

E&G Facilities Services* ***Check-in***

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3 Themes for Facilities Services Check-in

- **Capital Renewal and Deferred Maintenance (w/ FPDC)**
- **Campus Energy Initiatives**
- **Facilities Systems & Work Mgmt – System Upgrades & How to Request a Service**



General Capital Renewal and Maintenance Standards

- **CHE and Industry Standards**
 - Maintain physical plant in “good to fair” condition = as a broad average outstanding maintenance at 20%-30% of an asset replacement value.
- **Capital Renewal and Maintenance may be deferred for reasons such as:**
 - Alignment with institutional priorities, strategic plans, and availability of swing space
 - Achieve maximum benefit through a future comprehensive renovation
 - Inadequacy of available funding
- **Priorities for Capital Renewal and Maintenance Projects for deferred maintenance:**
 - Life and safety
 - Building envelope
 - Mechanical, plumbing, electrical systems and underground utilities
 - Accessibility
 - Interior finishes

Capital Renewal and Maintenance Funding

- **Monitoring of Capital Renewal and Maintenance priorities is achieved through:**
 - Strategic master planning
 - Specific building condition assessments by external architects and engineers
 - Knowledge of maintenance needs by internal staff and building occupant reports

- **Annual Need to meet CHE and Industry Standards**
 - \$48 million (3% of \$1.6 billion E&G Building Replacement Cost)*
 - The CHE will be requesting an update to the system-wide Building Condition Survey in late 2023 and into 2024.

- **Recent annual funding for USC Columbia Capital Renewal and Maintenance**
 - Institutional Capital Project Funds (ICPF) \$14.0 million average
 - Education and General Maintenance Reserve Varies (minimal)
 - Institutional funding from Departments ~\$1 million
 - State Capital Appropriations **\$30.35 million** received in FY22 and FY23
 - \$20.35 million Capital Reserve Funds received in FY22 (Columbia Campus)
 - \$10 million Capital Reserve Funds received in FY23 (Columbia Campus)
 - \$35 million Capital Reserve Funds **requested** in FY 24-25 for Coker College
 - \$104.9 million Capital Reserve Funds **requested** in FY 24-25 for Utility Master Plan

*SOURCE: 2019 CHE Building Condition Survey – Replacement Value - \$1.6 billion (Includes School of Medicine)



Future Capital Renewal Priorities

- 1.75 million square feet of significant E&G academic space was constructed between 1965 and 1976 on the Columbia campus. These buildings are now approximately 50-60 years old and require extensive renovation and replacement of building systems.
- Significant E&G buildings most in need of comprehensive capital renewal include:
 - Coker Life Sciences: **\$49 million**
 - 300 Main Street: **\$17 million**
 - Barnwell College **Budget TBD**
 - Numerous Building Envelope repairs funded with State Appropriated CRF
 - Blatt PE Center: **\$25 million**
 - Swearingen Engineering Center: **\$22 million**
 - Wardlaw College: **\$30 million**
- Condition and capacity of utility infrastructure was surveyed as part of a Master Utility Plan – Information Updates on the Utility Master Plan (“UMP”) and energy initiatives are on following slides.

A COLUMBIA CAMPUS ENERGY INITIATIVE - UTILITY MASTER PLAN (“UMP”) UPDATE

Key Points

- Per our external engineering consultants, inflation is expected to Have significant impact on utility related projects *(Inflation impact will be assessed at point of formal project capital requests)*
- Consistent with the general manufacturing sector, there has been continued into 2023 an increase in supplies and workforce problems causing widespread interruptions, shortages, higher prices and longer lead times for manufactured electrical/utility goods
- Electrical and utility sector has also seen large increases in project costs and time to complete due to a lack in available workforce for installing and performing utility capital projects
- There is approximately **\$21.3+ million** out of \$151+ million UMP projects currently authorized and or in process
- USC will continue to explore support through Federal, State and other funding sources to compliment internal funds
- USC will continue to explore opportunities for strategic partnerships and arrangements



Green and Garnet – Building Optimization I

Energy Initiatives

Improvements:

- Upgraded lighting controls
- Water conservation fixtures
- Building Commissioning
- VAV control upgrades
- Chiller optimization
- AHU refurbishment
- Fume hood upgrades
- Condensate system upgrade

1600 Hampton Street



Jones PSC



Close-Hipp Building



Swearingen Engineering Center



Thomas Cooper Library



Project Description:

The project will implement energy conservation measures on five of our largest E&G buildings, totaling approximately 1.3M GSF, through the Guaranteed Energy, Water, and Wastewater Conservation Service Performance Contract. The budget will fund engineering design and building improvements having a 15-year guaranteed Return Of Investment.

Board Action 9/23 : Approval was received to fund Phase II design and construction for a total project budget of \$8,700,000 funded with Institutional Funds.



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WORK MGMT – NEW AND UPGRADED FACILITIES SYSTEMS & HOW TO REQUEST SERVICE

NEW AND UPGRADED FACILITIES SYSTEMS - CMMS

AssetWorks

- 2-year implementation
- Replaces FAMIS (circa 1990s)
- All aspects from work mgmt., project mgmt., utilities, etc.

HOW TO REQUEST SERVICE

- Contact

Email: FMCNotify@fmc.sc.edu

Phone: 777-WORK (9675)

or 777-4217

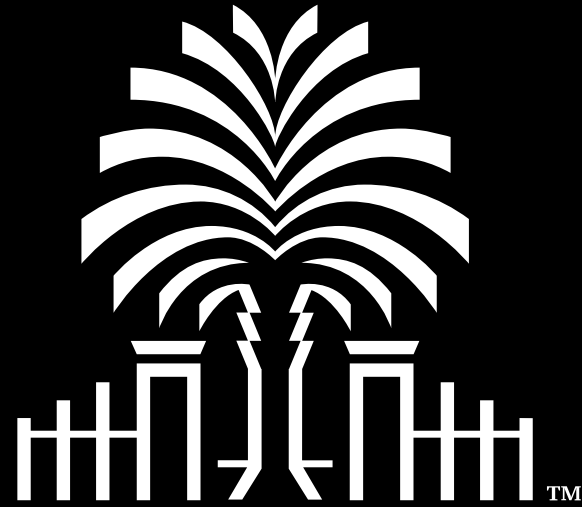
- The Call Center will route your service request to the appropriate service group in facilities. This includes Facilities Planning Programming Design and Construction.
- All customers should route all service requests through the departments “Call Center”



QUESTIONS?



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