DESCRIPTION OF PERMANENT IMPROVEMENT PROJECT FOR CONSIDERATION

June 2, 2022

UNIVERSITY OF SOUTH CAROLINA - COLUMBIA

PROJECT NAME:	Swearingen Infrastructure Replacement Renovation
REQUESTED ACTION:	Establish Project – CPIP (Phase I)
REQUESTED ACTION AMOUNT:	$135,000 (1.5%)
Internal Projected Cost:	*$9,000,000*
INITIAL CHE APPROVAL DATE:	N/A

DESCRIPTION:

The University of South Carolina – Columbia (USC) is seeking a recommendation from the Commission on Higher Education to begin the Phase I design stage of a project to renovate the mechanical HVAC and electrical infrastructure of the 35-year-old, approximately 217,000-square foot Swearingen Engineering Center.

Planned upgrades throughout the entire building will include LED lighting, installation of a new sprinkler system, replacing the existing fire alarm system, and addressing HVAC deficiencies, including replacing the main air handling units and variable air volume units. Renovations will provide the College of Engineering and Computing with modernized classrooms, labs, faculty, and support offices for approximately 4,000 students, faculty, staff, and clients. This project will not create or add any new space.

According to the institution, the mechanical HVAC unit and electrical infrastructure are original to the building, or 35 years' old, and have exceeded their useful life.

This project was included in the university's 2021 CPIP submittal.

SOURCE OF FUNDS:

The following outlines the funding sources for Phase I of the project:

- $135,000 from Institutional Capital Project Funds

Institutional Capital Project Funds are accumulated funds collected from student tuition fees in excess of what is required to pay for State Institution Bond debt annually. The current fee schedule is $319.50 per in-state student per semester and $734.50 per out-of-state student per semester. As of January 31, 2022, the Institutional Capital Project Fund balance was $27.2 million; however, the university has projects totaling more than $29 million in its 5-year CPIP and expects to fully utilize this account balance.

For the construction phase, USC plans to use funds from the institutional capital project funds discussed above.

According to multiple rating agencies, USC has an AA/AA2 revenue bond rating.

E&G MAINTENANCE NEEDS:

The university utilizes its education and general maintenance reserve account to fund maintenance projects, which is primarily sourced from student tuition and fees. According to the university, the fund is replenished annually to meet the institution's maintenance priorities during the budget year.

ANNUAL OPERATING COSTS/SAVINGS:

USC anticipates annual savings of $80,000 due to reduced maintenance and utility costs.

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Summary	

(For Department Use Only)
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY
Code H27 Name USC Columbia

Contact Person Derek Gruner Phone (803)777-1184

2. PROJECT
Project # ______ Name Swearingen Infrastructure Replacement Renovation

Facility # 173 Facility Name Swearingen Engineering Center

County Code	40 - Richland
New/Revised Budget	$135,000.00

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

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
CPIP priority number 12 of 15 for FY 21/22 .

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

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

5. PROJECT DESCRIPTION AND JUSTIFICATION
(Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting doucmentation/maps to fully convey the need for the request.)

ACTION: Establish Project

DESCRIPTION: The project will replace aged mechanical HVAC and electrical infrastructure at Swearingen Engineering Center. The systems to be replaced include:
1. Main mechanical air handling units will be replaced.
2. Portions of the ductwork that are fiber board (non-metallic) will be replaced.
3. Variable Air Volume units will be replaced.
4. Pneumatic mechanical controls will be replaced with digital controls.
5. A sprinkler system will be installed for life safety code compliance. (A sprinkler system was not installed when the building was constructed in 1987).
6. The removal of existing aged acoustical ceilings to install mechanical and sprinkler work will justify replacement of the ceilings with new support grid and tiles.
7. The fire alarm system will be replaced and upgraded to comply with current life safety codes.
8. New LED lighting will be installed to improve lighting quality, reduce electrical consumption, and reduce utility cost.
9. Having been constructed in 1987, asbestos is not anticipated in the building; however, testing will occur per university policy and if asbestos is discovered, it will be abated.

JUSTIFICATION: The mechanical HVAC and electrical infrastructure in the building is original to 1987 and has exceeded their service lives. The absence of a sprinkler system and an aged fire alarm system render the building non-compliant with current life safety codes.

BUDGET: The estimated project budget is $9,000,000 and will be funded with Institutional Capital Project Funds (ICPF).

6. OPERATING COSTS IMPLICATIONS
Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES
Estimated Start Date: June 2022 Estimated Completion Date: July 2025
Estimated Expenditures: Thru Current FY: $135,000.00 After Current FY: ______

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	

#	Amount	Item			
1.		Land Purchase ---->	Land:		Acres
2.		Building Purchase ---->	Floor Space:		Gross Square Feet
3.	135,000.00	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			
	$135,000.00	TOTAL PROJECT BUDGET			

ENVIRONMENTAL HAZARDS

Identify all types of significant environmental hazards (including asbestos, PCB's, etc.,) present in the project and the financial impact they will have on the project.

Type: ______________________

Cost Breakdown

Design Services	$
Monitoring	$
Abate/Remed	$
Total Costs	$ 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) ICPF		135,000.00	135,000.00 0.00 0.00		7262	98800100	3907	3907
TOTAL BUDGET	$0.00	$135,000.00	$135,000.00					

10. SUBMITTED BY: [signature] University Architect — Signature of Authorized Official and Title — 4/21/2022 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 H27 Name University of South Carolina

2. PROJECT
Project # ________ Name Swearingen Infrastructure Replacement 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) 2025-26	$	$	$	$ 80,000*
2) 2026-27	$	$	$	$ 80,000*
3) 2027-28	$	$	$	$ 80,000*

*Note: Projected operating savings are rough estimates based on assumed savings compared to current SF cost of these services. A more accurate estimate will be available following scope definition and system specification to be confirmed prior to Phase II.

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?

N/A

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.	Utility/Energy Cost	45,000
2.	Maintenance	35,000
3.		
4.		
5.		
6.		
	TOTAL	$80,000

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: [signature] University Architect May 24, 2022
Signature of Authorized Official and Title Date

Swearingen Infrastructure Replacement Renovation - Phase I Internal Conceptual Estimate				
Item	**Estimated Costs**	**Cost Escalation Factor**	**Adjusted Cost to 2024 Construction Start**	**Notes**
Basement Air Handler Unit	$387,000	1.3	$503,100	Source: June 2019 HVAC Assessment by Swygert & Associates
First Floor Air Handler Unit	$458,000	1.3	$595,400	Source: June 2019 HVAC Assessment by Swygert & Associates
Second Floor Air Handler Unit	$503,000	1.3	$653,900	Source: June 2019 HVAC Assessment by Swygert & Associates
Third Floor Air Handler Unit	$525,000	1.3	$682,500	Source: June 2019 HVAC Assessment by Swygert & Associates
Ductwork Replacement	$752,000	1.25	$940,000	Source: June 2019 HVAC Assessment by Swygert & Associates
Ceiling Replacement	$450,000	1.25	$562,500	Source: June 2019 HVAC Assessment by Swygert & Associates
Sprinkler System Installation	$1,957,194	1.15	$2,250,000	$9/SF x 217,466 GSF (2022 dollars)
LED Lighting Replacement	$272,000	1.15	$312,800	$1.25/SF x 217,466 GSF (2022 dollars)
Fire Alarm Replacement	$652,000	1.15	$749,800	$3.00/SF x 217,466 GSF (2022 dollars)
Subtotal of Construction			**$7,250,000**	
General Conditions and Builders Risk Insurance			$275,000	
OH&Profit			$500,000	
Professional Services Fees and Testing			$725,000	10% of construction subtotal
Contingency			$250,000	3.5% of construction subtotal
Project Budget			**$9,000,000**	217,466 Gross Square Feet

SECTION 1: GENERAL – TO BE PROVIDED FOR ALL PROPOSALS

1. Provide the internal projected cost of the project.

The total internal projected cost for this project is $9,000,000. An estimate is attached.

2. Identify the sources of funds to be used for A&E pre-design.

The source of funds for A&E pre-design are Institutional Capital Project Funds (ICPF).

3. Describe and define each fund source to be used for A&E pre-design, with specificity. Cite any statutory authority, including the code section or other provision of law for use of the funds for permanent improvement projects. If the source includes any fee, provide the name of the fee, the fee amount, the frequency of collection and when the fee was first implemented.

Institutional Capital Project Funds are generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements.

4. Provide the current uncommitted balance of funds for each source described above.

The University ICPF account balance as of January 31 (considering commitments for projects that are established and open) is $27,171,879. However, the University has included in its CPIP and Five-Year Plan maintenance projects with budgets in excess of $29 million which are currently in the planning stages and are expected to fully utilize that balance.

5. Identify the sources of funds for construction.

The source of funds for construction are Institutional Capital Project Funds (ICPF).

6. Describe and define each fund source to be used for construction, with specificity. Cite any statutory authority, including the code section or other provision of law for use of the funds for permanent improvement projects. If the source includes any fee, provide the name of the fee, the fee amount, the frequency of collection and when the fee was first implemented.

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8. Provide the total square footage of the building to be renovated or constructed.

The total square footage for Swearingen Engineering Center is 217,466 gross square feet.

9. If any portion of the building is to be renovated, provide the square footage of the portion that will be included in the renovation.

The entire building will be renovated.

10. Describe the programs that will use the constructed or renovated space.

College of Engineering and Computing providing classrooms, labs, faculty and support offices, and public spaces.

11. Provide the current age of the building and building systems to be renovated or replaced.

The Swearingen Engineering Center was constructed in 1987 and is 35 years old.

12. If any new space is being added to the facility, provide demand and usage data to support the need.

No new space is being added to the facility.

13. If the A&E pre-design request exceeds 1.5% of the internal estimated cost of the project, provide the reason the amount exceeds 1.5%.

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

14. Provide an estimate of the numbers of students, faculty, staff and clients that are expected to utilize the space associated with the project or building.

The number of students, faculty, staff and clients expected to utilize the space is estimated to be 4070.

15. Indicate whether or not the project has been included in a previous year's CPIP. If so, provide the last year the project was included and year for which it was proposed.

The project is included in Year 1 of the 2021/22 CPIP. It is listed as priority number 12 of 15.

16. Provide the economic impact of the project or project request, including job creation and retention. If there is no economic impact, provide an explanation.

This project will provide economic activity through the construction project itself. Construction creates and/or retains jobs in three ways: 1) it creates direct jobs that are involved in the construction project; 2) it creates indirect jobs through the manufacturing of building materials and systems and the provision of key services in areas like design professions, legal, and accounting services; and 3) it creates induced jobs in other service areas whereby income from the first two categories is spent on goods and services in other areas of the economy. It is estimated that this project will generate 180 jobs.

17. Discuss how maintenance of this facility construction/renovation will be addressed and funded.

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

18. Provide the name of any account from which costs of deferred maintenance are addressed and its current uncommitted balance. Indicate the sources used to fund the account.

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

19. If funding for maintenance of this facility construction/renovation has not yet been determined, discuss the steps that have been taken to address and fund maintenance of this and other facilities owned or managed by the agency or institution.

The funding of maintenance is described in the answers to questions 17 and 18.

SECTION 2 – TO BE PROVIDED FOR HIGHER EDUCATION PROPOSALS

20. Indicate whether or not the use of any funds for construction will require an increase in any student fee or tuition. Describe any increase in student fees effected in prior years that has contributed to the availability of these funds.

The construction of this project will not require an increase in any student fee or tuition.

21. If the use of any funds for construction includes any student fee, provide the name of the fee, the fee amount, the frequency of collection and when the fee was first implemented.

State Institution Bond debt service is included in required tuition for all resident and non-resident students at the undergraduate, graduate and professional levels. The fee amount is $319.50 per semester for resident students and $734.50 per semester for non-resident students. The fee has been collected for more than 20 years.

22. Provide a nine-year history of each component within the institution's tuition and fee structure designated or utilized for permanent improvements. Identify the tuition or fee component per student, per semester; the total revenue collected during the academic year; and the fund balance at fiscal year end, all delineated by academic year. Include a projection for the ensuing academic year, and any future academic years in which the fee is projected to increase. Use the following format in responding to this question and provide as many tables as are necessary to promote a clear understanding of the relationship of tuition and fee revenue designated by the institution for permanent improvements, maintenance and other facility-related expense, including debt service.

Fund Source or Name: Education and General Maintenance Reserve
Description: Funds used for maintenance of campus academic facilities

Academic Year	Amount per student per semester	Total Revenue Collected During Academic Year	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15	$40	2,255,072	2,337,032	25,519
2015-16	$40	2,297,506	2,297,506	25,519
2016-17	$40	2,314,402	-	25,519
2017-18	$40	2,344,011	-	-
2018-19	$40	2,350,907	2,350,907	-
2019-20	$40	2,377,600	2,377,600	-
2020-21	$40	2,403,060	3,498,524	-
2021-22	$40	2,324,831	2,324,831	-
2022-23*	$40	2,333,424	2,333,424	-

*Projection

FY2021-2022 project thru 6/30/2022 and FY2022-23 is forecast for next fiscal year

23. Identify any other funds not specifically designated that may be utilized or redirected for permanent improvements, maintenance and other facility-related expense, including debt service. Provide a nine-year history of total collections, by fund; amounts applied to or for permanent improvements, maintenance and other facility-related expense, including debt service; and the fund balance at fiscal year end, delineated by academic year. Include a projection for the ensuing academic year, and any future academic years in which the revenue is projected to increase. Describe any portion of the source that originates from any tuition or fee component. Include all permanent improvements without regard to Joint Bond Review Committee or State Fiscal Accountability approval requirements. Use the following format in responding to this question and provide as many tables as are necessary to provide a complete and comprehensive response for each fund.

Fund Source or Name: ICPF
Description: Institutional Capital Project Funds are generated from the portion of tuition and fees designated for State Institution Bonds. These funds pay debt service first and the remainder is used for capital improvements.

Academic Year	Total Revenue Collected During Academic Year	Portion Collected From Tuition or Fee Revenues	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15	15,336,028	14,616,930	11,941,263	59,642,692
2015-16	10,712,469	9,748,683	7,670,533	62,684,628
2016-17	15,863,391	14,976,340	4,201,739	74,346,280
2017-18	16,403,247	15,100,774	2,077,472	88,672,056
2018-19	16,614,600	15,119,685	32,972,231	72,314,425
2019-20	17,177,123	15,646,812	7,622,629	81,868,919
2020-21	18,410,724	16,867,307	5,032,196	95,247,447
2021-22	17,400,816	15,877,935	10,138,179	102,510,084
2022-23*	17,017,612	15,485,209	9,707,937	109,819,759

*Projection

FY2021-2022 project thru 6/30/2022 and FY2022-23 is forecast for next fiscal year

24. Describe the fund sources reflected above that will be utilized to support the project that is the subject of this Phase I proposal.

The source of funds for Phase I of this project are detailed in the responses above. Phase I will be funded with Institutional Capital Project Funds.

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22. Provide a nine-year history of each component within the institution's tuition and fee structure designated or utilized for permanent improvements. Identify the tuition or fee component per student, per semester; the total revenue collected during the academic year; and the fund balance at fiscal year end, all delineated by academic year. Include a projection for the ensuing academic year, and any future academic years in which the fee is projected to increase. Use the following format in responding to this question and provide as many tables as are necessary to promote a clear understanding of the relationship of tuition and fee revenue designated by the institution for permanent improvements, maintenance and other facility-related expense, including debt service.

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2018-19	$40	2,350,907	2,350,907	-
2019-20	$40	2,377,600	2,377,600	-
2020-21	$40	2,403,060	3,498,524	-
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*Projection

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2016-17	15,863,391	14,976,340	4,201,739	74,346,280
2017-18	16,403,247	15,100,774	2,077,472	88,672,056
2018-19	16,614,600	15,119,685	32,972,231	72,314,425
2019-20	17,177,123	15,646,812	7,622,629	81,868,919
2020-21	18,410,724	16,867,307	5,032,196	95,247,447
2021-22	17,400,816	15,877,935	10,138,179	102,510,084
2022-23*	17,017,612	15,485,209	9,707,937	109,819,759

*Projection

FY2021-2022 project thru 6/30/2022 and FY2022-23 is forecast for next fiscal year

24. Describe the fund sources reflected above that will be utilized to support the project that is the subject of this Phase I proposal.

The source of funds for Phase I of this project are detailed in the responses above. Phase I will be funded with Institutional Capital Project Funds.