

INFORMATION ITEM

**Capital Projects & Leases Processed by Staff
January 2015**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Revised Building Condition Survey With Close-out
Maintenance Needs Projects using FY 2014-15 Lottery Allocation and Match								
12/22/2014	New	USC Columbia	2014-15 Maintenance Needs ¹	establish project	\$0	\$2,662,000	-	-
12/22/2014	New	USC Columbia	2014-15 Maintenance Needs - SOM ⁴	establish project	\$0	\$333,690	-	-
12/22/2014	New	Francis Marion	2014-15 Maintenance Needs ¹	establish project	\$0	\$297,296	-	-
12/22/2014	New	USC Aiken	2014-15 Maintenance Needs ¹	establish project	\$0	\$200,000	-	-
12/22/2014	New	USC Upstate	2014-15 Maintenance Needs ¹	establish project	\$0	\$950,000	-	-
12/22/2014	New	USC Lancaster	2014-15 Maintenance Needs ¹	establish project	\$0	\$61,100	-	-
12/22/2014	New	USC Sumter	2014-15 Maintenance Needs ¹	establish project	\$0	\$61,644	-	-
12/22/2014	New	USC Union	2014-15 Maintenance Needs ¹	establish project	\$0	\$95,737	-	-
1/21/2015	New	USC Beaufort	2014-15 Maintenance Needs ¹	establish project	\$0	\$65,840	-	-
1/21/2015	New	USC Salkehatchie	2014-15 Maintenance Needs ¹	establish project	\$0	\$32,904	-	-
Routine Staff Approvals								
12/22/2014	9602	Coastal Carolina	Academic Classroom/Office Building II ²	increase budget	\$17,730,000	\$18,000,000	10/23/2013	-
12/22/2014	New	Aiken TC	Academic Building in Support of STEM & Engineering ³	establish project	\$0	\$640,000	-	-
1/9/2015	9514	USC Beaufort	2013-14 Maintenance Needs ⁴	increase budget	\$2,120	\$132,120	11/18/2013	-
1/9/2015	9514	USC Lancaster	2013-14 Maintenance Needs ⁵	increase budget	\$44	\$185,044	11/18/2013	-
1/12/2015	New	Florence-Darlington TC	Automotive & HVAC Technology Center ⁶	establish project	\$0	\$1,000,000	-	-
1/15/2015	9923	Greenville TC	Barton Campus Elevator Upgrades ⁷	increase budget	\$8,503	\$161,503	6/9/2005	-
1/21/2015	9914	Clemson	Littlejohn Coliseum Renovation ²	increase budget	\$62,200,000	\$63,500,000	2/10/2014	-
1/21/2015	9920	Clemson	Central Energy Facility Boiler Replacement	increase budget	\$3,211,384	\$3,260,284	11/10/2014	-
Close-Outs								
1/9/2015	9543	USC Aiken	Penland Cooling Tower Replacement	decrease budget, close project	(\$272)	\$208,728	4/2/2009	-
1/9/2015	9512	USC Beaufort	Deferred Maintenance	decrease budget, close project	(\$19,606)	\$227,394	1/9/2012	-
1/9/2015	9513	USC Beaufort	Deferred Maintenance 2012	decrease budget, close project	(\$2,120)	\$391,233	12/3/2012	-
1/9/2015	9510	USC Lancaster	Hubbard Hall Interior Repair/Renovation	decrease budget, close project	(\$44)	\$399,956	2/7/2008	-
1/15/2015	9892	Clemson	Highway 93 Pedestrian Safety Improvements	decrease budget, close project	(\$38,285)	\$4,413,715	10/18/2010	-
1/15/2015	9585	Coastal Carolina	Parking/Pedway Construction	decrease budget, close project	(\$228,518)	\$3,771,482	4/18/2011	-
1/15/2015	6026	Aiken TC	Building 100/200 Student Intake Center	close project	\$0	\$1,500,000	10/25/2010	-
1/15/2015	6061	Aiken TC	Deferred Maintenance 2012	close project	\$0	\$201,943	10/18/2012	-
1/15/2015	9971	Denmark TC	Living/Learning Center Construction ⁸	cancel project	(\$4,824,292)	\$0	2/2/2006	-
1/15/2015	6063	Denmark TC	Deferred Maintenance 2012	close project	\$0	\$404,403	10/18/2012	-
1/15/2015	6064	Florence-Darlington TC	Deferred Maintenance 2012	close project	\$0	\$410,847	10/18/2012	-
1/15/2015	6076	York TC	Deferred Maintenance 2012	close project	\$0	\$288,882	10/18/2012	-
1/16/2015	9922	Greenville TC	Barton Roof Replacements	decrease budget, close project	(\$817)	\$216,183	6/9/2005	-
1/16/2015	9924	Greenville TC	Barton Campus Miscellaneous Building Repairs	decrease budget, close project	(\$3,866)	\$308,134	6/9/2005	-
1/16/2015	9925	Greenville TC	Barton Campus HVAC and Lighting Upgrades	decrease budget, close project	(\$2,434)	\$573,300	6/9/2005	-
1/16/2015	9968	Greenville TC	Barton Campus Deferred Roadway Repairs	decrease budget, close project	(\$1,387)	\$98,613	1/6/2006	-

¹See supporting narrative.

²Approved by CHE on May 1, 2014 as part of FY2014-15 CPIP year one.

³Project is funded with Capital Reserve Funds. These funds supersede CHE approval authority; therefore, the project is staff approved.

⁴Increase budget with remaining 2012 SC Education Lottery Funds from project #9513.

⁵Increase budget with remaining Appropriated State Funds from project #9510.

⁶Project is funded with Appropriated funds from Proviso 118.16. These funds supersede CHE approval authority; therefore, the project is staff approved.

⁷Increase budget with Research University Infrastructure Bond funds transferred from projects 9922, 9924, 9925, and 9968.

⁸Project was not initiated due to problems with the water system. Federal funding for the project was time sensitive and the delay caused the funds to be diverted to other programs.

Leases Processed by Staff
January 2015

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
1/9/2015	renewal	MUSC	30 Bee Street	Lease renewal is for 9,988 SF at 30 Bee Street . Space will house Student Health, the Counseling and Psychological Services (CAPS) program, some College of Dental Medicine department offices and the Center for Biomedical Imaging.	Cost per SF - \$11.51; Monthly Rate - \$9,579.06; Annual Rate - \$114,948.72; Total Lease Cost - \$344,846.16	3 years

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$2,662,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$266,200	\$266,200
Equipment and/or Materials	\$0	\$2,129,600	\$2,129,600
Contingency	\$0	\$266,200	\$266,200
Total	\$0	\$2,662,000	\$2,662,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$1,178,682	\$1,178,682
Institutional Funds	\$0	\$1,483,318	\$1,483,318
Total	\$0	\$2,662,000	\$2,662,000

**Per lottery proviso 3.5, these funds are allocated for critical equipment repair and replacement and may only be distributed to an institution to the extent the funds are matched (1:1) by the institution. Matching funds exclude supplemental, capital reserve, lottery, or other non-recurring appropriated state funds. Because these funds are appropriated, under the PIP definition for higher education projects, a permanent improvement project must be established. Since these projects are considered legislatively authorized and the matching funds are legislatively mandated, CHE has delegated staff the authority to process submitted projects if the projects are set up to conform to the lottery proviso.*

DESCRIPTION:

The University requests approval to establish a project to upgrade and replace the telephone servers and voicemail platforms. The update will replace the current primary rate interface (PRI) which is limited to 250 concurrent off net calls to session initiated protocol (SIP) trunking which will increase the concurrent off net call volume to 600.

E&G MAINTENANCE NEEDS REDUCTION:

Based on 2012 infrastructure maintenance needs data, the data/telephone system has a current condition code of 50 with existing infrastructure maintenance needs of \$83,790,000 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: 2014-15 Maintenance Needs - SOM
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$333,690
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$33,690	\$33,690
Utilities Renovation	\$0	\$266,631	\$266,631
Contingency	\$0	\$33,369	\$33,369
Total	\$0	\$333,690	\$333,690

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$166,845	\$166,845
SOM Institutional Capital Project Fund	\$0	\$166,845	\$166,845
Total	\$0	\$333,690	\$333,690

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DESCRIPTION:

The University requests approval to establish a project to replace two air handling units (AHU) in Building 1 located on the School of Medicine (SOM) campus. The first unit is located on the second floor east side of Building 1. The chilled water coil has ruptured and has been patched on several occasions. The second unit is located in the basement of Building 1 where the Electron Microscope Lab is housed. The unit is nearly 35 years old and the blower wheel is off balance which could fail at any time.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, SOM Building 1 has a current heating and cooling system rating of 3.25 out of 5 with existing maintenance needs of \$10,558,813 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

FRANCIS MARION UNIVERSITY

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$297,296
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Interior Building Renovations	\$0	\$17,904	\$17,904
Utilities Renovation	\$0	\$166,000	\$166,000
Exterior Building Renovations	\$0	\$75,000	\$75,000
Other Permanent Improvements	\$0	\$38,392	\$38,392
Total	\$0	\$297,296	\$297,296

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$148,648	\$148,648
Capital/Maintenance Funds	\$0	\$104,744.28	\$104,744.28
Student Tuition and Fees	\$0	\$43,903.72	\$43,903.72
Total	\$0	\$297,296	\$297,296

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DESCRIPTION:

The University requests approval to establish a project to replace the Academic Computer Center emergency generator; repair/upgrade the storm drain system at the Warehouse; repair sidewalks; improve campus night vision; replace carpet in the Stokes Administration Building; restripe parking lots and crosswalks; replace/repair boiler #1; and repair clerestories in the University Center.

The Academic Computer Center houses the main campus computer systems. The current backup system fails to meet the University’s needs and requires replacement to insure sufficient backup power supply in the event of electrical failure. The Warehouse floods during periods of heavy rain. Flooding causes damage to spare parts, stored furniture, and equipment. Campus sidewalks are located close to trees. This has resulted in tree roots pushing up causing trip hazards. Many areas can be shaved but several sections need to be replaced. Tree limbs have grown to the point of covering street lights and area night lights throughout the campus resulting in a safety issue. A water leak in the kitchen area of the president’s suite located in Stokes Administration Building caused the carpet and pad to be saturated with water. The carpet and pad have been damaged and need to be replaced in the president’s office and adjacent offices. Parking spaces, crosswalks, stop bars, and directional arrows on the pavement at many areas on campus have become worn and faded. This is a safety hazard where motorists and pedestrians cannot see markings clearly. Boiler #1 recently failed inspection and was forced to be shut down. As one of three boilers on campus, it is needed for redundancy and use during normal operations. The clerestories located in the University Center are in need of replacement as they leak in the rain and snow. Leaking causes the sheetrock and flooring to be visibly damaged. New weather stripping, shingles and flashings are needed to bring the clerestories back to an acceptable condition.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$34,821,662 in existing maintenance needs over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA AIKEN

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$200,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$20,000	\$20,000
Roofing	\$0	\$160,000	\$160,000
Contingency	\$0	\$20,000	\$20,000
Total	\$0	\$200,000	\$200,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$81,573	\$81,573
Institutional Capital Project Fund	\$0	\$118,427	\$118,427
Total	\$0	\$200,000	\$200,000

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DESCRIPTION:

The University requests approval to establish a project to repair roofs on the Etherredge Center, Ancill Building Concessions, and the Student Center. The Etherredge Center roof membrane has pulled away from the structure resulting in leaks to the building. Work will repair the perimeter roofing membrane. The Ancill Building Concessions roof is original to the 1983 structure and has failed. The roof will be replaced. The metal portion of the roof on the Student Activity Center will be repaired. Work will include new flashing and sealant to eliminate further water intrusion.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, the Etherredge Center and the Student Activity Center both have a current roof system rating of 1.667 out of 5 with combined existing maintenance needs of \$2,131,940 over the next twenty years. The Ancill Building does not have a condition survey because it only consists of 1,190 GSF.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$65,840
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$6,584	\$6,584
Exterior Building Renovations	\$0	\$52,672	\$52,672
Contingency	\$0	\$6,584	\$6,584
Total	\$0	\$65,840	\$65,840

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$32,920	\$32,920
E&G Maintenance Reserves	\$0	\$32,920	\$32,920
Total	\$0	\$65,840	\$65,840

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DESCRIPTION:

The University requests approval to establish a project to repair roofs, clean facades, and inspect exterior caulking on the Hargray and Science and Technology Buildings.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, the Hargray and Science and Technology Buildings both have a current roof system rating of 2 out of 5 and an exterior wall system rating of 1.76 out of 5 with combined existing maintenance needs of \$902,220 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA UPSTATE

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$950,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$95,000	\$95,000
Interior Building Renovations	\$0	\$760,000	\$760,000
Contingency	\$0	\$95,000	\$95,000
Total	\$0	\$950,000	\$950,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$113,741	\$113,741
Institutional Capital Project Fund	\$0	\$836,259	\$836,259
Total	\$0	\$950,000	\$950,000

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DESCRIPTION:

The University requests approval to establish a project to replace the mechanical equipment and related duct work as well as replace piping and add humidity controls in the Humanities and Performing Arts Center. There is high humidity in the main theater, studio theatre, and audio chamber which is causing damage to the theatre curtains and sound and lighting systems. In addition to work in the Humanities and Performing Arts Center, chiller number 3 located in the basement of the Hodge Center will be replaced. The chiller serves the academic core of campus and has reached the end of its useful life.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, the Humanities and Performing Arts Center has a current humidity rating of 4 out of 5, and the Hodge Center has a current heating and cooling system rating of 2 out of 5. Together the buildings have combined existing maintenance needs of \$4,755,773 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA LANCASTER

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$61,100
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$6,110	\$6,110
Roofing	\$0	\$48,880	\$48,880
Contingency	\$0	\$6,110	\$6,110
Total	\$0	\$61,100	\$61,100

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$19,373	\$19,373
E&G Maintenance Reserves	\$0	\$41,727	\$41,727
Total	\$0	\$61,100	\$61,100

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DESCRIPTION:

The University requests approval to establish a project to repair roofs on Hubbard Hall, Gregory Health & Wellness Center, and the James Bradley Arts and Science Center. Each of these buildings has a flat roof that varies in age from 15 to 22 years old. Areas of concern have been patched but the buildings are still experiencing leaks and therefore need more comprehensive repairs.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, Hubbard Hall and Gregory Health & Wellness Center both have a current roof rating of 2.333 out of 5, and the James Bradley Arts & Science Center has a current roof system rating of 3.5 out of 5. The buildings have combined existing maintenance needs of \$13,412,242 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA SALKEHATCHIE

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$32,904
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$3,290	\$3,290
Interior Building Renovations	\$0	\$10,904	\$10,904
Exterior Building Renovations	\$0	\$15,420	\$15,420
Contingency	\$0	\$3,290	\$3,290
Total	\$0	\$32,904	\$32,904

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$16,452	\$16,452
Institutional Capital Project Funds	\$0	\$16,452	\$16,452
Total	\$0	\$32,904	\$32,904

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DESCRIPTION:

The University requests approval to establish a project to repair the roof decking and replace shingles on the Art Annex; rewire the Allendale Education Building; and replace studs and roof decking on the Allendale Faculty House porch roof.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, the Art Annex has a roof system rating of 4 out of 5; the Education Building has an electrical system rating of 3.75 out of 5; and the Faculty House has a roof system rating of 2.667 out of 5. The buildings have combined existing maintenance needs of \$462,651 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA SUMTER

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$61,644
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$6,164	\$6,164
Roofing	\$0	\$49,316	\$49,316
Contingency	\$0	\$6,164	\$6,164
Total	\$0	\$61,644	\$61,644

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$30,822	\$30,822
Operating Funds	\$0	\$30,822	\$30,822
Total	\$0	\$61,644	\$61,644

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DESCRIPTION:

The University requests approval to establish a project to replace the roof on the Administration Building. The roof is 25 years old and is at the end of its useful life.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, the Administration Building has a current roof system rating of 2.333 out of 5 with existing maintenance needs of \$1,429,478 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA UNION

PROJECT NAME: 2014-15 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$95,137.08
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$9,514	\$9,514
Roofing	\$0	\$76,109.08	\$76,109.08
Contingency	\$0	\$9,514	\$9,514
Total	\$0	\$95,137.08	\$95,137.08

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2014-15*	\$0	\$7,571.08	\$7,571.08
Institutional Funds	\$0	\$87,566	\$87,566
Total	\$0	\$95,137.08	\$95,137.08

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DESCRIPTION:

The University requests approval to establish a project to inspect, repair, and replace roof areas damaged by hail, and address deteriorated exterior woodwork including trim and fascia boards on the Main Building. The building is over 100 years old and suffers from water and termite damage.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2013 data, the Main Building has a current roof system rating of 1.833 out of 5 with existing maintenance needs of \$668,973 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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