



## South Carolina Commission on Higher Education

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**TO:** Members, Commission on Higher Education

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

**SUBJECT:** Items for Consideration on June 6

**DATE:** May 31, 2013

Attached are items for your review and consideration at the June 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 June 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 Gary Glenn at (803) 737-2155.

### 7.04A Interim Capital Projects

- A. University of South Carolina Columbia
  - i. Carolina Stadium Repair Work
    - *establish project*
  - ii. Indoor Practice Facility Construction
    - *establish construction budget*
- B. York Technical College
  - i. Building "C" Classroom Addition
    - *increase budget*

### 7.04B Lease

- C. College of Charleston
  - i. North Campus & Lowcountry Graduate Center
    - *new lease*

### 7.04C List of Capital Projects & Leases Processed by Staff for May 2013 (For Information, No Action Required)

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

June 6, 2013

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Carolina Stadium Repair Work  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$4,965,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
Athletic Operating Funds	-	-	\$4,965,000
<b><i>Total</i></b>	-	-	<b><i>\$4,965,000</i></b>

**DESCRIPTION:**

The University requests approval to establish an emergency project to stabilize, replace, and repair construction which has been subject to cracking and settlement and to amend sub-surface geotechnical conditions which have caused these deficiencies at the four-year-old Carolina Baseball Stadium.

Demolition will include removal of the left-field concourse slab, removal of a portion of the seating area with ramps and risers in the left-field corner, and removal of grounds area slab. A micropile system will be installed for structural support, sub-soil stabilization, and new concrete slabs installed. Utilities will be temporarily supported during demolition and then permanently supported as part of installation of slabs. New metal pipe and grout infill will be installed in the existing concrete storm drain pipe and the dewatering system will be expanded. The project will also include removal and reinstallation of incidental items such as bleacher seating, toilet partitions, toilet fixtures, grid ceilings and lights, hand rails and guard rails.

This project began with an investigation of water infiltration into the grounds area through the concrete slab above. Due to the extent of cracking and apparent settlement, a more extensive investigation was conducted. Soil borings revealed settlement and void spaces under the concourse and grounds area. Repairs are required to stabilize sub-surface voids with grout injection, stabilize the structure, and control groundwater movement throughout the area. The University has engaged an attorney to pursue legal action for determining liability for the cost of these repairs. Official notice has been provided to the entities involved in the original project to inform them that the University is pursuing legal remedies to offset the cost of this project.

**E&G MAINTENANCE NEEDS:**

N/A – Auxiliary

**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.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Indoor Practice Facility Construction  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$14,340,000  
**INITIAL CHE APPROVAL DATE:** October 6, 2011

<b>Source of Funds</b>	<b>Phase I (Pre-Design)</b>	<b>Phase II (Construction)</b>	<b>Total Proposed Budget</b>
Athletic Revenue Bonds	\$0	\$12,100,000	\$12,100,000
Athletic Operating Funds	\$210,000	\$2,240,000	\$2,450,000
<b>Total</b>	<b>\$210,000</b>	<b>\$14,340,000</b>	<b>\$14,550,000</b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct a 100,280 SF indoor football practice facility located at the west end of the former Farmer’s Market site. The proposed building will house a full size football field with support facilities such as restrooms, storage, and offices. The facility will provide practice space in inclement weather as well as serve as an important recruiting tool. When the facility is not being used for football, it will be available for use by other University teams. The building will be designed to achieve a LEED Silver rating and is projected for completion in February 2015.

The majority of this project will be funded with athletic revenue bonds. For FY 2012-13, the athletic bond facility fee is \$34.50 per semester.

This project was not included in the institution’s FY2013-14 CPIP year one because the project scope and funding were not finalized at the time of CPIP submission.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Custodial, maintenance, waste management, utilities, administration, and a one-time equipment fee will require additional operating costs of \$214,227.69 in the first year, and \$387,683 in the second and third years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**YORK TECHNICAL COLLEGE**

**PROJECT NAME:** Building "C" Classroom Addition  
**REQUESTED ACTION:** Increase Budget  
**REQUESTED ACTION AMOUNT:** \$2,405,744  
**INITIAL CHE APPROVAL DATE:** October 6, 2011

<b><u>Source of Funds</u></b>	<b><u>FY 2013-14 CPIP year one</u></b>	<b><u>Change</u></b>	<b><u>Establish Construction Budget</u></b>
Renovation Reserves/Plant Expansion	\$1,116,248	\$2,405,744	\$3,521,992
<b><i>Total</i></b>	<b><i>\$1,116,248</i></b>	<b><i>\$2,405,744</i></b>	<b><i>\$3,521,992</i></b>

**DESCRIPTION:**

The College requests approval to establish the construction budget to renovate 7,760 SF and construct a 2,800 SF addition to the C Building. Built in 1964, this 64,163 SF building is the oldest on campus. There are five small 10-15 person classrooms on the front hall of the building which are seldom used because of their size. These renovations will demolish the walls, floor, and ceiling of the classrooms and integrate them into the new addition to create five, 35-40 person classrooms. The addition will also include office space for full-time and adjunct faculty, and a small conference room. Structural problems at the buildings entry will be eliminated through the creation of a new façade and new entrance.

The addition and renovations do not represent more than 50% of the total building value, therefore LEED certification is not being sought. However, energy saving measures will be utilized. The project is projected for completion in June 2014.

This project was approved by CHE on May 2, 2013 as the institution's priority number one on the FY 2013-14 CPIP year one. However, the budget has increased by \$2.4M due to demolition and removal of a substantial portion of the existing standing seam metal roof, addition of a sprinkler system in the renovated/additional space, addition of a flexible industrial/science wet lab, and inclusion of sunshade systems and special glazing at the new south-southwest façade to reduce heat load.

**E&G MAINTENANCE NEEDS REDUCTION:**

Based on Fall 2011 data, Building "C" has a current condition code of 92 with existing maintenance needs of \$864,556 over the next twenty years.

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, maintenance, and custodial will require additional operating costs of \$6,529 in the first year, \$6,725 in the second year, and \$6,927 in the third year following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

June 6, 2013

**COLLEGE OF CHARLESTON**

**LEASE NAME:** North Campus & Lowcountry Graduate Center  
**REQUESTED ACTION:** New Lease  
**REQUESTED ACTION AMOUNT:** \$9,340,541

**DESCRIPTION:**

The College requests approval of a new lease of approximately 46,000 SF in a new facility owned by Durlach & Associates located at 4400 Leeds Avenue in North Charleston to house its North Campus and Lowcountry Graduate Center.

The College currently leases approximately 24,000 SF at 5300 International Boulevard in North Charleston for \$486,216 per year. Boeing has purchased the building, requiring relocation of these functions by July 2014. The additional 22,000 SF will allow for additional space needs. The College will launch a new Bachelors of Professional Studies program in Fall 2013, which is expected to increase enrollment by 100 to 150 students. The new location will also allow the College to offer more undergraduate courses to meet demand that cannot physically be located at the main downtown campus.

This lease is being brought forward while the terms and rates are still being negotiated. Not-to-exceed limits have been agreed upon. The initial term of the lease is for 7 years with at least one renewal period of 7 additional years. The cost per square foot will not exceed \$26.50. For the purpose of this request, the College estimates a three percent escalation per year. Based on the NTE data, the total estimated lease cost is \$9,340,541 with an average annual cost of \$1,334,363 to be funded with College Fees.

The requested lease includes parking and operating expenses and real estate taxes up to \$7 per SF. Expenses beyond that will be the responsibility of the College. When final terms and rates are agreed upon and approved by General Services, the College will forward that information to CHE.

**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  
May 2013**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Revised Building Condition Survey With Close-out
<b>Routine Staff Approvals</b>								
4/29/2013	9512	USC Beaufort	Deferred Maintenance <sup>1</sup>	increase budget	\$47,000	\$247,000	1/9/2012	-
4/29/2013	9508	USC Union	Deferred Maintenance 2012 <sup>2</sup>	increase budget	\$36,000	\$117,001	10/29/2012	-
5/6/2013	9903	Clemson	Watt Innovation Center Construction <sup>3</sup>	increase budget	\$30,300,000	\$30,543,000	5/3/2012	-
5/7/2013	New	Coastal Carolina	Williams Brice Renovation <sup>3</sup>	establish project	\$0	\$34,500	-	-
5/17/2013	6094	USC Columbia	Deferred Maintenance <sup>4</sup>	revise scope	\$0	\$9,115,505	11/9/2011	-
5/28/2013	9534	Lander	Pedestrian Plaza & Vehicular Access Enhancement <sup>5</sup>	increase budget	\$8,000	\$42,500	10/4/2012	-
5/29/2013	9867	USC Columbia	School of Law New Building Construction <sup>6</sup>	increase budget, change project name	\$70,000,000	\$80,000,000	11/3/1999	-
<b>Close-Outs</b>								
4/29/2013	9752	Clemson	Cooper Library	decrease budget, close project	(\$25,900)	\$5,979,148	2/22/2000	-
5/6/2013	9839	Clemson	Core Campus New Residence Hall Construction	decrease budget, close project	(\$23,773)	\$437,227	6/21/2004	-
5/6/2013	9870	Clemson	Information Technology Facility Construction	decrease budget, close project	(\$344,977)	\$655,023	11/2/2006	-
5/6/2013	9884	Clemson	Dining Hall/Post Office Demolition/Construction	decrease budget, close project	(\$10,941)	\$589,059	3/6/2008	-
5/17/2013	9805	Clemson	Poole Agricultural Center HVAC Upgrades	decrease budget, close project	(\$288,123)	\$3,711,877	11/7/2002	-
5/17/2013	9506	USC Union	Deferred Maintenance	decrease budget, close project	(\$14,160)	\$132,557	10/4/2005	-
5/28/2013	9791	MUSC	Family Medicine HVAC Replacement <sup>7</sup>	decrease budget, close project	(\$1,184,169)	\$65,831	8/23/2007	-
5/28/2013	9825	MUSC	Ashley Tower Renovation	close project	\$0	\$5,500,000	2/4/2013	-

<sup>1</sup>Increase budget to provide additional funding for maintenance and repairs to the Art Studio. Additional funding is required to allow work to proceed.

<sup>2</sup>Increase budget to replace the chiller for the Central Building. Additional funding is required to allow work to proceed.

<sup>3</sup>Approved by CHE on May 2, 2013 as part of CPIP FY 2013-14 year one.

<sup>4</sup>Revise scope to include several smaller maintenance projects in place of Guignard House project in order to expedite the utilization of state funding.

<sup>5</sup>Increase budget to allow for a more thorough topographical survey of the area.

<sup>6</sup>Approved by CHE on May 3, 2012 as part of CPIP FY 2012-13 year one.

<sup>7</sup>Project was reevaluated.