

Agenda Item 6.04



**South Carolina
Commission on Higher Education**

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Ms. Julie J. Carullo
Acting Executive Director

TO: Chairman John L. Finan and Members, Commission on Higher Education

FROM: Mr. Bill Scarborough, Chair, and Members of the Committee on Finance & Facilities

SUBJECT: Items for Consideration on February 7

DATE: February 1, 2013

Attached are items for your review and consideration at the February 7 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 February 7. 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.

6.04A Interim Capital Projects

- A. Coastal Carolina University
 - i. Singleton Building Renovation
- *establish project*
 - ii. Science Annex II Construction
- *establish construction budget*
- B. Greenville Technical College
 - i. Greer Campus Land Acquisition
- *increase budget*

**6.04B List of Capital Projects & Leases Processed by Staff for January 2013
(For Information, No Action Required)**

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

February 7, 2013

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Singleton Building Renovation
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$1,000,000
INITIAL CHE APPROVAL DATE: N/A

<u>Source of Funds</u>	<u>FY 2012-13 CPIP year one</u>	<u>Change</u>	<u>Project Establishment</u>
Renovation Reserves/Plant Expansion	\$3,000,000	\$1,000,000	\$4,000,000
<i>Total</i>	<i>\$3,000,000</i>	<i>\$1,000,000</i>	<i>\$4,000,000</i>

DESCRIPTION:

The University requests approval to establish a project to renovate the Edward M. Singleton Building. Constructed in 1963, the building requires HVAC, electrical, and plumbing system upgrades. Scope of work will also include elevator replacement, asbestos removal, interior refurbishing, and ADA upgrades.

This project was approved by CHE on May 3, 2012 as the institution's priority number four on the FY 2012-13 CPIP year one. However, the budget has increased by \$1M due to a total HVAC renovation to include all piping within the building.

E&G MAINTENANCE NEEDS REDUCTION:

The project is projected to increase the building condition code from 44 to 74 and will alleviate approximately 65% of the buildings 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.

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Science Annex II Construction
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$29,790,000
INITIAL CHE APPROVAL DATE: May 26, 2011

Source of Funds	Phase I (Pre-Design)	Phase II (Construction)	Total Proposed Budget
Institution Bonds (2010)	\$210,000	\$6,165,660	\$6,375,660
One Cent Sales Tax	\$0	\$18,000,000	\$18,000,000
Institutional Capital Project Funds	\$0	\$5,624,340	\$5,624,340
Total	\$210,000	\$29,790,000	\$30,000,000

DESCRIPTION:

The University requests approval to establish a project to construct a second Science Annex. Through the programming and design process it was determined that by adding a third floor, for a total of 67,800 SF, the University can eliminate the need for a third annex and provide for the needs of the growing College of Science. The facility will provide fifty-seven faculty offices, fourteen teaching labs, five classrooms, and fifteen research labs with associated prep rooms and support spaces. The facility will house the Biology Department, Marine Science (Marine Biology, Marine Chemistry, and Marine Geology), and the Chemistry Department.

The College of Science is the largest of four academic colleges at the University. Its departments are spread throughout several locations on campus. The building will consolidate the departments within the College of Science onto the University's main campus. The construction of this second annex will provide needed labs, classrooms, and faculty offices to accommodate the expanding student population and faculty growth.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, personnel services, and supplies will require additional operating costs of \$398,805 in each of the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

GREENVILLE TECHNICAL COLLEGE

PROJECT NAME: Greer Campus Land Acquisition
REQUESTED ACTION: Increase Budget
REQUESTED ACTION AMOUNT: \$220,000
INITIAL CHE APPROVAL DATE: December 6, 2012

<u>Source of Funds</u>	<u>Phase I (Environmental Assessment)</u>	<u>Phase II (Purchase of Property)</u>	<u>Total Proposed Budget</u>
Local Funds	\$5,000	\$220,000	\$225,000
<i>Total</i>	<i>\$5,000</i>	<i>\$220,000</i>	<i>\$225,000</i>

DESCRIPTION:

The College requests approval to increase the project budget to purchase 14.53 acres of land, appraised at \$315,000, for future expansion of the College's Greer Campus. The property is currently owned by the Greenville Technical College Foundation and is contiguous to the Greer Campus.

Space limitations in existing buildings on the Greer Campus require the temporary use of four portable classrooms to provide the additional classroom space needed. Acquisition of the 14.53 acres will provide a future building site for a classroom building to replace the portable classrooms and potentially expand the Visual Arts, Physical Therapy, and Occupational Therapy programs offered at the Greer Campus.

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.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

INFORMATION ITEM

Capital Projects & Leases Processed by Staff							
January 2013							
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date
Deferred Maintenance Projects Using Capital Reserve/Lottery Funds							
1/16/2013	New	Lander	Deferred Maintenance 2012 ¹	establish project	\$0	\$931,072	-
Routine Staff Approvals							
1/25/2013	9606	The Citadel	Deferred Maintenance ²	increase budget	\$317,365	\$1,128,804	10/27/2011
1/25/2013	New	Coastal Carolina	Road/Land Donation ³	establish project	\$0	\$20,000	-
Close-Outs							
1/10/2013	9659	MUSC	BSB Elevator Repairs	decrease budget, close project	(\$48,534)	\$126,466	6/12/1997
1/10/2013	9714	MUSC	Administration Library Building Fire Alarm Replacement	decrease budget, close project	(\$3,875)	\$146,125	12/10/1999
1/10/2013	9722	MUSC	Waste Disposal Structure Construction ⁴	decrease budget, close project	(\$245,000)	\$0	6/19/2000
1/10/2013	9799	MUSC	Harborview Office Tower Renovations ⁵	decrease budget, close project	(\$3,273,172)	\$26,829	8/18/2008
1/10/2013	6054	Central Carolina TC	Sumter Property Acquisition	decrease budget, close project	(\$73)	\$974,927	4/19/2012
1/16/2013	9567	College of Charleston	Physical Education & Athletics Center Complex Construction	decrease budget, close project	(\$121,006)	\$49,978,994	12/3/1999
<p>¹See supporting narrative.</p> <p>²Increase budget due to higher than anticipated bids.</p> <p>³Approval for environmental assessment of approximately 8.16 acres of campus roads. Roads include Chanticleer Drive, Founders Drive, and an access road behind the University's Student Center. Roads are currently owned by the Coastal Educational Foundation who will donate the properties to the University. The University is planning a \$600,000 renovation to include milling asphalt, re-securing utility tops and covers, relocating crosswalks and speed bumps, re-asphalting the roads, and new lines and striping.</p> <p>⁴Project was cancelled and executed by the Medical University Hospital Authority (MUHA).</p> <p>⁵Project was cancelled as the College of Medicine re-evaluated the need due to funding issues.</p>							

LANDER UNIVERSITY

PROJECT NAME: Deferred Maintenance 2012
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$931,072
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$135,450	\$135,450
Building Utilities Renovations	\$0	\$283,000	\$283,000
Roofing	\$0	\$512,622	\$512,622
Total	\$0	\$931,072	\$931,072

Source of Funds	Previous	Change	Revised
Capital Reserve Fund 2012-13*	\$0	\$646,417	\$646,417
Lottery Appropriation 2012*	\$0	\$284,655	\$284,655
Total	\$0	\$931,072	\$931,072

**Institutions of higher learning received funds for capital projects from the Capital Reserve Fund (CRF) Act and the South Carolina Education Lottery passed by the General Assembly this past legislative session. Because of the permanent improvement project definition, when funds have been authorized or appropriated from Capital Reserve Funds or State Appropriated Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act and South Carolina Education Lottery will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to address maintenance in multiple facilities. Scope of work will include replacement of approximately 17,250 SF of roofing and the skylight in the Science Building; architectural store-front skylights of the Carnell Learning Center; boiler system and associated controls of the Barrett Hall heating system; cooling tower and associated controls of the HVAC system in the Grier Student Center; HVAC chiller and associated controls in the Jackson Library; roofing maintenance in Barrett Hall and Genesis Hall; and restroom utility repairs and enhancements campus-wide.

E&G MAINTENANCE NEEDS REDUCTION:

The project is projected to increase the condition codes in the buildings included in the project by two to four points, and will alleviate approximately 16% of the combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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