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

AGENCY NUMBER: H34 NAME: USC Upstate

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 condition of facilities at the University varies with age. The oldest buildings are in the worst condition and are the most inadequate. This plan addresses this issue. Our enrollment and course offerings grow annually, with resultant demand increase for space, technology, etc. Our facilities have major mechanical and electrical deficiencies, and cannot handle the load of modern computer systems and classroom occupancy levels. Deferred maintenance studies from 1994, 2001, 2007, 2011 and other years, and the SACS self study document our condition and adequacy. Of the teaching sector Universities in the State, we have the lowest appropriations per SC Undergrad FTE ($1,935), the lowest university spending per degree awarded ($54,328), the third highest 10-year enrollment increase and second highest 5-year enrollment increase (respectively, Beaufort & Coastal are higher), the second lowest CIB Funding and CIB Funding per FTE (Beaufort is lower), the second lowest E&G Sq FT (Beaufort) and E&G per FTE (Coastal), and classroom utilization is above the median for the sector. Funding is not following our growth, so without these projects our situation will only worsen. Our Library was thoroughly documented in the SACS study as inadequate. Our project for a new Library, the IRC, has received partial CIB funding. But the building cannot be built without the remainder (continued on next sheet)

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?

Within our funding limitations, we exercise preventive maintenance on our equipment and facilities in order to keep them operational. Most of the E&G Maintenance Reserve funds and Institutional Capital Project Funds collected through student fees for facilities are devoted to maintenance needs hence there are no uncommitted funds. Major roof, HVAC, and electrical repairs and replacement over the past few years have consumed all available funds, and will continue to do so absent any State funds for maintenance needs. We borrowed $1,500,000 in 2002 to fund several maintenance projects throughout the campus. This loan limits the amount of funding available for other critical maintenance items. Without State Capital funds, we will be forced to delay even further correction of maintenance items. Recent State funds for maintenance needs are starting to help reduce our maintenance backlog.
All available E&G Maintenance Reserve Funds are committed to projects, hence there is no uncommitted balance.

3. What are your facility replacement and addition needs?

With our continued growth, replacements and additions are required for classrooms and laboratories, especially for the College of Arts and Sciences programs. Our initial Master Plan of 1990, and several updates through the current August 2013 Master Plan, address our requirements. A complete needs assessment was part of the plan, and verified in our SACS self study. A study conducted confirmed and identified our space deficiencies -- we need a minimum of another 150,000 square feet of space.

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

Our theme is to provide the major academic, economical and safe facilities that will accommodate the growth of the University and reduce our maintenance. The plan, if fully funded, will execute a major part of our Master Plan, and will allow us to support the demand and growth that we are experiencing in a professional manner. Our concept on one hand is to resolve our major maintenance deficiencies using State funds in facilities where the cost is highest and no changes in building use are planned. On the other hand, our plan is to build new facilities per the CPIP, relocate a function, then renovate the vacated space for another function. As vacated space is renovated, the maintenance in that area will be corrected. This theme will meet our projected enrollment growth and free internal funds for maintenance and other work in other facilities.
Due to the lack of CIB funds over the past years, and our huge backlog of requirements, we have maximized use of institution and revenue bonds for new construction. This means fewer funds for routine maintenance and maintenance needs, which will compound our long range facility conditions, and have even more impact on our ability to use our older facilities. It has also lead to higher student fees to fund necessary work. At the same time, we are evaluating and implementing partnerships with other institutions and with the private sector in order to address our shortage of space.

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

AGENCY NUMBER: H34 NAME: USC Upstate

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

of the funds. In the meantime, our needs have become more pronounced. Likewise, our technology services are impacted in their current insufficient space in the basement of their current facility -- lacking both space and proper environment for this critical function.
We have converted nearly all of our existing space that can be converted into classrooms, labs, and faculty offices -- using student meeting space, lounges, open hallways, and the like. We are currently leasing modular and permanent units that are providing thirteen classrooms and several offices. We have increased our utilization through scheduling and have maximized our ability to gain academic space through this means.
The 1994 deferred maintenance study indicated we needed close to $3,000,000. The 2001 study indicates over $8,000,000. The 2007 study indicated a need for $3,207,675 per year for the next 20 years, and the 2011 study indicates $4,240,608. The most current deferred maintenance needs provided by CHE indcate a total of $10,680,408.

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?

3. What are your facility replacement and addition needs?

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

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

AGENCY NUMBER: H34 NAME: USC Upstate

(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)	0.00	2.00	0.00	1.00	1.00	4
2. ESTIMATED COSTS AND PROPOSED FUND SOURCES						
0 Capital Improvement Bonds						
1 Departmental CIB						
2 Institution (Tuition) Bonds		1,000,000.00				1,000,000.00
3 Revenue Bonds						
4 Excess Debt Service						
5 Capital Reserve Fund						
6 Appropriated State		30,800,000.00		24,800,000.00	11,800,000.00	67,400,000.00
7 Federal						
8 Athletic						
9 Other		2,200,000.00		200,000.00	200,000.00	2,600,000.00
TOTAL		34,000,000.00		25,000,000.00	12,000,000.00	71,000,000.00

B&CB Form C1

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H34 NAME: USC Upstate

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	No Projects for Year 1		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	TOTAL		

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

Agency Number: H34 Name: USC Upstate

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

1. Project Name: No Projects for Year 1

2. Project Priority: _____ of _____ in Plan Year

3. Project Type: _____ %
_____ %
_____ %
_____ %

4. Facility Type:

5. What is the project?

There is no reasonable certainty funding will be available for new projects.

The total projected cost of this project is $_____.

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

6. Why is the project needed?

7. What alternatives to this project were considered?

8. Total estimated project cost:

1.	Land Purchase	Land	_____	Acres
2.	Building Purchase	Floor Space:	_____	Gross Square Feet
3.	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			
$	**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.	Other* ( )	
$	**TOTAL**	

* Specify Type

10. Project Schedule
(for 2015-16 only)

A. Estimated Start Date: _____

B. Estimated Completion Date: _____

C. Estimated Total Expenditures

(1) In 2015-2016 Year $ _____

(2) After 2015-2016 Year $ _____

(3) Total Project Cost $ _____

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY

Code H34 Name USC Upstate

2. PROJECT

No. Name No Projects for Year 1

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.)

☐ 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 (revenue, fees, etc.).

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 in Column 5 for the first fiscal year.

COST FACTORS	AMOUNT
1.	
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:

UNIVERSITY ARCHITECT 3/20/15

Signature of Authorized Official and Title Date

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H34 NAME: USC Upstate

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	Information Resource Center Construction/Library Classroom Building Repair and Renovation	33,000,000.00	Appropriated State ($30.8M); Private Funds ($2M); ICPF ($200,000)
2	Health Services Building Construction	1,000,000.00	State Institution Bonds ($1M)
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	TOTAL	34,000,000.00	

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

Agency Number: H34 Name: USC Upstate

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

1. Project Name: Information Resource Center Construction/Library Classroom Building Repair and Renovation

2. Project Priority: 1 of 2 in Plan Year

3. Project Type:
   - Construct Additional Facilities — 65 %
   - Repair/Renovate Existing Facilities/Systems — 35 %

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

5. What is the project?

This project has been established as H34-9517 and the available funds are $1M funded with authorized CIB. The project is for construction of a new Information Resources Center and renovations to the current Library Building to convert the space to additional academic use and remedy major HVAC issues. The new building will allow consolidation of the library and related technology functions. The renovation will address serious deficiencies in the current Library/Classroom Buildings and to fully convert the current library spaces to classrooms and other academic spaces. Total replacement of the HVAC system is needed, which is over 35 years old. Parts are no longer available for the system as it continues to break down.

The total projected cost of this project is $ 33,000,000.00.

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

6. Why is the project needed?

Space for the library and technology are undersized for current and projected requirements. In the current Library Building, the HVAC is past its life cycle and parts are virtually non-existent. The teaching and learning environment is unbearable most of the year, floor plans are inefficient and deferred maintenance work is needed for building safety.

7. What alternatives to this project were considered?

Renovations and additions to the current building were considered, but the building will not support a modern library function. It is more cost effective to relocate the library function to a new facility and convert the space to academic use.

8. Total estimated project cost:

1.		Land Purchase	Land	Acres
2.		Building Purchase	Floor Space:	Gross Square Feet
3.	3,000,000.00	Professional Services Fees		
4.		Equipment and/or Materials	Information Technology	$
5.		Site Development		
6.	19,000,000.00	New Construction	Floor Space:	125,000 Gross Square Feet
7.	6,000,000.00	Renovations - Building Interior	Floor Space:	70,247 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.	5,000,000.00	Contingency		
$	33,000,000.00	**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.	30,800,000.00	Appropriated State
7.		Federal
8.		Athletic
9.	2,200,000.00	Other* (ICPF, Private Funds)
$	33,000,000.00	**TOTAL**

* Specify Type

10. Project Schedule
(for 2015-16 only)

A. Estimated Start Date:

B. Estimated Completion Date:

C. Estimated Total Expenditures

(1) In 2015-2016 Year $

(2) After 2015-2016 Year $

(3) Total Project Cost $

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY

Code H34 Name USC Upstate

2. PROJECT

No. Name: Information Resource Building Construction/Library Classroom Building Renovation and Repair

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) 2016-17	$900,000.00			$ 900,000.00
2) 2017-18	$900,000.00			$ 900,000.00
3) 2018-19	$900,000.00			$ 900,000.00

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? [X] YES [ ] NO

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	400,000.00
2. Operations and Maintenance	500,000.00
3.	
4.	
5.	
6.	
7.	
8.	
TOTAL	900,000.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 4

9. Submitted By:

[signature] UNIVERSITY ARCHITECT 3/20/15

Signature of Authorized Official and Title Date

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

Agency Number: H34 Name: USC Upstate

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

1. Project Name: Health Services Building Construction

2. Project Priority: 2 of 2 in Plan Year

3. Project Type: Construct Additional Facilities 100 %

4. Facility Type: Healthcare/Medical 100 %

5. What is the project?

This project will build a new facility that meets current medically related and health requirements and provide the proper venue for health related needs in a safe and secure environment. The USC Upstate's Health Services Department is currently located in a converted house and the space is insufficient to meet the growing needs of our students, faculty and staff who are served by this department.

The total projected cost of this project is $ 1,000,000.00.

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

6. Why is the project needed?

The current space is not appropriate for a health related services. Exam rooms are too small and not properly equipped. Adequate privacy for patients and rooms for separation of sick and routine patients is not available. Other spaces used for medical services are also insufficient.

7. What alternatives to this project were considered?

An addition to the current house was evaluated, but it could not adequately resolve the existing deficiencies. It was also evaluated to determine if the department could be placed in some other existing space, but none has been identified on or near campus.

8. Total estimated project cost:

1.		Land Purchase	Land	Acres
2.		Building Purchase	Floor Space:	Gross Square Feet
3.	80,000.00	Professional Services Fees		
4.		Equipment and/or Materials	Information Technology	$
5.		Site Development		
6.	820,000.00	New Construction	Floor Space:	4,400 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.	100,000.00	Contingency		
$	1,000,000.00	**TOTAL PROJECT BUDGET**		

9. Proposed Source of Funds

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

* Specify Type

10. Project Schedule
(for 2015-16 only)

A. Estimated Start Date:

B. Estimated Completion Date:

C. Estimated Total Expenditures

(1) In 2015-2016 Year $

(2) After 2015-2016 Year $

(3) Total Project Cost $

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY

Code H34 Name USC Upstate

2. PROJECT

No. Name Health Services 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) 2017-18	$50,000.00			$ 50,000.00
2) 2018-19	$50,000.00			$ 50,000.00
3) 2019-20	$50,000.00			$ 50,000.00

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? [X] YES [ ] NO

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	20,000.00
2. Operations and Maintenance	30,000.00
3.	
4.	
5.	
6.	
7.	
8.	
TOTAL	50,000.00

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

9. Submitted By:

UNIVERSITY ARCHITECT 3/20/15

Signature of Authorized Official and Title Date

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H34 NAME: USC Upstate

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	No Projects for Year 3		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	TOTAL		

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H34 NAME: USC Upstate

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	Smith Building Renovation and Addition	25,000,000.00	Appropriated State ($24.8M); ICPF ($200,000)
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	TOTAL	25,000,000.00	

B&CB Form C2

2015 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN (CPIP)

AGENCY NUMBER: H34 NAME: USC Upstate

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	Campus Life Center Expansion	12,000,000.00	Appropriated State ($11.8M); ICPF ($200,000)
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	TOTAL	12,000,000.00	

B&CB Form C2