\_\_\_ Other Capital Outlay
15. \_\_\_\_\_ Labor Costs
16. \_\_\_\_\_ Bond Issue Costs
17. \_\_\_\_\_ Other: \_\_\_\_\_
18. \_\_\_\_\_ Contingency

Land: \_\_\_\_\_ Acres  
 Floor Space: 27,245 Gross Square Feet

Information Technology \_\_\_\_\_

Floor Space: \_\_\_\_\_ Gross Square Feet

Floor Space: \_\_\_\_\_ 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 \$ 0.00\$5,930,033.78 TOTAL PROJECT BUDGET

## 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 2012-13 proviso 90.20	3,500,000.00		0.00 3,500,000.00		8895	68800100	1001	3600
(7) Federal EDA ARC		1,101,188.83 471,938.28	1,101,188.83 471,938.28			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) College Matching Funds	700,000.00	(683,093.33)	16,906.67			98800100		3907
College Plant Funds	928,958.00	(928,958.00)	0.00					
Lottery Funds	840,000.00		840,000.00					
TOTAL BUDGET	\$5,968,958.00	(\$38,924.22)	\$5,930,033.78					

10. SUBMITTED BY:

Ray Scitzy Vice President for Business Affairs  
 Signature of Authorized Official and Title

5/19/17  
 Date

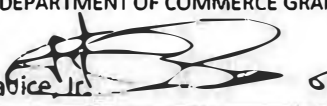
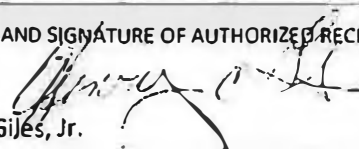
11. APPROVED BY:

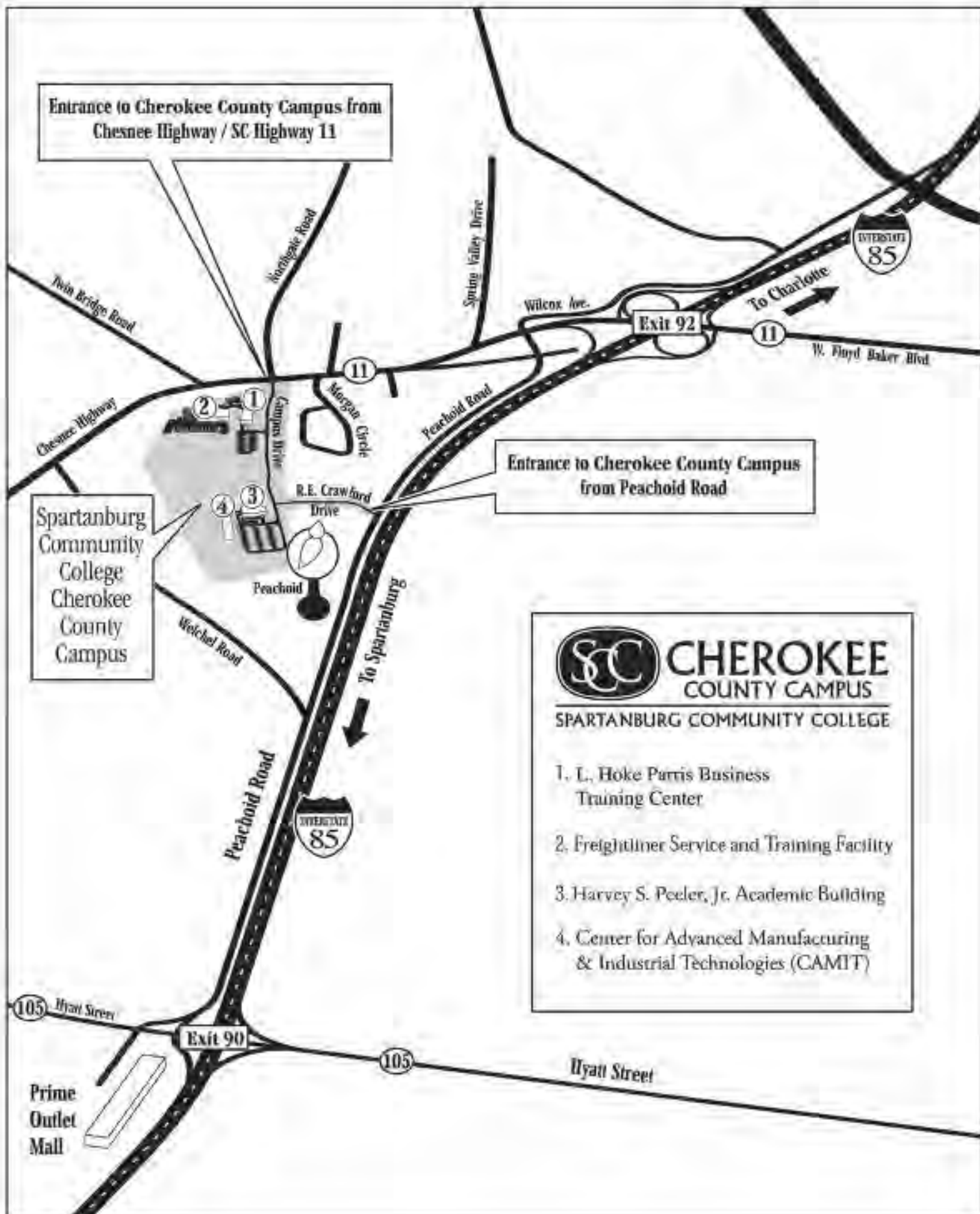
(For Department Use Only)

Authorized Signature and Title

Date

Revised 3/30/16

FORM CD 450 (REV 3-13)		U.S. DEPARTMENT OF COMMERCE	
<h2 style="margin: 0;">FINANCIAL ASSISTANCE AWARD</h2>		<input checked="" type="checkbox"/> GRANT <input type="checkbox"/> COOPERATIVE AGREEMENT	
		<b>AWARD PERIOD</b> 39 months after date of EDA approval	
<b>RECIPIENT NAME</b> Spartanburg County Commission for Technical and Community Education d.b.a. Spartanburg Community College		<b>AWARD NUMBER</b> 04-01-06931	
<b>STREET ADDRESS</b> 107 Community College Drive CITY, STATE, ZIP CODE Spartanburg, South Carolina 29305		<b>FEDERAL SHARE OF COST</b> \$ 1,149,184 EDA \$ 500,000 ARC	
<b>AUTHORITY</b> Public Works and Economic Development Act of 1965, as amended, (42 U.S.C. §3121, et. seq.)		<b>RECIPIENT SHARE OF COST</b> \$ 3,787,991	
<b>CDFA NO. AND PROJECT TITLE</b> 11.300 Public Works Program / Building Construction		<b>TOTAL ESTIMATED COST</b> \$ 5,437,175	
BUREAU 20	FUND 40	FCFY 14	PROJECT TASK 0406931-000
ORGANIZATION 04		OBJECT CLASS 4110	
<p>This Award approved by the Grants Officer is issued in duplicate and constitutes an obligation of Federal funding. By signing the two documents, the Recipient agrees to comply with the Award provisions checked below. Upon acceptance by the Recipient, one signed Award document shall be returned to the Grants Officer and the second document shall be retained by the Recipient. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may declare this Award null and void.</p>			
<input type="checkbox"/> Department of Commerce Financial Assistance Standard Terms and Conditions (See Attachment A)			
<input checked="" type="checkbox"/> Special Award Conditions (see attached Exhibit A)			
<input checked="" type="checkbox"/> Line Item Budget (see attached Attachment No. 1)			
<input checked="" type="checkbox"/> 15 CFR Part 14, Uniform Administrative Requirements for Grants and Cooperative Agreements with Institutions of Higher Education, Hospitals, Other Non-Profit, and Commercial Organizations			
<input type="checkbox"/> 15 CFR Part 24, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments			
<input checked="" type="checkbox"/> OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations			
<input type="checkbox"/> OMB Circular A-122, Cost Principles for Nonprofit Organizations			
<input type="checkbox"/> OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments			
<input checked="" type="checkbox"/> OMB Circular A-21, Cost Principles for Educational Institutions			
<input checked="" type="checkbox"/> 48 CFR Part 31, Contract Cost Principles and Procedures			
<input checked="" type="checkbox"/> Other(s): <u>EDA Standard Terms and Conditions for Construction Projects, dated March 12, 2013</u>			
SIGNATURE OF DEPARTMENT OF COMMERCE GRANT OFFICER  H. Philip Paradise, Jr.		TITLE Director, Atlanta Region	
TYPE NAME AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL  Henry C. Giles, Jr.		TITLE President, Spartanburg County Commission for Technical and Community Education d.b.a. Spartanburg Community College	
		DATE 9/12/14	
		DATE 9/12/14	



**CHEROKEE**  
COUNTY CAMPUS

SPARTANBURG COMMUNITY COLLEGE

1. L. Hoke Parris Business Training Center
2. Freightliner Service and Training Facility
3. Harvey S. Peeler, Jr. Academic Building
4. Center for Advanced Manufacturing & Industrial Technologies (CAMIT)

## **DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

August 3, 2017

### **COLLEGE OF CHARLESTON**

**PROJECT NAME:** Avery Envelope Renovation and Mechanical System Replacement  
**REQUESTED ACTION:** Increase Construction Budget  
**REQUESTED ACTION AMOUNT:** \$715,978  
*Previous Action:* \$1,551,977 – June 2016, Establish Construction Budget  
**INITIAL CHE APPROVAL DATE:** February 4, 2016

### **DESCRIPTION:**

The College requests approval to increase the project budget by \$715,978 to allow Phase II project plans to be revised and rebid for envelope repair and mechanical system replacement at the Avery Research Center for African American History and Culture. Previous Phase II approval, received in June 2016, included a budget increase of \$292,677. The College experienced a delay between the approval of Phase II and the project going out to bid in April 2017, due partially to back and forth discussion on the project plans with the Office of the State Engineer. The College anticipates rebidding this project in Fall 2017, and beginning construction in December 2017. The new estimated completion date is Fall 2018.

The building envelope and mechanical systems are failing and are in need of repair and replacement in order to properly preserve the important archival and exhibition materials housed within the facility. The mechanical system has exceeded its normal service life and is not holding the temperature and humidity set points required for archive areas. The project scope remains the same to include moisture intrusion; masonry wall repairs; full replacement of the windows; and total replacement of all exterior sealant systems. The building condition survey supports the weaknesses noted below.

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
Institutional Capital Project Funds (ICPF)	\$18,886	\$1,533,088	\$1,551,977
Institutional Capital Project Funds (ICPF)		\$715,978*	<b><u>\$2,267,955</u></b>

\*Additional costs explained in the attached Questionnaire

The source of funds for this project remains the same, Institutional Capital Project Funds. The uncommitted fund balance as of June 15, 2017 is \$13,323,423, which is net of the College's commitment of \$2.3M to this project and other projects expected within the next fiscal year.

### **E&G MAINTENANCE NEEDS:**

Overall Exterior Wall system was rated as 3.375 out of 5 on the 2014 BCS with waterproofing, caulking, pointing and painting rated at 4 out of 5 where 5 represents worst condition (i.e. replace).

### **ANNUAL OPERATING COSTS/SAVINGS:**

Cost savings to be determined.

**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 H15 Name College of Charleston  
 Contact Person Aaryne Elias Phone 843-953-7512

2. PROJECT  
 Project # 9662 Name Avery Envelope Renovation and Mechanical System Replacement  
 Facility # 126 Facility Name Avery Research Center for African American History and Culture

County Code	10 - Charleston
New/Revised Budget	\$2,267,955.00

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		Decrease Budget		Close Project	
Establish Project - CPIP		Change Source of Funds		Change Project Name	
Increase Budget	X	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 project received Phase II approval in June 2016. In April 2017, the project's construction contract went out to bid. Two bids were received and the low bid was 35% over the estimated cost. The independent cost consultant used for this project reported that these results are consistent with the unfavorable bidding climate currently being experienced in the Charleston area. Recent OSE guidance states that higher prices with fewer bids should be expected in the area. These accounts suggest that the bid results are indicative of current true market value. The project team has determined that the scope cannot be reduced without threatening the integrity of the project. The team determined that the best course of action is to increase the project budget to reflect current market value and to repackage the project to attract a more competitive bid environment. The original project scope limited the bid to Mechanical Contractors per LLR regulations. The project plans will be revised to broaden the bidding pool to include General Contracts to create a more competitive bid environment. The project schedule will be delayed by 10 months in order to receive approval to increase the project budget, repackage the bid, and then re-bid the project. Based on current industry trends, a 4% escalation factor should be assumed with this schedule delay.

## 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: March 2016 Estimated Completion Date: October 2018  
 Estimated Expenditures: Thru Current FY: \$110,000.00 After Current FY: \$2,157,955.00

## 8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

9662

1. \_\_\_\_\_ Land Purchase ---->
2. \_\_\_\_\_ Building Purchase ---->
3. 119,000.00 Professional Services Fees
4. 9,000.00 Equipment and/or Materials ---->
5. \_\_\_\_\_ Site Development
6. \_\_\_\_\_ New Construction ---->
7. \_\_\_\_\_ Renovations - Building Interior ---->
8. \_\_\_\_\_ Renovations - Utilities
9. 92,000.00 Roofing - 17 Roof Age
10. 1,750,223.00 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. 113,537.00 Other: storage, inspections, safety, hazmat testing
18. 184,195.00 Contingency

Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet

Information Technology \$3,000.00

Floor Space: \_\_\_\_\_ Gross Square Feet

Floor Space: \_\_\_\_\_ Gross Square Feet

\$2,267,955.00 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 \$ 0.00

## 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) CIPF	1,551,977.00	715,978.00	2,267,955.00 0.00 0.00		8214	98800100	4910	3907
TOTAL BUDGET	\$1,551,977.00	\$715,978.00	\$2,267,955.00					

## 10. SUBMITTED BY:



EVP for Business Affairs

Signature of Authorized Official and Title

June 20, 2017

Date

## 11. APPROVED BY:

(For Department Use Only)

Authorized Signature and Title

Date

Revised 3/30/16

## CAPITAL PROJECT BUDGET REVISION

PROJECT NAME: AVERY RENOVATION  
PROJECT MANAGER: CRISTI SCHULTZ  
DATE: 6/20/2017

RENOVATION	\$ 1,750,223
ROOFING	\$ 92,000
A/E SERVICES	\$ 119,000
CABLING	\$ 3,000
SPECIALTY EQUIPMENT	\$ 6,000
MOVING	\$ 9,827
STORAGE	\$ 75,173
INSPECTIONS	\$ 5,000
FIRE/LIFE SAFETY	\$ 18,000
HAZMAT/HAZWASTE TESTING	\$ 5,537
PROJECT CONTINGENCY	\$ 184,195
<b>TOTAL PROJECT ESTIMATE~</b>	<b>\$ 2,267,955</b>



**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT  
FOR BUDGET INCREASE (AFTER CONSTRUCTION BUDGET HAS BEEN APPROVED)  
AVERY ENVELOPE RENOVATION AND MECHANICAL SYSTEM REPLACEMENT**

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

- Construction cost estimate miscalculation - \$433,253

Low bid was 35% (\$433,253) over the construction cost estimate. Market indicators suggest that this bid reflects true current market value.

- A/E additional fees - \$15,000

The project plan will be revised so the contract bidding can be opened up to general contractors when re-bid. By expanding the bidding pool, we hope to create a more competitive bid environment.

- Project Delay Escalation and Contingency Increase - \$107,780

The project schedule will be delayed by 10 months to allow for the project budget increase process, repackaging of the project plan, and the re-bidding process. Based on current industry standards, a 4% escalation factor should be assumed. Contingency cost increased accordingly with the increase in construction cost.

- Specialized Archival Storage - ~\$30,000

The Avery Center archival materials will be relocated and stored off-site in a specialized archival storage facility

- Full Window Replacement vs Selective Repairs and Replacement - ~\$130,000

Replacing the windows instead of repairing the existing windows increased their guaranteed life expectancy by 10 years.

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



## Capital Improvement Project Funds

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?)

Capital Improvement Project Funds is defined as those revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The College has had this fee in place since it became a public institution in 1970. The AY 2016-17 per semester fee is \$804.

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

As of June 14, 2017, the uncommitted balance of Capital Improvement Project Funds is \$13,323,423.

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?

N/A

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.

No.

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

Sustainable elements to be implemented:

- Roof with max reflectivity coefficient (to reduce heat island effect)
- Low fume / low VOC roofing materials

- Increased insulation in roof
- Low VOC paint and sealants
- High (energy) Performance Windows to maximize natural light, minimize glare and control heat gain / loss
- Control of air and moisture infiltration for improved air quality
- Control of air and moisture infiltration for improved HVAC equipment efficiency
- High energy performance HVAC equipment
- Improved insulation stop condensation at ducts and registers

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

December 2017

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

August 2018

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

The facility houses the Avery Research Center for African American History and Culture. The mission of the Avery Center is to collect, preserve, and promote the unique history and culture of the African diaspora through archival collections, museum exhibitions, and public programming. The Avery Research Center provides tours, hosts workshops, presents lectures, and spotlights local and national talents in various forms of creative expression. Additionally, partnerships with the Charleston Public Schools, Berkeley Public Schools, the City of Charleston Office of Cultural Affairs' MOJA Arts Festival: A Celebration of African-American and Caribbean Arts, and other community groups extend the Avery Research Center's reach into local communities.

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

17,054 GSF

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?

Envelope and interior mechanical systems of the entire facility (17,054 GSF).

13. What is the current age of the building or building systems involved in the increase?

The building is estimated to be approximately 148 years old. The mechanical components being replaced range from 17 to 27 years old.

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.

N/A

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.)

The Avery Research Center for African American History and Culture consists of museum, archive, and event space and serves the campus and the community at large. In total, over 3,000 patrons visit the Avery Research Center annually, ranging from scholars and lecturers, to school groups and universities, to families and community members from all over the world.

The Avery archives and reading room averages between 300-450 patrons annually. On average, 2,200-2,500 visitors participate in guided museum tours annually. Evening events such as lectures, film screening, exhibit openings, etc. see 750-850 participants annually. Daytime events such as lectures and symposiums see 250-300 participants annually.

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?

N/A

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?

This project was not included in a previous year's CPIP. The project is institutional priority 1 of 7 for the 2017 CPIP year 1 of 5.

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

The project will require an architectural/engineering firm and a construction firm, who each employ individuals throughout the Lowcountry and state.

<b>Institution Name:</b>	College of Charleston	<b>Respondent:</b>	Roland Craft
<b>Building Number:</b>	126		Name
<b>Building Name:</b>	Avery Research Center	<b>Telephone:</b>	843-953-7792
<b>Location:</b>	125 Bull Street	<b>E-Mail:</b>	crafr@cofc.edu
<b>Gross Square Feet:</b>	17,053		
<b>Year Const / Renov:</b>	1868	2004	
<b>Replacement Cost:</b>	\$4,231,614		

**Comments:**

Owned Fee Simple

**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	2.750	0.575	x 0.13	= 0.0748
Exterior Walls	3.375	0.388	x 0.13	= 0.0504
Floor	2.000	0.800	x 0.07	= 0.0560
Roof	2.333	0.700	x 0.07	= 0.0490
Interior Walls	1.833	0.833	x 0.03	= 0.0250
Windows	3.600	0.320	x 0.02	= 0.0064
Doors	2.000	0.800	x 0.01	= 0.0080
Ceiling	2.000	0.800	x 0.03	= 0.0240
Heating	3.500	0.350	x 0.10	= 0.0350
Cooling	3.375	0.388	x 0.10	= 0.0388
Plumbing	2.000	0.800	x 0.08	= 0.0640
Electrical	1.875	0.825	x 0.08	= 0.0660
Elevators	1.667	0.867	x 0.01	= 0.0087
Safety	1.500	0.900	x 0.05	= 0.0450
Design Standards	1.667	0.867	x 0.09	= 0.0780

**Agency Rating:**

**1.00**

**0.629**

**Replacement Cost:** \$4,231,614

**Building Condition:** 63

**Maintenance Need**

**Over 20 Years:** \$1,565,697

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: Avery Research CenterBuilding Number: 126

Foundation 1 - 2 - 3 - 4 - 5	Rating
Cracked Walls	3
Foundation Settlement	3
Foundation Deterioration	2
Design Load	3
Average	<b>2.75</b>

Exterior Wall System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	3
Waterproofing	4
Caulking	4
Pointing	4
Code Compliance	2
Insulation	3
Maintainability	3
Painting	4
Average	<b>3.375</b>

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

Roof System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	2
Leaks	2
Drainage	3
Insulation	3
Fire Rating	2
Design Load	2
Average	<b>2.3333</b>
Age of Roof Cover:	7
Type of Roof Cover:	EPDM
Flat:	x
Pitched:	x

Interior Wall System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	2
Strength & Stability	2
Acoustical Quality	2
Appearance	2
Adaptability	1
Maintainability	2
Average	<b>1.8333</b>

Window System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	4
Appearance	3
Functional Ability	4
Infiltration	4
Maintainability	3
Average	<b>3.6</b>

Door System 1 - 2 - 3 - 4 - 5	Rating
Door Leaf	2
Frame	2
Hardware	2
Security	2
Fire Rating	2
Average	<b>2</b>

Ceiling System 1 - 2 - 3 - 4 - 5	Rating
Structural Condition	2
Acoustical	2
Accessibility	2
Appearance	2
Average	<b>2</b>

Heating System 1 - 2 - 3 - 4 - 5	Rating
Heating Capacity	4
Temperature Control	3
Noise Level	2
Air Circulation & Vent	4
Reliability	4
Reasonable Energy Consumption	4
Filtration	3
Humidity	4
Average	<b>3.5</b>
Age of System:	20 yr
Heating Capacity-BTUs:	511000

Cooling System 1 - 2 - 3 - 4 - 5	Rating
Cooling Capacity	4
Reasonable Energy Consumption	3
Temperature	2
Noise Level	2
Air Circulation & Vent	4
Reliability	4
Filtration	4
Humidity	4
Average	<b>3.375</b>
Age of System:	20 yr
Cooling Capacity-Tons:	30 ton

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

Electrical System 1 - 2 - 3 - 4 - 5	Rating
Safety Conditions	2
Service Capacity	2
Panel Capacity	2
Convenience Outlets	3
Light Levels	2
Fixtures	2
Emergency Power	0
Exit Lighting	2
Average	<b>1.875</b>

Elevator System 1 - 2 - 3 - 4 - 5	Rating
Size & Number	2
Maintainability	2
Code Compliance	1
Average	<b>1.6667</b>

Safety Standards 1 - 2 - 3 - 4 - 5	Rating
Means of Egress	2
Fire Ratings	1
Extinguishing Systems	1
Detection & Alarm Sys.	1
Lighting Systems	2
Handicap Access	2
Average	<b>1.5</b>

Design Standards 1 - 2 - 3 - 4 - 5	Rating
Flexible Design	2
Suitable for Present Use	1
Gross to Assignable Area	2
Average	<b>1.6667</b>

## **DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

August 3, 2017

### **COLLEGE OF CHARLESTON**

<b>PROJECT NAME:</b>	City Bistro Interior Renovation
<b>REQUESTED ACTION:</b>	Establish Project
<b>REQUESTED ACTION AMOUNT:</b>	\$32,581
<i>Internal Projected Cost:</i>	<i>\$2,172,100</i>
<b>INITIAL CHE APPROVAL DATE:</b>	N/A

### **DESCRIPTION:**

The College requests approval to establish an interior renovation project to the City Bistro, located inside the Joe E. Berry Residence Hall. The dining facility is 7,260 SF and currently consists of 5 food service stations, 147 interior seats and 78 exterior seats. The renovation will accommodate the expanded utilization of this facility in recent years by students, faculty and staff. Prior to the completion of the converted courtyard, which will add 102 seats to the seating capacity, the Bistro was serving an average of 2,400 meals per day. This number is expected to continue to increase this fall.

The project was submitted as institutional priority 3 of 7 on this year's CPIP submission for Year One. The scope of the project will include reconfiguration of the dining room and food service stations to maximize food preparation space, counter top surface area, and storage capacity. Additionally, restrooms will be renovated, flooring will be replaced, and new food service equipment will be added. Lighting and plumbing will be upgraded, and digital signage will be installed. The trash area will be reconfigured and the pulper system replaced.

The last time this facility was renovated was in 2011, when the facility was converted from a deli to an 'all you care to eat' residential dining facility. Meal plan costs have only slightly increased over the past 5 years, whereas purchases of meal plans have increased.

### **SOURCE OF FUNDS: FOOD SERVICE REVENUES (AUXILIARY REVENUES)**

These are revenues generated from dining plans. The current balance of the Food Service Auxiliary Fund as of June 20, 2017 is \$3,254,286. The College's commitment of \$2.1M leaves approximately \$1.1M available for other uses.

### **E&G MAINTENANCE NEEDS:**

N/A – Auxiliary Building

### **ANNUAL OPERATING COSTS/SAVINGS:**

Additional operating costs/savings have not been determined at this time. Maintenance costs are included in the dining services operations budget. The College does not expect the renovation to have a material financial impact on current operations.

**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 H15 Name College of Charleston  
 Contact Person Aaryne Elias Phone 843-953-7512

2. PROJECT  
 Project # \_\_\_\_\_ Name City Bistro Interior Renovation  
 Facility # 006 Facility Name Joe E. Berry Residence Hall

County Code	10 - Charleston
New/Revised Budget	\$32,581.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	4 - Housing/Food Service/Laundry

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 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.)

The City Bistro is an all-you-care-to-eat residential dining hall located within the Joe E. Berry, Jr. Residence Hall in the north central area of campus. It is a popular dining option among students, which can be credited in part to its convenient location. It is located within a five-minute walk of ten residence halls that collectively house approximately 3,000 students. The dining hall is 7,260 square feet and consists of five food service stations, 147 interior seats, and 78 exterior seats. The residence hall courtyard adjacent to the Bistro has been converted into a covered outdoor dining area and will add 102 seats to its capacity. The Bistro currently serves an average of 2,400 meals per day and this number is expected to increase with the addition of the outdoor seating area.

This project will provide for the renovation of the interior of the City Bistro dining facility. The layout of the dining room and food service stations will be reconfigured to maximize food preparation space, counter top surface area, and storage capacity. The new configuration will better facilitate the heavy traffic flow that the Bistro regularly experiences. The trash area will also be reconfigured and the pulper system will be replaced. New food service equipment will be added, the flooring will be replaced, and the rest rooms will be renovated. Lighting and plumbing will be upgraded and new digital nutrition signage will be installed. This renovation project will increase the service capacity of the dining facility to meet current and anticipated demand and will help the College provide its students with timely food service and an enhanced campus experience.

## 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 2017 Estimated Completion Date: December 2018  
 Estimated Expenditures: Thru Current FY: \$0.00 After Current FY: \$32,581.00



## 8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

1. \_\_\_\_\_ Land Purchase ----> Land: \_\_\_\_\_ Acres  
 2. \_\_\_\_\_ Building Purchase ----> Floor Space: \_\_\_\_\_ Gross Square Feet  
 3. 32,581.00 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

\$32,581.00 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 \$ \_\_\_\_\_ 0.00

## 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) Auxiliary		32,581.00	32,581.00 0.00 0.00		7841	98800100	4238	3907
TOTAL BUDGET	\$0.00	\$32,581.00	\$32,581.00					

## 10. SUBMITTED BY:

*Stephen C. Delonne*

EVP for Business Affairs

Signature of Authorized Official and Title

6/20/17  
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 H15 Name College of Charleston

2. PROJECT  
Project # TBD Name City Bistro Interior Renovation

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)	\$	\$	\$	\$
2)	\$	\$	\$	\$
3)	\$	\$	\$	\$

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

N/A

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. <u>N/A</u>	
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	_____

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 Stephen S. Osborne EVP for Business Affairs June 20, 2017  
Signature of Authorized Official and Title                      Date



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

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

The internal estimated total projected cost is \$2,172,100.

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

The source of funds that will be used for A&E pre-design services is food service auxiliary 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?)

College of Charleston Food Service is a self-supporting auxiliary enterprise. Food Service Auxiliary Funds will be used for this project. No additional fee is required.

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

As of June 20, 2017, the uncommitted balance of the food service auxiliary funds is \$1,082,186

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

The source of funds that will be used for construction is food service auxiliary 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?)

College of Charleston Food Service is a self-supporting auxiliary enterprise. Food Service Auxiliary Funds will be used for this project. No additional fee is required.

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

As of June 20, 2017, the uncommitted balance of the food service auxiliary funds is \$3,254,286.

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.

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.

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

The dining facility is located on the ground floor of the Joe Berry Residence Hall. The total square footage of the residence hall is 183,204 GSF. The City Bistro dining facility consists of 7,260 NSF.

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?

7,260 NSF of interior space will be included in this renovation.

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

The space serves as a residential all-you-care-to-eat dining facility.

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

The residence hall is 27 years old; it was built in 1989.

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

No major building systems will be renovated or repaired as part of this project.

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

No new space will be added.

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%?

N/A.

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 City Bistro serves an average of 2,400 meals per day. This number represents a mixture of student, faculty, and staff use.

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?

This project was not included in a previous year's CPIP, however it is Project 3 of Year 1 of FY 2018's CPIP.

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

The project will require an architectural/engineering firm and a construction firm, who each employ individuals throughout the Lowcountry and state.

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

Maintenance costs associated with this dining facility are already a part of our dining services operations budget.

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

As of June 14, 2017, the uncommitted balance of the Renovation Reserve is \$3,187,426.

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.

## CAPITAL PROJECT BUDGET SUMMARY

**PROJECT NAME:** City Bistro Interior Renovation  
**PROJECT MANAGER:** Kevin McCray  
**DATE:** 6/20/2017

RENOVATION	\$ 1,473,100
A/E SERVICES	\$ 165,000
INFORMATION TECHNOLOGY	\$ 54,000
FURNISHINGS	\$ 10,000
SPECIALTY EQUIPMENT	\$ 300,000
PERMITS	\$ 30,000
HAZMAT/HAZWASTE TESTING	\$ 10,000
PROJECT CONTINGENCY	\$ 130,000
<b>TOTAL PROJECT ESTIMATE~</b>	<b>\$ 2,172,100</b>

**College of Charleston**  
**Food Service Revenues and Expenses**  
**Fiscal Years 2012-2016**

	2015-2016 Audited	2014-2015 Audited	2013-2014 Audited	2012-2013 Audited	2011-2012 Audited
<b><u>Revenues:</u></b>					
Revenues	\$ 12,121,290 (1)	\$11,750,429 (2)	\$ 11,084,466 (4)	\$ 10,233,226	\$ 10,074,272
Investment Income	4,695	3,587	4,113	8,732	9,493
Total	<u>\$12,125,985</u>	<u>\$11,754,016</u>	<u>\$ 11,088,579</u>	<u>\$ 10,241,958</u>	<u>\$ 10,083,765</u>
<b><u>Expenses:</u></b>					
Food Service Contract - Aramark	\$ 10,396,999 (1)	\$9,748,761 (2)	\$ 9,210,501 (4)	\$ 8,584,468	\$ 8,730,844
Utilities & Other Contractual Services	891,596	887,564	835,194	880,205	804,539
Rent & Insurance	631,743	606,995	607,546	576,995	560,842
Supplies	49,285	7,102	1,610	26,140	25,928
Equipment	0	165,452 (3)	40,531	38,673	146,868 (5)
Intradepartmental Expense	(570,353)	(680,565)	(629,808)	(577,727)	(511,193)
Total	<u>\$11,399,270</u>	<u>\$10,735,309</u>	<u>\$ 10,065,574</u>	<u>\$ 9,528,755</u>	<u>\$ 9,757,829</u>
<b>Net Revenues</b>	<u>\$726,715</u>	<u>\$1,018,704</u>	<u>\$ 1,023,005</u>	<u>\$ 713,203</u>	<u>\$ 325,936</u>

(1) All Access plans increase by 31% over 2014-15.

(2) All Access plans increase by 56% over 2013-14.

(3) Includes \$100K for two new PODs in Food Service.

(4) Includes shift from 21 MPW to new All Access plans.

(5) Includes 100K for new furniture for FFC



## **DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

August 3, 2017

### **COLLEGE OF CHARLESTON**

**PROJECT NAME:** Sottile Theatre Stage Renovation  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$94,194  
*Internal Projected Cost:* \$4,709,700  
**INITIAL CHE APPROVAL DATE:** N/A

#### **DESCRIPTION:**

The College requests approval to establish a renovation project for the Sottile Theatre, which serves as an educational and public use forum of the arts. The project was submitted as institutional priority 2 of 7 on this year's CPIP submission for Year One. The scope of the project will include updating and renovating current space to improve the efficiency and safety of performance space; no new space will be added. Renovations will be concentrated in 5,403 SF of the approximately 42,000 GSF building, and will include structural improvements to the entire building. Phase I is 2.0%, rather than the standard 1.5%, to accommodate the increased cost of engaging theatrical consultants in addition to A&E professionals and produce a reliable cost estimate.

Items identified in the scope include:

- Reconfigure stage and backstage areas
- Replace rigging system to industry standard
- Install deluge fire sprinkler system, fire door, and ramp
- Install new front-of-house stage lighting
- Replace stage floors and repair ceiling
- Upgrade HVAC system
- Increase structure stability with micro-piles and columns

#### **SOURCE OF FUNDS: INSTITUTIONAL CAPITAL PROJECT FUNDS**

This fund is an accumulation of Capital Improvement Fees, which are earmarked for debt service and renewal of the College's physical infrastructure. For the 2016-17 academic year, this fee was \$804/semester, and is disclosed on the Tuition and Required Fees report in the categories of Debt Service for Revenue Bonds and subtotal for Capital Expenditures.

The uncommitted fund balance as of June 15, 2017 is \$13,323,423, which is net of the College's commitment of \$3.2M to this project and other projects expected within the next fiscal year totaling \$12,815,978. In addition, the College will be using a grant from the Spaulding-Paolozzi Foundation in the amount of \$1.5M for construction (Phase II).

#### **E&G MAINTENANCE NEEDS:**

The Theatre's rating at the time of the 2014 BCS was 72, warranting remodeling. The last major renovation was completed in the early 1990s.

#### **ANNUAL OPERATING COSTS/SAVINGS:**

Additional operating costs/savings have not been determined at this time. The building's operation and maintenance will continue to be funded by College Fees.

**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 H15 Name College of Charleston  
 Contact Person Aaryne Elias Phone 843-953-7512

2. PROJECT  
 Project # \_\_\_\_\_ Name Sottile Theatre Stage Renovation  
 Facility # 037 Facility Name Sottile Theatre

County Code	10 - Charleston
New/Revised Budget	\$94,194.00

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 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.)

The Sottile Theatre, built in 1927, was refurbished and reopened as a College of Charleston facility in 1990. Since reopening, the theatre has served as a teaching laboratory and event venue for the College and the larger Charleston community. It serves as the venue for a variety of College, community-oriented, and privately sponsored events, programs, and performances.

This project will provide for the renovation of the Sottile Theatre stage and backstage areas in an effort to increase safety as well as improve the efficiency and the quality of the performance space. Portions of the stage and backstage areas will be reconfigured to expand the usable stage and wing areas and increase accessibility to the backstage and wing areas for sets and performers. To achieve this, a wall will be removed, an exterior door added, and the rigging system, electrical lighting panel, and basement stairway will be relocated. The current rigging system is antiquated, unsafe, and requires a certified technician to operate. It will be replaced with a safer modern system that is considered an industry standard, the use of which will allow theatre students to learn a marketable skill for the job market. Micro-piles and columns will be added in the basement to increase the stability of the structure. A deluge fire sprinkler system, fire door, and ramp will be installed. The stage floors will be replaced, the ceiling will be repaired, and the HVAC system will be upgraded. New front-of-house stage lighting positions will be installed. In total the project will improve the theatre experience for students and patrons while making it a safer space for learning, working, performing, and gathering. The Spaulding-Paolozzi Foundation has pledged a \$1.5M grant toward the project.

## 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 2017 Estimated Completion Date: August 2019  
 Estimated Expenditures: Thru Current FY: \$94,194.00 After Current FY: \$0.00

## 8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

1. \_\_\_\_\_ Land Purchase ----> Land: \_\_\_\_\_ Acres  
 2. \_\_\_\_\_ Building Purchase ----> Floor Space: \_\_\_\_\_ Gross Square Feet  
 3. 94,194.00 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

\$94,194.00 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 \$ \_\_\_\_\_ 0.00

## 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) CIPF		94,194.00	94,194.00 0.00 0.00		8214	98800100	4910	3907
<b>TOTAL BUDGET</b>	<b>\$0.00</b>	<b>\$94,194.00</b>	<b>\$94,194.00</b>					

10. SUBMITTED BY: Stephen C. Albene EVP for Business Affairs

Signature of Authorized Official and Title

June 20, 2017

Date

11. APPROVED BY:

(For Department Use Only)

Authorized Signature and Title

Date

Revised 3/30/16

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

1. AGENCY  
 Code H15 Name College of Charleston

2. PROJECT  
 Project # \_\_\_\_\_ Name Sottile Theatre Stage Renovation

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)	\$	\$	\$	\$
2)	\$	\$	\$	\$
3)	\$	\$	\$	\$

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

N/A

6. Will the additional costs be absorbed into your existing budget?  
 If no, how will additional funds be provided?

☐ YES

☐ NO

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

**COST FACTORS**

**AMOUNT**

1. <u>N/A</u>	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____

TOTAL

\_\_\_\_\_

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: Stephen C. Adams, EMM VP Bus Affs  
 Signature of Authorized Official and Title

6/20/17  
 Date



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

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

The estimated total projected cost is \$4,709,700.

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

Capital Improvement Project 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?)

Capital Improvement Project Funds is defined as those revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The College has had this fee in place since it became a public institution in 1970. The AY 2016-17 per semester fee is \$804.

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

As of June 15, 2017, the uncommitted balance of the Capital Improvement Project Funds is \$13,323,423.

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

The sources of funds for this project are Capital Improvement Project Funds and a \$1.5M grant from the Spaulding-Paolozzi Foundation.

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?)

Capital Improvement Project Funds is defined as those revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The College has had this fee in place since it became a public institution in 1970. The AY 2016-17 per semester fee is \$804.

Grants funds are defined as those funds received by the College for a specific purpose.

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

As of June 15, 2017, the uncommitted balance of the Capital Improvement Project Funds is \$13,323,423.

The grant is \$1,500,000 and is designated specifically for this 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.

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

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

The Sottile Theatre is 41,996 GSF.

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 majority of the improvements will be concentrated in the stage area, which is 5,403 SF. The structural improvements will improve the stability of the entire facility.

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

The Sottile Theatre serves the College and the greater Charleston community.

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

The building is 89 years old.

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

The last major renovation was 27 years ago.

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

No new space will be added.

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 College is requesting 0.5% above the standard Phase 1 budget because this project will require that the College engage theatrical consultants in addition to the standard architectural and engineering professional services in order to produce a reliable cost estimate and phase 1 deliverables.

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 Sottile Theatre is utilized by the entire campus community including student programming, student organizations, and academic departments. The theatre hosted 46 College events in 2016 and was occupied by internal users 54 days.

In addition to internal College use, the theatre hosts local, regional, and national performances and is one of the primary venues for the Spoleto Arts Festival. In 2016 the theatre hosted 44 external events and was occupied by external users 120 days.

In fiscal year 2017, the theatre averaged 426 patrons per event and served approximately 36,000 patrons in total.

18. Has the project been included in a previous year's CIP? If so, what was the last year the project was included and for which year, 1-5?

This project was not included in a previous year's CIP but is FY 2018's CIP year 1 project 2.

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

The project will require an architectural/engineering firm and a construction firm, who each employ individuals throughout the Lowcountry and state. The Sottile Theatre hosts local, regional, and national performances that attract theatre professionals, artists and audiences to the area.

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



Operation and maintenance of the building will continue to be funded by College Fees as part of the College's overall operations and maintenance of its facilities.

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

As of June 15, 2017, the uncommitted balance of the Renovation Reserve is \$3,187,426.

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

## CAPITAL PROJECT BUDGET SUMMARY

**PROJECT NAME:** SOTTILE THEATRE STAGE RENOVATION

**PROJECT MANAGER:** ROLAND CRAFT

**DATE:** 6/20/2017

RENOVATION	\$ 3,017,000
A/E SERVICES	\$ 513,300
DEMOLITION	\$ 450,000
INFORMATION TECHNOLOGY	\$ 10,000
INSPECTIONS	\$ 15,000
COMMISSIONING	\$ 10,000
HAZMAT/HAZWASTE TESTING	\$ 10,000
PROJECT CONTINGENCY	\$ 684,400
<b>TOTAL PROJECT ESTIMATE~</b>	<b>\$ 4,709,700</b>



# the SOTTILE THEATRE

## RENTAL RATES & FEES Addendum I I

		{ Standard Rate }	{ Non-Profit 501(c)3 Rate }*
<b>RESERVATION DEPOSIT:</b>			
		50% of total rent	50% of total rent
<b>RENTAL FEES:</b>			
	<b>PERFORMANCE DAY:</b>	\$850/day	\$600/day
	<b>TECH/REHEARSAL DAY:</b>	\$425/day	\$375/day
	<b>AFTER HOURS:</b> (before 8am, after midnight)	\$300/hour	\$300/hour
<b>STAFFING &amp; LABOR:</b>			
The College of Charleston Sottile Theatre reserves the right to determine the minimum number of event staff required.	<b>HOUSE MANAGER:</b>		
	First 8 hours/day	\$15/hour	\$15/hour
	Additional hours/day	\$22.50/hour	\$22.50/hour
	<b>TECHNICAL DIRECTOR:</b>		
	First 8 hours/day	\$27/hour	\$27/hour
	Additional hours/day	\$40.50/hour	\$40.50/hour
	<b>STAGE HAND:</b>		
	First 8 hours/day	\$15/hour	\$15/hour
	Additional hours/day	\$22.50/hour	\$22.50/hour
	<b>SPECIALIZED TECHNICIAN:</b>		
	First 8 hours/day	\$20.50/hour	\$20.50/hour
	Additional hours/day	\$32/hour	\$32/hour
	<b>PUBLIC SAFETY OFFICER</b>		
	Hourly Rate	\$31.38/hour	\$31.38/hour
	(4 hour minimum)		
<b>OTHER FEES:</b>			
	<b>HOUSEKEEPING</b>	\$100/day	\$100/day
	(add'l fees may apply based on the condition of the theatre following event)		
	<b>KING STREET MARQUEE FEE</b>	\$75 fee may apply	\$75 fee may apply
<b>OTHER RENTAL EQUIPMENT:</b>			
Ask about rates for various equipment rentals.			

\*This rate applies only to groups that can provide 501(c)3 documentation for an official non-profit organization

Lessee is responsible for the costs above, which include labor and services provided by the Sottile Theatre and the College of Charleston.  
All other labor and services required by the event will be the sole responsibility of Lessee.

<b>Institution Name:</b>	College of Charleston	<b>Respondent:</b>	Name
<b>Building Number:</b>	37	<b>Telephone:</b>	
<b>Building Name:</b>	Sottile Theater	<b>E-Mail:</b>	
<b>Location:</b>			
<b>Gross Square Feet:</b>	57,638		
<b>Year Const / Renov:</b>	1928		
<b>Replacement Cost:</b>	\$12,993,754		

**Comments:**

Owned Fee Simple

**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	2.250	0.725	x 0.13	= 0.0943
Exterior Walls	2.000	0.800	x 0.13	= 0.1040
Floor	2.167	0.750	x 0.07	= 0.0525
Roof	2.167	0.750	x 0.07	= 0.0525
Interior Walls	2.000	0.800	x 0.03	= 0.0240
Windows	2.000	0.800	x 0.02	= 0.0160
Doors	1.800	0.840	x 0.01	= 0.0084
Ceiling	2.250	0.725	x 0.03	= 0.0218
Heating	2.125	0.763	x 0.10	= 0.0763
Cooling	2.000	0.800	x 0.10	= 0.0800
Plumbing	3.000	0.500	x 0.08	= 0.0400
Electrical	2.500	0.650	x 0.08	= 0.0520
Elevators	2.667	0.600	x 0.01	= 0.0060
Safety	2.667	0.600	x 0.05	= 0.0300
Design Standards	2.333	0.700	x 0.09	= 0.0630

**Agency Rating:**

**1.00**

**0.721**

**Replacement Cost:** \$12,993,754

**Building Condition:** 72

**Maintenance Need**

**Over 20 Years:** \$3,638,251

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: Sottile Theater

Building Number: 37

Foundation 1 - 2 - 3 - 4 - 5	Rating
Cracked Walls	2
Foundation Settlement	2
Foundation Deterioration	2
Design Load	3
Average	<b>2.25</b>

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

Floor System 1 - 2 - 3 - 4 - 5	Rating
Structural Condition	2
Maintainability	2
Floor Finish	3
Vibration	2
Fire Rating	2
Design Load	2
Average	<b>2.1667</b>

Roof System 1 - 2 - 3 - 4 - 5	Rating
Physical Condition	2
Leaks	1
Drainage	3
Insulation	2
Fire Rating	3
Design Load	2
Average	<b>2.1667</b>
Age of Roof Cover:	8
Type of Roof Cover:	gle/Build Up
Flat:	15,000
Pitched:	30,000

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

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

Door System 1 - 2 - 3 - 4 - 5	Rating
Door Leaf	2
Frame	2
Hardware	1
Security	2
Fire Rating	2
Average	<b>1.8</b>

Ceiling System 1 - 2 - 3 - 4 - 5	Rating
Structural Condition	2
Accoustical	2
Accessibility	3
Appearance	2
Average	<b>2.25</b>

Heating System 1 - 2 - 3 - 4 - 5	Rating
Heating Capacity	3
Temperature Control	2
Noise Level	2
Air Circulation & Vent	2
Reliability	2
Reasonable Energy Consumption	2
Filtration	2
Humidity	2
Average	<b>2.125</b>
Age of System:	9 yr
Heating Capacity-BTUs:	961MBH

Cooling System 1 - 2 - 3 - 4 - 5	Rating
Cooling Capacity	2
Reasonable Energy Consumption	2
Temperature	2
Noise Level	2
Air Circulation & Vent	2
Reliability	2
Filtration	2
Humidity	2
Average	<b>2</b>
Age of System:	9 yr
Cooling Capacity-Tons:	144 Ton

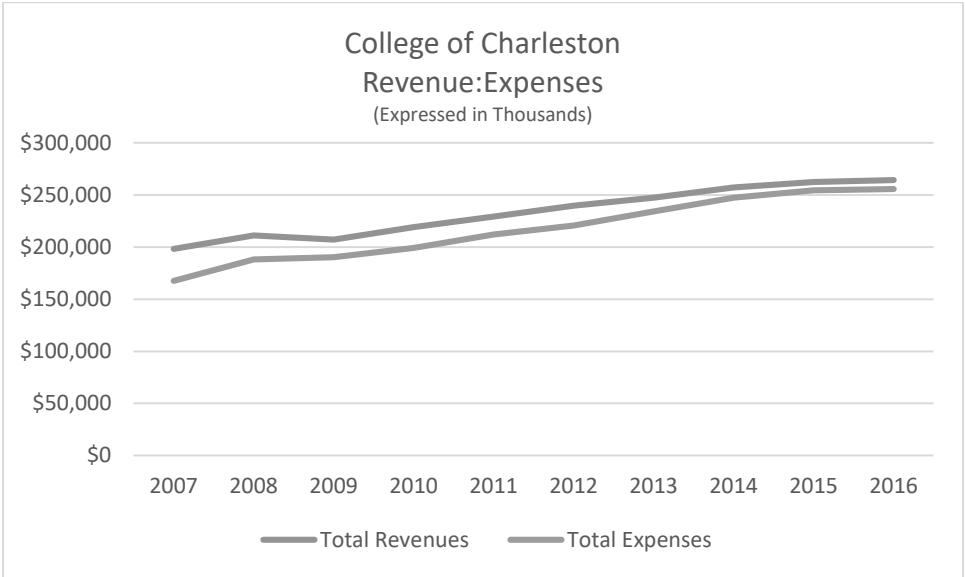
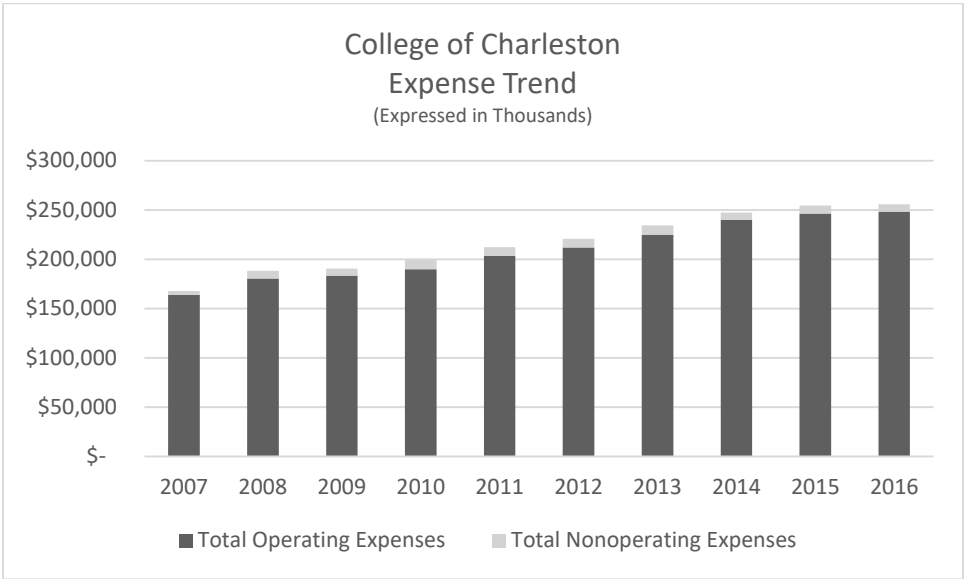
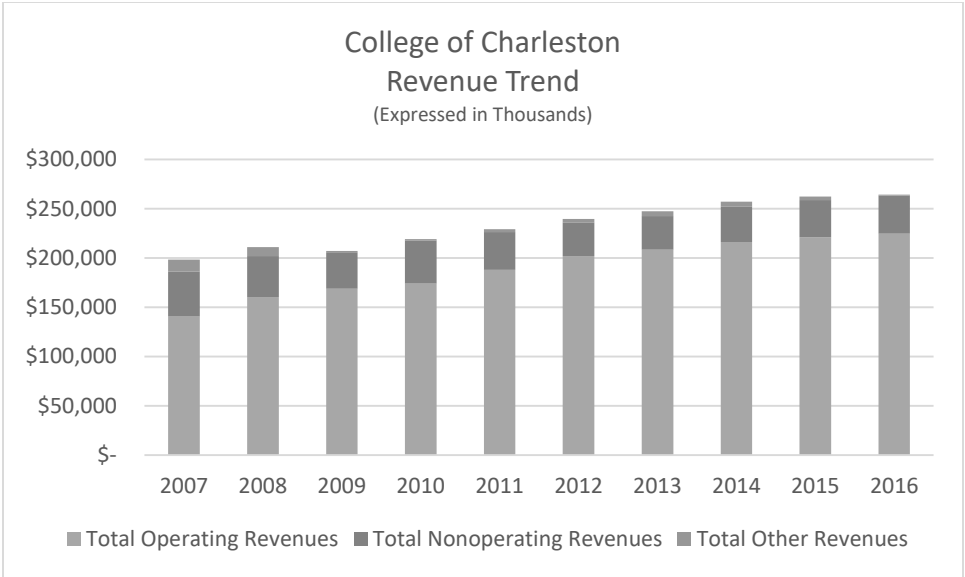
Plumbing System 1 - 2 - 3 - 4 - 5	Rating
Water Pressure & Supply Quantities	2
Sanitation Hazards or Cross Functions	2
Drain & Waste Function	3
Fixture Quantities	3
Fixture Types & Cond.	4
Wheel Chair Fixtures	3
Restroom Facilities	4
Roof Drainage	3
Site Drainage	3
Average	<b>3</b>

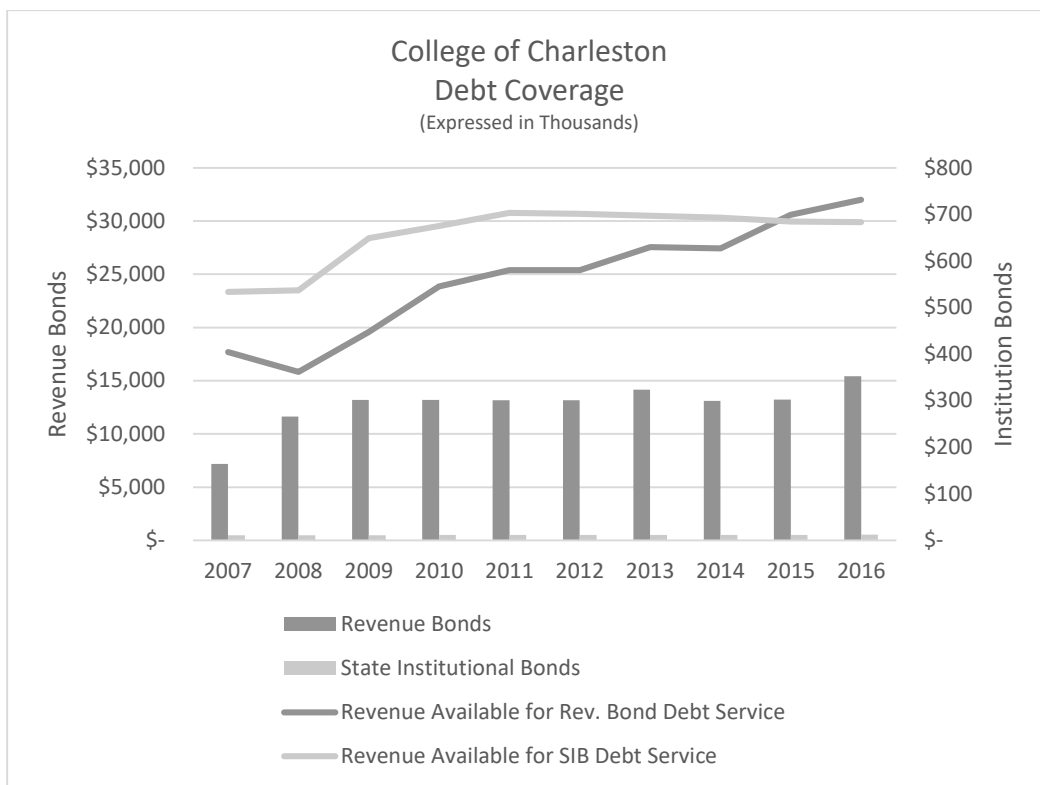
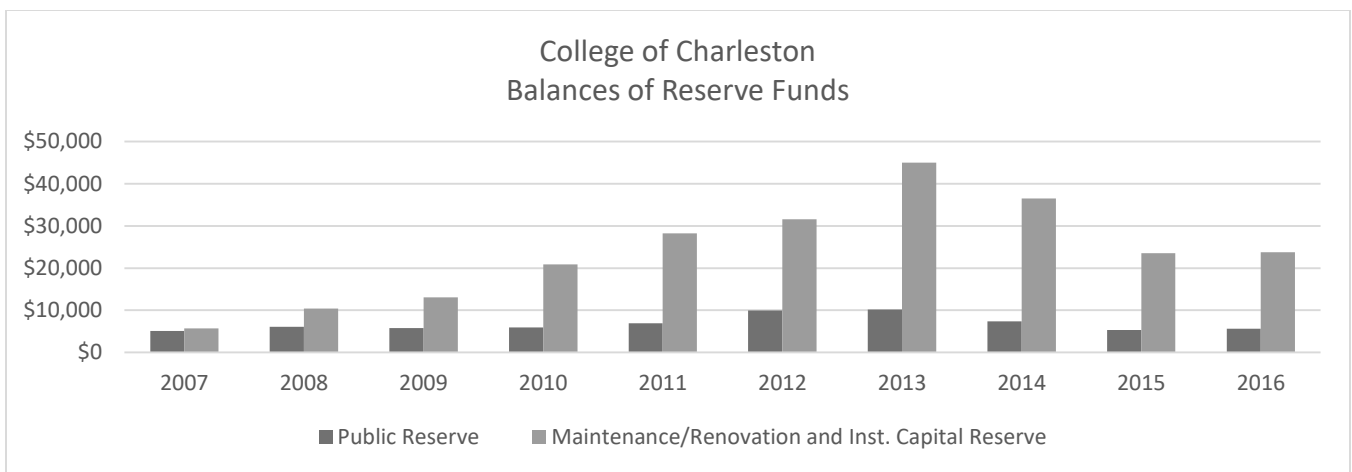
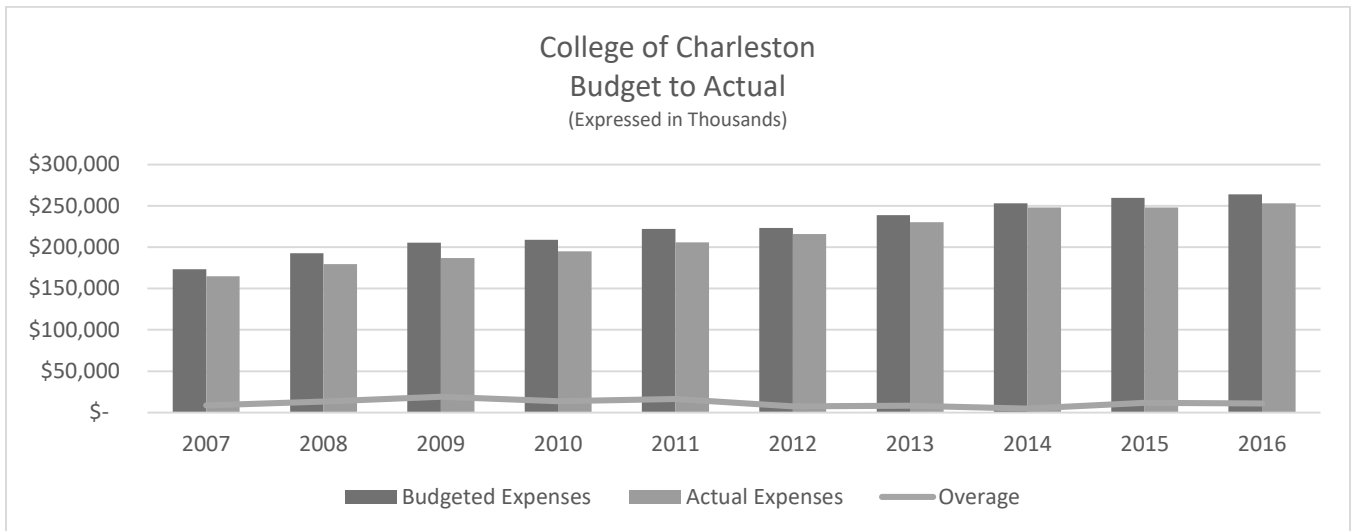
Electrical System 1 - 2 - 3 - 4 - 5	Rating
Safety Conditions	2
Service Capacity	3
Panel Capacity	4
Convenience Outlets	2
Light Levels	2
Fixtures	4
Emergency Power	1
Exit Lighting	2
Average	<b>2.5</b>

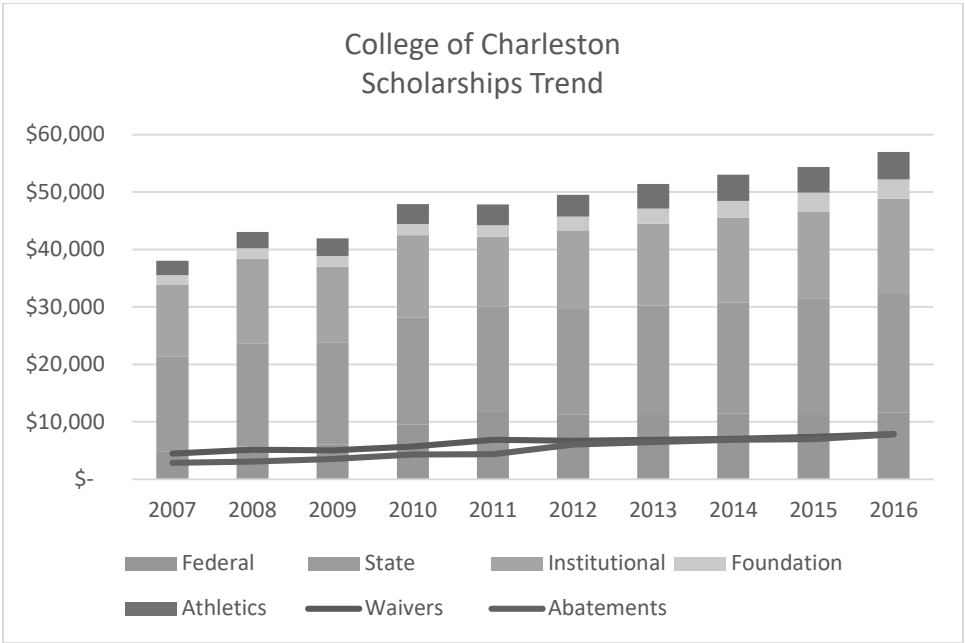
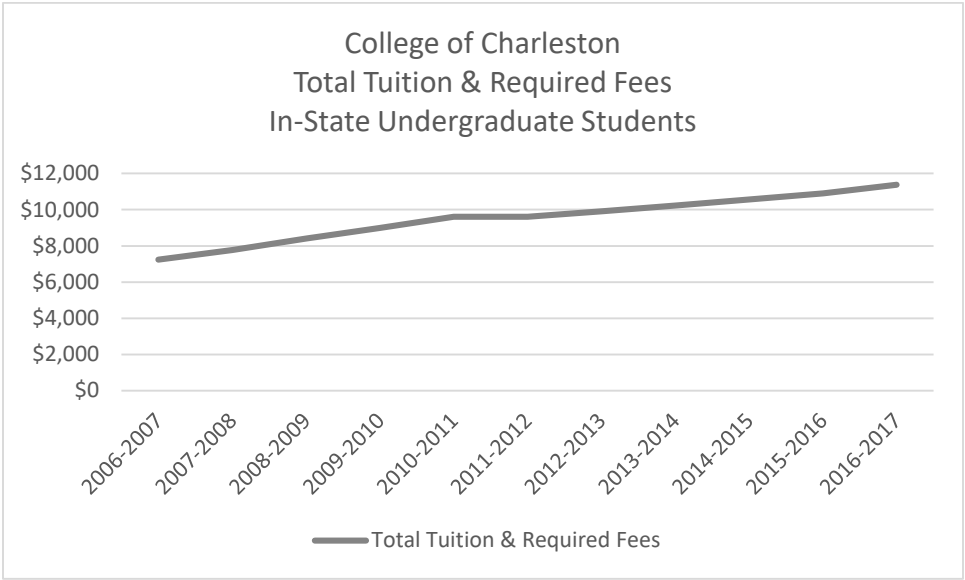
Elevator System 1 - 2 - 3 - 4 - 5	Rating
Size & Number	4
Maintainability	2
Code Compliance	2
Average	<b>2.6667</b>

Safety Standards 1 - 2 - 3 - 4 - 5	Rating
Means of Egress	3
Fire Ratings	3
Extinguishing Systems	2
Detection & Alarm Sys.	3
Lighting Systems	2
Handicap Access	3
Average	<b>2.6667</b>

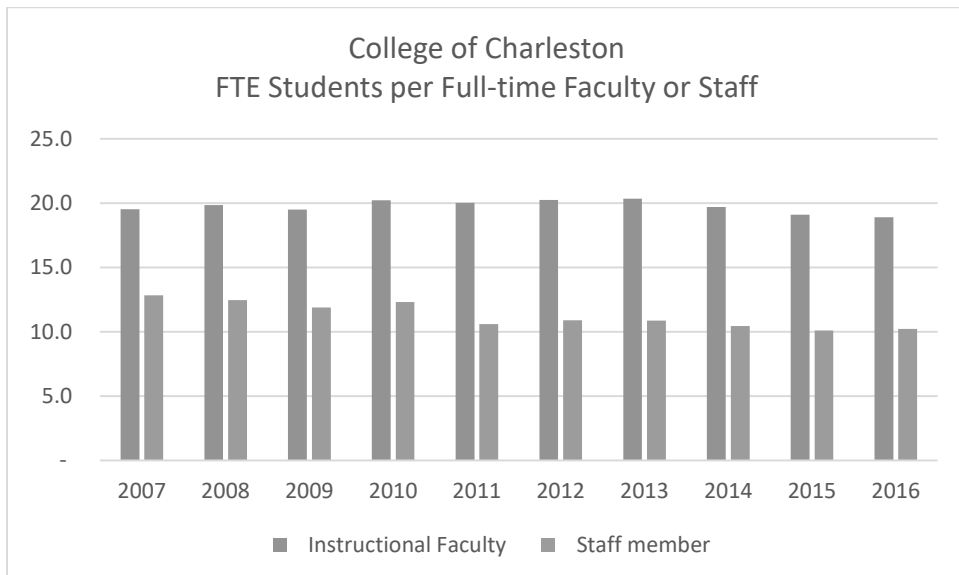
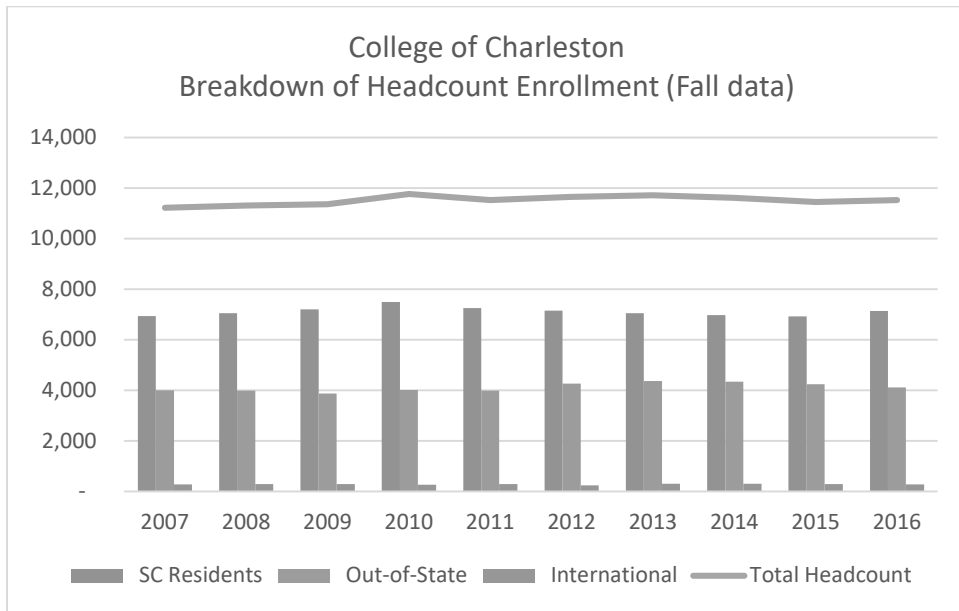
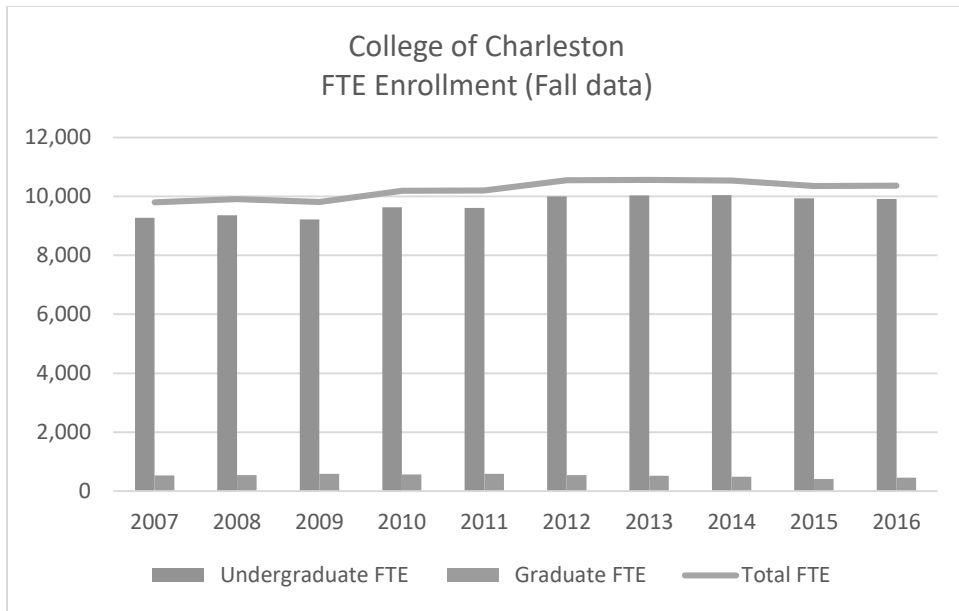
Design Standards 1 - 2 - 3 - 4 - 5	Rating
Flexible Design	3
Suitable for Present Use	2
Gross to Assignable Area	2
Average	<b>2.3333</b>



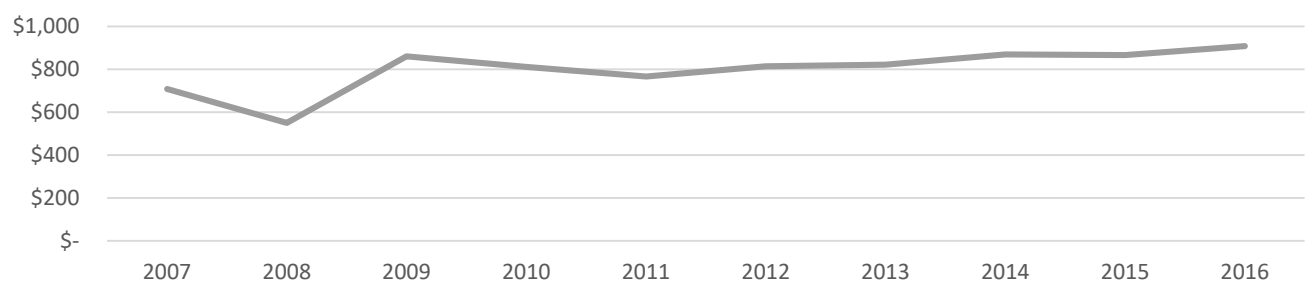








College of Charleston  
Institutional Subsidies to Athletics  
(Expressed in Thousands)



**Capital Projects & Leases Processed by Staff**  
June & July 2017

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Additional Information
Close-Outs								
6/15/2017	9659	College of Charleston	11 Glebe Street Renovation	Decrease Budget, Close Project	(\$160,071)	\$939,929	1/8/2015	Project Expenditures agreed to Statewide Permanent Improvement Reporting System (SPIRS)
6/19/2017	9804	MUSC	Bioengineering Property Acquisition	Close Project	\$0	\$0	1/5/2009	
6/21/2017	6105	FDTC	Automotive & HVAC Technology Center	Decrease Budget, Close Project	(\$1,763,733)	\$5,986,267	1/12/2015	Project Expenditures agreed to Statewide Permanent Improvement Reporting System (SPIRS); \$1.75M directly disbursed to the College
6/21/2017	9647	SC State University	Charleston 1890 Extension Center Land Donation	Decrease Budget, Close Project	(\$2,050)	\$2,950	N/A	
6/21/2017	9652	SC State University	2013-14 Maintenance Needs	Close Project	\$0	\$1,036,554	12/23/2013	Project Expenditures agreed to Statewide Permanent Improvement Reporting System (SPIRS)
6/21/2017	9653	SC State University	2014-15 Maintenance Needs	Close Project	\$0	\$309,684	3/5/2015	
6/23/2017	6066	USC - Columbia	Jones PSC North Tower Ceiling Asbestos Removal	Decrease Budget, Close Project	(\$3,589)	\$5,096,411	4/21/2009	
6/23/2017	9519	USC - Sumter	2014-15 Maintenance Needs	Decrease Budget, Close Project	(\$2,713)	\$58,931	12/22/2014	Project Expenditures agreed to Statewide Permanent Improvement Reporting System (SPIRS)
7/5/2017	9608	The Citadel	Deferred Maintenance 2012	Decrease Budget, Close Project	(\$11,072)	\$2,044,971	12/6/2012	
7/5/2017	9613	The Citadel	FY14-15 Maintenance Needs	Decrease Budget, Close Project	(\$97,608)	\$1,202,392	10/27/2014	Project Expenditures agreed to Statewide Permanent Improvement Reporting System (SPIRS)
7/5/2017	9614	The Citadel	Mechanical Engineering Fabrication Shop	Decrease Budget, Close Project	(\$3,726)	\$281,274	11/24/2014	
7/6/2017	6125	Tri-County Technical College	Industrial Technology Center Renovation	Decrease Budget, Close Project	(\$1,073,338)	\$726,662	8/4/2016	Project Expenditures agreed to Statewide Permanent Improvement Reporting System (SPIRS); \$1M was directly disbursed to the College for the project, making the total project cost \$1,726,662
7/6/2017	6126	Horry Georgetown Technical College	Acquisition of Construction Trades Building - Conway	Close Project	\$0	\$343,173	8/22/2016	
Leases Processed by Staff								
June & July 2017								
Date Approved	Action	Institution	Project Name	Purpose/Additional Info		Rates	Term	
6/21/2017	Renewal	MUSC	Line/Hagood Parking Lot	Annual lease renewal for 140 parking spaces for students and employees of MUSC		\$105 per space/per month	1 Year 11/1/2017-10/31/2018; Total Payment \$176,400	