



# 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 November 4  
**DATE:** October 29, 2010

Attached are items for your review and consideration at the November 4 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 November 4. 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.

## **9.04A Interim Capital Projects**

- A. Medical University of South Carolina
  - i. Thurmond/Gazes Research Building Air Handler Unit Replacement (Phase II)  
*- establish construction budget*
- B. Coastal Carolina University
  - i. Academic Office /Classroom Building Construction (Phase II)  
*- establish construction budget*
  - ii. Public Safety Facility (Phase II)  
*- establish construction budget*
- C. University of South Carolina Lancaster
  - i. Classroom Building Construction (Phase I)  
*- establish pre-design*
- D. Tri-County Technical College
  - i. Welding/HVAC Building Renovation (Phase II)  
*- establish construction budget*

## **9.04 B Lease**

- A. Clemson University
  - i. Eagles Landing  
*- extension/addition*

## **9.04C List of Capital Projects & Leases Processed by Staff for October 2010 (For Information)**

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

November 4, 2010

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Thurmond/Gazes Research Building Air Handler Unit Replacement (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$700,000  
**INITIAL CHE APPROVAL DATE:** September 6, 2007

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$300,000	(\$100,000)	\$200,000
Utilities Renovations	\$2,000,000	\$750,000	\$2,750,000
Contingency	\$200,000	\$50,000	\$250,000
<b><i>Total</i></b>	<b><i>\$2,500,000</i></b>	<b><i>\$700,000</i></b>	<b><i>\$3,200,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Institution Bonds	\$0	\$3,102,750	\$3,102,750
Indirect Cost Recovery	\$2,500,000	(\$2,402,750)	\$97,250
<b><i>Total</i></b>	<b><i>\$2,500,000</i></b>	<b><i>\$700,000</i></b>	<b><i>\$3,200,000</i></b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to replace the existing air handler unit in the Thurmond/Gazes Research Building. This unit serves floors six through eight and is beyond its useful life.

This project was included in the institution's FY 2010-11 CPIP year one as priority number one; however, Institution Bonds have been added 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 \$3,093,744 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.

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Academic Office/Classroom Building Construction  
(Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$11,835,000  
**INITIAL CHE APPROVAL DATE:** November 5, 2009

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$165,000	\$824,100	\$989,100
New Construction	\$0	\$9,448,633	\$9,448,633
Other: Furniture, Fixtures, & Equipment	\$0	\$512,419	\$512,419
Contingency	\$0	\$1,049,848	\$1,049,848
<b>Total</b>	<b>\$165,000</b>	<b>\$11,835,000</b>	<b>\$12,000,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
One Cent Sales Tax	\$165,000	\$5,835,000	\$6,000,000
Institutional Capital Project Fund	\$0	\$6,000,000	\$6,000,000
<b>Total</b>	<b>\$165,000</b>	<b>\$11,835,000</b>	<b>\$12,000,000</b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct a 48,562 SF Academic Office/Classroom Building. The facility will provide 109 faculty/staff offices along with conference rooms and support spaces, two 125 seat tiered classrooms, one 85 seat tiered classroom, six 25 seat classrooms, six 30 seat classrooms, and 1,700 SF for food service.

The University is in need of faculty/staff office space and classroom space to support the expanding student population and faculty growth. Office space has been carved out of every academic building on campus to provide for this growth. Additionally, many faculty members are sharing office space which hinders student counseling and advisement. Several academic departments are currently housed in university leased facilities off the main campus. This facility will enable some of those departments to return to office space on the main campus. The classroom and office space will also enable the University to reduce student travel across Highway 501 for classes and advisement.

This project was included in the institution's FY 2010-11 CPIP year one as priority number one. It is being brought back to the Committee and Commission for approval because the scope has been revised to include 1,700 SF for food service, and Institutional Capital Project Funds have been added since CPIP submission. The University will be using design-bid-build for construction, and the facility will be LEED Silver certified.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, supplies, and personnel will require additional operating costs of \$168,000 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Public Safety Facility (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,625,000  
**INITIAL CHE APPROVAL DATE:** December 7, 2009

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$15,000	\$129,813	\$144,813
New Construction	\$0	\$1,224,899.80	\$1,224,899.80
Other: Furniture, Fixtures, & Equipment	\$0	\$200,000	\$200,000
Contingency	\$0	\$70,287.20	\$70,287.20
<b>Total</b>	<b>\$15,000</b>	<b>\$1,625,000</b>	<b>\$1,640,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Renovation Reserve/Plant Expansion	\$0	\$1,640,000	\$1,640,000
One Cent Sales Tax	\$15,000	(\$15,000)	\$0
<b>Total</b>	<b>\$15,000</b>	<b>\$1,625,000</b>	<b>\$1,640,000</b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct a 5,594 SF building to provide office space, a dispatch/communication center, training room, and locker room area for Public Safety Officers. In a collaborative effort, the University provides public safety services to Horry-Georgetown Technical College. The Public Safety Department currently resides in Atheneum Hall which is scheduled for renovation into an alumni facility.

This project was included in the institution's FY 2010-11 CIP year one as priority number three; however, Renovation Reserves/Plant Expansion Funds have replaced the One Cent Sales Tax as the source of funding since CIP submission causing the project to be brought back to the Committee and Commission for approval. The University will be using design-bid-build for construction. This project does not require LEED certification; however, energy saving/conservation measures will be implemented.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, supplies, and personnel will require additional operating costs of \$19,800 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**UNIVERSITY OF SOUTH CAROLINA LANCASTER**

**PROJECT NAME:** Classroom Building Construction (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$120,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$120,000	\$120,000
<b>Total</b>	<b>\$0</b>	<b>\$120,000</b>	<b>\$120,000</b>

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

**DESCRIPTION:**

The University requests approval to establish a project to construct an approximately 30,000 SF classroom building situated in the central part of campus between the Bradley Arts and Sciences Building and Medford Library. The building will be primarily a general classroom facility featuring state-of-the-art instructional facilities, faculty and staff offices, and common areas.

The last new classroom building on the Lancaster campus was the Bradley Arts and Sciences Building constructed in 1999. Since then, enrollment on the campus has increased 54% in headcount requiring additional instructional and office space.

This project was not included in the institution's FY 2010-11 CIP year one because funding was not available at the time of CIP submission. It was included as a year-two CIB request for FY 2009-10.

**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.

**TRI-COUNTY TECHNICAL COLLEGE**

**PROJECT NAME:** Welding/HVAC Building Renovation (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$2,466,000  
**INITIAL CHE APPROVAL DATE:** August 4, 2010

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$33,000	\$142,000	\$175,000
Interior Building Renovations	\$0	\$900,000	\$900,000
Utilities Renovations	\$0	\$225,000	\$225,000
Roofing	\$0	\$445,000	\$445,000
Other Permanent Improvements	\$0	\$210,000	\$210,000
Other: Parking/Lighting/Sidewalks	\$0	\$225,000	\$225,000
Contingency	\$0	\$319,000	\$319,000
<b>Total</b>	<b>\$33,000</b>	<b>\$2,466,000</b>	<b>\$2,499,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Local	\$33,000	\$1,216,000	\$1,249,000
ARRA Funds	\$0	\$1,250,000	\$1,250,000
<b>Total</b>	<b>\$33,000</b>	<b>\$2,466,000</b>	<b>\$2,499,000</b>

**DESCRIPTION:**

The College requests approval to establish the construction budget to renovate and upfit a 43,008 SF office/warehouse facility recently acquired to relocate the Welding and HVAC programs. Renovations will adapt the building for educational use by these programs.

This project was not included in the institution's FY 2010-11 CPIP year one as the availability of land and building were not anticipated at time of CPIP submission.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Renovation of newly acquired building

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, custodial and maintenance are expected to generate additional operating costs ranging between \$40,000 and \$60,000 in the three years following project completion. Operational savings are estimated to be \$40,000 per year in the second and third years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

November 4, 2010

**CLEMSON UNIVERSITY**

**LEASE NAME:** Eagles Landing  
**REQUESTED ACTION:** Extension/Addition  
**REQUESTED ACTION AMOUNT:** \$604,716

**DESCRIPTION:**

The University requests approval to extend the term of the current lease of office space (13,940 SF) at 934 Old Clemson Highway Eagles Landing Professional Park as well as adding to the lease similar quality office space (3,588 SF) at 936 Old Clemson Highway Eagles Landing Professional Park for use by Clemson Computing Information Technology (CCIT). This proposal provides a two-year extension of the current lease at 934 Old Clemson Highway and a two-year lease on additional space on the upper level of 936 Old Clemson Highway.

Necessity has required that CCIT lease office space off-campus to accommodate much of its Enterprise Applications staff. This group provides applications programming support for university systems and support for the contract with the SC Department of Health and Human Services to process Medicaid claims. The request for additional space for CCIT's Enterprise Applications team is a result of staff increases due to a new project for the DHHS Medicaid Contract, the Medicaid Information Technology Architecture (MITA) project. Approximately 30 new FTE's will need to be hired for this project.

The lease term is for two years with the option to extend for one additional year. The monthly rental rate will be approximately \$16,797.66, resulting in an annual cost of \$201,572 (\$11.50 per SF) for a total cost of \$604,716 for the lease period. The University expects to spend \$65,730 (\$3.75 per SF) annually for operating costs.

**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>October 2010</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>
9/29/2010	New	Francis Marion	Office Services Building Replacement <sup>1</sup>	establish pre-design	\$0	\$10,000
10/12/2010	9559	Francis Marion	Erv in Dining Hall Renovation <sup>2,3</sup>	establish construction budget	\$1,270,000	\$1,300,000
10/12/2010	9519	USC Salkehatchie	Deferred Maintenance	increase budget	\$2,000	\$144,155
10/12/2010	9989	Midlands TC	Northeast Classroom/Engineering-Science Facility <sup>4</sup>	change source of funds	\$0	\$28,100,000
10/18/2010	New	Clemson	Hwy 93 Pedestrian Safety Improvements <sup>1</sup>	establish pre-design	\$0	\$50,000
10/18/2010	New	Coastal Carolina	Academic Classroom/Office Building Land Donation <sup>2</sup>	establish project (environmental study)	\$0	\$5,000
10/18/2010	New	Coastal Carolina	Procurement Building & Land Acquisition <sup>5</sup>	establish project (environmental study)	\$0	\$20,000
10/18/2010	9575	Coastal Carolina	Prudential Building & Land Acquisition <sup>2</sup>	increase budget, revise scope (purchase property)	\$1,350,000	\$1,370,000
10/18/2010	9643	College of Charleston	Robert Scott Small Building 2nd Floor Classroom Conversion <sup>2</sup>	establish construction budget	\$1,005,000	\$1,020,000
10/18/2010	9644	College of Charleston	Center for Social Science Research <sup>2</sup>	establish construction budget	\$1,871,500	\$1,900,000
10/19/2010	6049	USC Columbia	Cliff Apartments Life Safety Upgrades <sup>6</sup>	revise scope, change project name	\$0	\$850,000
10/19/2010	6059	USC Columbia	McClintock/Wade Hampton Fire Protection Upgrades <sup>2</sup>	establish construction budget	\$1,425,000	\$1,500,000
10/19/2010	6060	USC Columbia	Davis College HVAC Replacement <sup>2</sup>	establish construction budget	\$1,700,000	\$1,730,000
10/19/2010	6062	USC Columbia	Woodrow College Window Upgrades/Life Safety Improvements <sup>2</sup>	establish construction budget	\$2,068,500	\$2,100,000
10/19/2010	6063	USC Columbia	Sumter Street Safety Improvements <sup>2</sup>	establish construction budget	\$895,000	\$1,000,000
10/19/2010	6068	USC Columbia	Farmers Market Development Construction <sup>2</sup>	establish construction budget	\$15,265,000	\$15,500,000
10/19/2010	6069	USC Columbia	Darla Moore School of Business Construction <sup>2</sup>	establish construction budget	\$81,750,000	\$91,500,000



10/19/2010	6074	USC Columbia	Spigner House Renovation <sup>2</sup>	establish construction budget	\$986,500	\$1,000,000
10/19/2010	6075	USC Columbia	Arena Basketball Locker Room Renovations <sup>2</sup>	establish construction budget	\$985,000	\$1,000,000
10/19/2010	6076	USC Columbia	SOM VA Campus Central Plant Chiller Replacement <sup>2</sup>	establish construction budget	\$1,576,000	\$1,600,000
10/19/2010	6077	USC Columbia	Earth & Water Sciences/Coker Life Science Fire Alarm Replacement <sup>2</sup>	establish construction budget	\$838,000	\$850,000
10/19/2010	6078	USC Columbia	Booker T. Washington Renovations <sup>2</sup>	establish construction budget	\$2,417,000	\$2,450,000
10/19/2010	New	USC Columbia	Assembly Street Tunnel & Crossing Modifications <sup>1</sup>	establish pre-design	\$0	\$60,000
10/19/2010	New	USC Columbia	Capstone Campus Room Renovations <sup>1</sup>	establish pre-design	\$0	\$10,500
10/19/2010	New	USC Columbia	Horizon I Ground & Fourth Floor Upfit <sup>2</sup>	establish pre-design	\$0	\$105,000
10/19/2010	New	USC Columbia	McBryde Renovations <sup>1</sup>	establish pre-design	\$0	\$13,500
10/19/2010	New	USC Columbia	Preston College Bathroom & Flooring Renovations <sup>1</sup>	establish pre-design	\$0	\$22,500
10/19/2010	New	USC Columbia	South Tower Mechanical Renovation <sup>2</sup>	establish pre-design	\$0	\$93,000
10/19/2010	New	USC Columbia	Student Health Center Construction <sup>2</sup>	establish pre-design	\$0	\$682,500
10/19/2010	New	USC Columbia	Women's Quadrangle Renovations <sup>2</sup>	establish pre-design	\$0	\$408,000
10/19/2010	New	USC Upstate	Administration Building Repairs & Renovation <sup>2</sup>	establish pre-design	\$0	\$60,000
10/19/2010	9514	USC Sumter	Deferred Maintenance <sup>7</sup>	increase budget, change source of funds, revise scope	\$50,000	\$300,000
10/25/2010	New	Aiken TC	100/200 & 300 Building Renovations <sup>1</sup>	establish pre-design	\$0	\$22,500
10/26/2010	9568	Winthrop	City of Rock Hill Operations Center Land Acquisition <sup>5</sup>	increase budget (purchase property)	\$2,170,000	\$2,220,000

<sup>1</sup>See supporting narrative.

<sup>2</sup>Approved by CHE on May 6, 2010 as part of CPIP year one.

<sup>3</sup>The increase is to add Capital Reserve Funds to the project. These funds are set up to provide for renovations to University buildings. As part of their most recent contract, Sodexo, Francis Marion's dining services vendor, has agreed to pay the University \$148,000 per year for a ten-year period. These funds will be available to replenish the Capital Reserve account at the University's discretion.

<sup>4</sup>Changing \$801,843 from College Fees to Institution Bonds because the Midlands Technical College Commission decided to borrow \$15 M for this project allowing the \$801,843 in College Fees to be committed to other projects.

<sup>5</sup>Approved by CHE on June 7, 2007 as part of Master Land Acquisition Plan.

<sup>6</sup>Project was approved by CHE for Phase II (construction) on February 5, 2009. The scope was to provide kitchen renovations to include installation of new cabinets, range hoods, new finishes, painting, and flooring. Since that time, the University and Housing has placed a great emphasis on life safety concerns. The revised scope will include replacement of standard range hoods with hoods that contain a built-in fire suppression system. This system is hardwired into the building fire alarm system.

<sup>7</sup>A gift of \$50,000 from the USC Educational Foundation was added to address additional deferred maintenance needs.

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

**CLEMSON UNIVERSITY**

**PROJECT NAME:** Hwy 93 Pedestrian Safety Improvements (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$50,000  
**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	\$47,000	\$47,000
Labor Costs	\$0	\$3,000	\$3,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$50,000</i></b>	<b><i>\$50,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Institutional Capital Project Fund	\$0	\$50,000	\$50,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$50,000</i></b>	<b><i>\$50,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to make modifications along Highway 93 between Mell Hall parking lot and Williamson Road (approximately 2,100 feet) to provide a safer environment for pedestrians. Improvements will include the construction of retaining walls, landings and walkways. Environmental factors and severe topographic limitations require construction of a raised walkway to meet safety needs. The estimated total project cost is \$3,125,000.

This project was not included in the institution's FY 2010-11 CPIP year one because funding was not available at the time of CPIP submission. The need to improve safety for pedestrians at this location has long been recognized by the city, university, and SCDOT. In the last five years, four pedestrian/vehicle accidents have occurred in this vicinity according to the SC Department of Public Safety. A partnership with the Pickens County Transportation Committee and SCDOT has leveraged \$1,000,000 in grant support for this project.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Site Development

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities and maintenance are expected to generate additional operating costs of \$20,000 in the three years following project completion.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Assembly Street Tunnel & Crossing Modifications (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>
Institution Funds	\$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 modify access to the existing pedestrian tunnel under Assembly Street as well as improve traffic signaling and pedestrian crossing at the intersection of Greene and Assembly Street.

Currently, the pedestrian tunnel is only accessible by a set of steps that presents a 36-foot grade change from the Law Center to the fountain plaza below with no ADA access. To improve accessibility, modifications will be made to the existing green space in front of the Law Center which will provide a gentle, ADA-compliant ramp from Main Street to the existing fountain. The fountain area will be replaced with an outdoor amphitheater. In addition, an elevator will be installed to provide the most efficient means of ADA accessibility. The landscaping on both sides of the ramp will be designed to provide clear access to the main entrance of the Law Center. These modifications will allow for a safer, more accessible alternative to students crossing Assembly Street to attend classes in the new Darla Moore School of Business, the Coliseum, and the developing Innovista District.

This project was not included in the institution's FY 2010-11 CPIP year one because it was originally considered in the renovation of the Law Center. With the relocation of the Darla Moore School of Business, this project became a necessity. The projected project budget is \$4,000,000.

**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.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Capstone Campus Room Renovations (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$10,500  
**INITIAL CHE APPROVAL DATE:** N/A

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

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Housing Maintenance Reserve Funds	\$0	\$10,500	\$10,500
<b>Total</b>	<b>\$0</b>	<b>\$10,500</b>	<b>\$10,500</b>

**DESCRIPTION:**

The University requests approval to establish a project to replace three air handlers, improve lighting, install smart room audiovisual systems, and replace room finishes for the meeting and conference center in Capstone residence hall. The current air handlers are beyond their useful life and generate excessive noise levels that detract from the functions held in this venue. This area is used by the entire campus community and needs to be brought up to today's meeting room standards. This project will significantly reduce deferred maintenance associated with this building.

This project was not included in the institution's FY 2010-11 CPIP 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. The projected project budget is \$700,000.

**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.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** McBryde Renovations (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$13,500  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$13,500	\$13,500
<b>Total</b>	<b>\$0</b>	<b>\$13,500</b>	<b>\$13,500</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Housing Maintenance Reserve Funds	\$0	\$13,500	\$13,500
<b>Total</b>	<b>\$0</b>	<b>\$13,500</b>	<b>\$13,500</b>

**DESCRIPTION:**

The University requests approval to establish a project to address immediate life safety issues and improve living conditions for students in McBryde residence hall. Work will include painting hallways and 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. The projected project budget is \$900,000.

**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.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Preston College Bathroom and Flooring Renovations (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$22,500  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$22,500	\$22,500
<b>Total</b>	<b>\$0</b>	<b>\$22,500</b>	<b>\$22,500</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Housing Maintenance Reserve Funds	\$0	\$22,500	\$22,500
<b>Total</b>	<b>\$0</b>	<b>\$22,500</b>	<b>\$22,500</b>

**DESCRIPTION:**

The University requests approval to establish a project to renovate bathrooms and flooring in Preston College residence hall. Work will include demolition of existing shower enclosures, correction of water leaks, repair of damaged wall surfaces, installation of water tight showers, replacement of water closets and plumbing fixtures, installation of dual flush devices on water closets, replacement of floor tile in bathrooms, ensuring that all exhaust and ventilation systems are adequate and operating properly, ensuring that all bathroom and associated building drains are operating properly, replacement of ceiling tile and grid, replacement of bathroom windows if necessary, and painting bathrooms including doors and trim. This project will also install shower curtains, rods, grab bars and blocking as necessary as well as replace the vinyl composite tile flooring in all student rooms with either tile or simulated wood vinyl planking.

This project was not included in the institution's FY 2010-11 CPIP year one because it was not anticipated at the time of CPIP submission. The projected project budget is \$1,450,000.

**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.

**FRANCIS MARION UNIVERSITY**

**PROJECT NAME:** Office Services Building Replacement (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$10,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$10,000	\$10,000
<b>Total</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$10,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Maintenance Reserve Fund	\$0	\$10,000	\$10,000
<b>Total</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$10,000</b>

**DESCRIPTION:**

The University requests approval to establish a project to construct a new 3,900 SF office services building. The facility will include a mail room with a sorting and processing area, a print operations area with an open floor plan that includes adequate work space and maintenance access to printing equipment. The building will also include staff offices, public restrooms, a pallet storage area, and a raised loading dock for mail and equipment deliveries.

The building will replace the existing office services building that is dilapidated and hazardous to employees due to the rotting and deteriorated exterior, the lack of proper mechanical ventilation for printing equipment fumes, and the improper safety clearances around the equipment due to the lack of space. The current building cannot be repaired or renovated without extensive costs that would be associated with upgrading the electrical and mechanical ventilation systems to meet the current building codes. The existing building will be used for storage until it is demolished at a later date.

This project was not included in the institution's FY 2010-11 CPIP year one because funding was not available at the time of CPIP submission. It was included as a FY 2009-10 year-two CIB request. The projected project budget is \$660,000.

**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.

**AIKEN TECHNICAL COLLEGE**

**PROJECT NAME:** 100/200 & 300 Building 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>
Local Funds	\$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 College requests approval to establish a project to renovate approximately 15,775 SF in Building 100/200 and approximately 10,823 SF in Building 300. Renovations will include reconfiguration of office and classroom space in Building 100/200 and updating lighting, ceiling grids, tiles and electrical metering in Building 300.

This project was not included in the institution's FY 2010-11 CPIP year one because funding was not available at the time of CPIP submission. The projected project budget is \$1,500,000.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$1,919,359 in existing combined maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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