

# NORTH CAROLINA COMMUNITY COLLEGE SYSTEM

## CAPITAL IMPROVEMENT PROJECT APPROVAL

### NEW PROJECT

<b>College</b>	Southwestern Community College		
<b>Project Name</b>	Library/SBC	<b>NCCCS Project No.</b>	2842
<b>Campus</b>	1049 Southwestern CC - Main Campus	<b>County</b>	Jackson

#### I. TYPE OF PROJECT:

Addition to Existing Facility	
Renovation of Existing Facility	

#### II. DESCRIPTION OF PROJECT:

\*For description of an addition to existing facility project, please include description of new structure (location, size (SF) and floors, materials, use of interior spaces), brief description of facility's systems (mechanical, electrical, plumbing, generators), overview of the facilities instructional programming, and any special construction requirements (permitting, abatement, demolition, etc.).

**Insert project and amendment description here.**

The existing Oaks Hall building located on SCC's main campus in Jackson County is a 27,000 SF two story structure built in 1970 that will be renovated and expanded. The approximately 22,000 SF expansion will centralize the library on the main campus, add faculty office space (approximately 24 offices), meeting rooms, classrooms and a dedicated parking area. The renovation will will enable SCC to address infrastructure issues, electrical capacity, and mechanical systems. The existing library will be be renovated to include a new roof, office structures, carpet, lighting, and restroom facilities.

**Project to be constructed/renovated on college owned property**

**Project to be constructed/renovated on leased property**

Provide the System Office a copy of lease that meets criteria as addressed in **Capital Improvement Manual**.

This form was prepared by:

Name: Don Tomas

Signature:

Contact Number: 828-339-4242

Date: 3/8/2024

CPC Signature:

**III. ESTIMATED COST OF PROJECT:**

**A. PRE-CONSTRUCTION COSTS**

1. Site Grading and Improvements (not in III B) ....	_____	
2. Demolition (not in III B) .....	_____	
<b>Subtotal "A"</b>		<u>0.00</u>

**B. CONSTRUCTION**

1. Design Fee .....	1,568,603.00	
2. Construction.....	15,666,418.00	
3. Construction Contingency .....	1,960,753.00	
4. Other Contracts .....	411,758.00	
5. Other Fees .....	_____	
<b>Subtotal "B"</b>		<u>19,607,532.00</u>

**C. Other Costs**

1. Initial Equipment.....	_____	
2. Work Performed by Owner .....	_____	
<b>Subtotal "C"</b>		<u>0.00</u>

**TOTAL ESTIMATED COST OF PROJECT (Sum of III A, B, C)**

**\$19,607,532.00**

**IV. SOURCES OF FUNDS IDENTIFIED FOR THIS PROJECT:**

**A. NON-STATE FUNDS**

1. County Appropriated	6,121,867.00	
2. County Bonds	_____	
3. <input type="text"/> ▼	_____	
4. <input type="text"/> ▼	_____	
5. <input type="text"/> ▼	_____	
<b>Subtotal "A"</b>		<u>6,121,867.00</u>

**B. STATE FUNDS (Handled locally by college - not reimbursed through System Office)**

1. OSBM Administered 2024 SC ▼	10,000,000.00	
2. <input type="text"/> ▼	_____	
3. <input type="text"/> ▼	_____	
<b>Subtotal "B"</b>		<u>10,000,000.00</u>

\*Must be used on same OSBM SCIF Project

**C. STATE FUNDS (Reimbursed by the System Office)**

1. Budget Code <input type="text"/> 42120 New SCIF \$400M ▼	3,485,665.00	
2. Budget Code <input type="text"/> ▼	_____	
3. Budget Code <input type="text"/> ▼	_____	
4. Budget Code <input type="text"/> ▼	_____	
<b>Subtotal "C"</b>		<u>3,485,665.00</u>

Total Sources of Funds Available (IV A, B, C)

19,607,532.00

**D. UNIDENTIFIED FUNDS**

1. Unidentified Funds (Do not include on the NCCCS 2-16)	_____	
<b>Subtotal "D"</b>		<u>0.00</u>

**Total Sources of Funds Including Unidentified**

**\$19,607,532.00**

## V. CERTIFICATION BY THE COLLEGE BOARD OF TRUSTEES

To the State Board of Community Colleges:

We, the Board of Trustees of Southwestern Community College  
do hereby certify:

1. That the information contained in this application is true and correct to the best of our knowledge and belief, and do hereby request approval from the State Board of Community Colleges for this application and for the utilization of \$3,485,665.00 State funds reflected on Page 3, which are appropriated and have been allocated for the use of our college. These funds, along with the non-state funds shown, will be used exclusively for facilities, equipment for those facilities, land, or other permanent improvements described herein and in accordance with the minutes and resolution of the Board of Trustees dated \_\_\_\_\_.

- As part of this certification, the Board of Trustees certify that any equipment purchased with the State Funds must have a useful life of 10+ years.
- As part of this certification, the Board of Trustees acknowledge that furniture is not an allowable expense as part of a capital project funded by State Funds, therefore will not be reimbursed.

2. That the described permanent improvements are necessary for meeting the educational needs of the area served and that this proposed project is in accordance with the rules and regulations adopted by the State Board of Community Colleges.

3. That a fee simple title held by the Board of Trustees to the property upon which the said facilities or improvements are to be made, or that a long-term lease, as described in the North Carolina Community College System Capital Improvement Guide, is held by the Board of Trustees.

4. That in formal sessions with a quorum present, the Board of Trustees authorized this application and further authorized the Chairman and the Chief Administrative Officer of this Board to execute all papers required by the rules and regulations of the State Board of Community Colleges.

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Chairman - Board of Trustees

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Chief Administrative Officer/President

**VI. CERTIFICATION AS TO AVAILABILITY OF LOCAL SUPPORT AND FUNDS**

Certification 1.

I certify that I have examined this application for the project no: 2842  
from Southwestern Community College and if shown, county funds in the  
amount of \$6,121,867.00 are available for the planning and construction of this project.

County Manager/Finance Officer Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Date \_\_\_\_\_

**(The following certification must be completed for New Facility Projects Only)**

Certification 2.

Based on an analysis of the colleges annual operating and utility costs, (as per the NCCCS 3-1  
Section VIII) it is estimated that the college will expend an additional \$72,204.25  
per year in support of this new construction. I certify that this document has been reviewed, and that  
the information stated herein will be shared with the proper county officials to seek an appropriate  
adjustment to the college's budget as the new facility is brought online.

County Manager/Finance Officer Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Date \_\_\_\_\_



**VII. CERTIFICATION OF ATTORNEY AS TO FEE SIMPLE TITLE TO THE PROPERTY**

(Note: Required only for construction on a new site or when federal funds are involved. Not  
required for long term lease.)

I, \_\_\_\_\_, duly licensed attorney of the State of North  
Carolina, do hereby certify that I have examined the public records of \_\_\_\_\_  
County, North Carolina, from January 1, 1925, to this date concerning title to the property upon which  
the improvements set out in the foregoing application are proposed to be made, and I find from said  
examination that a fee simple title free from all claims or encumbrances, is vested in  
\_\_\_\_\_ by deed recorded in (specify book & page) \_\_\_\_\_  
\_\_\_\_\_ in the Office of the Register of Deeds except as noted below: (Attach  
a copy of deed)

This, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Signature

**VIII. CERTIFICATION OF LOCAL BUDGET SUPPORT  
ESTIMATED OPERATING/UTILITY ANNUAL COST  
FOR CAPITAL IMPROVEMENT PROJECTS**

Date: 3/8/2024 Project Name: Library/SBC

College: Southwestern Community College Project Completion Date: 12/31/2027

Additional Cost Identification	1st Year of Operation	2nd Year of Operation	3rd Year of Operation	4th Year of Operation	5th Year of Operation	Average Additional Annual Cost
	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>	<b>FY 2031</b>	
<b>Staffing (Housekeeping &amp; Facility Operator)</b>						
additional annual cost	\$56,000	\$57,680	\$59,410	\$61,193	\$63,028	\$59,462
<b>Plant Maintenance</b>						
additional annual cost	\$0	\$0	\$0	\$0	\$0	\$0
<b>Other Operating Cost</b>						
additional annual cost						
Electric	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$10,618
Fuel (Gas, Oil)	\$0	\$0	\$0	\$0	\$0	\$0
Water	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,124
Telecommunications	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Average Annual Cost (will populate into Section VI of the 3-1)</b>						<b>\$72,204</b>
<b>I certify that the county has reviewed this information as a part of the approval process.</b>						

\_\_\_\_\_  
County Manager/Finance Officer