



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 October 6
DATE: September 28, 2011

Attached are items for your review and consideration at the October 6 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 9:45 a.m. on October 6. The Committee will bring its recommendations to the Commission for consideration at the Commission meeting. Staff recommendations are included for your information.

If you have any questions about a particular item, or if you need additional information, please contact Gary Glenn at (803) 737-2155.

8.04A Interim Capital Projects

- A. University of South Carolina Columbia
 - i. Indoor Practice Facility Construction (Phase I)
- *establish pre-design*

- B. Medical University of South Carolina
 - i. College of Nursing Interior Renovation (Phase I)
- *establish pre-design*

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

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

October 6, 2011

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Indoor Practice Facility Construction (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$210,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$210,000	\$210,000
<i>Total</i>	<i>\$0</i>	<i>\$210,000</i>	<i>\$210,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Athletic Operating Funds	\$0	\$210,000	\$210,000
<i>Total</i>	<i>\$0</i>	<i>\$210,000</i>	<i>\$210,000</i>

DESCRIPTION:

The University requests approval to establish a project to construct an 86,000 SF indoor football practice facility located at the west end of the former Farmer’s Market site. The proposed building will house a full size football field with support facilities such as restrooms, storage, and offices. The facility will provide practice space in inclement weather as well as serve as an important recruiting tool. When the facility is not being used for football, it will be available for use by other University teams.

This project was not included in the institution’s FY 2011-12 CPIP year one because it recently became a high priority. The total projected budget is \$14M.

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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: College of Nursing Interior Renovation (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$120,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$120,000	\$120,000
Total	\$0	\$120,000	\$120,000

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$0	\$120,000	\$120,000
Total	\$0	\$120,000	\$120,000

DESCRIPTION:

The University requests approval to establish a project to renovate 36,000 SF in the College of Nursing Building. The interior floor space will be demolished and reconfigured to meet the current needs of the College. A student services area and separate computer lounge, as well as additional conference room, multipurpose rooms and offices will be incorporated. Renovations will also include the replacement of HVAC, plumbing, electrical, and fire alarm distribution systems on each floor. A new fire sprinkler system will be installed, and the building's roof and crawl space piping will be replaced along with the elevators.

The College of Nursing building is a five-story structure constructed in 1956 and designed initially as a nursing dormitory. The use of this building changed over the years into office and classroom space. Remnants of the original dormitory, such as shared bathrooms between rooms, still exist. With the exception of the Simulation Laboratory on the first floor, this building has received no substantial renovation since its construction. Because of this, deterioration has occurred with the plumbing, and the heating and air systems are compromised. The lack of efficient space and the condition of the building's infrastructure systems threaten the growth of the College.

This project was not included in the institution's FY 2011-12 CPIP year one because funding was not identified at the time of submission. The total projected budget is \$8M.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$3,605,887 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.

INFORMATION ITEM

Capital Projects & Leases Processed by Staff						
September 2011						
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
8/25/2011	New	Piedmont TC	Abbeville County Center Land Purchase ¹	establish (environmental study)	\$0	\$20,000
9/7/2011	6071	USC Columbia	Horizon I First Floor Laboratory Upfit ²	increase budget, revise scope	\$245,000	\$4,345,000
9/7/2011	9605	The Citadel	Daniel Library Building Envelope Renovation ³	change source of funds	\$0	\$906,748
9/7/2011	9642	College of Charleston	Hungry Cougar Renovation & Expansion ⁴	revise scope	\$0	\$1,900,000
9/7/2011	9936	Midlands TC	LET Building HVAC Replacement	close project	\$0	\$600,000
9/7/2011	9957	Midlands TC	Campus Accelerator Northeast Campus	decrease budget	(\$334,345)	\$4,665,655
9/7/2011	9979	Midlands TC	Lexington Hall Addition	decrease budget	(\$88,761)	\$2,661,239
9/7/2011	6032	Piedmont TC	Multipurpose Renovation Project ⁵	cancel project	(\$10,500)	\$0
9/8/2011	6006	Central Carolina TC	Building 600 Renovations ⁶	change source of funds	\$0	\$1,000,000
9/19/2011	6022	Tri-County TC	Welding/HVAC Building Renovation ⁷	change source of funds	\$0	\$2,987,000
9/26/2011	9927	USC Columbia	Norfolk Southern Property Acquisition/Donation	decrease budget, close project	(\$5)	\$0
9/26/2011	6026	USC Columbia	SCDOT Acquisition	decrease budget, close project	(\$1)	\$0
9/26/2011	6088	USC Columbia	Softball Stadium Construction ⁸	establish construction budget	\$7,880,000	\$8,000,000
9/26/2011	9816	MUSC	Quad F Building Cooling Tower Replacement ⁹	increase budget	\$150,000	\$450,000
9/28/2011	9618	College of Charleston	69 Coming Street Renovations	close project	\$0	\$128,374
9/28/2011	New	SC State	Health, Wellness, and Conference Complex ⁸	establish pre-design	\$0	\$270,000

¹See supporting narrative.

²Increase budget and revise scope to fund work that was not included in the original contract award. The additional work includes finishing of laboratory shell spaces and providing a third fire control area.

³Change source of funds by reducing E&G Student Fees by \$873,448 and increasing Gifts by \$873,448.

⁴Due to higher than expected construction bids, the scope is being revised to remove the conversion of an adjacent office into a sandwich stop and the reconfigured/refurbished outdoor seating.

⁵Cancel project due to implementation of HEEPA 2011. Total estimated cost for renovations is \$700,000.

⁶Change source of funds by reducing Local College Funds by \$316.50 and increasing Transferred Tuition and Fees by \$316.50. The revision in funding source is needed in order to draw down available capital project funds from the College's State Treasurer account.

⁷Change source of funds by reducing Federal ARRA Funds by \$1,180,968.42, increasing Local Funds by \$1,132,231.71, and adding Institutional Capital Project Funds of \$48,736.71.

⁸Approved by CHE on May 26, 2011 as part of CPIP FY 2011-12.

⁹Increase budget due to a cost differential between the original estimate for the cooling tower and the current up-to-date manufacturer quote.

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

PIEDMONT TECHNICAL COLLEGE

PROJECT NAME: Abbeville County Center Land Purchase (Phase I)
REQUESTED ACTION: Establish Environmental Study
REQUESTED ACTION AMOUNT: \$20,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Local	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

DESCRIPTION:

The College requests approval to establish a project to purchase ten acres from Piedmont Technical College Foundation. The land will allow for future expansion with the construction of the Abbeville County Center. The existing Center consists of multiple mobile classrooms totaling 5,600 SF which is not conducive to growth.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land Purchase

ANNUAL OPERATING COSTS/SAVINGS:

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