



South Carolina Commission on Higher Education

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TO: Mr. Kenneth B. Wingate, Chair, and Members, Commission on Higher Education
FROM: Mr. Jim Sanders, Chair, and Members of the Committee on Finance & Facilities
SUBJECT: Items for Consideration on January 6
DATE: December 30, 2010

Attached are items for your review and consideration at the January 6 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 January 6. 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 me or Gary Glenn at (803) 737-2155.

8.04A Interim Capital Projects

- A. Medical University of South Carolina
 - i. Thurmond Gazes Envelope & Exhaust Systems Renovation (Phase II)
- *establish construction budget*
 - ii. Harborview Office Tower Chilled Water Risers Replacement (Phase II)
- *establish construction budget*
 - iii. Storm Eye Institute Sanitary Sewer Riser Replacement (Phase II)
- *establish construction budget*
 - iv. BSB Dental Medicine Classroom/Office Renovation (Phase II)
- *establish construction budget*
 - v. BSB East Side Exhaust & Emergency Power Improvements (Phase II)
- *establish construction budget*
 - vi. BSB East Side Air Handler Replacement (Phase II)
- *establish construction budget*
 - vii. BSB Fire Alarm System Replacement (Phase II)
- *establish construction budget*
- B. Lander University
 - i. Student Housing Construction (Phase I)
- *establish pre-design*
- C. Trident Technical College
 - i. Building 950 Renovation (Phase II)
- *establish construction budget*

8.04B List of Capital Projects & Leases Processed by Staff for December 2010 (For Information)

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

January 6, 2010

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Thurmond Gazes Envelope & Exhaust Systems Renovations (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$6,895,000
INITIAL CHE APPROVAL DATE: July 1, 2010

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$105,000	\$332,000	\$437,000
Utilities Renovations	\$0	\$3,429,235	\$3,429,235
Exterior Building Renovations	\$0	\$2,833,560	\$2,833,560
Contingency	\$0	\$300,205	\$300,205
<i>Total</i>	<i>\$105,000</i>	<i>\$6,895,000</i>	<i>\$7,000,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Funds	\$105,000	\$0	\$105,000
Institution Bonds	\$0	\$6,895,000	\$6,895,000
<i>Total</i>	<i>\$105,000</i>	<i>\$6,895,000</i>	<i>\$7,000,000</i>

DESCRIPTION:

The University requests approval to establish the construction budget for renovations to the envelope and exhaust systems in the Thurmond Gazes Building. Mold and mildew are becoming a serious problem. The problem starts with the lack of exterior envelope moisture resistance. The building exhaust system contributes to the problem as well because it runs at 100% all of the time, and there is not enough supply air to balance the system. This contributes to negative air pressure and causes moisture to be drawn into the building. This project will replace the entire exhaust system, provide a separate exhaust chase for the 7th and 8th floors, and seal floor to floor penetrations. Exterior envelope repairs will include replacement of wall flashing, recaulking/resealing of windows and penetrations, and repair/replacement of exterior insulation finishing system (EIFS) on the penthouse. This project, in combination with a previously approved air handler replacement project, will correct the indoor air quality issues that exist in this building.

This project was included in the institution's FY 2010-11 CPIP year one as priority numbers two and three; however, Institution Bonds have replaced General Institution Funds as a source of funding since CPIP submission causing the project to be brought back to the Committee and Commission for approval.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$3,230,262 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Harborview Office Tower Chilled Water Risers Replacement (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$635,000
INITIAL CHE APPROVAL DATE: July 1, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$15,000	\$35,000	\$50,000
Utilities Renovations	\$0	\$550,000	\$550,000
Contingency	\$0	\$50,000	\$50,000
Total	\$15,000	\$635,000	\$650,000

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$15,000	\$0	\$15,000
Institution Bonds	\$0	\$635,000	\$635,000
Total	\$15,000	\$635,000	\$650,000

DESCRIPTION:

The University requests approval to establish the construction budget to replace the chilled water piping risers in the Harborview Office Tower Building. The existing risers are severely corroded and in danger of failure.

This project was not included in the institution's FY 2010-11 CPIP year one because the problem was not discovered and quantified until after CPIP submission.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$7,504,218 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Storm Eye Institute Sanitary Sewer Riser Replacement (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$551,600
INITIAL CHE APPROVAL DATE: July 1, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$8,400	\$36,600	\$45,000
Utilities Renovations	\$0	\$475,000	\$475,000
Contingency	\$0	\$40,000	\$40,000
Total	\$8,400	\$551,600	\$560,000

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$8,400	\$0	\$8,400
Institution Bonds	\$0	\$551,600	\$551,600
Total	\$8,400	\$551,600	\$560,000

DESCRIPTION:

The University requests approval to establish the construction budget to replace the copper pipe sanitary sewer system risers in the Storm Eye Institute. The existing risers are severely corroded and are a continuous source of leaks. The risers will be replaced with acid resistant polypropylene piping.

This project was not included in the institution's FY 2010-11 CPIP year one because the problem was not discovered and quantified until after CPIP submission.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$311,331 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Basic Science Building Dental Medicine Classroom/Office Renovation (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$2,561,750
INITIAL CHE APPROVAL DATE: July 1, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$38,250	\$271,750	\$310,000
Interior Building Renovations	\$0	\$2,083,537	\$2,083,537
Contingency	\$0	\$206,463	\$206,463
Total	\$38,250	\$2,561,750	\$2,600,000

Source of Funds	Previous	Change	Revised
College of Dental Medicine Reserve Funds	\$38,250	\$1,561,750	\$1,600,000
Institution Bonds	\$0	\$1,000,000	\$1,000,000
Total	\$38,250	\$2,561,750	\$2,600,000

DESCRIPTION:

The University requests approval to establish the construction budget to renovate space in the Basic Science Building for classrooms and faculty offices to support the College of Dental Medicine. This project involves the construction of two classrooms of approximately 7,694 SF on the third floor of the former dental clinic space. The office renovation portion of the project involves four phases to accommodate dental faculty space and new research space. Renovations will occur on floors 2, 3, and 5 for a total of approximately 14,559 SF.

This project was not included in the institution's FY 2010-11 CPIP year one because it was not identified as a need by the College of Dental Medicine until after CPIP submission.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$6,066,584 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Basic Science Building East Side Exhaust & Emergency Power Improvements (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$2,508,750
INITIAL CHE APPROVAL DATE: July 1, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$41,250	\$208,750	\$250,000
Utilities Renovations	\$0	\$2,100,000	\$2,100,000
Contingency	\$0	\$200,000	\$200,000
Total	\$41,250	\$2,508,750	\$2,550,000

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$41,250	\$0	\$41,250
Institution Bonds	\$0	\$2,508,750	\$2,508,750
Total	\$41,250	\$2,508,750	\$2,550,000

DESCRIPTION:

The University requests approval to establish the construction budget to renovate the exhaust and emergency power systems in the east half of the Basic Science Building. A new exhaust system will be installed to support planned conversion of the existing space to research labs. The existing building emergency generator capacity is at its maximum. Additional emergency generator capacity will be installed to support planned renovations. Floor to floor supply air dampers will also be installed to allow air flow control to various areas of the building.

This project was not included in the institution's FY 2010-11 CPIP year one because it was not identified as a need until after CPIP submission.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$6,066,584 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Basic Science Building East Side Air Handler Replacement (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$4,140,000
INITIAL CHE APPROVAL DATE: July 1, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$60,000	\$240,000	\$300,000
Utilities Renovations	\$0	\$3,600,000	\$3,600,000
Contingency	\$0	\$300,000	\$300,000
Total	\$60,000	\$4,140,000	\$4,200,000

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$60,000	\$0	\$60,000
Institution Bonds	\$0	\$4,140,000	\$4,140,000
Total	\$60,000	\$4,140,000	\$4,200,000

DESCRIPTION:

The University requests approval to establish the construction budget to replace an air handler unit that is original to the 1970 Basic Science Building. Over the years, as research labs have been upgraded and have increased in number, the amount of fume hoods has also increased, thereby exhausting more air and creating a need for greater amounts of supply air. Currently, the University cannot keep the building positively pressured. Unconditioned air is being pulled into the building resulting in moisture issues that are not compatible with good research. Depending on how many hoods are operating at one time, there are times when some of the hoods cannot exhaust correctly because they are starved for air. A new 200,000 cfm air handler will be installed to correct these issues.

This project was included in the institution's FY 2010-11 CPIP year one as priority number four; however, Institution Bonds have replaced University General Funds as a source of funding since CPIP submission causing the project to be brought back to the Committee and Commission for approval.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$6,066,584 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Basic Science Building Fire Alarm System Replacement (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$660,700
INITIAL CHE APPROVAL DATE: September 20, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$9,300	\$50,700	\$60,000
Utilities Renovations	\$0	\$560,000	\$560,000
Contingency	\$0	\$50,000	\$50,000
Total	\$9,300	\$660,700	\$670,000

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$9,300	\$210,700	\$220,000
Institution Bonds	\$0	\$450,000	\$450,000
Total	\$9,300	\$660,700	\$670,000

DESCRIPTION:

The University requests approval to establish the construction budget to install a new fire alarm system on floors one through seven in the Basic Science Building.

This project was not included in the institution's FY 2010-11 CPIP year one because it was not expected to exceed the PIP requirement of \$500,000 at the time of CPIP submission. Once the institution's engineering consultant got involved, it became apparent that the project would entail more than one for one replacement of devices and that the system would need to be brought up to current code for high rise buildings. As a result, the cost increased for working around the asbestos fireproofing above the ceiling.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$6,066,584 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.

LANDER UNIVERSITY

PROJECT NAME: Student Housing Construction (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$240,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$240,000	\$240,000
Total	\$0	\$240,000	\$240,000

Source of Funds	Previous	Change	Revised
Housing Reserves	\$0	\$240,000	\$240,000
Total	\$0	\$240,000	\$240,000

DESCRIPTION:

The University requests approval to establish a project to construct a 300 bed, 80,000 - 120,000 SF student housing facility. The building will be LEED Silver with brick veneer to complement the existing architecture on campus. In addition to student rooms, a small dining hall and an arrangement of flexible floor space for meetings and student activities will be included. The construction of this facility will allow the University to demolish some of the older, antiquated housing facilities such as Thomason or Brookside Halls.

With the construction of this facility, the University intends to move away from housing students in leased property. Currently, the University has 1,096 beds on campus with 407 students in leased property off campus. Leased housing will increase to 562 beds with the lease of Cokesbury Gardens Apartments.

This project was not included in the institution's FY 2010-11 CIP year one because funding was not on hand at the time of CIP submission. The internal projected cost of the project is \$16,000,000.

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.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

TRIDENT TECHNICAL COLLEGE

PROJECT NAME: Building 950 Renovation (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$6,516,000
INITIAL CHE APPROVAL DATE: February 4, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$84,000	\$526,390	\$610,390
Equipment and/or Materials	\$0	\$394,400	\$394,400
Interior Building Renovations	\$0	\$5,086,555	\$5,086,555
Contingency	\$0	\$508,655	\$508,655
Total	\$84,000	\$6,516,000	\$6,600,000

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$84,000	\$6,516,000	\$6,600,000
Total	\$84,000	\$6,516,000	\$6,600,000

DESCRIPTION:

The College requests approval to establish the construction budget to renovate 29,358 SF of vacant space in a former industrial facility purchased in 2001. Other sections of the building have been renovated by a previous project. The proposed space will be used to expand the media arts program, establish a Fitness Specialist program, provide classroom space for the Electrical Line Worker program, and provide student study and food service areas.

The media arts program has experienced significant enrollment growth in the past few years. Because of this growth, this program has been located in several buildings which do not allow for further enrollment growth. The renovated area will include space for a sound studio, radio labs, a film production studio, editing labs, classrooms, and faculty offices. The media related industries are growing appreciably and have created a demand for trained associates in this career field.

The Fitness Specialist program will allow the College to continue its progressive mission of providing the most cutting edge educational opportunities for the surrounding communities. The program will fill a void in the Charleston area. This area will include classrooms, exercise science labs, and faculty offices.

The Electrical Line Worker program was established in 2009 with an outdoor facility to train students for positions in the electrical power industry. An indoor classroom and office is needed to compliment this facility located adjacent to this building.

The student study and food service areas will provide much needed community space on the north side of the main campus. The renovated area will provide support for training in aircraft manufacturing for Boeing which is located in the same building. Classes for these programs are held from 7:00 am – 10:00 pm, so these students need a place to eat and take breaks. This area is also adjacent to an apprenticeship training facility and the College bookstore, and is consistent with planned future growth.

This project was not included in the institution's FY 2010-11 CIP year one. However, it was included in the institution's FY 2009-10 CIP as a year-two project.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Vacant Space

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, custodial services and building maintenance will require additional operating costs ranging between \$99,964 and \$216,242 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

INFORMATION ITEM

**Capital Projects & Leases Processed by Staff
December 2010**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
12/9/2010	9629	College of Charleston	5 College Way Renovation	decrease budget, close project	(\$1,000,000)	\$0
12/14/2010	New	MUSC	Quad F Building Cooling Tower Replacement ¹	establish project (phase I & phase II)	\$0	\$300,000
12/14/2010	6013	Piedmont TC	Newberry County Center Renovation ²	establish construction project	\$6,030,000	\$6,150,000
12/15/2010	9558	Francis Marion	Center for the Performing Arts Construction ³	increase budget, change source of funds, revise scope	\$1,680,000	\$34,180,000
12/16/2010	New	SC State	Pedestrian Bridge ¹	establish pre-design	\$0	\$33,000

¹See supporting narrative.

²Approved by CHE on May 6, 2010 as part of CPIP FY 2010-11 year-one.

³Budget increase is less than 10% of the total budget and is required because the University has subsequently received additional construction gifts and has earned interest on investments since original approval in May 2008. The private donation received two years ago was invested while waiting for disbursement. The addition of gifts and interest will allow the University to decrease the capital/maintenance reserve portion of the prior obligation by \$250,000. The respective amounts are: Private Gifts/Funding \$580,000, Interest Earned on Private Gifts \$1,350,000. The scope has been revised to add a security system, fencing, water feature in front of facility, enhanced lighting package, electronically adjustable acoustical curtains, automatic window shades, and onyx glazing.

**Leases Processed by Staff
December 2010**

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
12/14/2010	renew	MUSC	Cannon Park Place	Continue to provide space for Senator Hollings and the Office of Development and Alumni Affairs	Cost per SF - \$18.90; Monthly Rental Rate - \$6,794.11; Annual Rent - \$81,529.31	1 year (option to renew for three terms of one year each)

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR DECEMBER 2010**

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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Quad F Building Cooling Tower Replacement (Phase I & II)
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$300,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$25,000	\$25,000
Utilities Renovations	\$0	\$250,000	\$250,000
Contingency	\$0	\$25,000	\$25,000
<i>Total</i>	<i>\$0</i>	<i>\$300,000</i>	<i>\$300,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institution Bonds	\$0	\$300,000	\$300,000
<i>Total</i>	<i>\$0</i>	<i>\$300,000</i>	<i>\$300,000</i>

DESCRIPTION:

The University requests approval to establish a project to replace the cooling tower in Quad F. The existing tower is approaching 20 years old and no longer has adequate capacity for the load. The base and structure is deteriorated beyond a repairable condition and the tower is leaking chemically treated water onto the roof and surrounding structure. The tower manufacturer has gone out of business; therefore replacement parts are not available. The steel base supporting the tower is also corroded to a point where replacement is required due to the harsh environment and the leakage from the tower.

The University requests concurrent approval of phases I and II because this is a straight forward equipment replacement that would normally be below the CHE approval threshold. Because of the use of Institution Bonds, it is being brought through the traditional approval process.

This project was not included in the institution's FY 2010-11 CPIP year one because funding was not available at time of CPIP submission.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$4,663,847 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

SOUTH CAROLINA STATE UNIVERSITY

PROJECT NAME: Pedestrian Bridge (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$33,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$33,000	\$33,000
<i>Total</i>	<i>\$0</i>	<i>\$33,000</i>	<i>\$33,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Orangeburg County Transportation Grant	\$0	\$33,000	\$33,000
<i>Total</i>	<i>\$0</i>	<i>\$33,000</i>	<i>\$33,000</i>

DESCRIPTION:

The University requests approval to establish a project to construct a five hundred foot long, fourteen foot wide pedestrian bridge over Chestnut Street. The bridge will connect the University Village housing complex to the main campus. Currently the Village is separated from campus by a five lane, heavily traveled highway. This poses a safety hazard for students crossing the street to attend classes.

This project was not included in the institution's FY 2010-11 CPIP year one because it recently evolved as a result of a student crossing the busy highway coming from the University Village to the main campus being hit by a car.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Development

ANNUAL OPERATING COSTS/SAVINGS:

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