2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP): NARRATIVE SUMMARY OF THE FIVE-YEAR PLAN

AGENCY NUMBER: H36 NAME: USC Beaufort

1. What is the condition and adequacy of your existing facilities? Demand trends? What is the total amount of your agency's maintenance needs?

The Hilton Head Gateway (HHG) campus opened in 2004, with all facilities being 10 years old or less, hence the condition of those facilities is good. The problem is adequacy. Since the HHG campus opened student enrollment has increased by 92%. Classrooms and faculty offices are in short supply and the largest fixed seat style room on campus will seat only 110.

The Historic Beaufort (HB) campus is a contrast. The facilities are fairly adequate to serve the student body since 80% of our classes are held on the HHG campus but since the average age of the University owned facilities is 84 years old, the overall condition of the facilities is only fair. The Performing Arts Center (PAC) is not ADA compliant and has many deficiencies in the auditorium. The Sandstone building needs a new roof. Total deferred maintenance as measured by the 2014 CHE Building Condition Assessment is $2,358,773.

2. What is your approach to maintaining existing facilities in acceptable condition? How are maintenance needs addressed? If your agency has an account dedicated to maintenance needs, what is the name of that account and what is its uncommitted balance?

The State appropriated maintenance funds over the last four years have enabled us to replace HVAC equipment, replace and repair roofs, and preserve the Arts Studio by replacing the roof and rotten exterior trim boards, and paint the exterior of the building. Other maintenance needs are generally funded from our E&G Maintenance Reserve account but it is not adequately funded to keep the buildings in acceptable condition on its own. All available E&G Maintenance funds are committed to projects hence there is no uncommitted balance.

3. What are your facility replacement and addition needs?

The HHG campus needs additional classroom space, faculty offices, and an auditorium to seat 250 people.

The HHG campus needs a convocation center to hold commencement indoors, provide for athletic department offices, and offer large indoor events.

4. What is the theme of your five-year CPIP? How does it address these questions?

USCB provides higher education to the fastest growing region in the state. The theme of this revision to the CPIP is to request CIB funds to address the shortage of classroom space on the HHG campus and to address the deferred maintenance of our Beaufort facilities. We recognize that enrollment drives our need for facilities and the funding available for deferred maintenance. USCB has significant needs and limited funding. The goal of ensuring that our North campus is preserved and maintained in the historic district while ensuring that we meet the preservation society's guidelines and more importantly the needs of our students.

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP): FINANCIAL SUMMARY OF THE FIVE-YEAR PLAN

AGENCY NUMBER: H36 NAME: USC Beaufort

(1)	(2) Plan Year 1 2015-16	(3) Plan Year 2 2016-17	(4) Plan Year 3 2017-18	(5) Plan Year 4 2018-19	(6) Plan Year 5 2019-20	(7) Grand Total Years 1-5
1. NUMBER OF PROPOSED PROJECTS (from Forms C2)	1.00	1.00	2.00	1.00	0.00	5
2. ESTIMATED COSTS AND PROPOSED FUND SOURCES						
0 Capital Improvement Bonds						
1 Departmental CIB						
2 Institution (Tuition) Bonds						
3 Revenue Bonds						
4 Excess Debt Service						
5 Capital Reserve Fund						
6 Appropriated State		15,000,000.00	25,000,000.00	1,500,000.00		41,500,000.00
7 Federal						
8 Athletic						
9 Other	24,500,000.00		3,500,000.00			28,000,000.00
TOTAL	24,500,000.00	15,000,000.00	28,500,000.00	1,500,000.00		69,500,000.00

B&CB Form C1

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H36 NAME: USC Beaufort

PROJECT PROPOSED FOR PLAN YEAR (Check One):

1: 2015-16 X	2: 2016-17 ___	3: 2017-18 ___	4: 2018-19 ___	5: 2019-20 ___

PRIORITY NUMBER	PROJECT NAME	ESTIMATED COST	PROPOSED SOURCE(S) OF FUNDS
1	HHI Hospitality Management Facility Construction/Land Acquisition	24,500,000.00	Town of Hilton Head ($22M); Beaufort-Jasper County Higher Education Commission ($1.5M); Private ($1M)
2			
3			
4			
5			
6			
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9			
10			
11			
12			
13			
14			
	TOTAL	24,500,000.00	

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

Agency Number: H36 Name: USC Beaufort

PROJECT PROPOSED FOR PLAN YEAR (Check One): 1: 2015-16 X 2: 2016-17 ___

1. Project Name: HHI Hospitality Management Facility Construction/Land Acquisition

2. Project Priority: 1 of 1 in Plan Year

3. Project Type:
- Construct Additional Facility — 85 %
- Purchase Land — 15 %

4. Facility Type:
- Program/Academic — 100 %
- ___ %

5. What is the project?

This project is for the site development and construction of an 39,157 square foot facility to house the third and fourth year Hospitality Management academic program on Hilton Head Island. This project will also include the acquisition of approximately 9+/- acres of land for the construction of this facility from the Town of Hilton Head.

The total projected cost of this project is $ 24,500,000.00 .

Attach Form C4 for additional annual operating costs or savings for each proposed new project.

6. Why is the project needed?

The Town of Hilton Head sees the Hospitality Management program offered at USC Beaufort as a vital component of developing their hospitality driven economy. The Town is willing to invest $22M to assist in creating a teaching space on Hilton Head Island.

7. What alternatives to this project were considered?

No other alternatives were considered for this project.

8. Total estimated project cost:

1.	3,565,000.00	Land Purchase	Land	9 Acres
2.		Building Purchase	Floor Space:	Gross Square Feet
3.	1,188,549.00	Professional Services Fees		
4.	1,162,000.00	Equipment and/or Materials	Information Technology	$ 800,000.00
5.	5,324,209.00	Site Development		
6.	11,455,055.00	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.	200,000.00	Landscaping		
13.	10,000.00	Builders Risk Insurance		
14.	75,000.00	Other Capital Outlay		
15.		Labor Costs		
16.		Bond Issue Costs		
17.		Other		
18.	1,520,187.00	Contingency		
	$ 24,500,000.00	**TOTAL PROJECT BUDGET**		

9. Proposed Source of Funds

0.		Capital Improvement Bonds
1.		Departmental CIB
2.		Institution (Tuition) Bonds
3.		Revenue Bonds
4.		Excess Debt Service* ( )
5.		Capital Reserve Fund
6.		Appropriated State
7.		Federal
8.		Athletic
9.	24,500,000.00	Other* (Town of Hilton Head; Beaufort-Jasper County Higher Education Comm; Private)
	$ 24,500,000.00	**TOTAL**

* Specify Type

10. Project Schedule
(for 2015-16 only)

A. Estimated Start Date: April 2015

B. Estimated Completion Date: April 2019

C. Estimated Total Expenditures

(1) In 2015-2016 Year $ 3,700,000.00

(2) After 2015-2016 Year $ 20,800,000.00

(3) Total Project Cost $ 24,500,000.00

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY

Code H36 Name USC Beaufort

2. PROJECT

No. Name HHI Hospitality Management Facility Construction/ Land Acquisition

PROJECT PROPOSED FOR PLAN YEAR (Check One): 1: 2015-16 _X_ | 2: 2016-17 ___

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

[X] 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	$430,000.00			$ 430,000.00
2) 2019-20	$430,000.00			$ 430,000.00
3) 2020-21	$430,000.00			$ 430,000.00

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

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

Increased revenues from academic program growth.

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

COST FACTORS	AMOUNT
1. Utilities	161,000.00
2. Maintenance Supplies	10,000.00
3. Personnel	175,000.00
4. OCS	79,000.00
5. Insurance	5,000.00
6.	
7.	
8.	
TOTAL	430,000.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 6

9. Submitted By: UNIVERSITY ARCHITECT 3/20/15

Signature of Authorized Official and Title Date

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H36 NAME: USC Beaufort

PROJECT PROPOSED FOR PLAN YEAR (Check One):

1: 2015-16 ___	2: 2016-17 _X_	3: 2017-18 ___	4: 2018-19 ___	5: 2019-20 ___

PRIORITY NUMBER	PROJECT NAME	ESTIMATED COST	PROPOSED SOURCE(S) OF FUNDS
1	Classroom Building Construction	15,000,000.00	Appropriated State
2			
3			
4			
5			
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12			
13			
14			
15			
	TOTAL	15,000,000.00	

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

Agency Number: H36 Name: USC Beaufort

PROJECT PROPOSED FOR PLAN YEAR (Check One): 1: 2015-16 ___ 2: 2016-17 X

1. Project Name: Classroom Building Construction

2. Project Priority: 1 of 2 in Plan Year

3. Project Type: Construct Additional Facilities 100 %

4. Facility Type: Program/Academic 100 %

5. What is the project?

USCB will construct a new Academic Building consisting of approximately 45,000 square feet of floor space. This facility will be adjacent to our Science and Technology building and will be part of the central academic core of the USCB's Hilton Head Gateway Campus. This new facility will include approximately 12 classrooms with 40 seats, one 40 seat computer classroom, 60 faculty offices, and administrative workspace of 15 work stations.

The total projected cost of this project is $ 15,000,000.00 .

Attach Form C4 for additional annual operating costs or savings for each proposed new project.

6. Why is the project needed?

This structure is needed to provide additional classroom space, with accompanying faculty offices and an auditorium for our growing student population. USCB's HHG campus currently has only 18 general purpose classrooms. As documented in USCB's Facilities Master Plan in 2010, USCB has both immediate classroom space needs and a major future classroom space deficit. This space deficit is projected to worsen, without additional classrooms, become unmanageable over the next five years. Additionally, many faculty currently share office space and this deficit is also projected to worsen.

7. What alternatives to this project were considered?

USCB is located in a remote area in Southern Beaufort county, there are no viable buildings to lease for the anticipated growth.

8. Total estimated project cost:

1.		Land Purchase	Land	Acres
2.		Building Purchase	Floor Space:	Gross Square Feet
3.	883,880.00	Professional Services Fees		
4.	950,000.00	Equipment and/or Materials	Information Technology	$ 500,000.00
5.	740,000.00	Site Development		
6.	10,848,500.00	New Construction	Floor Space:	42,194 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.	200,000.00	Landscaping		
13.	10,000.00	Builders Risk Insurance		
14.	75,000.00	Other Capital Outlay		
15.		Labor Costs		
16.		Bond Issue Costs		
17.		Other		
18.	1,292,620.00	Contingency		
$	15,000,000.00	**TOTAL PROJECT BUDGET**		

9. Proposed Source of Funds

0.		Capital Improvement Bonds
1.		Departmental CIB
2.		Institution (Tuition) Bonds
3.		Revenue Bonds
4.		Excess Debt Service* ( )
5.		Capital Reserve Fund
6.	15,000,000.00	Appropriated State
7.		Federal
8.		Athletic
9.		Other* ( )
$	15,000,000.00	**TOTAL**

* Specify Type

10. Project Schedule
(for 2015-16 only)

A. Estimated Start Date: May 2016

B. Estimated Completion Date: August 2019

C. Estimated Total Expenditures

(1) In 2015-2016 Year $ 50,000.00

(2) After 2015-2016 Year $ 14,950,000.00

(3) Total Project Cost $ 15,000,000.00

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY

Code H36 Name USC Beaufort

2. PROJECT

No. Name Classroom Building Construction

PROJECT PROPOSED FOR PLAN YEAR (Check One): 1: 2015-16 ___ 2: 2016-17 _X_

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

[X] COSTS [ ] SAVINGS [ ] NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) FY 16-17	178,000.00			$ 178,000.00
2) FY 17-18	178,000.00			$ 178,000.00
3) FY 18-19	178,000.00			$ 178,000.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other F37sources are (revenue, fees, etc.).

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

State appropriations.

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

COST FACTORS	AMOUNT
1. Utilities	108,000.00
2. Maintenance Supplies	45,000.00
3. Custodian	25,000.00
4.	
5.	
6.	
7.	
8.	
TOTAL	178,000.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. __1___

9. Submitted By:

UNIVERSITY ARCHITECT 3/20/15

Signature of Authorized Official and Title Date

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H36 NAME: USC Beaufort

PROJECT PROPOSED FOR PLAN YEAR (Check One):

1: 2015-16 ___	2: 2016-17 ___	3: 2017-18 X	4: 2018-19 ___	5: 2019-20 ___

PRIORITY NUMBER	PROJECT NAME	ESTIMATED COST	PROPOSED SOURCE(S) OF FUNDS
1	Convocation Center Construction	25,000,000.00	Appropriated State
2	OLLI Facility Construction	3,500,000.00	Private Funds
3			
4			
5			
6			
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9			
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12			
13			
14			
15			
	TOTAL	28,500,000.00	

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H36 NAME: USC Beaufort

PROJECT PROPOSED FOR PLAN YEAR (Check One):

1: 2015-16 ___	2: 2016-17 ___	3: 2017-18 ___	4: 2018-19 _X_	5: 2019-20 ___

PRIORITY NUMBER	PROJECT NAME	ESTIMATED COST	PROPOSED SOURCE(S) OF FUNDS
1	CFA Auditorium Renovation	1,500,000.00	Appropriated State
2			
3			
4			
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13			
14			
15			
	TOTAL	1,500,000.00	

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H36 NAME: USC Beaufort

PROJECT PROPOSED FOR PLAN YEAR (Check One):

1: 2015-16 ___	2: 2016-17 ___	3: 2017-18 ___	4: 2018-19 ___	5: 2019-20 X__

PRIORITY NUMBER	PROJECT NAME	ESTIMATED COST	PROPOSED SOURCE(S) OF FUNDS
1	No Projects for Year 5		
2			
3			
4			
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9			
10			
11			
12			
13			
14			
15			
	TOTAL		

B&CB Form C2