



January 24, 2005

MEMORANDUM

TO: Dalton B. Floyd, Jr., Chair,
and Members, Commission on Higher Education

FROM: Rosemary Byerly, Chair, Committee on Finance and Facilities

SUBJECT: Interim Capital Projects for Consideration

Attached are the interim capital projects for your consideration on February 3, 2005. Please note, the Finance and Facilities Committee has not yet considered these projects. The Committee will meet at 9:30 a.m., prior to the Commission meeting, to develop recommendations for the full Commission. However, staff recommendations have been included for your information.

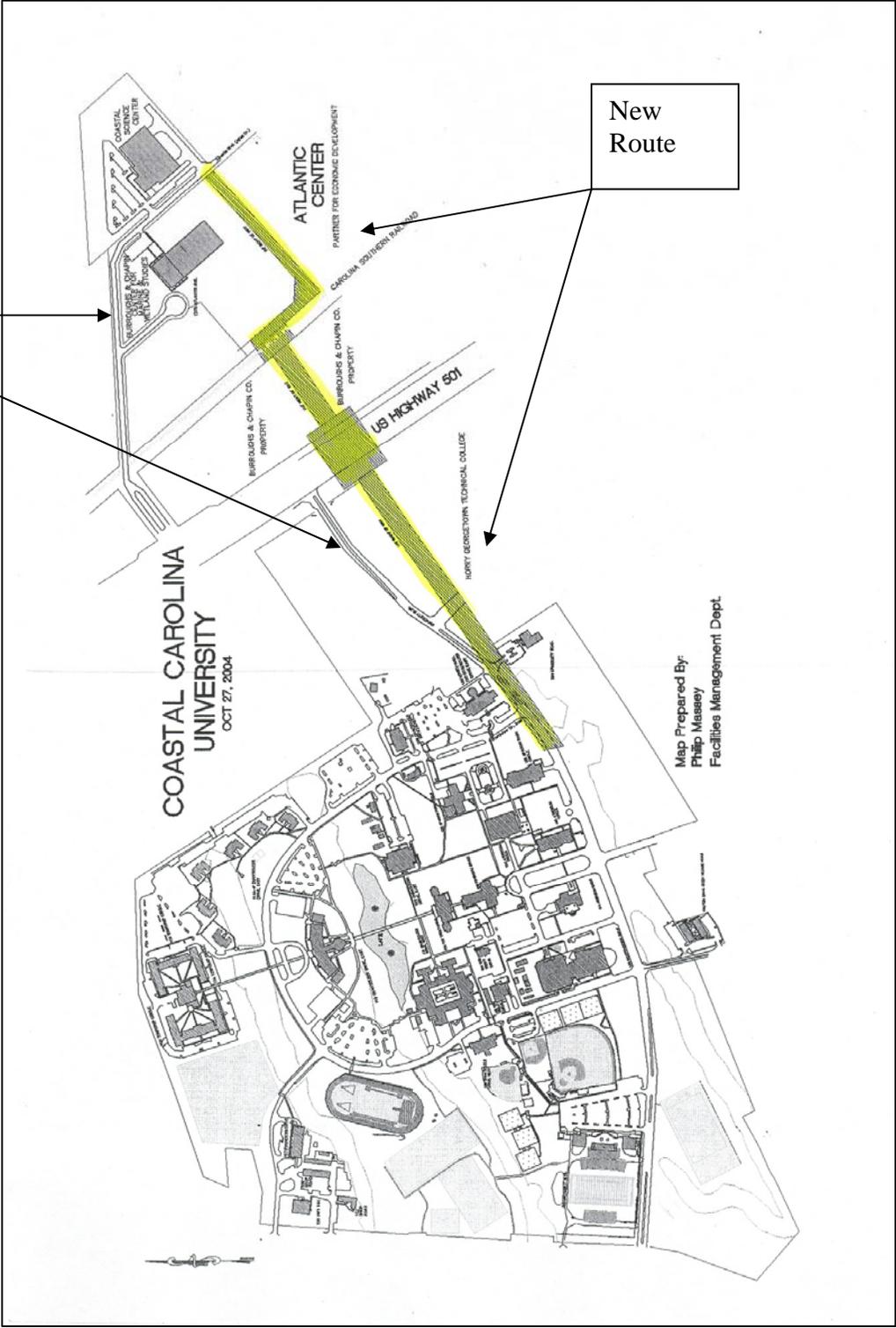
A list of the December staff approvals is also attached for information.

**Summary
Interim Capital Projects for Consideration
February 3, 2005**

1. Coastal Carolina	Campus Roads Improvements	\$ 2,050,000	-increase
2. College of Charleston	a. Replace Lightsey Roof & Chiller	1,800,000	-establish
	b. Restore Exterior of Randolph Hall and Porter's Lodge	700,000	-establish
	c. Physical Ed. & Athletics Ctr.	24,000,000	-increase
3. Orangeburg-Calhoun TC	Classroom & Auditorium Constr.	4,825,000	-increase/ revise scope
4. TC of the Low Country	Jasper County Land Purchase	338,000	-establish

Existing Route

New Route



College of Charleston

Lightsey Center Roof &
Chiller Replacement

\$ 1,800,000 -establish project

Source of Funds:

\$ 1,000,000 -tuition

800,000 -ICPF

\$ 1,800,000

Description

This project involves replacing the entire roof system on the Lightsey Center and adjacent annex building, replacing the chiller and cooling tower on the roof, and removing all air conditioning equipment that services the third floor and replacing it with a new HVAC system. The roof and HVAC systems are past the end of their useful life, are in poor condition, and need replacing. The College plans to fund the project with \$1 million in tuition funds and \$800,000 in capital project funds it has set aside for facilities maintenance.

The Lightsey Center is a three-story facility constructed in 1953 and consisting of 116,547 gross square feet. In 2003, the Budget and Control Board replacement cost for the building was listed as \$15,047,339 and the deferred maintenance needs were calculated to be approximately \$3 million. The College requested and received approval for interior renovations to the building in November 2003. The interior renovations were completed in April 2004.

The Lightsey Center serves as the student services center for the College of Charleston. All of the departments that directly serve the students are located in this facility. These include financial aid, registrar, advising, career services, disability services, new student programs, and others.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

Exterior Restoration of Randolph
Hall and Porter's Lodge

\$ 700,000 -establish project

Source of Funds:

\$ 700,000 -tuition

Description

This project is to perform necessary exterior repairs on Randolph Hall and Porter's Lodge. These two buildings are the oldest facilities built by the College and along with Towell Library represent the original campus. Randolph Hall was constructed in 1828 and Porter's Lodge was constructed in 1850. Both facilities are on the Historic Register. Randolph Hall is a three story building with 623 linear feet of perimeter and contains the College's administrative offices. Porter's lodge is a smaller facility across the courtyard from Randolph Hall and contains faculty offices for the English Department.

Recommendation

Staff recommends approval of this project as proposed.

The project has been approved by the State Board for Technical and Comprehensive Education.

Recommendation

Staff recommends approval of this project as proposed.

Technical College of the Low-Country

Jasper County Land Purchase	\$ 338,000	-purchase 15.839 acres of land; change scope from feasibility study to land purchase
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Source of Funds:	\$ 338,000	-local funds
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Description

This request is to purchase 15.839 acres of land in Jasper County adjacent to a 32.25 acre tract located in Beaufort County.

In November 2002, the Commission granted conceptual approval to TCL to establish a campus in the New River Tax Incentive Funding (TIF) District. At the time, the exact location of the property was not known. In 2003, TCL made a report to the Commission outlining its plan for obtaining a 32.4 acre tract in Beaufort County and an adjoining 15.839 acre tract in Jasper County for its new campus. Although the two tracts were owned by the same entity, the acquisition of the land required two separate transactions because of two different county TIF districts (Beaufort and Jasper).

Beaufort County has since purchased the Beaufort County tract for use by TCL and leases it to TCL for \$1 per year. When payment is concluded, the land will be titled to TCL. The contract for the Beaufort County property included an option for TCL to purchase the additional 15.5 acres of adjacent non-wetland property in Jasper County. A diagram showing the two tracts of land is on the following page.

The option on the Jasper County property was subject to the physical suitability of the property, including environmental concerns, for use by TCL. A level one environmental study was conducted and no environmental concerns were reported. The property has been appraised at \$790,000 and will be purchased from local plant funds. The total cost of the acquisition is \$338,500 including \$6,500 preliminary acquisition and closing costs (approximately \$21,000 per acre).

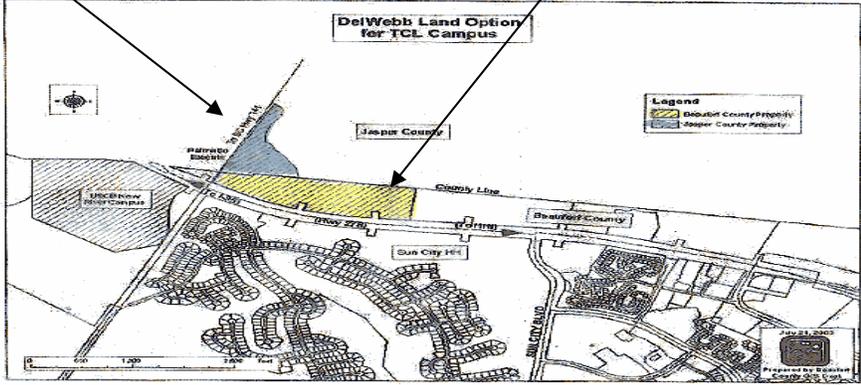
This project has been approved by the State Board for Technical and Comprehensive Education.

Recommendation

Staff recommends approval of this project as proposed, provided the Budget and Control Board finds the appraisal and environmental studies acceptable.

Jasper County Land

Beaufort County Land



ATTACHMENT 1

PERMANENT IMPROVEMENT PROJECTS

APPROVED BY STAFF

Dec-04

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
12/7/2004	9583	SC State	Student Housing Apartments Constr.	change source of funds		
12/10/2004	9808	Clemson	Lee Hall Renovations	decrease budget, close	\$ (417)	\$ 434,583
12/10/2004	9757	Clemson	Electrical Distribu. System Upgrades	decrease budget, close	\$ (8,455)	\$ 631,545
12/10/2004	9791	Clemson	Apparel Research Facility Addition	decrease budget, close	\$ (23,265)	\$ 576,735
12/10/2004	9518	Lander	Jackson Library Reroofing	increase budget	\$ 289,700	\$ 464,700
12/15/2004	9838	USC-Columbia	Basketball Arena Construction	increase budget	\$ 185,000	\$ 57,710,000
12/15/2004	New	USC-Columbia	513 Pickens Street Acquisition (MLA)*	establish	\$ 2,030,000	
12/21/2004	9598	Coll. Of Chas.	Sottile House Renovation	decrease budget	\$ (100,000)	\$ 510,000
12/21/2004	9585	SC State	Land Acq. 921/923 Pearl St.	increase budget	\$ 128,000	\$ 138,000
12/21/2004	9584	SC State	Land Acq. 1997 Russell St. & 151 Parker St.	increase budget	\$ 157,000	\$ 167,000

*Master Land Acquisition Plan approved by CHE for five years. Projects may be approved at staff level provided no significant change from CHE approval.