



# South Carolina Commission on Higher Education

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**TO:** Mr. Kenneth B. Wingate, Chair, and Members, Commission on Higher Education

**FROM:** Mr. Guy Tarrant, Interim Chair, and Interim Members of the Committee on Finance & Facilities

**SUBJECT:** Items for Consideration on May 5

**DATE:** April 29, 2011

Attached are items for your review and consideration at the May 5 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 8:45 a.m. on May 5. 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.

## **8.04A Interim Capital Projects**

- A. University of South Carolina Columbia
  - i. Softball Stadium Construction (Phase I)
    - *establish pre-design*
  - ii. Discovery I Third, Fourth, & Fifth Floors Upfit (Phase II)
    - *establish construction budget*
- B. University of South Carolina Aiken
  - i. Pedestrian Bridge Construction (Phase II)
    - *establish construction budget*

## **8.04B List of Capital Projects & Leases Processed by Staff for April 2011 (For Information, No Action Required)**

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

May 5, 2011

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Softball Stadium Construction (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$120,000  
**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	\$120,000	\$120,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$120,000</i></b>	<b><i>\$120,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Athletic	\$0	\$120,000	\$120,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$120,000</i></b>	<b><i>\$120,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to demolish the existing softball stands and support structures in their entirety and construct new top-loading stadium seating that will connect to the spine of the Athletic Village Complex. The new stadium will provide approximately 1,350 permanent seats. In addition to new seating, the project will include construction of new restrooms, press box, concession facilities, lighting, backstop netting, dugout, batting cage facility and team support rooms.

The current facilities do not meet current codes. There is a lack of permanent restroom facilities, the team support facilities are inadequate, the press box is far too small, and there is a lack of adequate seating available to host a major tournament.

This project is included in the institution's FY 2011-12 CPIP year one as priority number seventeen. Because the FY 2011-12 CPIP year one list has not been approved by the Commission, the project is being brought through the interim capital project process.

**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.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Discovery I Third, Fourth and Fifth Floors Upfit (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$15,342,500  
**INITIAL CHE APPROVAL DATE:** November 1, 2010

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Services Fees	\$157,500	\$1,798,400	\$1,955,900
Interior Building Renovations (68,550 SF)	\$0	\$12,417,331	\$12,417,331
Other (Escalation)	\$0	\$625,833	\$625,833
Contingency	\$0	\$500,936	\$500,936
<b>Total</b>	<b>\$157,500</b>	<b>\$15,342,500</b>	<b>\$15,500,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Grant Generated Funds	\$157,500	\$15,342,500	\$15,500,000
<b>Total</b>	<b>\$157,500</b>	<b>\$15,342,500</b>	<b>\$15,500,000</b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to complete the build-out and equipping of floors one and two to allow full occupancy and research capability for Cancer Prevention & Control, Communication Disorders, and the offices and research laboratories of the CoEE Endowed Chair for Cancer Disparities and Brain Imaging. The project will also include the upfit of current shell space on floors three, four and five to provide research laboratories, offices, and support space. The third floor is identified for the Brain and Behavior Institute consisting of CoEE Endowed Chairs for Cancer Therapeutics, Healthful Lifestyles, Cancer Disparities, and Rehabilitation & Reconstruction. The third floor will also consist of temporary research facilities for use in conjunction with the research facilities on the first floor. The fourth floor is identified for laboratories and offices to support environmental health sciences collaborations in the fields of genomics, biomolecular research, and estuarine health. The fifth floor will be built to accommodate research in the fields of epidemiology and biostatistics. Specific needs are to be determined by the programmatic requirements of the functions designated.

This project is included in the institution's FY 2010-11 CPIP year one as priority number seven; however, the build-out and equipping of floors one and two has been added to the project since CPIP submission causing the project to be brought back to the Committee and Commission for approval.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Upfit Existing Facility

**ANNUAL OPERATING COSTS/SAVINGS:**

Custodial, maintenance, waste management, and utilities will require additional operating costs ranging between \$271,115 and \$542,230 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**UNIVERSITY OF SOUTH CAROLINA AIKEN**

**PROJECT NAME:** Pedestrian Bridge Construction (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,285,000  
**INITIAL CHE APPROVAL DATE:** October 20, 2009

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Services Fees	\$15,000	\$65,653	\$80,653
Site Development	\$0	\$1,008,166	\$1,008,166
Other	\$0	\$9,548	\$9,548
Contingency	\$0	\$201,633	\$201,633
<b>Total</b>	<b>\$15,000</b>	<b>\$1,285,000</b>	<b>\$1,300,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
SCDOT	\$0	\$500,000	\$500,000
Aiken County Transportation Committee	\$0	\$200,000	\$200,000
Institutional Capital Project Fund	\$0	\$300,000	\$300,000
Institutional Funds	\$15,000	\$285,000	\$300,000
<b>Total</b>	<b>\$15,000</b>	<b>\$1,285,000</b>	<b>\$1,300,000</b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct an elevated walkway to span the Robert Bell Highway. The crosswalk will be high enough to permit unrestricted traffic flow below it, as well as wide enough to permit planned expansion of the highway in years to come. The project will include ADA compliant access ramps and stairs at each end of the bridge, sidewalk, lighting, and identifying signage.

The University's baseball field and convocation center are located on property west of the main campus. The Robert Bell Highway, which separates these facilities from the main campus, is a 55 mile per hour major thoroughway. This creates potential safety issues for students attending athletic events, concerts, and community activities at these facilities.

This project is included in the institution's FY 2010-11 CPIP year one as priority number one; however, Institutional Capital Project Funds have been added to the project since CPIP submission causing the project to be brought back to the Committee and Commission for approval.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Site Development

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities will require additional operating costs ranging between \$250 and \$500 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**INFORMATION ITEM**

**Capital Projects & Leases Processed by Staff**

April 2011

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
4/4/2011	9885	Clemson	Doug Kingsmore Stadium Addition	decrease budget, close project	(\$4,008)	\$2,995,992
4/4/2011	6004	USC Columbia	Baseball Stadium Construction	decrease budget, close project	(\$12,204)	\$35,823,796
4/4/2011	6011	USC Columbia	1600 Hampton St 8th Floor Renovations	decrease budget, close project	(\$43,330)	\$341,670
4/4/2011	6045	USC Columbia	Williams-Brice Stadium Training Room Renovations	decrease budget, close project	(\$641,918)	\$1,758,082
4/4/2011	6066	USC Columbia	Jones PSC North Tower Ceiling Asbestos Removal <sup>1</sup>	change source of funds	\$0	\$5,500,000
4/4/2011	9541	Coastal Carolina	Campus Roads Improvements	funds, close project	(\$248,501)	\$1,309,989
4/4/2011	9575	Coastal Carolina	Prudential Building & Land Acquisition	decrease budget, close project	(\$1,761)	\$1,368,239
4/4/2011	9576	Coastal Carolina	Academic Classroom/Office Building Land Donation	decrease budget, close project	(\$2,800)	\$2,200
4/4/2011	9524	USC Aiken	Student Activities Center Renovations	decrease budget, close project	(\$46,173)	\$5,703,827
4/4/2011	9529	USC Aiken	Convocation Center	decrease budget, close project	(\$3,110)	\$25,965,890
4/4/2010	9534	USC Aiken	Academic Building Upgrades	decrease budget, close project	(\$2,146)	\$217,854
4/6/2011	9594	The Citadel	Boating Center Repairs	close project	\$0	\$105,000
4/12/2011	9577	Coastal Carolina	Procurement Building & Land Acquisition <sup>2</sup>	increase budget	\$1,482,200	\$1,502,200
4/18/2011	New	Coastal Carolina	Baseball/Softball Stadium Land Donation <sup>2</sup>	establish project	\$0	\$20,000
4/18/2011	New	Coastal Carolina	Student Center Annex Land Donation <sup>2</sup>	establish project	\$0	\$20,000
4/18/2011	New	Coastal Carolina	Parking/Pedway Construction <sup>3</sup>	establish pre-design	\$0	\$60,000
4/18/2011	9556	Coastal Carolina	Swain Science Building Annex <sup>4</sup>	change project name	\$0	\$15,000,000
4/19/2011	6043	USC Columbia	Columbia Campus Utility Infrastructure Repairs <sup>5</sup>	decrease budget, revise scope	(\$150,000)	\$1,350,000
4/19/2011	6072	USC Columbia	Harper/Elliott Renovations <sup>6</sup>	increase budget, revise scope	\$150,000	\$3,980,000
4/19/2011	9508	USC Lancaster	Deferred Maintenance <sup>7</sup>	revise scope	\$0	\$717,510
4/25/2011	9887	Clemson	Manning Hall Renovations	decrease budget, close project	(\$82,684)	\$3,610,316
4/26/2011	New	USC Columbia	Football Practice Fields Renovations <sup>3</sup>	establish pre-design	\$0	\$22,500
4/26/2011	New	Coastal Carolina	Parking Lot Construction Land Donation <sup>2</sup>	establish project	\$0	\$20,000
4/26/2011	New	Piedmont TC	Multipurpose Building Renovation <sup>3</sup>	establish pre-design	\$0	\$10,500
4/28/2011	9936	USC Columbia	Patterson Hall Renovation	decrease budget, close project	(\$1,331,601)	\$5,229,399
4/28/2011	9999	USC Columbia	Columbia Campus Recreational Facilities Development	decrease budget, close project	(\$20,903)	\$6,528,097
4/28/2011	9509	USC Beaufort	Performing Arts Center Renovation	close project	\$0	\$125,771

<sup>1</sup>Change \$1,510,000 in Federal ARRA Grant Stimulus Funds to Institutional Funds in order to meet the timing requirements of the Stimulus Funds.

<sup>2</sup>Approved by CHE on June 7, 2007 as part of Master Land Acquisition Plan (MLAP)

<sup>3</sup>See supporting narrative.

<sup>4</sup>Project name change to coincide with University naming the building Kenneth E. Swain Hall after initial project start up.

<sup>5</sup>Decrease budget to allow transfer of funds to project #6072 - Harper/Elliott Renovations. Revise scope to repair steam pipe expansion joints under elevated crosswalk, replace condensate pipe at Blatt P.E. Center, and install steam piping from Main Street to Sumter Street.

<sup>6</sup>Increase budget and revise scope to include the replacement of the central HVAC piping and pumps that serve the center section (E&G space) of Harper/Elliott.

<sup>7</sup>Revise scope to include additional work in Hubbard Hall.

## Leases Approved by Staff

April 2011

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
4/11/2011	Renew	MUSC	134 Rutledge Avenue	Continue to provide parking to support the lease agreement associated with the Cannon Park Place, 261 Calhoun Street lease until the end of its lease term in January 2014	Per Space/Per month - \$60; Monthly Rental Rate - \$2,400; Annual Rent - \$28,800 for first year. Rent will increase to \$65 per space/per month the second year, and \$70 per space/per month for remaining six months of lease renewal	8/1/2011 - 1/31/2014
4/19/2011	New	Clemson	Center for Emerging Technologies Building	To provide needed IT support for the University and its partners as well as expand overall support service footprint in order to accommodate growing demands.	Monthly Rental Rate - \$5,037.66; Annual Rent - \$60,452; Cost per SF - \$14; Annual Operating Costs - \$25,908-\$30,226	8/1/2011 - 7/31/2016

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF  
FOR APRIL 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.*

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Football Practice Fields Renovations (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$22,500  
**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	\$22,500	\$22,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$22,500</i></b>	<b><i>\$22,500</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Athletic	\$0	\$22,500	\$22,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$22,500</i></b>	<b><i>\$22,500</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to completely rework the existing football practice fields located on the west side of Bluff Road across from Williams-Brice Stadium. Scope of work includes installation of a new drainage system, installation of a new irrigation system and regrading of the entire area. New turf will also be installed.

The current fields do not drain well following a major rain which hampers the team's ability to practice outside. The grading is uneven and the site needs to be properly supported, compacted, and regraded.

**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.

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Parking/Pedway Construction (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$60,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$60,000	\$60,000
<b>Total</b>	<b>\$0</b>	<b>\$60,000</b>	<b>\$60,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Parking Operations	\$0	\$60,000	\$60,000
<b>Total</b>	<b>\$0</b>	<b>\$60,000</b>	<b>\$60,000</b>

**DESCRIPTION:**

The University requests approval to establish a project to construct two surface parking lots and a pedway for walking and bicycle traffic. One parking lot will be placed along University Boulevard and will provide over 600 spaces. The second lot will be placed on Highway 544, closer to student housing in University Place, and will provide over 500 spaces. The pedway will connect the second parking lot back to main campus and divert students from Highway 544 to provide safer travel for students walking and bicycling. The project includes call boxes and security cameras for safety.

The additional parking availability from these two lots, as suggested in the University's new Campus Master Plan, will allow the University to begin removal of parking lots within the academic core to make room for future academic buildings as the University continues its growth.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Site Development

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities will require additional operating costs of \$26,400 in the three years following project completion.

**PIEDMONT TECHNICAL COLLEGE**

**PROJECT NAME:** Multipurpose Building Renovation (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$10,500  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$10,500	\$10,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$10,500</i></b>	<b><i>\$10,500</i></b>

<b>Source of Funds</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local	\$0	\$10,500	\$10,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$10,500</i></b>	<b><i>\$10,500</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to renovate the Multipurpose Building. Built in 1980, the building is 21,000 SF and houses student activities, training space, business and community activities, and College events. Renovations will include life safety upgrades, interior and exterior improvements, entrance lobby, restrooms, catering warming room, and storage.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$715,894 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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