



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, Chair, and Members of the Committee on Finance & Facilities
SUBJECT: Items for Consideration on November 3
DATE: October 28, 2011

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

8.04A Interim Capital Project

A. Clemson University

- i. Hwy 93 Pedestrian Safety Improvements (Phase II)
- *establish construction budget*

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

DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION

November 3, 2011

CLEMSON UNIVERSITY

PROJECT NAME: Hwy 93 Pedestrian Safety Improvements (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$3,702,000
INITIAL CHE APPROVAL DATE: October 18, 2010

| Project Budget | Previous | Change | Revised |
|---------------------------|-----------------|--------------------|--------------------|
| Professional Service Fees | \$47,000 | \$253,000 | \$300,000 |
| Site Development | \$0 | \$3,000,000 | \$3,000,000 |
| Labor Costs | \$3,000 | \$179,000 | \$182,000 |
| Contingency | \$0 | \$270,000 | \$270,000 |
| Total | \$50,000 | \$3,702,000 | \$3,752,000 |

| Source of Funds | Previous | Change | Revised |
|---|-----------------|--------------------|--------------------|
| Institutional Capital Project Funds | \$50,000 | \$1,013,200 | \$1,063,200 |
| Pickens County Transportation Committee | \$0 | \$200,000 | \$200,000 |
| SC DOT | \$0 | \$800,000 | \$800,000 |
| Athletic Department | \$0 | \$1,688,800 | \$1,688,800 |
| Total | \$50,000 | \$3,702,000 | \$3,752,000 |

DESCRIPTION:

The University requests approval to establish the construction budget 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 an elevated pedestrian walk for a portion of this project.

This project was not included in the institution's FY 2011-12 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.

In addition, during Phase I (pre-design), the existing North Stands of the soccer stadium have proven to be inadequate and must be replaced to meet current code requirements. The North Stands are immediately adjacent to the proposed elevated pedestrian walkway, and it has been determined that a connection to the North Stands from the walkway will be beneficial.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Development

ANNUAL OPERATING COSTS/SAVINGS:

Utilities and maintenance will require additional operating costs of \$20,000 in the third year following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

INFORMATION ITEM

| Capital Projects & Leases Processed by Staff October 2011 | | | | | | | |
|--|------------------|-----------------------|---|--|----------------------|-----------------------|-------------------------------|
| Date Approved | Project # | Institution | Project Name | Action Category | Budget Change | Revised Budget | Original Approval Date |
| 10/3/2011 | 6089 | USC Columbia | Williams-Brice Stadium Video Board Support Construction ¹ | establish construction budget | \$6,462,500 | \$6,500,000 | 8/15/2011 |
| 10/3/2011 | 9624 | College of Charleston | George Street Land, Dorm, & Apartment Acquisition | decrease budget, close project | (\$38,998) | \$60,947,939 | 10/22/2004 |
| 10/10/2011 | 6047 | USC Columbia | Sumwalt Trace Metal Lab Renovation | decrease budget, close project | (\$48,829) | \$951,171 | 11/2/2007 |
| 10/10/2011 | 9617 | College of Charleston | George Street Corridor - Data & Telecommunications Infrastructure Exp | decrease budget, close project | (\$92,207) | \$157,793 | 3/16/2005 |
| 10/10/2011 | 9511 | Lander | Campus Electronic Communications Infra | decrease budget, close project | (\$41,527) | \$1,057,844 | 9/19/1999 |
| 10/10/2011 | 9512 | Lander | HVAC Repair & Control Upgrade | decrease budget, close project | (\$256,226) | \$235,319 | 1/25/2001 |
| 10/10/2011 | 9515 | Lander | Chipley Hall HVAC Replacement | decrease budget, close project | (\$116,999) | \$433,001 | 2/11/2002 |
| 10/10/2011 | 9516 | Lander | 402 Calhoun Avenue Land Acquisition | close project | \$0 | \$140,000 | 7/26/2002 |
| 10/10/2011 | 9517 | Lander | Student Center Facility Construction/Renovation | decrease budget, close project | (\$164,366) | \$4,815,314 | 8/1/2002 |
| 10/10/2011 | 9518 | Lander | Jackson Library Reroofing | decrease budget, close project | (\$78,659) | \$486,341 | 8/19/2002 |
| 10/10/2011 | 9519 | Lander | Physical Plant Facility | decrease budget, close project | (\$83,295) | \$1,066,705 | 2/7/2003 |
| 10/10/2011 | 9520 | Lander | Brice Street Land Acquisition | decrease budget, close project | (\$10,000) | \$0 | 4/1/2003 |
| 10/10/2011 | 9521 | Lander | New Student Housing Complex Construction | decrease budget, close project | (\$113,595) | \$15,928,883 | 10/6/2003 |
| 10/10/2011 | 9522 | Lander | New Campus Entrance Boulevard Construction | decrease budget, close project | (\$293,599) | \$1,408,671 | 10/6/2003 |
| 10/10/2011 | 9523 | Lander | Lide Student Housing Complex Renovation | decrease budget, close project | (\$271,542) | \$2,800,300 | 5/6/2005 |
| 10/10/2011 | 9524 | Lander | Grier Student/Cultural/Johnston Com Roof Replacement | decrease budget, close project | (\$14,804) | \$1,505,516 | 6/16/2005 |
| 10/10/2011 | 9525 | Lander | Calhoun Avenue Campus Entrance Development | decrease budget, close project | (\$79,189) | \$555,151 | 12/3/2006 |
| 10/10/2011 | 9526 | Lander | 403 Willson Street Property Acquisition | decrease budget, close project | (\$95,000) | \$0 | 6/2/2008 |
| 10/10/2011 | 9529 | Lander | 104 Court Ave Property Acquisition | decrease budget, close project | (\$23,525) | \$21,475 | 10/20/2009 |
| 10/10/2011 | 9530 | Lander | Cokesbury Gardens Apt Complex Acq | decrease budget, close project | (\$22,887) | \$22,113 | 4/19/2010 |
| 10/11/2011 | 9580 | Coastal Carolina | Softball & Baseball Complex Improvements ² | increase budget, revise scope, change source of funds, change project name | \$120,000 | \$150,000 | 11/15/2010 |
| 10/11/2011 | 9581 | Coastal Carolina | Baseball Complex Improvements ² | decrease budget, close project | (\$120,000) | \$0 | 12/3/2010 |
| 10/11/2011 | 6006 | Central Carolina TC | Building 600 Renovation | decrease budget, close project | (\$81,384) | \$918,616 | 9/18/2009 |
| 10/11/2011 | 6021 | Trident TC | Building 700/800 Reroofing | decrease budget, close project | (\$841,075) | \$8,925 | 6/18/2010 |
| 10/14/2011 | 9895 | Spartanburg CC | Industrial Division Renovation/Addition | decrease budget, close project | (\$154,155) | \$25,057 | 10/7/2004 |
| 10/14/2011 | 9975 | Spartanburg CC | Tyger River Campus AMTC Renovation | decrease budget, close project | (\$114,731) | \$149,772 | 8/9/2006 |
| 10/14/2011 | 6023 | Spartanburg CC | Spartanburg Downtown Campus Building & Land Purchase | decrease budget, close project | (\$540) | \$3,404,460 | 7/21/2010 |
| 10/17/2011 | New | Francis Marion | Deferred Maintenance ³ | establish project | \$0 | \$965,801 | - |
| 10/18/2011 | 9888 | USC Columbia | Business Administration Classroom Technology Upgrades | decrease budget, close project | (\$193,071) | \$1,081,929 | 8/28/2000 |
| 10/18/2011 | 9957 | Midlands TC | Campus Accelerator Northeast Campus | change source of funds, close project | \$0 | \$4,665,655 | 9/1/2005 |
| 10/18/2011 | 9979 | Midlands TC | Lexington Hall Addition | close project | \$0 | \$2,661,239 | 10/6/2006 |
| 10/20/2011 | New | USC Columbia | LeGare/Pinckney Comprehensive Renovation ¹ | establish pre-design | \$0 | \$119,250 | - |
| 10/20/2011 | New | USC Columbia | Rutledge College Comprehensive Renovation ¹ | establish pre-design | \$0 | \$130,500 | - |
| 10/20/2011 | 6052 | USC Columbia | Health Sciences Renovation ¹ | establish construction budget | \$16,200,000 | \$18,000,000 | 5/1/2008 |
| 10/24/2011 | New | Clemson | Deferred Maintenance (Campus Electrical System Improvements) ³ | establish project | \$0 | \$6,195,597 | - |
| 10/24/2011 | New | Winthrop | General Campus Buildings Deferred Maintenance ³ | establish project | \$0 | \$1,174,145 | - |
| 10/25/2011 | New | MUSC | Deferred Maintenance ³ | establish project | \$0 | \$4,877,511 | - |

¹Approved by CHE on May 26, 2011 as part of CPIP FY 2011-12.

²Combining projects #9580 - Softball Complex Improvements & #9581 - Baseball Complex Improvements because the same architectural firm was chosen for both projects. The University believes it will experience up to a 10% reduction in construction costs by combining the two projects and bidding construction to one contractor and subcontractor. Both projects were part of the institution's FY 2011-12 CPIP year one and remain materially unchanged.

³See supporting narrative.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR OCTOBER 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 summary is presented as information.

CLEMSON UNIVERSITY

PROJECT NAME: Deferred Maintenance (Campus Electrical System Improvements)
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$6,195,597
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|----------------------------|-----------------|--------------------|--------------------|
| Professional Services Fees | \$0 | \$480,000 | \$480,000 |
| Utilities Renovations | \$0 | \$5,000,000 | \$5,000,000 |
| Labor Costs | \$0 | \$380,000 | \$380,000 |
| Contingency | \$0 | \$335,597 | \$335,597 |
| Total | \$0 | \$6,195,597 | \$6,195,597 |

| Source of Funds | Previous | Change | Revised |
|------------------------|-----------------|--------------------|--------------------|
| Capital Reserve Fund* | \$0 | \$6,195,597 | \$6,195,597 |
| Total | \$0 | \$6,195,597 | \$6,195,597 |

**Each of the four-year institutions and the two-year regional campuses received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to replace and upgrade portions of the 12,470-volt and 4,160-volt distribution systems in order to address deferred maintenance and reliability issues. Scope of work will include the replacement of electrical switches that are no longer safe to operate, replacement of deteriorated overhead and underground power distribution cabling, replacement of building transformers and protective relays, and fuse coordination.

Portions of the distribution systems and electrical infrastructure within buildings have long outlived their useful life and must be replaced or upgraded. Proper maintenance is presently a challenge due to outdated and obsolete components, significantly reducing the reliability of the campus wide electrical distribution system.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$46,315,087 in combined 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: Deferred Maintenance
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$4,877,511
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|-----------------------------------|-----------------|--------------------|--------------------|
| Professional Services Fees | \$0 | \$300,000 | \$300,000 |
| Utilities Renovations/Replacement | \$0 | \$4,527,500 | \$4,527,500 |
| Contingency | \$0 | \$50,011 | \$50,011 |
| Total | \$0 | \$4,877,511 | \$4,877,511 |

| Source of Funds | Previous | Change | Revised |
|------------------------|-----------------|--------------------|--------------------|
| Capital Reserve Fund* | \$0 | \$4,877,511 | \$4,877,511 |
| Total | \$0 | \$4,877,511 | \$4,877,511 |

**Each of the four-year institutions and the two-year regional campuses received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to correct various deferred maintenance roofing, HVAC, plumbing, and exterior infrastructure issues campus wide.

Scope of work will include the replacement/repair of roofs on 17 Ehrhardt, 57 Bee Street, 28 Ehrhardt, 51 Bee Street, 45 Bee Street, and the Education Center & Library Building. Also included will be the replacement of chillers in the Clinical Sciences Building and in Quad F; replacement of mechanical system supports in Quad E; replacement of the HVAC system in the Sebring Aimar House; replacement of elevator controls in the Psych Institute; structural repairs to the Clinical Sciences Building ramp; and repairs to sidewalks and paving on the Horseshoe.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$50,084,022 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

FRANCIS MARION UNIVERSITY

PROJECT NAME: Deferred Maintenance
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$965,801
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|-------------------------------|-----------------|------------------|------------------|
| Interior Building Renovations | \$0 | \$550,000 | \$550,000 |
| Roofing | \$0 | \$200,000 | \$200,000 |
| Exterior Building Renovations | \$0 | \$100,000 | \$100,000 |
| Other Permanent Improvements | \$0 | \$115,801 | \$115,801 |
| Total | \$0 | \$965,801 | \$965,801 |

| Source of Funds | Previous | Change | Revised |
|------------------------|-----------------|------------------|------------------|
| Capital Reserve Fund* | \$0 | \$965,801 | \$965,801 |
| Total | \$0 | \$965,801 | \$965,801 |

**Each of the four-year institutions and the two-year regional campuses received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to enhance the exterior of Founders Hall/Media Center, replace the HVAC system in the Library, replace the roof in areas at the University Center, modernize and upgrade campus signage, and replace damaged portions of sidewalks throughout the campus.

Exterior enhancements for Founders Hall/Media Center will include painting the exterior, replacing windows, air handler privacy screens, exterior furniture, and pressure washing breezeways. Replacement of the HVAC system in the Library will include replacement of the existing air handling unit that serves the Arundel Room for proper temperature and humidity controls. Asbestos materials from the mechanical rooms and around the existing duct heaters will be removed to allow maintenance and repairs without the interference of asbestos. The existing duct heaters will be replaced with new heaters in an asbestos-free enclosure. The University has identified the worst areas of the roof at The University Center and expects to replace the roof in these areas. Selected on-campus post and panel signs will be replaced to create a uniform appearance throughout campus. Redundant signs will be eliminated and traffic routes will be clearly identified to improve traffic flow. Damaged portions of sidewalks throughout campus will be replaced to eliminate trip hazard conditions. Broken sidewalks from tree root damage will be eliminated to enhance the beauty of campus grounds and provide safer walk areas.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$8,559,248 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

WINTHROP UNIVERSITY

PROJECT NAME: General Campus Buildings Deferred Maintenance
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$1,174,145
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|-------------------------------|-----------------|--------------------|--------------------|
| Interior Building Renovations | \$0 | \$1,174,145 | \$1,174,145 |
| Total | \$0 | \$1,174,145 | \$1,174,145 |

| Source of Funds | Previous | Change | Revised |
|------------------------|-----------------|--------------------|--------------------|
| Capital Reserve Fund* | \$0 | \$1,174,145 | \$1,174,145 |
| Total | \$0 | \$1,174,145 | \$1,174,145 |

**Each of the four-year institutions and the two-year regional campuses received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to correct various deferred maintenance issues in E&G buildings. Scope of work will include repairs to HVAC, electrical, and roofing systems; building envelope, structural, infrastructure, and sidewalk repairs; and water proofing.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$63,317,893 in total existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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