



South Carolina Commission on Higher Education

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TO: Mr. Kenneth B. Wingate, Chair, and Members, Commission on Higher Education
FROM: Mr. Gary S. Glenn, Director of Finance, Facilities, & MIS
SUBJECT: Items for Consideration on April 14
DATE: April 12, 2011

Attached are items for review and consideration of the full Commission. Staff recommendations are advanced without Committee consideration due to recent changes in CHE membership and time sensitivity of the requests.

If you have any questions about a particular item, or if you need additional information, please contact Gary Glenn at (803) 737-2155.

8.04A Interim Capital Project

- A. College of Charleston
 - i. Rita Hollings Science Center Renovation (Phase I)
- establish pre-design

8.04B Lease

- A. Medical University of South Carolina
 - i. 1786 Anthony Street
- lease renewal

8.04C List of Capital Projects & Leases Processed by Staff for March 2011 (For information only; no action requested.)

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

April 14, 2011

COLLEGE OF CHARLESTON

PROJECT NAME: Rita Hollings Science Center Renovation (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$615,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$615,000	\$615,000
<i>Total</i>	<i>\$0</i>	<i>\$615,000</i>	<i>\$615,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
College Fees	\$0	\$615,000	\$615,000
<i>Total</i>	<i>\$0</i>	<i>\$615,000</i>	<i>\$615,000</i>

DESCRIPTION:

The College requests approval to establish a project to renovate the Rita Hollings Science Center to provide space for Geology/Biology, Physics, Computer Science, and Psychology. Built in 1974 and expanded and renovated in 1987, the facility was built to accommodate a student body of 5,000 students. With its population over 10,000 today, the need for modern and additional space is evident. In January 2010, the College opened a second science facility to meet space demands. With the proposed renovation, the College will be able to consolidate its teaching locations which are currently spread across ten buildings. External studies and reviews have revealed the poor quality of the facility which has a critical and negative impact on programs. Problems identified include leaking roofs, mold and mildew, and poorly operating HVAC systems. The facility has serious air systems problems which include inadequate make-up air, re-entrainment of exhaust effluent, and pressurization problems. With the complete renovation and expansion, health and safety issues will be resolved. The internal projected budget is \$41,000,000.

This project is included in the institution's FY 2011-12 CPIP year one as priority number two. Because the FY 2011-12 CPIP year one list has not been approved by the Commission, the project is being brought through the interim capital project process.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$11,344,625 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

The project is not expected to generate additional operating costs at this time.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

DESCRIPTION OF LEASE FOR CONSIDERATION

April 14, 2011

MEDICAL UNIVERSITY OF SOUTH CAROLINA

LEASE NAME: 1786 Anthony Street
REQUESTED ACTION: Lease Renewal
REQUESTED ACTION AMOUNT: \$104,335

DESCRIPTION:

The University requests approval of a lease renewal for 4,800 SF of space including 1.4 acres located at 1786 Anthony Street. Built by Charleston Neck Properties, LLC and owned by Gary Shahid, this property is unique and constructed to suite the University's Transportation Service needs. The purpose of the lease renewal is to continue to accommodate the University Transportation services shuttle bus fleet, storage, maintenance and operations offices. The facility houses thirty-one employees and thirty-eight University vehicles/trailers.

The per SF rate for year one is \$21.74. The monthly rental rate will be \$8,694.23, resulting in an annual cost of \$104,335. The requested lease term is three years with the option to renew for two additional terms of one year each. This lease will have an automatic 3% annual rent increase. This is not a full service lease. The University expects to pay an annual cost of \$10,373 for Utilities, \$1,227 for maintenance, and \$477 for 2009 taxes (increase only).

RECOMMENDATION:

Staff recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

INFORMATION ITEM

Capital Projects & Leases Processed by Staff						
March 2011						
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
3/14/2011	9812	Clemson	President's Park Rotunda Construction	decrease budget, close project	(\$51,384)	\$773,616
3/14/2011	9849	Clemson	Institute for Packaging Design & Graphics	decrease budget, close project	(\$1,144)	\$6,998,856
3/14/2011	9534	Winthrop	Tennis Complex Construction	decrease budget, change source of funds, close project	(\$2,216)	\$1,297,784
3/14/2011	9563	Winthrop	304/308 Stewart Avenue Property Acquisition	decrease budget, close project	(\$35,062)	\$83,938
3/14/2011	9564	Winthrop	Culp & Ivey Street Property Acquisition	decrease budget, close project	(\$29,592)	\$136,408
3/14/2011	9565	Winthrop	507 Park Avenue Property Acquisition	decrease budget, close project	(\$34,665)	\$87,335
3/14/2011	9583	SC State	Student Housing Apartment Construction	decrease budget, close project	(\$4,191,349)	\$35,292,101
3/14/2011	9593	SC State	Chestnut Street Vacant Lot #1 Land Acquisition	increase budget, close project	\$5,188	\$16,188
3/14/2011	9594	SC State	Sojourner Truth Exterior Walls Waterproofing	increase budget, change source of funds, close project	\$9,346	\$23,552
3/14/2011	9626	SC State	Chestnut Street Entry Construction	increase budget, change source of funds, close project	\$70,414	\$1,470,414
3/14/2011	9631	SC State	Oliver C. Dawson Stadium - New Playing Field Turf Installation	increase budget, change source of funds, close project	\$63,912	\$641,912
3/14/2011	New	Greenville TC	Industrial Building "D" Wing Renovation ¹	establish pre-design	\$0	\$13,178
3/14/2011	6000	Northeastern TC	Dillon Campus Construction ²	increase budget, revise scope	\$110,389	\$1,236,809
3/14/2011	6002	York TC	Griffin Motors Land Acquisition	cancel project	(\$20,000)	\$0
3/22/2011	New	College of Charleston	Jewish Studies Center Addition ¹	establish pre-design	\$0	\$60,000
3/22/2011	New	Midlands TC	Support Center Upfit ¹	establish pre-design	\$0	\$37,500
3/22/2011	New	Midlands TC	Morris Hall Addition ¹	establish pre-design	\$0	\$16,500
3/22/2011	New	York TC	Chester Land Acquisition at Highway 9 & Ballymena Road ³	establish project	\$0	\$85,000
3/28/2011	6008	Horry-Georgetown TC	Building 400 ⁴	decrease budget, revise scope	(\$8,978,840)	\$4,476,160

¹See supporting narrative.
²Remaining funding from the Cheraw Renovations Project will be moved to this project. This is not a pipeline project; however, bids were lower than anticipated and the original building plan will be expanded to include a lab classroom.
³Approved by CHE on September 3, 2009 as part of MLAP.
⁴Amend original project scope, which included both building construction and infrastructure upgrades, to only infrastructure improvements. The project was initially envisioned as a joint use facility between HGTC and Horry County Schools. The local school district now desires to build a standalone facility on the College's campus that will be solely dedicated to the Early College Program. Scope of work is revised to include demolition of existing building, site work, parking revisions, and re-work of storm water ponds.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR MARCH 2011**

Note: At the June, 2008 meeting, the Finance & Facilities Committee clarified staff authority for processing institutional requests to establish capital projects. Accordingly, the following summaries are presented as information.

COLLEGE OF CHARLESTON

PROJECT NAME: Jewish Studies Center Addition (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$60,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$60,000	\$60,000
<i>Total</i>	<i>\$0</i>	<i>\$60,000</i>	<i>\$60,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
College Fees	\$0	\$60,000	\$60,000
<i>Total</i>	<i>\$0</i>	<i>\$60,000</i>	<i>\$60,000</i>

DESCRIPTION:

The College requests approval to establish a project to construct three floors consisting of 15,000 SF in the Jewish Studies Center to provide food service space for a kosher/vegetarian kitchen and dining room, and space for classrooms and academic support offices. The first floor will house the dining hall, which will be utilized by students, faculty, staff, and the public. The College has estimated that 10% of its student body is Jewish. Additionally, the surrounding Charleston community has a large Jewish population. The Jewish Studies Advisory Board has committed to raising \$1M, the cost estimated to build the first floor. Once the private funds have been secured, the College proposes to build the dining hall with shell space for the remaining two floors. The College, landlocked in an urban setting, would be responsible for classrooms and academic support offices. The College only expects to complete Phase I during FY 2011-2012, which will provide schematics for fundraising purposes.

This project is included in the institution's FY 2011-12 CPIP year one as priority number four. The total projected budget for this project is \$4,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

The project is not expected to generate additional operating costs at this time.

GREENVILLE TECHNICAL COLLEGE

PROJECT NAME: Industrial Building “D” Wing Renovation (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$13,178
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$13,178	\$13,178
Total	\$0	\$13,178	\$13,178

Source of Funds	Previous	Change	Revised
Local	\$0	\$13,178	\$13,178
Total	\$0	\$13,178	\$13,178

DESCRIPTION:

The College requests approval to establish a project to renovate 14,000 SF in the Industrial Building “D,” currently used for Emergency Medical Technology training. The academic group will be temporarily relocated during the renovation and will return to the facility upon completion. The renovation will demolish 80% of existing space which will be reconfigured to better meet the needs of the academic program and improve foot traffic throughout the area. The building was constructed in 1975 and except for interior partition reconfigurations, has generally remained unchanged. The area will be renovated to include classrooms, labs, simulator rooms, specialty training rooms, offices, new ADA restrooms, and a new HVAC system.

This project was not included in the institution’s FY 2010-11 CPIP year one because it was not expected to exceed the \$500,000 PIP threshold. The total projected budget is \$878,500.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$1,704,080 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

The project is not expected to generate additional operating costs at this time.

MIDLANDS TECHNICAL COLLEGE

PROJECT NAME: Support Center Upfit (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$37,500
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$37,500	\$37,500
Total	\$0	\$37,500	\$37,500

Source of Funds	Previous	Change	Revised
College Funds	\$0	\$37,500	\$37,500
Total	\$0	\$37,500	\$37,500

DESCRIPTION:

The College requests approval to establish a project to upfit the interior of the Support Center located on its Airport Campus to provide for the expanding Industrial Technologies credit programs and the Continuing Education non-credit programs. The Support Center was built in 2003 and has 25,000 SF of floor space and an additional 9,600 SF of mezzanine floor space. This project will allow for the two programs to utilize the same equipment and floor space.

Fall enrollment has increased 122% in the Industrial Technology programs and 160% in the Continuing Education related programs since 2005. These growing programs require large lab space for their training equipment such as welding machines, controller boards, plumbing displays, construction mock-ups, power tools and equipment. Rooms adjacent to large lab spaces allow for instructional time while minimizing travel back and forth to labs. Collaboration between Industrial Technology and Continuing Education departments maximizes utilization of space. Growing need for industrial education continues with local economic development expansion such as the SCANNA nuclear reactors, Fort Jackson and other local industry expansions and relocations.

This project is included in the institution's FY 2011-12 CPIP year one as priority number one. The total projected budget for this project is \$2,500,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Newly Acquired Facility

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, custodial, maintenance, and insurance will require additional operating costs ranging between \$46,600 and \$50,000 in the three years following project completion.

MIDLANDS TECHNICAL COLLEGE

PROJECT NAME: Morris Hall Addition (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$16,500
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$16,500	\$16,500
Total	\$0	\$16,500	\$16,500

Source of Funds	Previous	Change	Revised
College Funds	\$0	\$16,500	\$16,500
Total	\$0	\$16,500	\$16,500

DESCRIPTION:

The College requests approval to establish a project to add approximately 5,100 SF onto the south end of Morris Hall on its Airport Campus to provide additional classroom and student support space. Morris Hall was built in 1995 and is currently 9,960 SF.

Increased enrollment at the College necessitates additional general purpose classroom space and student support space. Enrollment is up 12% at the college and 10% on the Airport Campus. Additional students require more classroom and support service space.

This project is included in the institution's FY 2011-12 CPIP year one as priority number two. The total projected budget for this project is \$1,100,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$22,825 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, custodial, maintenance, and insurance will require additional operating costs ranging between \$21,600 and \$23,200 in the three years following project completion.