



South Carolina Commission on Higher Education

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Mr. Charles L. Talbert, III, CPA
Mr. Guy C. Tarrant, CCIM
Mr. Hood Temple
Charles B. Thomas, Jr., M.D.
Mr. Neal J. Workman, Jr.

Dr. Garrison Walters, Executive Director

TO: Mr. Jim Sanders, Chair, and Members of the Committee on Finance & Facilities

FROM: Mr. Gary S. Glenn, Director of Finance, Facilities, & MIS

SUBJECT: Committee Meeting, March 3

DATE: February 25, 2011

A meeting of the Committee is scheduled to be held **via conference call** in the Commission's Main Conference Room at **9:30 a.m.** on **Thursday, March 3**. The agenda and materials for the meeting are enclosed.

If you have any questions about the materials, please contact me at (803) 737-2155. We look forward to meeting with you on March 3.

Enclosures

AGENDA
COMMITTEE ON FINANCE & FACILITIES
MARCH 3, 2011
9:30 A.M.
VIA CONFERENCE CALL
MAIN CONFERENCE ROOM
SC COMMISSION ON HIGHER EDUCATION
1333 MAIN STREET, SUITE 200
COLUMBIA, SC 29201

1. Introductions
2. Minutes of January 6 Meeting
3. Interim Capital Projects
 - A. Clemson University
 - i. Indoor Football Practice Facility Construction (Phase I)
- establish pre-design
 - B. University of South Carolina Columbia
 - i. McBryde Renovations (Phase II)
- establish construction budget
 - C. Medical University of South Carolina
 - i. Institute of Psychiatry 30 Bathrooms Renovation (Phase II)
- establish construction budget
 - D. College of Charleston
 - i. Grice Marine Lab Complex Structural & Envelope Repairs (Phase II)
- establish construction budget
4. Lease
 - A. College of Charleston
 - i. Warren Place
- lease amendment
5. Other Business
 - A. CPIP Project Status
 - B. Regulatory Reform Project Approval Flowchart
 - C. List of Capital Projects & Leases Processed by Staff for January & February 2011
(For Information)

MINUTES

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
COMMITTEE ON FINANCE AND FACILITIES
JANUARY 6, 2011
9:30 A.M.
MAIN CONFERENCE ROOM
SC COMMISSION ON HIGHER EDUCATION
1333 MAIN STREET, SUITE 200
COLUMBIA, SC 29201

Committee Members Present

Chairman Jim Sanders
Dr. Doug Forbes
Mr. Ken Jackson
Mr. Chuck Talbert
Mr. Neal Workman

Ms. Donna Collins
Dr. Anthony Coyne
Mr. John Malmrose
Mr. Scott Poelker
Mr. Charles Shawver
Mr. Adam Taylor

Committee Members Not Present

Dr. Charles Thomas

Staff Present

Mr. Gary Glenn
Ms. Courtney Blake
Mr. Jason Cone
Ms. Marsha Jordan

Guests Present

Mr. Jeff Beaver

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

I. Call to Order

Chairman Sanders called the meeting to order at 9:30 a.m. Ms. Blake introduced the guests in attendance.

The following matters were considered:

II. Approval of Minutes of Meeting on December 3, 2010

A motion was made (Jackson), seconded (Workman), and carried to approve the minutes of the December 3, 2010 meeting.

III. Interim Capital Projects

The following projects were presented and discussed:

- A.) Medical University of South Carolina
 - i. Thurmond Gazes Envelope & Exhaust Systems Renovation

Mr. Glenn reminded Committee members that Mr. John Malmrose, from the Medical University of South Carolina, informed them at their December 3 meeting that the institution was requesting approval of a 22 M institution bond from the Budget and Control Board at its December meeting. With approval of this bond, the institution would be able to move forward with maintenance and renovation projects. Mr. Glenn stated that the MUSC projects were a result of that bond approval.

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will renovate the envelope and exhaust systems in the Thurmond Gazes Building. The project will replace the entire exhaust system, provide a separate exhaust chase for the 7th and 8th floors, and seal floor to floor penetrations. Exterior envelope repairs will include replacement of wall flashing, recaulking/resealing of windows and penetrations, and repair/replacement of exterior insulation finishing system (EIFS) on the penthouse. This project, in combination with a previously approved air handler replacement project, will correct the indoor air quality issues that exist in this building. Mr. Glenn added that the project was included in the institution's FY 2010-11 CPIP year one as priority numbers two and three; however, Institution Bonds have replaced General Institution Funds as a source of funding since CPIP submission causing the project to be brought back to the Committee and Commission for approval.

Mr. Workman asked what portion of maintenance needs on campus will be alleviated by this project. Mr. Malmrose stated that deferred maintenance is calculated as a percentage which is much smaller than the actual dollar amount of deferred maintenance on campus. He added that replacement costs are understated which directly affects the percentage of deferred maintenance. Chairman Sanders asked how old the building is. Mr. Malmrose stated that the building is between fifteen or sixteen years old. He noted that when the building was built, the institution opted to construct with value engineering in an effort to reduce costs. Because of that decision, the systems are now coming to the end of their useful life sooner than those in a typical building. To fix this problem, the institution is replacing value systems with long-lasting, efficient ones.

ii. Harborview Office Tower Chilled Water Risers Replacement

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will replace the chilled water piping risers in the Harborview Office Tower Building. The existing risers are severely corroded and in danger of failure. Mr. Glenn added that the project was not included in the institution's FY 2010-11 CPIP year one because the problem was not discovered and quantified until after CPIP submission. Chairman Sanders asked if the pipes had interior or exterior corroding. Mr. Malmrose explained that it is interior corroding and the problem was not discovered sooner because the pipes are completely enclosed without a way to inspect them on a regular basis. He noted that the problem was discovered when dresser couplings were attached to stop minor leaks and the pipe compressed. Mr. Malmrose stated that if these pipes burst it could be catastrophic to the building.

iii. Storm Eye Institute Sanitary Sewer Riser Replacement

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will replace the copper pipe sanitary sewer system risers in the Storm Eye Institute. The existing risers are severely corroded and are a continuous source of leaks. Mr. Glenn added that the project was not included in the institution's FY 2010-11 CPIP year one because the problem was not discovered and quantified until after CPIP submission.

iv. BSB Dental Medicine Classroom/Office Renovation

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will renovate space in the Basic Science Building for classrooms and faculty offices to support the College of Dental Medicine. The project involves construction of two classrooms of approximately 7,694 SF on the third floor of the former dental clinic space. Renovations will occur on floors two, three, and five for a total of approximately 14,559 SF. Mr. Glenn added that the project was not included in the institutions FY 2010-11 CPIP year one

because it was not identified as a need by the College of Dental Medicine until after CPIP submission.

v. BSB East Side Exhaust & Emergency Power Improvements

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will renovate the exhaust and emergency power systems in the east half of the Basic Science Building. A new exhaust system will be installed to support planned conversion of the existing space to research labs. Additional emergency generator capacity will be installed to support planned renovations. Floor to floor supply air dampers will also be installed to allow air flow control to various areas of the building. Mr. Glenn added that the project was not included in the institution's FY 2010-11 CPIP year one because it was not identified as a need until after CPIP submission.

vi. BSB East Side Air Handler Replacement

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will replace an air handler unit that is original to the 1970 Basic Science Building. Currently, the University cannot keep the building positively pressured. Unconditioned air is being pulled into the building resulting in moisture issues that are not compatible with good research. Mr. Glenn added that the project was included in the institution's FY 2010-11 CPIP year one as priority number four; however, Institution Bonds have replaced University General Funds as a source of funding since CPIP submission causing the project to be brought back to the Committee and Commission for approval. Dr. Forbes asked if this is the project causing leaks on the first floor of the Basic Science Building. Mr. Malmrose confirmed that the leaks Dr. Forbes referred to are from humidity resulting from poor air conditioning.

vii. BSB Fire Alarm System Replacement

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will install a new fire alarm system on floors one through seven in the Basic Science Building. Mr. Glenn added that the 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 institution's 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, the cost increased for working around the asbestos fireproofing above the ceiling.

With no further questions, it was moved (Workman), seconded (Forbes), and voted to approve the Medical University of South Carolina projects as proposed.

B.) Lander University

i. Student Housing Construction

Mr. Glenn presented the project stating that the request is for Phase I (pre-design). He noted that the project will construct a 300 bed, 80,000 – 120,000 SF student housing facility. The building will be LEED Silver with brick veneer to complement the existing architecture on campus. Construction of this facility will allow the University to demolish and replace older housing facilities as well as move away from housing students in leased property. Mr. Glenn added that this project was not on the institution's FY 2010-11 CPIP year one because funding was not on hand at the time of CPIP submission.

Chairman Sanders asked how many beds are located off campus. Mr. Jeff Beaver, from Lander University, stated that with the addition of a new lease, Cokesbury Gardens, the total number of beds off campus totals 500. He explained that the University anticipates losing the Inn on the Square lease in August. That facility houses 92 students. When that lease expires, those students will be moved to Cokesbury Gardens. Mr. Beaver stated that the new construction will allow them to move students around to renovate older facilities. Chipley Hall, consisting of 100 beds, is in need of renovations. A project for these renovations has been established but cannot move forward until the University has space to move the students to first. Chairman Sanders asked if the institution considered using design build construction method. Mr. Beaver stated that they had not looked into using design build yet, but will consider it. Mr. Workman asked if students were required to live on campus. Mr. Adam Taylor, from Lander University, replied that students are not required to stay on campus but that the institution is seeing a higher percentage of upper classmen wanting to stay on campus. Chairman Sanders asked how many off campus housing facilities were privately owned. Mr. Beaver answered that 100 beds are privately owned and 250 beds are owned by the Lander Foundation.

With no further questions, it was moved (Jackson), seconded (Workman), and voted to approve the Lander University project as proposed.

C.) Trident Technical College
i. Building 950 Renovation

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the project will renovate 29,358 SF of vacant space in a former industrial facility purchased in 2001. The proposed space will be used to expand the Media Arts program, establish a Fitness Specialist program, provide classroom space for the Electrical Line Worker program, and provide student study and food service areas. Mr. Glenn added that the project was not included in the institution's FY 2010-11 CPIP year one; however, it was included in the FY 2009-10 CPIP as a year two project. Chairman Sanders asked for someone from the institution to speak on the return to school movement and whether or not this project is fulfilling those needs. Mr. Scott Poelker, from Trident Technical College, stated that the average age of students on campus is around 24. Most are coming back to school after being out for awhile. He explained that the Media Arts program has seen a 70% growth over the past few years. The Fitness Specialist program is new and is anticipated to draw interest from different age groups. Mr. Poelker explained that the student study and food service area is much needed. Students sit in their cars between classes and need a place to go. Mr. Jackson asked what the current enrollment is. Mr. Poelker stated that enrollment is at 15,700 which is up 16% over last year. He added that a study just came out showing Trident Technical College as number twenty-five for fastest growing technical colleges.

With no further questions, it was moved (Workman), seconded (Jackson), and voted to approve the Trident Technical College project as proposed.

IV. Other Business

The list of Capital Projects & Leases processed by staff for December 2010 was presented for information. Chairman Sanders stated that he would like to schedule a review of CPIP with Committee members. He feels that CPIP is important and should be used to its fullest extent. Mr. Talbert agreed and stated that he would like to see how the use of institution bonds affects debt capacity when a project comes through.

With no further business, Chairman Sanders adjourned the meeting at 10:30 a.m.

Respectfully submitted,

Courtney W. Blake
Recorder

**Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

March 3, 2011

CLEMSON UNIVERSITY

PROJECT NAME: Indoor Football Practice Facility Construction (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$150,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$148,000	\$148,000
Labor Costs	\$0	\$2,000	\$2,000
<i>Total</i>	<i>\$0</i>	<i>\$150,000</i>	<i>\$150,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Private (Clemson University Athletic Dept)	\$0	\$150,000	\$150,000
<i>Total</i>	<i>\$0</i>	<i>\$150,000</i>	<i>\$150,000</i>

DESCRIPTION:

The University requests approval to establish a project to construct an 80,000 SF indoor football practice facility. It will house a full size synthetic turf football field and will feature a coach's tower, training room, video recording platforms, proper lighting, and suitable sound systems. The building will be adjacent to the football practice fields and the indoor track facility. Alternative delivery methods such as Design Build are being considered for this project.

The football program currently does not have an adequate indoor location for practice. The new facility will provide a place to accomplish meaningful athletic work regardless of the weather. The building will benefit the program by significantly improving efficiency in scheduling practices, and it will have a positive impact on attracting the very best student-athletes. In addition, the building will provide refuge for all groups (sports teams, youth camps, event attendees, etc.) participating in outdoor activities when dangerous weather alerts are issued. The internal projected budget is \$10,000,000.

This project was not included in the institution's FY 2010-11 CPIP year one because the project has arisen as a priority in the last six months.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities and maintenance will require additional operating costs ranging between \$120,000 and \$240,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: McBryde Renovations (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$976,500
INITIAL CHE APPROVAL DATE: October 19, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$13,500	\$36,500	\$50,000
Equipment and/or Materials	\$0	\$197,000	\$197,000
Interior Building Renovations	\$0	\$743,000	\$743,000
Total	\$13,500	\$976,500	\$990,000

Source of Funds	Previous	Change	Revised
Housing Maintenance Reserve Funds	\$13,500	\$976,500	\$990,000
Total	\$13,500	\$976,500	\$990,000

DESCRIPTION:

The University requests approval to establish the construction budget to address immediate life safety issues and improve living conditions for students in McBryde residence hall. Work will include painting 10 hallways and 130 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 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.

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.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Institute of Psychiatry 30 Bathrooms Renovation (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$738,750
INITIAL CHE APPROVAL DATE: September 20, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$11,250	\$71,250	\$82,500
Interior Building Renovations	\$0	\$612,500	\$612,500
Contingency	\$0	\$55,000	\$55,000
Total	\$11,250	\$738,750	\$750,000

Source of Funds	Previous	Change	Revised
Hospital Revenue	\$11,250	\$738,750	\$750,000
Total	\$11,250	\$738,750	\$750,000

DESCRIPTION:

The University requests approval to establish the construction budget 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.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$3,233,539 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: Grice Marine Lab Complex Structural & Envelope Repairs (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$1,577,500
INITIAL CHE APPROVAL DATE: September 28, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$22,500	\$128,500	\$151,000
Interior Building Renovations	\$0	\$721,000	\$721,000
Exterior Building Renovations	\$0	\$300,000	\$300,000
Other Permanent Improvements	\$0	\$44,000	\$44,000
Other (OSE Inspections, Hazmat/Waste Testing and Abatement)	\$0	\$75,500	\$75,500
Labor Costs	\$0	\$308,500	\$308,500
Total	\$22,500	\$1,577,500	\$1,600,000

Source of Funds	Previous	Change	Revised
College Fees	\$22,500	\$1,577,500	\$1,600,000
Total	\$22,500	\$1,577,500	\$1,600,000

DESCRIPTION:

The College requests approval to establish the construction budget 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. The project source of funds is College Fees, which is available as a result of the federal ARRA state stabilization funds available for education and government services.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$1,349,898 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.

DESCRIPTION OF LEASE FOR CONSIDERATION

March 3, 2011

COLLEGE OF CHARLESTON

LEASE NAME: Warren Place
REQUESTED ACTION: Lease Amendment
REQUESTED ACTION AMOUNT: \$12,970,564

DESCRIPTION:

The College requests approval of an amendment to the current lease of 100,000 SF located at 1, 10, and 20 Warren Street in downtown Charleston owned by Brumley Company. The purpose of the amendment is to continue to provide residential space for 289 upperclassmen and 121 resident parking spaces. The College has leased this space since August 2004 with the current lease set to expire in August 2013. The lease amendment should be secured in advance of the expiration date as alternative space is not readily available in downtown Charleston.

The amendment is for a ten year period with the right to extend the lease up to six consecutive periods of one year each with current terms to remain in place. The rent is based on the Residential Consumer Price Index. The estimated total lease cost is \$12,970,564 with an averaged ten year rate of \$12.97 per SF, which equates to an average monthly rate of \$108,088. (The total lease cost is based on ten years at the current annual rate with an annual two percent escalator.) The requested lease does not include maintenance. Lease and maintenance costs will be paid through auxiliary revenue.

RECOMMENDATION:

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

FY 2010-11 CPIP - YEAR ONE SUMMARY

(Approved by CHE on May 6, 2010)

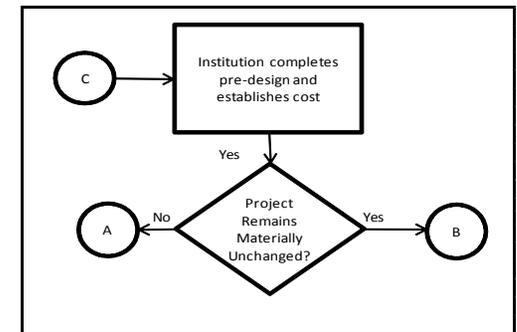
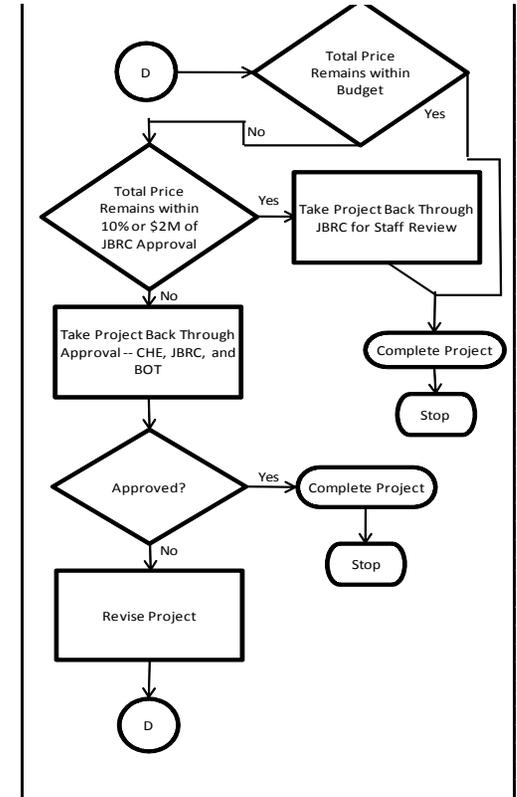
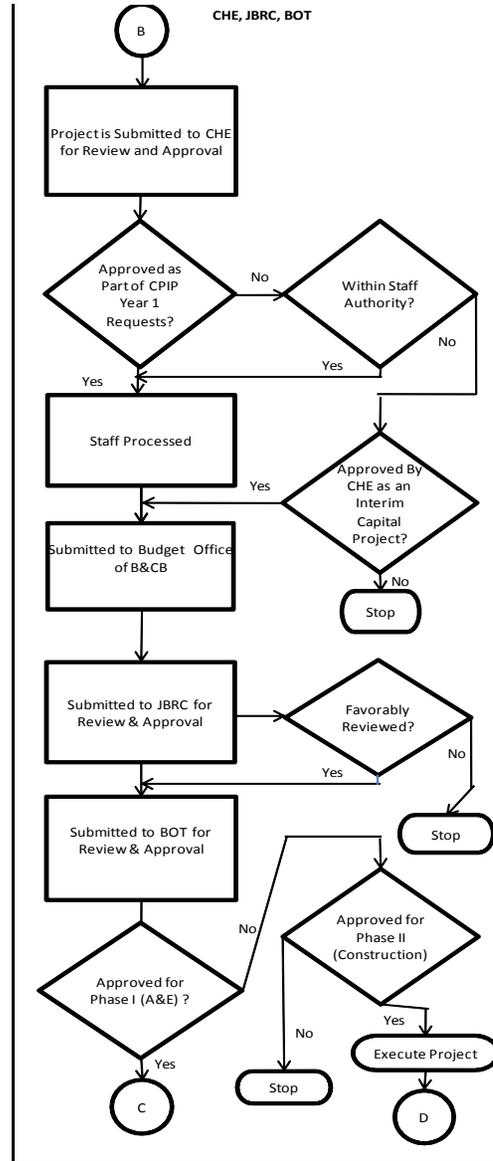
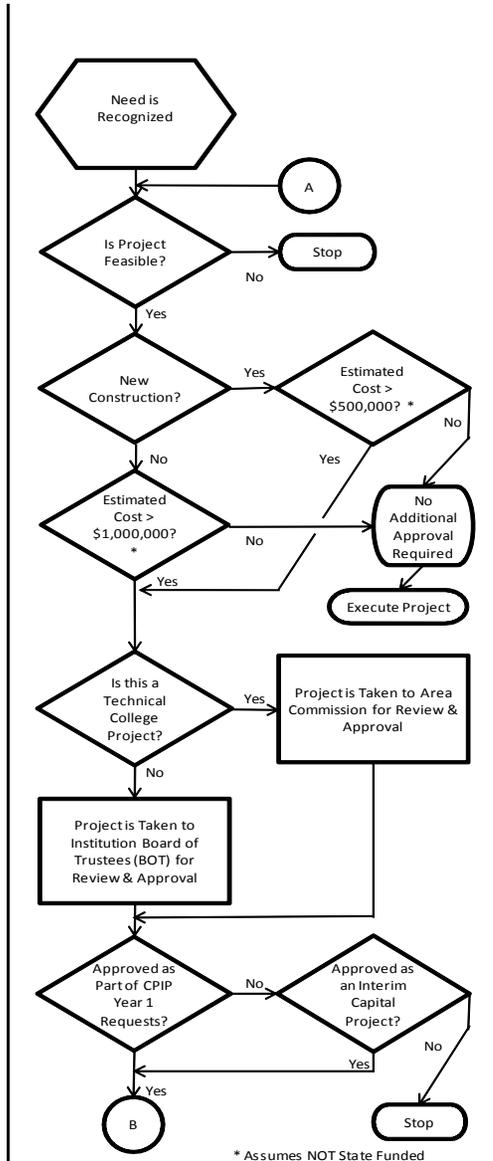
Agenda Item 5A
Finance & Facilities Committee

Institution	Project	Estimated Project Cost	IP	Proposed Source of Funds	Approved Phase I
Clemson	Barnett Hall HVAC and Window Upgrade	\$1,000,000	1	Housing Improvement Fund	5/6/2010
	Major HVAC Capital Renewal Projects	\$4,800,000	2	Capital Project Funds	
USC Columbia	Farmers Market Development	\$15,500,000	24	Athletic Revenue Bonds; Athletic Funds	5/7/2009
	Spigner House Renovation	\$900,000	15	Auxiliary Funds	12/11/2009
	SOM Building 1 Renovations	\$14,996,225	13	Federal Grant Funds	
	SOM Building 2 Renovations	\$8,155,187	14	Federal Grant Funds	
	Maxey College Renovations	\$3,750,000	17	Housing Maintenance Reserve	11/5/2009
	South Tower Mechanical Renovation	\$6,150,000	18	Housing Maintenance Reserve	10/19/2010
	McClintock Renovation/Fire Protection	\$5,200,000	19	Housing Maintenance Reserve	11/12/2008
	Wade Hampton Renovation/Fire Protection	\$11,750,000	20	Housing Maintenance Reserve	10/19/2010
	Sims Renovation	\$11,750,000	21	Housing Maintenance Reserve	10/19/2010
	Woodrow College Façade Improvements/Window Upgrade	\$2,100,000	22	Housing Maintenance Reserve	11/24/2008
	Harper Elliott Renovations	\$3,750,000	23	Housing Maintenance Reserve	11/5/2009
	Horizon I Upfit	\$15,000,000	6	Indirect Cost Recovery; Grant Funding	10/19/2010
	Discovery I Upfit	\$15,000,000	7	Indirect Cost Recovery; Grant Funding	11/1/2010
	Columbia Campus Elevator Upgrades	\$2,100,000	4	Institutional Capital Project Funds	3/17/2009
	EWS/CLS Fire Alarm Replacement	\$800,000	10	Institutional Capital Project Funds	2/17/2010
	Davis College HVAC Replacement	\$2,000,000	2	Institutional Funds	11/12/2008
	South Sumter Street Streetscaping	\$4,000,000	3	Institutional Funds	11/24/2008
	Booker T. Washington Renovation	\$2,200,000	8	Institutional Funds; Private	2/17/2010
	Columbia Deferred Maintenance	\$2,000,000	9	Institutional Funds	
	SOM VA Campus Central Plant Chiller Replacement	\$1,555,931	11	Institutional Funds; Institutional Capital Project Funds; Private	2/17/2010
	SOM Building 4 Animal Testing Space Renovation	\$584,375	12	Institutional Funds; Institutional Capital Project Funds; Private	
	Student Health Center Construction	\$45,500,000	16	Institutional Funds, Revenue Bonds	10/19/2010
	Arena Basketball Locker Room Renovations	\$1,000,000	25	Private	2/17/2010
	Health Sciences Renovation	\$18,000,000	1	State Institution Bonds	5/1/2008
	Moore School of Business New Facility Construction	\$90,000,000	5	State Institution Bonds; Revenue Bonds; Private	10/20/2009
MUSC	Thurmond/Gazes Research Building Air Handler Unit Replace.	\$3,100,000	1	Indirect Cost Recovery; University General	9/6/2007
	Thurmond/Gazes Research Building Exhaust System Retrofit	\$4,000,000	2	University General Institution Funds	7/1/2010
	Thurmond/Gazes Research Building Waterproofing & Mold/Mildew Remediation	\$10,000,000	3	University General; Insurance Claim	7/1/2010
	Basic Science Building East Side Air Handler Replacement	\$4,000,000	4	University General Institution Funds	7/1/2010
The Citadel	Daniel Library Renovations	\$2,090,000	1	Gifts, E&G Student Fees	10/17/2007
Coastal Carolina	Academic Classroom/Office Building	\$11,000,000	1	One Cent Sales Tax	11/5/2009
	Public Safety Facility	\$1,000,000	3	One Cent Sales Tax	12/7/2009
	Coastal Science Center Acquisition/Purchase	\$2,400,000	4	One Cent Sales Tax	11/15/2010
	Prudential Building Acquisition/Purchase	\$1,400,000	5	One Cent Sales Tax	5/24/2010
	Campus Development Infrastructure	\$5,822,500	6	Institution Bonds; Renovation Reserve; Plant Expansion	3/2/2006
	Land Donation for Academic Classroom/Office Building	\$20,000	2	Renovation Reserve; Plant Expansion	10/18/2010
	Land Donation for Baseball/Softball Complex	\$20,000	7	Renovation Reserve; Plant Expansion	
College of Charleston	5 College Way Renovation	\$1,500,000	1	College Fees	10/27/2009
	72 George Street Renovation	\$1,200,000	2	College Fees	4/11/2008
	Robert Scott Small Bldg. 2nd Floor Classroom Modifications	\$1,000,000	3	College Fees	5/6/2010
	School of Science and Mathematics Completion	\$13,000,000	5	College Fees; Federal	11/5/2009
	Center for Social Science Research	\$1,900,000	4	Federal	5/6/2010
	Hungry Cougar Renovation and Expansion	\$1,000,000	6	Auxiliary Revenue	10/27/2009
Francis Marion	West Campus Athletic Complex Construction	\$9,000,000	1	Athletic Revenue Bonds; Private	9/30/2009
	Ervin Dining Hall Renovation	\$2,000,000	2	Federal; Private	9/9/2009
Lander	No Projects	-	-	-	
SC State	No Projects	-	-	-	
USC Aiken	Pedestrian Bridge Construction	\$1,000,000	1	Federal; County/State	10/20/2009
USC Beaufort	No Projects	-	-	-	
USC Upstate	Administration Building Repairs and Renovation	\$4,000,000	1	State Institution Bonds; Institutional Capital Project Fund	10/19/2010
	Child Development Center Replacement Construction	\$1,000,000	2	State Institution Bonds; Institutional Capital Project Fund	
Winthrop	College of Visual and Performing Arts Retrofits	\$1,300,000	1	Institutional (Tuition) Bonds	
	Dinkins Retrofit for Academic Use	\$1,000,000	2	Institutional (Tuition) Bonds	
	City of Rock Hill Utilities Dept. Storage Site Land Acquisition	\$380,000	3	Institutional (Tuition) Bonds	
USC Lancaster	No Projects	-	-	-	
USC Salkehatchie	No Projects	-	-	-	
USC Sumter	No Projects	-	-	-	
USC Union	No Projects	-	-	-	
Aiken TC	No Projects	-	-	-	
Central Carolina TC	No Projects	-	-	-	
Denmark TC	Barnwell Facility Work Force Development Renovations	\$2,111,550	1	Plant Fees	
Florence-Darlington TC	Manufacturing Incubator Center Construction	\$4,253,952	1	Federal; Special Line Item SIMT; County; Foundation	11/13/2009
Greenville TC	Information Technology & Logistics Building	\$4,500,000	1	Local	9/18/2009
Horry-Georgetown TC	Renovation/Expansion of Building 400 - Conway	\$12,500,000	1	One Cent Sales Tax	9/30/2009
	Renovation/Expansion of Building 300 - Conway	\$12,500,000	2	One Cent Sales Tax	2/4/2010
	Renovation/Expansion of Building 100 - Grand Strand	\$5,000,000	3	One Cent Sales Tax	
Midlands TC	No Projects	-	-	-	
Northeastern TC	Dillon Campus Construction	\$1,126,420	1	Appropriated State, Federal	4/24/2009
Orangeburg-Calhoun TC	Renovation of Industrial Building	\$250,000	1	Local	
Piedmont TC	Newberry County Center	\$8,000,000	1	Federal, Local, County	12/3/2009
Spartanburg CC	Downtown Spartanburg Center	\$9,000,000	1	Local	9/28/2010
	Student Center	\$2,000,000	2	Local	
	Tyger River Building Renovation - Phase II	\$1,703,900	3	Local	
TC of the Lowcountry	Renovation of Building 32-H - Mungin Center	\$1,169,000	1	Federal, County, Local	6/30/2009
	111 Elliot Street Land Acquisition	\$200,000	2	Local	9/22/2009
Tri-County TC	Maintenance Needs - ARRA projects	\$1,300,000	1	Federal ARRA Funds	
	Campus-Wide Maintenance Needs	\$1,200,000	2	Local	
Trident TC	Reroof Building 700/800	\$842,400	1	Institutional Funds	6/18/2010
Williamsburg TC	No Projects	-	-	-	
York TC	Griffin Motors Property Acquisition	\$2,035,000	1	College Reserve Funds	7/21/2009
	Griffin motors Property Renovation	\$2,234,700	2	College Reserve Funds	
	Allied Health Building	\$330,000	3	College Reserve Funds	5/6/2010
GRAND TOTAL:		\$445,931,140			

REGULATORY REFORM PROJECT APPROVAL FLOWCHART

Permanent Improvement Project (PIP) Approval Process

Proposed Process



INFORMATION ITEM

Capital Projects & Leases Processed by Staff						
January 2011						
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
1/12/2011	6024	Central Carolina TC	Civil/Site Renovations ¹	decrease budget, close projects	(\$663,671)	\$0
1/12/2011	6025	Central Carolina TC	Campus Plaza/Landscape/Civil/Site Renovations	increase budget, revise scope, change project name	\$663,671	\$1,646,106
1/12/2011	6007	TC of the Lowcountry	111 Elliott Street Land Acquisition	decrease budget, close projects	(\$32,251)	\$162,749
1/20/2011	New	Clemson	Engineering Technology Lab Repair & Refurbishment ²	establish pre-design	\$0	\$15,000
1/20/2011	9850	Clemson	Kinard Laboratory HVAC Renovation	decrease budget, close projects	(\$725,516)	\$2,599,484

¹Project being closed and scope of work and budget being added to project #6025 in order to combine the two projects for bidding and construction purposes.

²See supporting narrative.

Leases Processed by Staff						
January 2011						
Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
1/13/2011	Renew	College of Charleston	29 Coming Street	To continue to provide residential space for 16 students and 13 parking spaces	Total lease cost - \$174,688 with an average three-year rate of \$20.18/SF; Monthly Rental Rate - \$4,852; does not include maintenance, will be paid for through auxiliary revenue	3 years (option to renew for two one-year extensions)
1/13/2011	Renew	College of Charleston	31 Coming Street	To continue to provide residential space for 25 students and 2 parking spaces	Total lease cost - \$202,227 with an average three-year rate of \$16.19/SF; Monthly Rental Rate - \$5,617; does not include maintenance, will be paid for through auxiliary revenue	3 years (option to renew for two one-year extensions)

Capital Projects & Leases Processed by Staff**February 2011**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
2/16/2011	New	MUSC	3rd Floor Mammography Clinic Renovation ¹	establish pre-design	\$0	\$33,000
2/16/2011	9605	The Citadel	Daniel Library Building Envelope Renovation ²	establish construction budget	\$883,516	\$906,748

¹See supporting narrative.²Approved by CHE on May 6, 2010 as part of FY 2010-2011 CPIP year one.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR JANUARY & FEBRUARY 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 summaries are presented as information.

CLEMSON UNIVERSITY

PROJECT NAME: Engineering Technology Lab Repair & Refurbishment
(Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$15,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$14,000	\$14,000
Labor Costs	\$0	\$1,000	\$1,000
<i>Total</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$15,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Private (Clemson University Foundation)	\$0	\$15,000	\$15,000
<i>Total</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$15,000</i>

DESCRIPTION:

The University requests approval to establish a project to repair and refurbish the Clemson Engineering Technology Lab. The facility is located in the Advanced Materials Research Center in Pendleton and is occupied by the College of Engineering and Science. The project will refurbish the mechanical systems of the facility in order to convert it to a General Purpose Research Lab. Scope of work will include re-roofing, correcting window flashing, replacing both cooling towers, replacing/ repairing one chiller, replacing/ repairing one boiler, and upgrading the keying and card access system. The internal projected budget is \$975,000.

This project was not included in the institution's FY 2010-11 CPIP year one because renovation issues have become critical in the last few months causing the project to move forward at a rapid pace.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the 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: 3rd Floor Mammography Clinic Renovation (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$33,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$33,000	\$33,000
Total	\$0	\$33,000	\$33,000

Source of Funds	Previous	Change	Revised
Hospital Revenue	\$0	\$33,000	\$33,000
Total	\$0	\$33,000	\$33,000

DESCRIPTION:

The University requests approval to establish a project to expand and enhance the Mammography Clinic area of the Hollings Cancer Center in support of the new College of Medicine Dean. The 4,150 SF third floor renovation will include developing research space for mammography imaging and breast thermography. In an effort to consolidate departments, two existing mammography units located on the second floor will be moved down to the third floor, and Radiation Oncology functions currently located on the third floor will be relocated to the first floor. The internal projected budget is \$2,200,000.

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

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$4,882,350 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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