



South Carolina Commission on Higher Education

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TO: Mr. Kenneth B. Wingate, Chair, and Members, Commission on Higher Education
FROM: Mr. Guy Tarrant, Chair, and Members of the Committee on Finance & Facilities
SUBJECT: Items for Consideration on August 10
DATE: August 4, 2011

Attached are items for your review and consideration at the August 10 Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on these items but is scheduled to review and develop recommendations at its meeting scheduled for 9:30 a.m. on August 10. The Committee will bring its recommendations to the Commission for consideration at the Commission meeting. Staff recommendations are included for your information.

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 Projects

- A. Medical University of South Carolina
 - i. Psych Institute Data Center Uninterruptible Power Supply – Side B Installation (Phase I and II)
- establish construction budget

- B. Francis Marion University
 - i. Office Services Building Replacement (Phase II)
- establish construction budget

8.04B List of Capital Projects & Leases Processed by Staff for June & July 2011 (For Information, No Action Required)

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

August 10, 2011

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Psych Institute Data Center Uninterruptible Power Supply
– Side B Installation (Phase I and II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$2,500,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$300,000	\$300,000
Renovations (1,280 SF)	\$0	\$2,000,000	\$2,000,000
Contingency	\$0	\$200,000	\$200,000
<i>Total</i>	<i>\$0</i>	<i>\$2,500,000</i>	<i>\$2,500,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Inst. Cap. Project Fund	\$0	\$1,250,000	\$1,250,000
Clinical Revenue	\$0	\$1,250,000	\$1,250,000
<i>Total</i>	<i>\$0</i>	<i>\$2,500,000</i>	<i>\$2,500,000</i>

DESCRIPTION:

The MUSC main data center has suffered two power-related outages within the past fifteen months as the result of internal UPS component failures. Those outages have directly affected critical patient care. When the main data center goes down, the entire University IT network is off line. Electronic medical records, patient registration, pharmacy, financials, research, and all other University functions that depend on computer support are out of business until the system can be restored. As a result of the two recent failures and a thorough investigation following the second failure, MUSC has determined that there are several single points of failure within the data center system. It is absolutely necessary to have redundancy for critical IT systems that directly impact patient care and life safety.

This project will install a new redundant 825 KVA Uninterruptible Power System (UPS) and associated support equipment at MUSC's main data center. With the completion of this UPS Side B installation, the main MUSC data center will have redundancy for all of its support systems.

This request is for approval of full design and construction. **MUSC has declared this project an emergency.** There exists an immediate threat to patient life safety. Design and construction of this project is in progress.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

The project is expected to generate additional operating costs of \$370,000 per year for electricity and maintenance.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

FRANCIS MARION UNIVERSITY

PROJECT NAME: Office Services Building Replacement (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$700,100
INITIAL CHE APPROVAL DATE: September 30, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$9,900	55,000	65,000
Site Development	\$0	95,000	95,000
New Construction (3,600 SF)	\$0	520,000	520,000
Contingency	\$0	30,000	30,000
Total	\$9,900	700,100	710,000

Source of Funds	Previous	Change	Revised
Maintenance Reserve Fund	\$9,900	700,100	710,000
Total	\$9,900	700,100	710,000

DESCRIPTION:

The University requests approval to establish the construction budget to construct a new 3,900 SF office services building. The facility will include a mail room with a sorting and processing area, a print operations area with an open floor plan that includes adequate work space and maintenance access to printing equipment. The building will also include staff offices, public restrooms, a pallet storage area, and a raised loading dock for mail and equipment deliveries.

The building will replace the existing office service building that is dilapidated and hazardous to employees due to the rotting and deteriorated exterior, the lack of proper mechanical ventilation for printing equipment fumes, and the improper safety clearances around the equipment due to the lack of space. The current building cannot be repaired or renovated without extensive costs that would be associated with upgrading the electrical and mechanical ventilation systems to meet current building codes. The existing building will be used for storage until it is demolished at a later date.

This project was not included in the institution's FY 2011-12 CIP year one because it was not a new project and was already in process as a permanent improvement project. It was included as a FY 2009-10 year-two CIB request.

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.

RECOMMENDATION:

Staff recommends approval of this project as proposed.
operating costs at this time.

INFORMATION ITEM

Capital Projects & Leases Processed by Staff						
June 2011						
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
5/26/2011	9577	Coastal Carolina	Procurement Building & Land Acquisition ¹	increase budget	\$15,300	\$35,300
5/26/2011	6016	Trident TC	Nursing and Science Building ²	establish construction budget	\$29,550,000	\$30,000,000
5/31/2011	9559	Winthrop	University Place Acquisition ³	decrease budget	(\$2,461)	\$17,539
5/31/2011	9568	Winthrop	City of Rock Hill Operations Center Land Acquisition ⁴	increase budget	\$2,461	\$2,222,461
5/31/2011	6006	Central Carolina TC	Building 600 Renovation ⁵	change source of funds	\$0	\$1,000,000
6/3/2011	9512	SC State	1890 Extension Facilities	decrease budget, close project	(\$102,430)	\$6,689,085
6/3/2011	9513	SC State	Arts & Science Building	decrease budget, close project	(\$30,637)	\$9,449,708
6/3/2011	9561	SC State	Campus Wide Steam Distribution Repairs	decrease budget, close project	(\$909,725)	\$1,740,275
6/3/2011	9595	SC State	Battiste Hall Exterior Corridor Enclosure	cancel project	(\$245,000)	\$0
6/3/2011	9597	SC State	Housing Facilities Elevator Replacement	decrease budget, close project	(\$143,890)	\$6,110
6/3/2011	9630	SC State	Oliver C. Dawson Stadium New Scoreboard Face	close project	\$0	\$448,975
6/3/2011	9633	SC State	1964 Russell Street Land Acquisition	cancel project	(\$10,000)	\$0
6/3/2011	9636	SC State	Deferred Maintenance Repair/Renovation	close project	\$0	\$2,500,000
6/3/2011	9637	SC State	2119/2233 Russell Street Land Acquisition	cancel project	(\$20,000)	\$0
6/3/2011	9638	SC State	Multipurpose Warehouse Building Construction	cancel project	(\$60,000)	\$0
6/7/2011	9793	MUSC	Psychiatric Institute 3rd Floor Main Data Center System Upgrades ⁶	increase budget, revise scope	\$2,550,000	\$4,550,000
6/7/2011	9802	MUSC	Replace Psych Institute Generators, ATS, & Switchgear ⁷	decrease budget, close project	(\$2,550,000)	\$0
6/7/2011	9900	Tri-County TC	Student Center Deferred Maintenance	decrease budget, close project	(\$2,000,000)	\$0
6/7/2011	9961	Tri-County TC	Anderson Campus Site Development	decrease budget, close project	(\$82,870)	\$1,667,130
6/7/2011	9986	Tri-County TC	Pendleton Campus Expansion Land Purchase	decrease budget, close project	(\$5,279)	\$938,721
6/7/2011	9990	Tri-County TC	Occupational Center Building Replacement ⁸	decrease budget	(\$13,295)	\$8,553,905
6/7/2011	9994	Tri-County TC	Pickens County Land Acquisition ⁹	increase budget, close project	\$13,295	\$1,148,295
6/7/2011	6018	Tri-County TC	Highway 76 Land Acquisition	decrease budget, close project	(\$41,947)	\$968,053
6/7/2011	6022	Tri-County TC	Anderson Welding/HVAC Building Renovation ¹⁰	change source of funds	\$0	\$2,987,000
6/9/2011	New	Trident TC	Berkeley Campus Land Acquisition ¹¹	establish (environmental study)	\$0	\$20,000

6/15/2011	6061	USC Columbia	Computer Annex Back-Up Power Installation	decrease budget, close project	(\$14,330)	\$2,170
6/15/2011	6066	USC Columbia	Jones PSC North Tower Ceiling Asbestos Removal ¹²	change source of funds	\$0	\$5,500,000
6/15/2011	6073	USC Columbia	Maxcy College Renovation ²	establish construction budget	\$3,693,750	\$3,750,000
6/15/2011	6079	USC Columbia	Close-Hipp Building Renovations ^{2,13}	increase budget	\$331,250	\$781,250
6/15/2011	9574	SC State	Whittaker Library Expansion	increase budget, change source of funds	\$25,179	\$477,435
6/15/2011	9614	SC State	458 Reid Street Land Acquisition	cancel project	(\$10,000)	\$0
6/15/2011	9625	SC State	Turner Hall Exterior Façade & Roof Repair/Replacement	decrease budget, close project	(\$219,590)	\$254,904
6/15/2011	9643	SC State	Turner Hall A-Wing HVAC System Repair/Replacement	decrease budget, close project	(\$76,495)	\$49,505
6/20/2011	9586	Coastal Carolina	Parking Lot Construction Land Donation ²	revise scope	\$0	\$20,000
6/22/2011	New	Horry-Georgetown TC	Land Acquisition for Environmental & Building Studies ¹¹	establish (environmental study)	\$0	\$20,000

¹Increase budget to cover a Phase II Environmental Assessment and a Phase II Building Condition Assessment.

²Approved by CHE on May 26, 2011 as part of CPIP FY 2011-12.

³Transfer funds to project #9568.

⁴Funds transferred from project #9559.

⁵Revising source of funds from \$28,738.73 in Local College Funds to Institutional Capital Project Funds (ICPF) in order to draw down remaining ICPF balance.

⁶Transferring scope of work and budget from project #9802 to this project in order to simplify the construction and accounting required to complete the work as a single construction project.

⁷Transfer scope of work and budget to project #9793.

⁸Transfer funds to project #9994.

⁹Funds transferred from project #9990.

¹⁰Change \$57,666 from local funds to Federal ARRA Stimulus funds.

¹¹See supporting narrative.

¹²Change \$2,302.02 from institutional funds to Federal ARRA Stimulus funds.

¹³Increase is to fund more extensive documentation during Design Phase to provide information regarding the addition of Construction Management At-Risk (CM@Risk) for pre-design services. It was originally anticipated that the project would follow a traditional design-bid-build approach for construction. During the initial development, the program and anticipated scope of work were evaluated against a tight schedule and the project delivery method was changed to CM@Risk. Early involvement of the contractor in rigorous cost controls during the design of the project will best mitigate the risk of future construction costs.

Capital Projects Processed by Staff

July 2011

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
7/1/2011	6022	USC Columbia	Beta Research Facility Construction ¹	increase budget	\$240,000	\$40,139,157
7/1/2011	6023	USC Columbia	Omega II Research Facility Construction ²	decrease budget	(\$240,000)	\$29,684,516
7/12/2011	9639	College of Charleston	Craig Cafeteria Kitchen Renovations	close project		\$0
7/22/2011	9519	USC Salkehatchie	USC Salkehatchie Deferred Maintenance	decrease budget, close project	(\$864)	\$143,291
7/26/2011	9528	USC Upstate	Campus Life Center Addition & Renovation	decrease budget, revise scope, close project	(\$5,030,389)	\$469,611
7/26/2011	New	College of Charleston	Dixie Plantation Field Stations ³	establish pre-design	\$0	\$31,500
8/1/2011	9538	Coastal Carolina	Athletic Training Facility Construction	decrease budget, close project	(\$586,264)	\$11,413,736

¹Funds transferred from project #6023.

²Transfer funds to project #6022.

³See supporting narrative.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR JUNE & JULY 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: Dixie Plantation Field Station (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$31,500
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$31,500	\$31,500
<i>Total</i>	<i>\$0</i>	<i>\$31,500</i>	<i>\$31,500</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
College Fees	\$0	\$31,500	\$31,500
<i>Total</i>	<i>\$0</i>	<i>\$31,500</i>	<i>\$31,500</i>

DESCRIPTION:

The proposed project will provide for two field stations at Dixie Plantation to support environmental science research and instruction. Each 3,000 SF facility will accommodate 24-30 students and faculty at one time from the undergraduate and graduate programs in the fields of Environmental Studies, Biology, and Archeology.

The College received a \$1M grant from the Spaulding-Paolozzi Foundation to be matched with institutional funds. The request is to establish the project to allow for the required Phase 1 design.

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.

HORRY-GEORGETOWN TECHNICAL COLLEGE

PROJECT NAME: Land Acquisition for Environmental & Building Studies (Phase I)
REQUESTED ACTION: Establish (environmental study)
REQUESTED ACTION AMOUNT: \$20,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
HGTC Funds	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

DESCRIPTION:

The College requests approval to establish a project to conduct the environmental and building studies on two commercial buildings (10,000 SF and 15,000 SF) and approximately four acres of land located directly across Highway 501 from the College. The property is currently owned by Fountain Fuller of SC, LLC. Additional buildings are sought as a low cost alternative to new construction and will provide critically needed academic space for plumbing, refrigeration, welding, and construction and weatherization programs. The facilities will also house the College's printing, maintenance, and shipping and receiving operations. The internal projected purchase price for the buildings and land is between \$1 M and \$1.5M.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land Acquisition

ANNUAL OPERATING COSTS/SAVINGS:

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

TRIDENT TECHNICAL COLLEGE

PROJECT NAME: Berkeley Campus Land Acquisition (Phase I)
REQUESTED ACTION: Establish (environmental study)
REQUESTED ACTION AMOUNT: \$20,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Funds	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

DESCRIPTION:

The College requests approval to establish a project to conduct the appraisal and environmental study on a 1.56 acre plot of land adjacent to the College's Berkeley campus. The property is currently owned by CAB, LLC. Additional property will allow the campus to grow to accommodate student and program growth resulting from increased demand caused by economic development initiatives in the area. Enrollment at the Berkeley campus for Fall 2010 was 972 students. The College projects enrollment growth to 2,000 students by 2013. The internal projected purchase price for this property is \$108,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land Acquisition

ANNUAL OPERATING COSTS/SAVINGS:

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