



# 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 March 3  
**DATE:** February 25, 2011

Attached are items for your review and consideration at the March 3 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 March 3. 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. Clemson University
  - i. Indoor Football Practice Facility Construction (Phase I)  
- *establish pre-design*
- B. University of South Carolina Columbia
  - i. McBryde Renovations (Phase II)  
- *establish construction budget*
- C. Medical University of South Carolina
  - i. Institute of Psychiatry 30 Bathrooms Renovation (Phase II)  
- *establish construction budget*
- D. College of Charleston
  - i. Grice Marine Lab Complex Structural & Envelope Repairs (Phase II)  
- *establish construction budget*

## **80.04B Lease**

- A. College of Charleston
  - i. Warren Place  
- *lease amendment*

## **8.04C List of Capital Projects & Leases Processed by Staff for January & February 2011 (For Information)**

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

March 3, 2011

**CLEMSON UNIVERSITY**

**PROJECT NAME:** Indoor Football Practice Facility Construction (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$150,000  
**INITIAL CHE APPROVAL DATE:** N/A

| <b><u>Project Budget</u></b> | <b><u>Previous</u></b> | <b><u>Change</u></b>    | <b><u>Revised</u></b>   |
|------------------------------|------------------------|-------------------------|-------------------------|
| Professional Service Fees    | \$0                    | \$148,000               | \$148,000               |
| Labor Costs                  | \$0                    | \$2,000                 | \$2,000                 |
| <b><i>Total</i></b>          | <b><i>\$0</i></b>      | <b><i>\$150,000</i></b> | <b><i>\$150,000</i></b> |

| <b><u>Source of Funds</u></b>              | <b><u>Previous</u></b> | <b><u>Change</u></b>    | <b><u>Revised</u></b>   |
|--|------------------------|-------------------------|-------------------------|
| Private (Clemson University Athletic Dept) | \$0                    | \$150,000               | \$150,000               |
| <b><i>Total</i></b>                        | <b><i>\$0</i></b>      | <b><i>\$150,000</i></b> | <b><i>\$150,000</i></b> |

**DESCRIPTION:**

The University requests approval to establish a project to construct an 80,000 SF indoor football practice facility. It will house a full size synthetic turf football field and will feature a coach's tower, training room, video recording platforms, proper lighting, and suitable sound systems. The building will be adjacent to the football practice fields and the indoor track facility. Alternative delivery methods such as Design Build are being considered for this project.

The football program currently does not have an adequate indoor location for practice. The new facility will provide a place to accomplish meaningful athletic work regardless of the weather. The building will benefit the program by significantly improving efficiency in scheduling practices, and it will have a positive impact on attracting the very best student-athletes. In addition, the building will provide refuge for all groups (sports teams, youth camps, event attendees, etc.) participating in outdoor activities when dangerous weather alerts are issued. The internal projected budget is \$10,000,000.

This project was not included in the institution's FY 2010-11 CPIP year one because the project has arisen as a priority in the last six months.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities and maintenance will require additional operating costs ranging between \$120,000 and \$240,000 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** McBryde Renovations (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$976,500  
**INITIAL CHE APPROVAL DATE:** October 19, 2010

| <b>Project Budget</b>         | <b>Previous</b> | <b>Change</b>    | <b>Revised</b>   |
|-------------------------------|-----------------|------------------|------------------|
| Professional Service Fees     | \$13,500        | \$36,500         | \$50,000         |
| Equipment and/or Materials    | \$0             | \$197,000        | \$197,000        |
| Interior Building Renovations | \$0             | \$743,000        | \$743,000        |
| <b>Total</b>                  | <b>\$13,500</b> | <b>\$976,500</b> | <b>\$990,000</b> |

| <b>Source of Funds</b>            | <b>Previous</b> | <b>Change</b>    | <b>Revised</b>   |
|-----------------------------------|-----------------|------------------|------------------|
| Housing Maintenance Reserve Funds | \$13,500        | \$976,500        | \$990,000        |
| <b>Total</b>                      | <b>\$13,500</b> | <b>\$976,500</b> | <b>\$990,000</b> |

**DESCRIPTION:**

The University requests approval to establish the construction budget to address immediate life safety issues and improve living conditions for students in McBryde residence hall. Work will include painting 10 hallways and 130 rooms, replacing interior doors and hardware, removing and replacing ceiling tiles in corridors, replacing water fountains, replacing exterior and corridor doors, installing card access, and addressing life safety issues that require immediate replacement.

This project was not included in the institution's FY 2010-11 CIP year one because originally it did not exceed the \$500,000 PIP approval level. During design, unexpected conditions were identified resulting in a higher cost.

**E&G MAINTENANCE NEEDS REDUCTION:**

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.

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Institute of Psychiatry 30 Bathrooms Renovation (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$738,750  
**INITIAL CHE APPROVAL DATE:** September 20, 2010

| <b>Project Budget</b>         | <b>Previous</b> | <b>Change</b>    | <b>Revised</b>   |
|-------------------------------|-----------------|------------------|------------------|
| Professional Service Fees     | \$11,250        | \$71,250         | \$82,500         |
| Interior Building Renovations | \$0             | \$612,500        | \$612,500        |
| Contingency                   | \$0             | \$55,000         | \$55,000         |
| <b>Total</b>                  | <b>\$11,250</b> | <b>\$738,750</b> | <b>\$750,000</b> |

| <b>Source of Funds</b> | <b>Previous</b> | <b>Change</b>    | <b>Revised</b>   |
|------------------------|-----------------|------------------|------------------|
| Hospital Revenue       | \$11,250        | \$738,750        | \$750,000        |
| <b>Total</b>           | <b>\$11,250</b> | <b>\$738,750</b> | <b>\$750,000</b> |

**DESCRIPTION:**

The University requests approval to establish the construction budget to renovate thirty inpatient bathrooms in the Institute of Psychiatry hospital. The renovations will include installation of fixtures and modifications to decrease the risk of injury. The renovation will occur in three phases of ten restrooms each.

This project was not included in the institution's FY 2010-11 CPIP year one. In 2009 the project was declared an emergency. Paperwork was initiated, but funding ultimately was not available. Since then, the scope of work and the challenge of how to perform the work in an occupied hospital have been better defined. The University was asked to move forward with this project in August, well after the February 2010 CPIP submission deadline.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$3,233,539 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.

**COLLEGE OF CHARLESTON**

**PROJECT NAME:** Grice Marine Lab Complex Structural & Envelope Repairs (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,577,500  
**INITIAL CHE APPROVAL DATE:** September 28, 2010

| <b>Project Budget</b>                                       | <b>Previous</b> | <b>Change</b>      | <b>Revised</b>     |
|---|-----------------|--------------------|--------------------|
| Professional Service Fees                                   | \$22,500        | \$128,500          | \$151,000          |
| Interior Building Renovations                               | \$0             | \$721,000          | \$721,000          |
| Exterior Building Renovations                               | \$0             | \$300,000          | \$300,000          |
| Other Permanent Improvements                                | \$0             | \$44,000           | \$44,000           |
| Other (OSE Inspections, Hazmat/Waste Testing and Abatement) | \$0             | \$75,500           | \$75,500           |
| Labor Costs   | \$0             | \$308,500          | \$308,500          |
| <b>Total</b>  | <b>\$22,500</b> | <b>\$1,577,500</b> | <b>\$1,600,000</b> |

| <b>Source of Funds</b> | <b>Previous</b> | <b>Change</b>      | <b>Revised</b>     |
|------------------------|-----------------|--------------------|--------------------|
| College Fees           | \$22,500        | \$1,577,500        | \$1,600,000        |
| <b>Total</b>           | <b>\$22,500</b> | <b>\$1,577,500</b> | <b>\$1,600,000</b> |

**DESCRIPTION:**

The College requests approval to establish the construction budget to repair and address several issues that impact the quality of space used as labs, classrooms, and offices in the two buildings at the Grice Marine Laboratory Complex located at Fort Johnson on James Island. Specific repairs are expected to include the foundation (columns, piers, beams, and girders), stucco (to correct cracking and separation of surfaces), replacement of plumbing lines and electrical conduit, and the restoration of portions of the exterior finish.

This project was not included in the institution's FY 2010-11 CPIP year one because it was not identified at the time of CPIP submission. The project source of funds is College Fees, which is available as a result of the federal ARRA state stabilization funds available for education and government services.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$1,349,898 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.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

March 3, 2011

**COLLEGE OF CHARLESTON**

**LEASE NAME:** Warren Place  
**REQUESTED ACTION:** Lease Amendment  
**REQUESTED ACTION AMOUNT:** \$12,970,564

**DESCRIPTION:**

The College requests approval of an amendment to the current lease of 100,000 SF located at 1, 10, and 20 Warren Street in downtown Charleston owned by Brumley Company. The purpose of the amendment is to continue to provide residential space for 289 upperclassmen and 121 resident parking spaces. The College has leased this space since August 2004 with the current lease set to expire in August 2013. The lease amendment should be secured in advance of the expiration date as alternative space is not readily available in downtown Charleston.

The amendment is for a ten year period with the right to extend the lease up to six consecutive periods of one year each with current terms to remain in place. The rent is based on the Residential Consumer Price Index. The estimated total lease cost is \$12,970,564 with an averaged ten year rate of \$12.97 per SF, which equates to an average monthly rate of \$108,088. (The total lease cost is based on ten years at the current annual rate with an annual two percent escalator.) The requested lease does not include maintenance. Lease and maintenance costs will be paid through auxiliary revenue.

**RECOMMENDATION:**

Staff recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

**INFORMATION ITEM**

| <b>Capital Projects &amp; Leases Processed by Staff</b> |                  |                      |  |  |                      |                       |
|---|------------------|----------------------|--|--|----------------------|-----------------------|
| <b>January 2011</b>                                     |                  |                      |  |  |                      |                       |
| <b>Date Approved</b>                                    | <b>Project #</b> | <b>Institution</b>   | <b>Project Name</b>  | <b>Action Category</b>                             | <b>Budget Change</b> | <b>Revised Budget</b> |
| 1/12/2011   | 6024             | Central Carolina TC  | Civil/Site Renovations <sup>1</sup>                            | decrease budget, close projects                    | <b>(\$663,671)</b>   | \$0                   |
| 1/12/2011   | 6025             | Central Carolina TC  | Campus Plaza/Landscape/Civil/Site Renovations                  | increase budget, revise scope, change project name | \$663,671            | \$1,646,106           |
| 1/12/2011   | 6007             | TC of the Lowcountry | 111 Elliott Street Land Acquisition                            | decrease budget, close projects                    | <b>(\$32,251)</b>    | \$162,749             |
| 1/20/2011   | New              | Clemson              | Engineering Technology Lab Repair & Refurbishment <sup>2</sup> | establish pre-design                               | \$0                  | \$15,000              |
| 1/20/2011   | 9850             | Clemson              | Kinard Laboratory HVAC Renovation                              | decrease budget, close projects                    | <b>(\$725,516)</b>   | \$2,599,484           |

<sup>1</sup>Project being closed and scope of work and budget being added to project #6025 in order to combine the two projects for bidding and construction purposes.

<sup>2</sup>See supporting narrative.

| <b>Leases Processed by Staff</b> |               |                       |                     |  |   |  |
|----------------------------------|---------------|-----------------------|---------------------|--|---|--|
| <b>January 2011</b>              |               |                       |                     |  |   |  |
| <b>Date Approved</b>             | <b>Action</b> | <b>Institution</b>    | <b>Project Name</b> | <b>Purpose/Additional Info</b>   | <b>Rates</b>  | <b>Term</b>  |
| 1/13/2011                        | Renew         | College of Charleston | 29 Coming Street    | To continue to provide residential space for 16 students and 13 parking spaces | Total lease cost - \$174,688 with an average three-year rate of \$20.18/SF; Monthly Rental Rate - \$4,852; does not include maintenance, will be paid for through auxiliary revenue | 3 years<br>(option to renew for two one-year extensions) |
| 1/13/2011                        | Renew         | College of Charleston | 31 Coming Street    | To continue to provide residential space for 25 students and 2 parking spaces  | Total lease cost - \$202,227 with an average three-year rate of \$16.19/SF; Monthly Rental Rate - \$5,617; does not include maintenance, will be paid for through auxiliary revenue | 3 years<br>(option to renew for two one-year extensions) |

**Capital Projects & Leases Processed by Staff****February 2011**

| <b>Date Approved</b> | <b>Project #</b> | <b>Institution</b> | <b>Project Name</b>                                      | <b>Action Category</b>        | <b>Budget Change</b> | <b>Revised Budget</b> |
|----------------------|------------------|--------------------|--|-------------------------------|----------------------|-----------------------|
| 2/16/2011            | New              | MUSC               | 3rd Floor Mammography Clinic Renovation <sup>1</sup>     | establish pre-design          | \$0                  | \$33,000              |
| 2/16/2011            | 9605             | The Citadel        | Daniel Library Building Envelope Renovation <sup>2</sup> | establish construction budget | \$883,516            | \$906,748             |

<sup>1</sup>See supporting narrative.<sup>2</sup>Approved by CHE on May 6, 2010 as part of FY 2010-2011 CPIP year one.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF  
FOR JANUARY & FEBRUARY 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.*

**CLEMSON UNIVERSITY**

**PROJECT NAME:** Engineering Technology Lab Repair & Refurbishment (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$15,000  
**INITIAL CHE APPROVAL DATE:** N/A

| <b><u>Project Budget</u></b> | <b><u>Previous</u></b> | <b><u>Change</u></b>   | <b><u>Revised</u></b>  |
|------------------------------|------------------------|------------------------|------------------------|
| Professional Service Fees    | \$0                    | \$14,000               | \$14,000               |
| Labor Costs                  | \$0                    | \$1,000                | \$1,000                |
| <b><i>Total</i></b>          | <b><i>\$0</i></b>      | <b><i>\$15,000</i></b> | <b><i>\$15,000</i></b> |

| <b><u>Source of Funds</u></b>           | <b><u>Previous</u></b> | <b><u>Change</u></b>   | <b><u>Revised</u></b>  |
|---|------------------------|------------------------|------------------------|
| Private (Clemson University Foundation) | \$0                    | \$15,000               | \$15,000               |
| <b><i>Total</i></b>                     | <b><i>\$0</i></b>      | <b><i>\$15,000</i></b> | <b><i>\$15,000</i></b> |

**DESCRIPTION:**

The University requests approval to establish a project to repair and refurbish the Clemson Engineering Technology Lab. The facility is located in the Advanced Materials Research Center in Pendleton and is occupied by the College of Engineering and Science. The project will refurbish the mechanical systems of the facility in order to convert it to a General Purpose Research Lab. Scope of work will include re-roofing, correcting window flashing, replacing both cooling towers, replacing/ repairing one chiller, replacing/ repairing one boiler, and upgrading the keying and card access system. The internal projected budget is \$975,000.

This project was not included in the institution's FY 2010-11 CPIP year one because renovation issues have become critical in the last few months causing the project to move forward at a rapid pace.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** 3<sup>rd</sup> Floor Mammography Clinic Renovation (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$33,000  
**INITIAL CHE APPROVAL DATE:** N/A

| <b>Project Budget</b>     | <b>Previous</b> | <b>Change</b>   | <b>Revised</b>  |
|---------------------------|-----------------|-----------------|-----------------|
| Professional Service Fees | \$0             | \$33,000        | \$33,000        |
| <b>Total</b>              | <b>\$0</b>      | <b>\$33,000</b> | <b>\$33,000</b> |

| <b>Source of Funds</b> | <b>Previous</b> | <b>Change</b>   | <b>Revised</b>  |
|------------------------|-----------------|-----------------|-----------------|
| Hospital Revenue       | \$0             | \$33,000        | \$33,000        |
| <b>Total</b>           | <b>\$0</b>      | <b>\$33,000</b> | <b>\$33,000</b> |

**DESCRIPTION:**

The University requests approval to establish a project to expand and enhance the Mammography Clinic area of the Hollings Cancer Center in support of the new College of Medicine Dean. The 4,150 SF third floor renovation will include developing research space for mammography imaging and breast thermography. In an effort to consolidate departments, two existing mammography units located on the second floor will be moved down to the third floor, and Radiation Oncology functions currently located on the third floor will be relocated to the first floor. The internal projected budget is \$2,200,000.

This project was not included in the institution's FY 2010-11 CPIP year one as the need was not identified at the time of CPIP submission.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$4,882,350 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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