



# 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 October 8  
**DATE:** September 29, 2010

Attached are items for your review and consideration at the October 8 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 October 8. 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. Medical University of South Carolina
  - i. Quad E Building Roof Replacement (Phase II)  
- *establish construction budget*
  - ii. CSB Air Handler #6 Replacement (Phase II)  
- *establish construction budget*
- B. College of Charleston
  - i. 74 George Street Renovation (Phase II)  
- *establish construction budget*
- C. Central Carolina Technical College
  - i. Civil/Site Renovations (Phase II)  
- *establish construction budget*
  - ii. Landscape/Plaza Renovations (Phase II)  
- *establish construction budget*
- D. Spartanburg Community College
  - i. Spartanburg Downtown Campus Acquisition (Phase II)  
- *purchase property*

## **8.04 B Lease**

- A. Lander University
  - i. BearCat Village Apartments  
- *new lease*

## **8.04C List of Capital Projects & Leases Processed by Staff for September 2010 (For Information)**

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

October 8, 2010

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Quad E Building Roof Replacement (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$538,000  
**INITIAL CHE APPROVAL DATE:** August 18, 2008

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$12,000	\$28,000	\$40,000
Roofing	\$0	\$480,000	\$480,000
Contingency	\$0	\$30,000	\$30,000
<b><i>Total</i></b>	<b><i>\$12,000</i></b>	<b><i>\$538,000</i></b>	<b><i>\$550,000</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	\$538,000	\$538,000
Institutional Capital Project Fund	\$12,000	\$0	\$12,000
<b><i>Total</i></b>	<b><i>\$12,000</i></b>	<b><i>\$538,000</i></b>	<b><i>\$550,000</i></b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to replace approximately 3,500 SF of roof on the south end of the Quad E Building. The existing roof is well past its useful life, has multiple leaks, and is a constant maintenance problem.

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

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$5,164,145 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.

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** CSB Air Handler #6 Replacement (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$985,000  
**INITIAL CHE APPROVAL DATE:** August 18, 2008

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$15,000	\$60,000	\$75,000
Utilities Renovations	\$0	\$850,000	\$850,000
Contingency	\$0	\$75,000	\$75,000
<b><i>Total</i></b>	<b><i>\$15,000</i></b>	<b><i>\$985,000</i></b>	<b><i>\$1,000,000</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	\$985,000	\$985,000
Institutional Capital Project Fund	\$15,000	\$0	\$15,000
<b><i>Total</i></b>	<b><i>\$15,000</i></b>	<b><i>\$985,000</i></b>	<b><i>\$1,000,000</i></b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to replace air handler #6 in the Clinical Science Building. The air handler is over thirty years old and is beyond its useful life. Replacement of this air handler will complete the two step replacement approach to provide adequate HVAC for the Clinical Science Building floors eight and nine.

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

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$5,206,126 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**COLLEGE OF CHARLESTON**

**PROJECT NAME:** 74 George Street Renovation (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,222,156  
**INITIAL CHE APPROVAL DATE:** April 11, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$27,844	\$72,156	\$100,000
Equipment and/or Materials	\$0	\$79,000	\$79,000
Site Development	\$0	\$42,300	\$42,300
Interior Building Renovations (2,514 SF)	\$0	\$410,500	\$410,500
Roofing	\$0	\$83,230	\$83,230
Exterior Building Renovations	\$0	\$299,050	\$299,050
Other: Furniture, Fixtures, & Equipment	\$0	\$65,000	\$65,000
Contingency	\$0	\$170,920	\$170,920
<b>Total</b>	<b>\$27,844</b>	<b>\$1,222,156</b>	<b>\$1,250,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
College Fees	\$0	\$1,222,156	\$1,222,156
Institutional Capital Project Fund	\$27,844	\$0	\$27,844
<b>Total</b>	<b>\$27,844</b>	<b>\$1,222,156</b>	<b>\$1,250,000</b>

**DESCRIPTION:**

The College requests approval to establish the construction budget to renovate 3,689 SF in 74 George Street. The facility has not received a major renovation in over thirty years. The repairs will include improving the buildings accessibility.

The exterior porch main walking surfaces and structural support are not safe for continued use. Since the main level is the only means of entry, an unsafe condition exists for staff, students, and visitors to this facility. In addition, the stucco has begun to fall from the building posing a hazard to pedestrians. The interior staircase to access the second and third floors is also in need of major renovations. The College has taken immediate steps to stabilize the facility; however, these are not long-term solutions.

The facility currently houses English faculty, thirty-five roster faculty and four adjuncts. There are currently 235 declared undergraduate majors and 34 graduate students. In addition to its bachelor's and master's degrees, the English department has substantial involvement in general education. The facility will see a great deal of student traffic as generated from general education courses for which students will need to meet with faculty during non-class times.

This project was not included in the institution's FY 2010-11 CPIP year one because, at the time, the College had other planned uses for funding. However, the need to renovate this facility has become critical in order to address life-safety issues.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$501,631 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.

**CENTRAL CAROLINA TECHNICAL COLLEGE**

**PROJECT NAME:** Civil/Site Renovations (Concurrent Phase I & Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$663,671  
**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	\$32,500	\$32,500
Other Permanent Improvements	\$0	\$584,417	\$584,417
Other: Third Party Inspections	\$0	\$17,533	\$17,533
Contingency	\$0	\$29,221	\$29,221
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>663,671</i></b>	<b><i>663,671</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 College Funds	\$0	\$663,671	\$663,671
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$663,671</i></b>	<b><i>\$663,671</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to solve traffic safety issues, circulation problems and provide gathering spaces for the increased population of students. This project originated from the Facilities Master Plan and is intended to increase safety and improve traffic flow in and out of the two main roads on which the college is located. The scope of work will include changing driveways and driving patterns on both roads and adding a loop drive on campus, as well as new lighting and work to existing parking lots.

This project was not included in the institution's FY 2010-11 CPIP year one. Because the original estimate was thought to be under the \$500,000 PIP approval level and after design work and construction documents were completed the estimated cost was determined to be over the PIP threshold, the College is submitting this project as a concurrent Phase I & Phase II request. Design has been completed and the project is ready to be bid.

**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.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**CENTRAL CAROLINA TECHNICAL COLLEGE**

**PROJECT NAME:** Landscape/Plaza Renovations (Concurrent Phase I & Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$982,435  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$78,950	\$78,950
Other Permanent Improvements	\$0	\$659,605	\$659,605
Landscaping	\$0	\$185,545	\$185,545
Other: Third Party Inspections	\$0	\$25,355	\$25,355
Contingency	\$0	\$32,980	\$32,980
<b>Total</b>	<b>\$0</b>	<b>\$982,435</b>	<b>\$982,435</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Local College Funds	\$0	\$982,435	\$982,435
<b>Total</b>	<b>\$0</b>	<b>\$982,435</b>	<b>\$982,435</b>

**DESCRIPTION:**

The College requests approval to establish a project to provide two new plaza gathering spaces for students and employees and improve pedestrian traffic flow with new sidewalks.

This project was not included in the institution's FY 2010-11 CPIP year one. Because the original estimate was thought to be under the \$500,000 PIP approval level and after design work and construction documents were completed the estimated cost was determined to be over the PIP threshold, the College is submitting this project as a concurrent Phase I & Phase II request. Design has been completed and the project is ready to be bid.

**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.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**SPARTANBURG COMMUNITY COLLEGE**

**PROJECT NAME:** Spartanburg Downtown Campus Land & Building Purchase (Phase II)  
**REQUESTED ACTION:** Purchase of Land & Building  
**REQUESTED ACTION AMOUNT:** \$3,600,000  
**INITIAL CHE APPROVAL DATE:** July 21, 2010

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Land Purchase	\$0	\$3,560,000	\$3,560,000
Professional Service Fees	\$0	\$40,000	\$40,000
Other: Phase I Assessment	\$25,000	\$0	\$25,000
<b><i>Total</i></b>	<b><i>\$25,000</i></b>	<b><i>\$3,600,000</i></b>	<b><i>\$3,625,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local College Funds	\$25,000	\$3,600,000	\$3,625,000
<b><i>Total</i></b>	<b><i>\$25,000</i></b>	<b><i>\$3,600,000</i></b>	<b><i>\$3,625,000</i></b>

**DESCRIPTION:**

The College requests approval to swap ownership of its Dent Building with Spartanburg County's downtown Evans Building. The College currently leases the Dent Building to Spartanburg County to house public works, parks and recreation, and other services. The county's Evans Building currently houses the Department of Social Services, Veterans Affairs, Voter Registration and the Clemson Extension Service. These agencies have been approved for relocation and will be moved within a year. Once the county relocates its agencies, the College will take ownership of the building and begin renovations.

Renovation of this building is included in the Colleges FY 2010-11 CIP year one; however, the purchase of the land/building was not.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Land/Building Purchase

**ANNUAL OPERATING COSTS/SAVINGS:**

Insurance, information technology, maintenance and utilities will require additional operating costs ranging between \$100,000 and \$340,000 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

October 8, 2010

**LANDER UNIVERSITY**

**LEASE NAME:** BearCat Village Apartments  
**REQUESTED ACTION:** New Lease  
**REQUESTED ACTION AMOUNT:** \$3,651,187

**DESCRIPTION:**

The University requests approval of a new lease for BearCat Village Apartments, also known as Cokesbury Gardens Apartments, for use as student housing. The University has been approved for a one year lease for forty-two apartment units, approximately 39,163 SF, from this apartment complex and has also been approved to begin Phase I (pre-design) for appraisal of the facility to ultimately purchase the entire complex. This request will be closed out if the University is allowed to enter into a five year lease agreement with the Lander Foundation to rent the entire Cokesbury Gardens facility of 104 apartment units with approximately 99,936 SF.

The lease term is for five years beginning on December 17, 2010 to December 31, 2015 with an option to renew on an annual basis at the sole discretion of the University for \$1 per year. The monthly rental rate will be approximately \$48,353.11, resulting in an annual cost of \$580,237.32 for a total cost of \$2,901,186.60 for the lease period. Cost per SF is \$5.81 with a cost per bed at \$1,527. There will be a one-time improvement payment of \$750,000 to offset the amount borrowed and necessary for the Foundation to make agreed upon improvements and renovations bringing the total cost associated with this agreement \$3,651,187. The University will be responsible for all utilities including cable, internet and television, as well as custodial, grounds, maintenance, residence life, and security services for the leased units. Student housing fees for this residence will be used to pay the lease and the annual operating expenses.

**RECOMMENDATION:**

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

**INFORMATION ITEM**

**Capital Projects & Leases Processed by Staff  
September 2010**

<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>
8/31/2010	9827	Clemson	Storm Line Repairs	decrease budget, close project	(\$2,380)	\$347,620
8/31/2010	9863	Clemson	Chilled Water System Improvements	decrease budget, close project	(\$363,524)	\$8,436,476
8/31/2010	9578	SC State	Goff Avenue Land Acquisition <sup>1</sup>	decrease budget, close project	(\$16,700)	\$72,850
8/31/2010	9599	SC State	Lot #1 Reid St. Land Acquisition <sup>2</sup>	decrease budget, close project	(\$10,000)	\$0
8/31/2010	9604	SC State	1148 Cooper Ct. Land Acquisition <sup>2</sup>	decrease budget, close project	(\$10,000)	\$0
8/31/2010	9608	SC State	Goff Ave. & Buckley St. Land Acquisition <sup>3</sup>	decrease budget, close project	(\$8,450)	\$1,550
8/31/2010	9609	SC State	Hwy 21 Bypass Russell St. NE Land Acquisition <sup>3</sup>	decrease budget, close project	(\$8,450)	\$1,550
8/31/2010	9610	SC State	125-131 Chestnut St/Russell Land Acquisition <sup>3</sup>	decrease budget, close project	(\$8,300)	\$1,700
8/31/2010	9611	SC State	Reid St Land Acquisition - Vacant Lot #2 <sup>3</sup>	decrease budget, close project	(\$8,365)	\$1,635
8/31/2010	9612	SC State	Reid St Land Acquisition - Vacant Lot #3 <sup>3</sup>	decrease budget, close project	(\$8,365)	\$1,635
8/31/2010	9615	SC State	Reid St Land Acquisition - Vacant Lot #5 <sup>3</sup>	decrease budget, close project	(\$2,775)	\$12,225
8/31/2010	9621	SC State	100 Buckley Street Land Acquisition <sup>3</sup>	decrease budget, close project	(\$7,449)	\$2,551
8/31/2010	9622	SC State	Corner of Buckley & Russell St Land Acq. <sup>3</sup>	decrease budget, close project	(\$8,530)	\$11,470
8/31/2010	9623	SC State	2267 Russell Street Land Acquisition <sup>3</sup>	decrease budget, close project	(\$8,450)	\$1,550
8/31/2010	9624	SC State	2277 Russell Street Land Acquisition <sup>3</sup>	decrease budget, close project	(\$6,954)	\$3,046
8/31/2010	9632	SC State	1954 Russell Street Land Acquisition <sup>2</sup>	decrease budget, close project	(\$10,000)	\$0
8/31/2010	9634	SC State	2128 Russell Street Land Acquisition <sup>2</sup>	decrease budget, close project	(\$10,000)	\$0
8/31/2010	9635	SC State	2257 Russell Street Land Acquisition <sup>2</sup>	decrease budget, close project	(\$10,000)	\$0
8/31/2010	9637	SC State	2119/2233 Russell St Land Acquisition <sup>2</sup>	decrease budget, close project	(\$20,000)	\$0
9/2/2010	9846	USC Columbia	School of Public Health Construction/Renovation <sup>1</sup>	decrease budget, close project	(\$3,076,842)	\$28,473,158
9/2/2010	9968	USC Columbia	Steam Line Replacement/Relocation <sup>1</sup>	decrease budget, close project	(\$13,156)	\$156,844
9/2/2010	6044	USC Columbia	Williams Brice Stadium Level 200 Renovation <sup>1</sup>	decrease budget, close project	(\$310,772)	\$1,639,228
9/2/2010	6058	USC Columbia	Farmers Market Acquisition <sup>4</sup>	increase budget, close project	\$24,971	\$15,074,971

9/9/2010	6013	Piedmont TC	Newberry County Center Renovation <sup>5</sup>	establish construction budget	\$7,880,000	\$8,000,000
9/20/2010	New	MUSC	Institute of Psychiatry 30 Bathroom Renovation <sup>6</sup>	establish pre-design	\$0	\$11,250
9/20/2010	New	MUSC	Replace Basic Science Building Fire Alarm System <sup>6</sup>	establish pre-design	\$0	\$9,300
9/20/2010	6010	Central Carolina TC	Reroof Building 100 <sup>7</sup>	decrease budget, change source of funds, close project	(\$37,158)	\$529,842
9/20/2010	6011	Central Carolina TC	Reroof Building 400 <sup>7</sup>	decrease budget, change source of funds, close project	(\$94,116)	\$555,884
9/28/2010	9602	The Citadel	Daniel Library Renovations <sup>5</sup>	increase budget, revise scope	\$73,232	\$1,708,232
9/28/2010	New	College of Charleston	Grice Marine Lab Structural & Envelope Repairs <sup>6</sup>	establish pre-design	\$0	\$22,500
9/28/2010	9572	Coastal Carolina	Quail Creek Golf Course Acquisition	decrease budget, close project	(\$187,637)	\$3,012,363
9/28/2010	9531	Lander	312 Barksdale Street Property Acquisition	increase budget, revise scope (purchase property)	\$274,000	\$289,000
9/28/2010	9584	SC State	1997 Russell Street & 151 Parker Street <sup>1</sup>	increase budget, close project	\$480	\$120,480
9/28/2010	9585	SC State	921/923 Pearl Street <sup>1</sup>	increase budget, close project	\$154	\$108,154
9/28/2010	9586	SC State	132 Oakland Street Land Acquisition <sup>2</sup>	decrease budget, close project	(\$8,450)	\$1,550
9/28/2010	9588	SC State	1949 Russell Street Land Acquisition <sup>2</sup>	decrease budget, close project	(\$8,450)	\$1,550
9/28/2010	9589	SC State	1955 Russell Street Land Acquisition <sup>2</sup>	decrease budget, close project	(\$8,450)	\$1,550
9/28/2010	9591	SC State	1935 Russell Street Land Acquisition <sup>2</sup>	decrease budget, close project	(\$10,000)	\$0
9/28/2010	9627	SC State	1921 Russell Street Land Acquisition <sup>1</sup>	increase budget, close project	\$2,120	\$184,120
9/28/2010	6020	Greenville TC	IT/Logistics Building Parking Lot	purchase property	\$55,000	\$70,000
9/28/2010	New	Spartanburg CC	Spartanburg Downtown Campus - A&E <sup>5</sup>	establish pre-design	\$0	\$135,000

<sup>1</sup>Project complete.

<sup>2</sup>Acquisition will not be pursued at this time.

<sup>3</sup>Environmental studies came back unacceptable. Acquisitions will not be pursued at this time.

<sup>4</sup>Legal fees associated with the acquisition of the property were not previously included in the project budget. Increase budget with transferred funds from project #6044 to fund these expenses. Acquisition of property has been finalized.

<sup>5</sup>Approved by CHE on May 6, 2010 as part of FY2010-11 CPIP Year-one.

<sup>6</sup>See supporting narrative.

<sup>7</sup>Change source of funds from ARRA Stabilization Funds to Local Funds. Stabilization funds will be used for adjunct faculty costs instead.

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

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Institute of Psychiatry 30 Bathroom Renovations (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$11,250  
**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	\$11,250	\$11,250
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$11,250</i></b>	<b><i>\$11,250</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Hospital Revenue	\$0	\$11,250	\$11,250
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$11,250</i></b>	<b><i>\$11,250</i></b>

**DESCRIPTION:**

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

This project was not included in the institution's FY 2010-11 CPIP year one. In 2009 the project was declared an emergency. Paperwork was initiated, but funding ultimately was not available. Since then, the scope of work and the challenge of how to perform the work in an occupied hospital have been better defined. The University was asked to move forward with this project in August, well after the February 2010 CPIP submission deadline. The projected project budget is \$750,000.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$2,710,383 in 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:** Replace BSB Fire Alarm System (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$9,300  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$9,300	\$9,300
<b>Total</b>	<b>\$0</b>	<b>\$9,300</b>	<b>\$9,300</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Institutional Capital Project Fund	\$0	\$9,300	\$9,300
<b>Total</b>	<b>\$0</b>	<b>\$9,300</b>	<b>\$9,300</b>

**DESCRIPTION:**

The University requests approval to establish a project to install a new fire alarm system on floors one through seven in the Basic Science Building.

This project was not included in the institution's FY 2010-11 CPIP year one because it was not expected to exceed the PIP requirement of \$500,000 at the time of CPIP submission. Once the institutions engineering consultant got involved, it became apparent that the project would entail more than one for one replacement of devices and that the system would need to be brought up to current code for high rise buildings. As a result, an additional cost had to be added for working around the asbestos fireproofing above the ceiling. The projected project budget is \$620,000.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$5,621,488 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**COLLEGE OF CHARLESTON**

**PROJECT NAME:** Grice Marine Lab Complex Structural & Envelope Repairs (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>
College 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>

**DESCRIPTION:**

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

This project was not included in the institution's FY 2010-11 CPIP year one because it was not identified at the time of CPIP submission. Through an analysis of the buildings at the Grice Marine Complex, it was recently recognized that the degradation of the lab's stucco exterior and other building envelope issues needed to be elevated in priority for more thorough investigation and evaluation. The projected project budget is \$1,500,000.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$709,731 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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