

SOUTH CAROLINA STATE UNIVERSITY

Senate Finance Committee Higher Education Special Study Committee



Current South Carolina State University Physical Plant

FACILITY NAME	BUILDING USAGE	ACQUIRED	GSF
1890 Hurst Building	OFFICE FACILITIES	1986	11,174
1890 Matthews Research Office Building	OFFICE FACILITIES	2004	21,420
1890 Research Extension Admin Bldg	OFFICE FACILITIES	1940	6,036
2153 Russell Street	OFFICE FACILITIES	1975	1,843
2173 Russell Street	OFFICE FACILITIES	1955	3,009
Battiste Hall	RESIDENTIAL FACILITIES	1986	46,864
Belcher Hall	ACADEMIC FACILITIES	1962	83,283
Boiler Plant	SUPPORTING FACILITIES	1965	3,077
Brooks Infirmary & Counseling Center	SUPPORTING FACILITIES	1954	9,119
Campus Police	SUPPORTING FACILITIES	1974	2,547
Crawford Engineering	ACADEMIC FACILITIES	1939	31,646
Crawford/Zimmerman	OFFICE FACILITIES	1982	57,439
Dawn Center #1	ACADEMIC FACILITIES	1920	8,530
Dawn Center #2	ACADEMIC FACILITIES	1920	5,404
Donma Administration	OFFICE FACILITIES	1971	15,038
Dukes Gymnasium	SUPPORTING FACILITIES	1931	21,678
Earle Hall	RESIDENTIAL FACILITIES	1957	20,730
Felton Laboratory & Gym	ACADEMIC FACILITIES	1967	44,994
Fine Arts Center	ACADEMIC FACILITIES	1999	63,400
General Campus	GENERAL-USE FACILITIES	1954	1
Hodge Hall & Annex	ACADEMIC FACILITIES	1928	64,501
Hodge Hall Expansion	ACADEMIC FACILITIES	2010	55,209
Hugine Suites A through L	RESIDENTIAL FACILITIES	2006	271,168
I.P. Stanback Museum	SPECIAL-USE FACILITIES	1979	16,059
K. W. Green Student Center	SPECIAL-USE FACILITIES	1954	31,790
Lewis Laboratory	ACADEMIC FACILITIES	1951	13,486
Lowman Hall	OFFICE FACILITIES	1917	26,082
M. L. King Auditorium	SUPPORTING FACILITIES	1974	23,593
Machine Shop (Old)	ACADEMIC FACILITIES	1965	3,375



Current South Carolina State University Physical Plant, Cont'd

FACILITY NAME	BUILDING USAGE	ACQUIRED	GSF
Mays Hall I	RESIDENTIAL FACILITIES	1971	23,265
Mays Hall II	RESIDENTIAL FACILITIES	1971	28,877
Miller Hall	RESIDENTIAL FACILITIES	1938	15,678
Mitchell Hall	RESIDENTIAL FACILITIES	1975	41,078
Moss Hall	ACADEMIC FACILITIES	1948	19,030
Moss Hall Annex	OFFICE FACILITIES	1955	2,132
Motor Pool/Service Station	SUPPORTING FACILITIES	1942	948
Nance Hall	ACADEMIC FACILITIES	1974	34,896
New Machine Shop	ACADEMIC FACILITIES	1994	4,081
Nix Hall	OFFICE FACILITIES	1972	7,608
Oliver C. Dawson Stadium	SUPPORTING FACILITIES	1964	37,089
Poplar Hall	OFFICE FACILITIES	1974	4,696
Queen's Village A1-A4	RESIDENTIAL FACILITIES	1971	2,811
Queen's Village B1-B4	RESIDENTIAL FACILITIES	1975	2,811
Queen's Village C1-C4	RESIDENTIAL FACILITIES	1971	2,811
Queen's Village D1-D4	RESIDENTIAL FACILITIES	1975	2,811
Queen's Village E1-E4	RESIDENTIAL FACILITIES	1975	2,811
Queen's Village F1-F4	RESIDENTIAL FACILITIES	1975	2,811
Queen's Village G1-G4	RESIDENTIAL FACILITIES	1975	2,811
ROTC Headquarters/Soldiers Hall	OFFICE FACILITIES	1969	11,625
Rowe Hall	OFFICE FACILITIES	1971	7,859
Smith Hammond Middleton Memorial Center	SUPPORTING FACILITIES	1968	57,258
Staley Hall	ACADEMIC FACILITIES	1971	29,235
Staley Hall Addition (Ticket Office)	SPECIAL-USE FACILITIES	1961	1,440
Student Christian Center	OFFICE FACILITIES	1927	2,736
Student Support Center	SUPPORTING FACILITIES	1950	1,836
Truth Hall	RESIDENTIAL FACILITIES	1972	131,735
Turner Hall A - Wing	ACADEMIC FACILITIES	1928	36,155
Turner Hall B - Wing	ACADEMIC FACILITIES	1956	13,427
Turner Hall C-Wing	SPECIAL-USE FACILITIES	1972	25,427
Turner Hall D - Wing	ACADEMIC FACILITIES	1956	38,649
Washington Dining & Post Office	SUPPORTING FACILITIES	1962	23,246
Whitaker Library	ACADEMIC FACILITIES	1967	43,276
Wilkinson Hall	OFFICE FACILITIES	1938	16,651
Williams Hall	RESIDENTIAL FACILITIES	1966	36,320
TOTAL FOR ALL FACILITIES (GSF)			1,678,425



What Constitutes Deferred Maintenance

According to APPA -

Deferred Maintenance is maintenance and repair deficiencies that are unfunded at the end of the fiscal year on a planned or unplanned basis and are deferred to a future budget cycle or postponed until funds are available.



What Constitutes Deferred Maintenance, Cont'd

- **Funding constraints have resulted in constant year-over-year deferrals and postponements in critical maintenance projects.**
- **At a particular point, the cumulative affect of these deferrals collides with the need for new “CAPEX” as maintenance expenditures on aging facilities may become economically untenable.**



SCSU Deferred Maintenance Requirements - 5 year Plan

CORE DEFINITION OF PROJECTS

- **Deferred Maintenance**

As previously defined

- **Capital Renewal**

This study documents \$12,512,022 of required Capital Renewal projects. Averaged annual costs over the next five years are \$2,502,519 or 4.78% of Current Replacement Value (CRV). The majority of projects identified include interior finish (paint, wall paper, paneling, etc.) and exterior enclosure work (facades, windows, structural details, etc.).

- **Capital Improvement**

Estimated renovation and modernization projects (capital improvements) total \$19,143,059 over the next five years. Included among the programmatic and regulatory based projects is \$5,780,540 targeted for life safety and \$3,707,738 for HVAC, or 30.2% and 19.4% respectively of the proposed capital improvement budget.



SCSU Deferred Maintenance Requirements - 5 year Plan

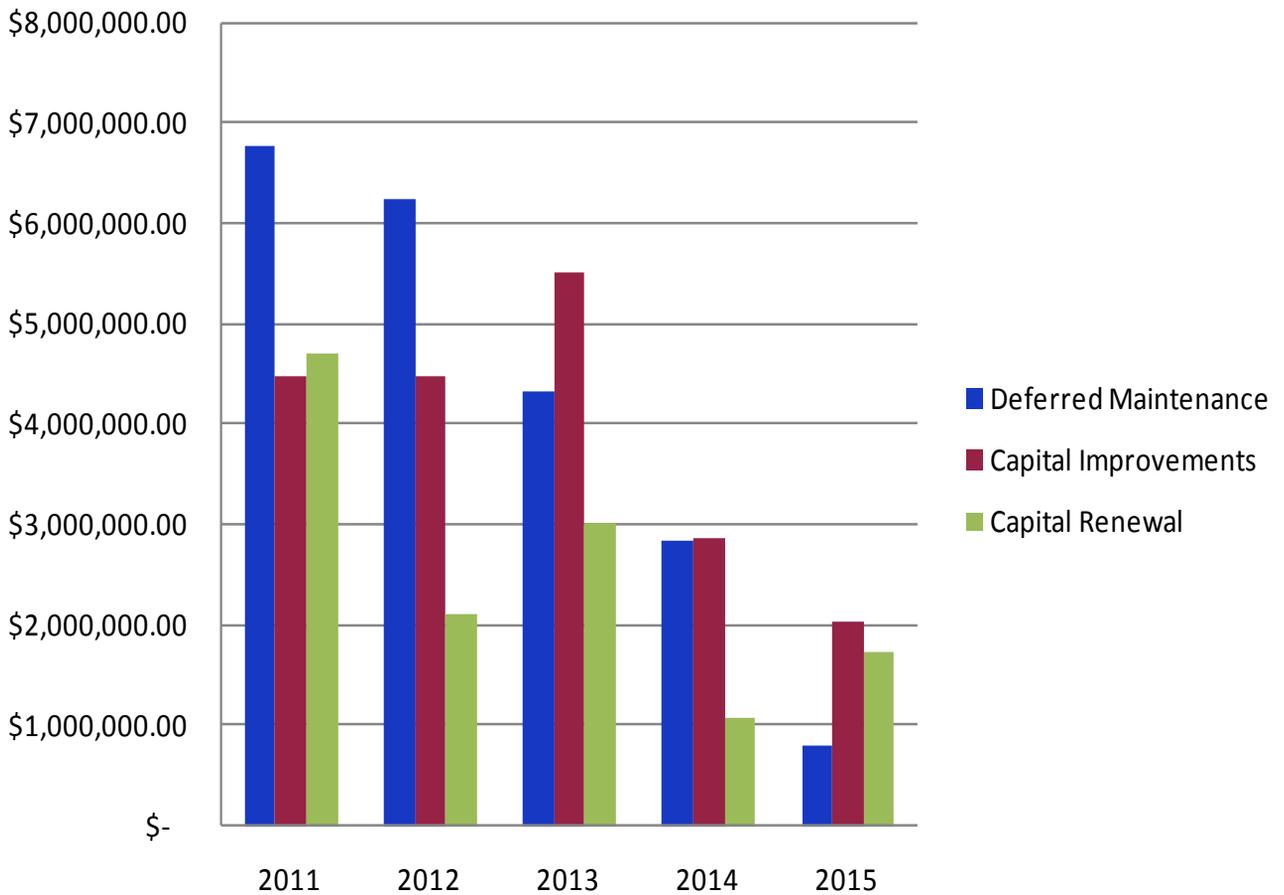
The data below is an estimated cost of the five-year Capital Action Plan. The data is in today's dollars; an inflation factor should be added for expenditures in later years.

	<u>Deferred Maintenance</u>	<u>Capital Improvements</u>	<u>Capital Renewal</u>	<u>Annual Totals</u>
<u>2011</u>	\$ 7,999,717	\$ 4,472,610	\$ 4,664,151	\$ 17,136,478
<u>2012</u>	\$ 6,069,458	\$ 4,476,790	\$ 2,106,314	\$ 12,652,562
<u>2013</u>	\$ 3,798,453	\$ 5,310,834	\$ 2,923,387	\$ 12,032,674
<u>2014</u>	\$ 2,503,109	\$ 2,852,223	\$ 1,081,653	\$ 6,436,985
<u>2015</u>	\$ 365,966	\$ 2,030,602	\$ 1,737,090	\$ 4,133,658
<u>TOTALS</u>	\$ 20,736,703	\$ 19,143,059	\$ 12,512,595	\$ 52,392,357



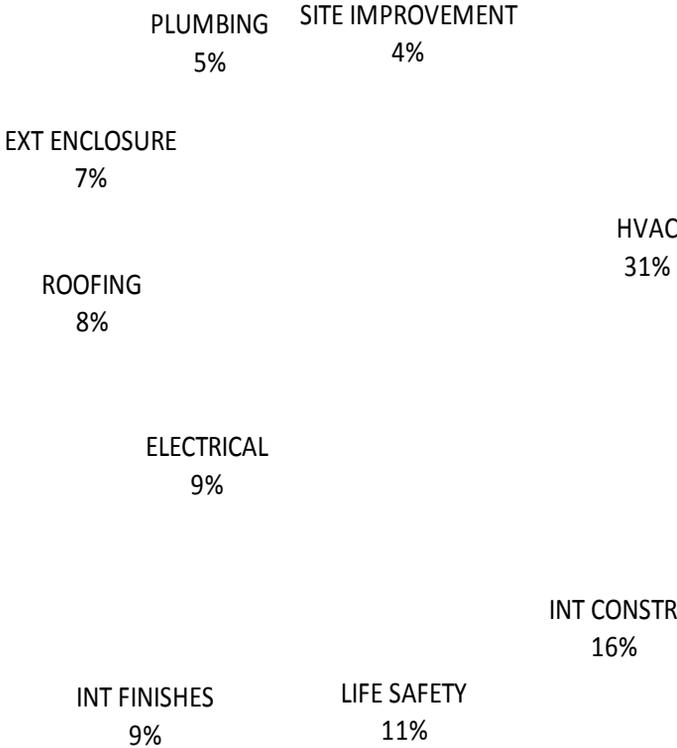
SCSU Deferred Maintenance Requirements – 5 Year Plan

Funding Type by Year



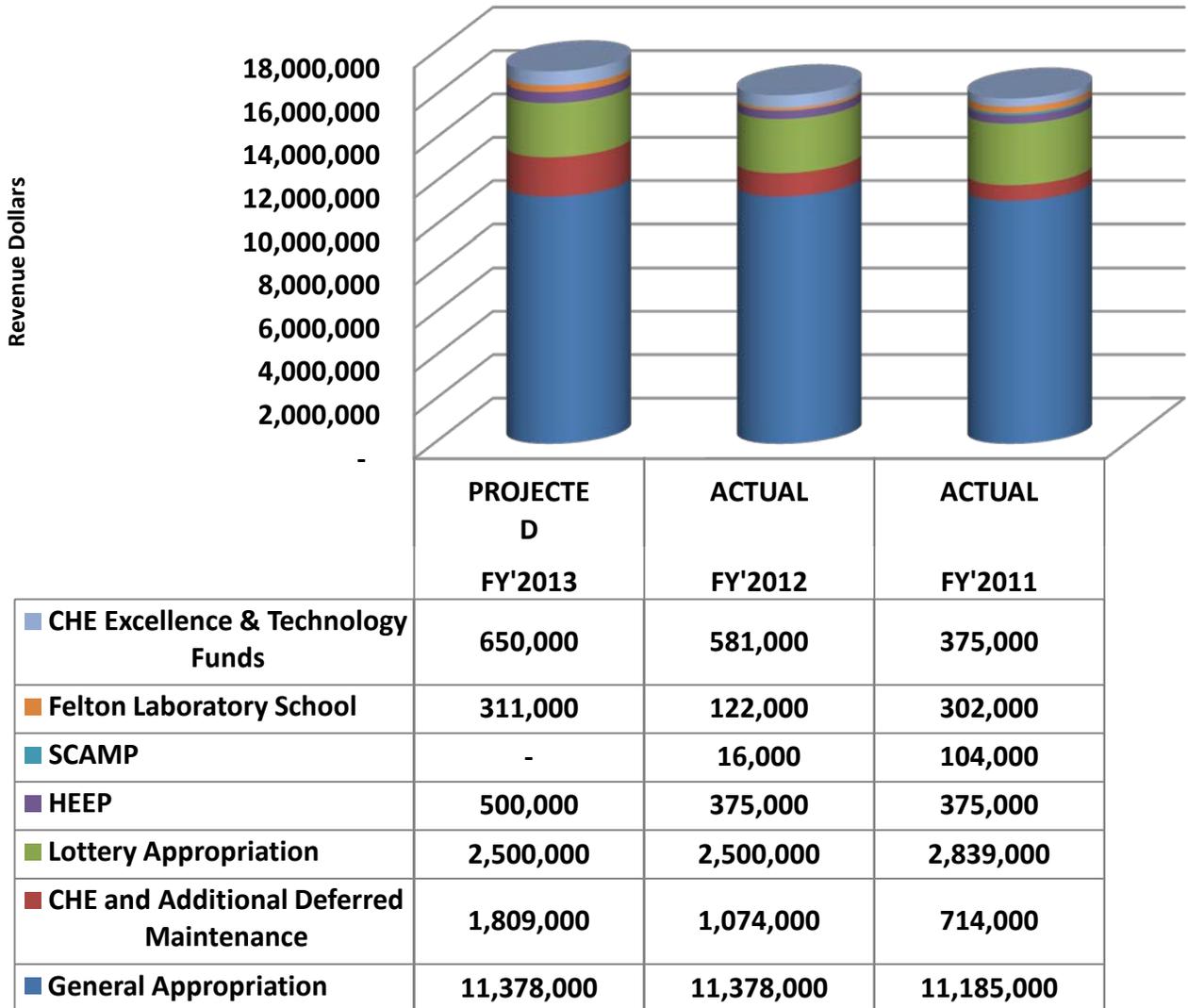
SCSU Deferred Maintenance Requirements – 5 Year Plan

Project Distribution by System



SCSU Appropriations Summary – By Source

Summary of Appropriations - By Source



SCSU – Additional Investment Priorities for FY'2014

E&G FUNDING

Investment in Admissions, Enrollment Management, and Student Success & Retention Staffing	346,000
- Build enrollment on a "sustainable" basis	
- Improve retention and graduation rates	

CAPITAL FUNDING

Investment in Enhanced Campus Security Infrastructure	3,000,000
- Supports enrollment initiative	
- Enhances student safety and well-being	
Replace Existing Boiler Plant Infrastructure	5,300,000
- Promotes energy efficiency and reduced operating costs	
- Cost effective alternative to deferred maintenance	
Investment in Health, Wellness and Student Activity Center	10,000,000
- Enhanced student and community focus on healthy lifestyle initiatives	
- Competitive advantage for enrollment initiatives	

In conjunction with our Deferred Maintenance requirements, the University has three (3) specific Capital Funding requirements for FY'2014 that would address:

- Safety and Security
- Energy Efficiency
- Student Health, Wellness, Recruitment, and Retention

