



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 September 30
DATE: September 22, 2009

Attached are items for your review and consideration at the September 30 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 9:00 a.m. on September 30. 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. Golf Practice Facility Construction – Phase III
- *increase budget*
- B. Medical University of South Carolina
 - i. Energy Performance Contract
- *increase budget, revise scope*
- C. Francis Marion University
 - i. Athletic Complex Construction (Phase I)
- *establish pre-design*
- D. Horry-Georgetown Technical College
 - i. Building 400 (Phase I)
- *establish pre-design*
 - ii. Speir Building Allied Health Expansion (Phase II)
- *establish construction budget*

8.04B List of Capital Projects & Leases Processed by Staff for September 2009 (For Information)

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

September 30, 2009

CLEMSON UNIVERSITY

PROJECT NAME: Golf Practice Facility Construction – Phase III
REQUESTED ACTION: Increase Budget
REQUESTED ACTION AMOUNT: \$2,350,000
INITIAL CHE APPROVAL DATE: December 7, 2006

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$235,000	\$0	\$235,000
Site Development	\$580,000	\$0	\$580,000
New Construction (6,600 SF)	\$0	\$2,350,000	\$2,350,000
Labor Costs	\$50,000	\$0	\$50,000
Contingency	\$78,500	\$0	\$78,500
<i>Total</i>	<i>\$943,500</i>	<i>\$2,350,000</i>	<i>\$3,293,500</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Private IPTAY (Athletics)	\$943,500	\$2,350,000	\$3,293,500
<i>Total</i>	<i>\$943,500</i>	<i>\$2,350,000</i>	<i>\$3,293,500</i>

DESCRIPTION:

The University is requesting approval to increase the budget to construct a 6,600 SF golf team clubhouse. This is the third part of a three-phase project to improve facilities for the golf team. Phases I and II of the project involved the construction of a practice green and the improvement of the short game practice area. The proposed LEED facility will be located in the vicinity of the northern edge of the driving range in the area that is now a service yard. Included in the facility will be meeting rooms, offices, a repair shop, a service kitchen, and locker rooms. Funding for this project has been secured from private IPTAY donations.

This project was not included on the University’s FY 2009-10 CPIP; however, it was listed on the FY 2008-09 CPIP as a \$2.5 M project to be initiated in FY 2009-10. The project has advanced quickly due to very successful private fund raising. The University does not anticipate any more increases to the project.

E&G MAINTENANCE NEEDS REDUCTION:

N/A - Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

Utilities and maintenance will require additional operating costs ranging between \$49,000 and \$54,022 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Energy Performance Contract
REQUESTED ACTION: Increase Budget, Revise Scope
REQUESTED ACTION AMOUNT: \$1,941,305
INITIAL CHE APPROVAL DATE: September 6, 2007

Project Budget	Previous	Change	Revised
Utilities Renovations/Replacement	\$15,768,911	\$1,834,075	\$17,602,986
Contingency	\$631,089	\$107,230	\$738,319
Total	\$16,400,000	\$1,941,305	\$18,341,305

Source of Funds	Previous	Change	Revised
Master Lease Program	\$16,400,000	\$0	\$16,400,000
ARRA Energy Funds	\$0	\$1,941,305	\$1,941,305
Total	\$16,400,000	\$1,941,305	\$18,341,305

DESCRIPTION:

The University is requesting approval to increase the budget and revise scope to replace the existing electric reheat system in the Clinical Sciences Building with a new hot water reheat system. The new energy efficiency measure (EEM) will result in a guaranteed annual savings of approximately \$91,000.

The University currently has an Energy Performance contract with Ameresco Inc. that includes twenty-three separate EEM's. This new energy efficiency measure is to be added to the current Ameresco contract.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate \$2,061,279 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

Operational Savings ranging between \$2,554,020 and \$2,599,307 are expected in the three years following full implementation.

RECOMMENDATION:

Staff recommends approval of this project as proposed contingent upon the approval of funding from the Energy Office.

FRANCIS MARION UNIVERSITY

PROJECT NAME: Athletic Complex Construction (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$135,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$135,000	\$135,000
Total	\$0	\$135,000	\$135,000

Source of Funds	Previous	Change	Revised
Athletic Revenue Bonds	\$0	\$135,000	\$135,000
Total	\$0	\$135,000	\$135,000

DESCRIPTION:

The University is requesting approval to establish a project to construct a new Athletic Complex.

The new complex will include all of the University's athletic competition fields and support buildings, all of which are needed to meet the basic needs for an NCAA division one intercollegiate athletic program. The complex will also help to achieve Title IX equity for student athletes. The current fields and facilities are inadequate and do not provide basic comfort and service features needed for players and spectators to participate in these sports. The existing fields and facilities are thirty plus years old and are over-crowded and do not allow room for expansion or renovation. The proposed complex will allow the University to attract more students while increasing visibility for current student athletes and the University.

The complex is expected to include a 1,000-seat baseball stadium, a 300-seat softball stadium, a 750-seat soccer stadium, a 300-seat track and field complex and field house with offices and support facilities. The baseball and softball stadium will include a ticket office, concession stands, public restrooms, press boxes, handicap accessible dugouts, bullpens, batting cages, and equipment storage areas. The soccer and track facilities will include raised seating, public restrooms, and team locker rooms. The fields will be designed to include natural grass turf with proper irrigation and drainage. The site plan will include practice fields, parking lots for cars and buses, pedestrian sidewalks, and walking trails through wetland and natural wooded areas.

The 82 acres of land for the Athletic Complex were donated to the University from the Francis Marion University Real Estate Foundation at no cost. The projected total cost for this project is \$9,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities will require additional operating costs ranging between \$112,000 and \$186,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

HORRY-GEORGETOWN TECHNICAL COLLEGE

PROJECT NAME: Building 400 (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$187,500
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Services Fees	\$0	\$187,500	\$187,500
<i>Total</i>	<i>\$0</i>	<i>\$187,500</i>	<i>\$187,500</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Local – (\$.01 tax)	\$0	\$187,500	\$187,500
<i>Total</i>	<i>\$0</i>	<i>\$187,500</i>	<i>\$187,500</i>

DESCRIPTION:

The College is requesting approval to establish a project to demolish the existing Building 400 consisting of 12,000 SF of academic space, and replace it with a 45,000 SF academic building. The existing building is completely antiquated for instructional use, and no longer meets the physical growth or technological needs of the College.

The new facility, which includes three floors of 15,000 SF each, will be dedicated solely to academic classrooms, labs and faculty offices. The first floor will be used by forestry, engineering, golf and sports turf, and agricultural programs of study. The second and third floors will be used in their entirety by the Horry County Early College High School Program (ECHS). This program consists of 400 students who are dually enrolled in high school and College classes.

This project is included in year-two of the College's FY 2009-10 CPIP. The College is requesting approval of Phase I in hopes of completing A&E in time to initiate Phase II (Construction) in FY 2010-11. This project is driven by the increase in the number of students attending the Early College High School Program. The College has seen a 25% increase in ECHS students this fall.

Internal projected cost of the project is \$12,500,000. All (100%) of this project will be funded with local money from the Educational Capital Sales and Use Tax or "penny tax." There will be no Federal or State money in the construction of this building, nor will there be any tuition increase associated with construction.

E&G MAINTENANCE NEEDS REDUCTION:

Demolition of existing building will alleviate \$1,339,841 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, building maintenance and custodial will require additional operating costs ranging between \$97,500 and \$105,400 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

HORRY-GEORGETOWN TECHNICAL COLLEGE

PROJECT NAME: Speir Building Allied Health Expansion (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$7,335,325
INITIAL CHE APPROVAL DATE: January 12, 2009

Project Budget	Previous	Change	Revised
Professional Services Fees	\$82,500	\$480,201	\$562,701
Equipment and/or Materials	\$0	\$810,000	\$810,000
Site Development	\$0	\$451,200	\$451,200
New Construction (30,000 SF)	\$0	\$5,143,712	\$5,143,712
Contingency	\$0	\$450,212	\$450,212
Total	\$82,500	\$7335,325	\$7,417,825

Source of Funds	Previous	Change	Revised
HGTC Foundation	\$82,500	\$2,917,500	\$3,000,000
Duke Grant	\$0	\$500,000	\$500,000
Local – (\$.01 tax)	\$0	\$3,917,825	\$3,917,825
Total	\$82,500	\$7,335,325	\$7,417,825

DESCRIPTION:

The College is requesting approval to establish the construction budget to construct a 30,000 SF addition for use by the Dental and Health Science (Nursing) Programs.

The new addition, which includes three floors of 10,000 SF each, will be affixed to the existing Health Sciences Building on the Grand Strand Campus. The facility currently contains all of the College's Allied Health programs. This project will allow for the expansion of existing programs, start-up of new programs and relocation of the existing Dental program to the Grand Strand Campus. Existing facilities cannot accommodate expansion of the Dental or Allied Health Programs. In addition, having all health science programs consolidated in one building reduces operational costs.

The Dental classrooms, labs and a low or no cost clinic to provide dental care to the indigent population of Horry and Georgetown Counties would be located on the first floor. Other Allied Health programs such as Respiratory Care and Occupational Therapy would be situated on the proposed second and third floors.

This project was not included on the College's FY 2009-10 CPIP because the source of funding was not yet secured or finalized. The increased demand for dental assistants and an allied health enrollment increase of 20% over last fall has made this project a near-term priority. There will be no Federal or State money in the construction of this building, nor will there be any tuition increase associated with construction.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, building maintenance and custodial will require additional operating costs ranging between \$116,000 and \$125,500 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

INFORMATION ITEM

**Capital Projects & Leases Processed by Staff
September 2009**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
8/31/2009	9544	USC Aiken	Etherredge Center Cooling System Repair/Replacement ¹	decrease budget	(\$95,000)	\$400,000
9/9/2009	New	Francis Marion	Ervin Dining Hall Renovation ²	establish pre-design	\$0	\$30,000
9/14/2009	9537	USC Columbia	Science Building Roof Repairs	decrease budget, close project	(\$66,940)	\$366,060
9/14/2009	9566	Coastal Carolina	Science Annex Land Donation ³	rev ise scope	\$0	\$2,500
9/14/2009	9568	Coastal Carolina	Kimbel Library Addition Land Donation ³	rev ise scope	\$0	\$2,500
9/18/2009	New	Francis Marion	Athletic Complex - Land Acquisition ²	establish	\$0	\$0
9/18/2009	New	Central Carolina TC	Building 600 Renovation ²	establish pre-design	\$0	\$12,000
9/18/2009	New	Greenville TC	Information Technology & Logistics Building Construction ²	establish pre-design	\$0	\$67,500

¹On April 2, 2009, CHE approved the establishment of the project with concurrent approval of phase II with a \$495,000 budget. At its June 2009 meeting, the B&CB approved phase I (pre-design) with a budget of \$7,425. Since that time, the University has received the final project budget and now requests approval of phase II (construction phase) at a budget of \$400,000. Therefore, the CHE concurrent approval of phase I and II remains in place as the project scope did not change, the budget actually decreased, and the proposed funding source remains the same.

²See Supporting Narrative

³Revise scope to include the acceptance of land donation.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR SEPTEMBER 2009**

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.

FRANCIS MARION UNIVERSITY

PROJECT NAME: Ervin Dining Hall Renovation (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$30,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$30,000	\$30,000
<i>Total</i>	<i>\$0</i>	<i>\$30,000</i>	<i>\$30,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Private Funding/ Contract Term	\$0	\$30,000	\$30,000
<i>Total</i>	<i>\$0</i>	<i>\$30,000</i>	<i>\$30,000</i>

DESCRIPTION:

The University requests approval to establish a project to renovate the main dining facility on campus, Ervin Dining Hall. With the exception of a few minor cosmetic changes, the facility remains largely as it was when constructed in 1986.

The scope of the project will be a complete renovation of the food service and dining areas. Paint, carpet, tile flooring, and light fixtures will be replaced throughout. In the food service area there will be new millwork, food service equipment, tables, soffits and signage. The main dining area will get new tables, chairs and booths. The Hendrick Dining Room will get new tables, chairs, storefront walls and doors. The dish room will get a new dish accumulator, scraping table, tray drop and window. Flat screen televisions will be added in several areas.

This project was not included in the University's FY 2009-10 CPIP because the idea was proposed but the contract with Sodexo was signed after submission. The projected total cost for this renovation is \$2,000,000.

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: Athletic Complex – Land Acquisition
REQUESTED ACTION: Establish
REQUESTED ACTION AMOUNT: \$0
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
<i>Total</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
<i>Total</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>

DESCRIPTION:

The University requests approval to establish a project to accept the donation of approximately 82 acres of land for the purpose of constructing the new Athletic Complex. The parcel of land to be donated adjoins Francis Marion Road and highway 301/76. The land is being donated to the University from the Francis Marion University Real Estate Foundation at no cost.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land Acquisition

ANNUAL OPERATING COSTS/SAVINGS:

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

CENTRAL CAROLINA TECHNICAL COLLEGE

PROJECT NAME: Building 600 Renovation (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$15,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$15,000	\$15,000
Total	\$0	\$15,000	\$15,000

Source of Funds	Previous	Change	Revised
Institutional Funds	\$0	\$15,000	\$15,000
Total	\$0	\$15,000	\$15,000

DESCRIPTION:

The College requests approval to establish a project to renovate and repurpose the M600 Building located on the College's Main Campus once the health science programs move to the new facility downtown. Additional science labs will be added in order to meet current and future demands for science classes. The College's Environmental Training Center programs will move to this location as well.

This project is included in year-two of the College's FY 2009-10 CPIP. The College is requesting approval of Phase I in hopes of completing the A&E in time to initiate Phase II (Construction) in FY 2010-11. Internal projected cost of the project is \$1,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

TBD – The extent to which the project will reduce the buildings' maintenance needs will be identified in phase II of the project.

ANNUAL OPERATING COSTS/SAVINGS:

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

GREENVILLE TECHNICAL COLLEGE

PROJECT NAME: Information Technology & Logistics Building Construction (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$67,500
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$67,500	\$67,500
<i>Total</i>	<i>\$0</i>	<i>\$67,500</i>	<i>\$67,500</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Local	\$0	\$67,500	\$67,500
<i>Total</i>	<i>\$0</i>	<i>\$67,500</i>	<i>\$67,500</i>

DESCRIPTION:

The College requests approval to establish a project to construct a new building to house the College of Information Technology (IT) and Logistics Services operations. IT operations are currently housed in two separate buildings. The intent is to combine all IT and Logistics operations to improve overall efficiency and effectiveness, while effectively dealing with existing poor building conditions. It is anticipated that the two existing buildings housing operations associated with this request will be demolished once vacated.

The project was not included in the College's FY 2009-10 CIP. However, since submitting the 2009-10 CIP, a comprehensive independent Facilities Condition Assessment has been performed. The two buildings involved in this project request did not rate well when inspected and the extent of necessary upgrades was identified in the recently completed assessment.

The Logistics building is an old machine shop with aged musty oil smells that have saturated the interior finishes, a failing roof, damaged exterior walls, plumbing that is past its useful life, and the building is not ADA compliant. The report also listed concerns about the building that houses the College's data system. The concerns include the lack of humidity control and no redundancy for the cooling system and no fire suppression system in the computer center. The computer center is essential to the college's operations and the college cannot afford to have the servers in the computer center damaged or destroyed because the conditions are not adequate. The College's new President and his Cabinet have studied the results of the facility assessments and have reevaluated priorities based on this new information. As a result, it was decided to go forward with the request to hire the A&E to perform the Phase I study.

The projected total cost for construction is \$4,500,000.

E&G MAINTENANCE NEEDS REDUCTION:

Demolition of the two existing buildings will result in a reduction in maintenance needs. This amount will be determined at time of demolition.

ANNUAL OPERATING COSTS/SAVINGS:

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