



## South Carolina Commission on Higher Education

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Mr. Hood Temple  
Dr. Evans Whitaker  
  
Mr. Gary S. Glenn  
Interim Executive Director

**TO:** Chairman Tim Hofferth and Members of the Commission on Higher Education  
**FROM:** Mr. Hood Temple and Member of the Finance & Facilities Committee  
**SUBJECT:** Committee Meeting, March 3, 2016  
**DATE:** February 26, 2016

A meeting of the Committee is scheduled to **be held in the Commission's Main Conference Room at 9:30 a.m.** Attached are items for your review and consideration at the March 3 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 March 3. 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.

*Enclosures*

CHE MEETING MATERIALS  
COMMITTEE ON FINANCE & FACILITIES  
MARCH 3, 2016  
10:30 A.M.  
MAIN CONFERENCE ROOM  
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
1122 LADY STREET, SUITE 300  
COLUMBIA, SC 29201

**9.05A. Interim Capital Project**

1. Northeastern Technical College - Industrial Training Center Renovation & Expansion (Bennettsville & Pageland)

**9.05B. Other Business (*For Information, No Action Required*)**

1. List of Capital Projects & Leases Processed by Staff for February, 2016

**DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION**

March 3, 2016

**NORTHEASTERN TECHNICAL COLLEGE**

**PROJECT NAME:** Industrial Training Center Renovation & Expansion (Bennettsville & Pageland)  
**REQUESTED ACTION:** Increase Budget  
**REQUESTED ACTION AMOUNT:** \$400,000  
**INITIAL CHE APPROVAL DATE:** November 6, 2015

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Land/ Building Purchase)</u></b>	<b><u>Total Proposed Budget</u></b>
Capital Reserve Funds	\$1,500,000	\$0	\$1,500,000
Local Funds	\$400,000	\$0	\$400,000
<b><i>Total</i></b>	<b><i>\$1,900,000</i></b>	<b><i>\$0</i></b>	<b><i>\$1,900,000</i></b>

**DESCRIPTION:**

The College currently leases a facility in Bennettsville that requires renovations to be used as an industrial training facility. In addition, a facility is needed in Pageland to house the industrial training equipment required for training. Industries in the College service region have expressed their desire for the College to offer specific, industrial training required for employment at their facilities. This project supports the economic development needs in the College’s service area.

The facility located in Bennettsville was previously used by the Marlboro County School District. The structure is in good shape; however, renovations are required to convert the facility into a manufacturing training facility. An additional building will be constructed in Pageland suitable for industrial training.

The budget adjustment is needed to reflect the addition of local funds as the previous approval recognized only the Capital Revenue Funds provided by the State in support of this project.

**E&G MAINTENANCE NEEDS:**

N/A

**ANNUAL OPERATING COSTS/SAVINGS:**

Additional operating costs will be \$20,000 for utilities, operation & maintenance \$10,000 and supplies \$3,500.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

<b>FOR BOARD USE ONLY</b>				
CIB: _____ JBRC _____ BC Board _____ JBRC Staff _____ BC Staff _____ A-1 Form Mailed _____ SPIRS Date _____ Summary _____	JAN 27 2016			
	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">(For Board Use Only)</td> </tr> <tr> <td style="text-align: center;">SUMMARY NUMBER</td> </tr> <tr> <td style="text-align: center;">FORM NUMBER</td> </tr> </table>	(For Board Use Only)	SUMMARY NUMBER	FORM NUMBER
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**BUDGET AND CONTROL BOARD - PERMANENT IMPROVEMENT PROJECT REQUEST**

**1. AGENCY**

Code H59 Name Northeastern Technical College  
 Contact Person Debbie Check Phone (843) 921-6945

**2. PROJECT**

Project # 6114 Name Industrial Training Center Renovations & Expansion (Bennettsville & Pageland)  
 Facility # \_\_\_\_\_ Facility Name \_\_\_\_\_

County Code <u>13</u>	Project Type <u>2,3</u>
New/Revised Budget <u>\$1,900,000.00</u>	Facility Type <u>2</u>

**3. APIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR**

APIP priority number \_\_\_\_\_ of \_\_\_\_\_ for FY \_\_\_\_\_

**4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)**

Establish Project	<input type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - APIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input checked="" type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

**5. PROJECT DESCRIPTION AND JUSTIFICATION**

NETC currently leases a facility in Bennettsville that requires renovations to be used as an industrial training facility. In addition, a facility is needed in Pageland to house the industrial training equipment required for training. Industries in the NETC service region have expressed their desire of NETC to offer specific, industrial training required for employment at their facilities. This project supports the economic development needs in NETC's service area.

The facility located in Bennettsville was previously used by the Marlboro County School District. The structure is in good shape; however, renovations are required to convert the facility into a manufacturing training facility. An additional building will be constructed in Pageland suitable for industrial training.

The original estimate for these two buildings was \$2,000,000. \$1.5m was received from state funds and additional funds have been obtained from local sources for these projects (\$150,000 for Bennettsville and \$250,000 for Pageland).

**6. OPERATING COSTS IMPLICATIONS**

Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

**7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES**

Estimated Start Date: March 2016 Estimated Completion Date: December 2016  
 Estimated expenditures: Thru current FY: \$1,900,000.00 After current FY: \$0.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	6114
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1. \_\_\_\_\_ Land Purchase ---->
2. \_\_\_\_\_ Building Purchase ---->
3. \$22,500.00 Professional Services Fees
4. \_\_\_\_\_ Equipment and/or Materials ---->
5. \$15,050.00 Site Development
6. \$527,500.00 New Construction ---->
7. \$1,151,255.00 Renovations - Building Interior -->
8. \_\_\_\_\_ Renovations - Utilities
9. \$109,600.00 Roofing - \_\_\_\_\_ Roof Age
10. \$64,095.00 Renovations - Building Exterior
11. \_\_\_\_\_ Other Permanent Improvements
12. \$10,000.00 Landscaping
13. \_\_\_\_\_ Builders Risk Insurance
14. \_\_\_\_\_ Other Capital Outlay
15. \_\_\_\_\_ Labor Costs
16. \_\_\_\_\_ Bond Issue Costs
17. \_\_\_\_\_ Other: \_\_\_\_\_
18. \_\_\_\_\_ Contingency

Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Information Technology \$ \_\_\_\_\_  
 Floor Space: 10000 Gross Square Feet  
 Floor Space: 9228 Gross Square Feet

\$ 1,900,000.00 TOTAL PROJECT BUDGET

ENVIRONMENTAL HAZARDS	
Identify all types of significant environmental hazards (including asbestos, PCB's, etc.) present in the project and the financial impact they will have on the project.	
Type:	_____
Cost Breakdown	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) Capital Improvement Bonds, Group *					8115		3043	3043
(1) Dept Capital Improvement Bonds Group *					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds								3393
(4) Excess Debt Service Type - *								3497
(5) Capital Reserve Fund	\$ 1,500,000.00		\$ 1,500,000.00		8895		3603	3603
(6) Appropriated State Program Source - *					8895	68800100	1001	3600
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify) Local		\$ 400,000.00	\$ 400,000.00			98800100		3907
<b>TOTAL BUDGET</b>	<b>\$ 1,500,000.00</b>	<b>\$ 400,000.00</b>	<b>\$ 1,900,000.00</b>					

10. SUBMITTED BY:

Alexis G. Cheek VP of Administration  
 Signature of Authorized Official and Title Finance

1-20-16  
 Date

11. APPROVED BY:  
 (For Board Use Only)

\_\_\_\_\_  
 Authorized Signature and Title

\_\_\_\_\_  
 Date

Revised 4/15/93

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT  
FOR BUDGET INCREASE (AFTER CONSTRUCTION BUDGET HAS BEEN APPROVED)**

1. Please provide a detailed explanation of the reason(s) the budget increase is required, with the dollar amount(s) attributable to each reason. The original estimate for these projects was \$2,000,000. The state has provided \$1.5m and local funds of \$400,000 have been obtained - \$150k for Bennettsville and \$250k for Pageland.
2. What is/are the source(s) of funds for the budget increase? Private funds for Bennettsville, College funds for Pageland
3. What is your agency/institution's definition of each fund source to be used for the increase? Local funds will be used for the increase.  
(Please be specific for each source. If there is statutory authority authorizing the use of the funds for capital projects for the source, please cite the code section. If the source includes any type of fee, what is the fee called, what is the fee amount and when was it put in place?)
4. What is the uncommitted balance of funds to be used for the budget increase for each source listed above?  
0
5. If institution or revenue bonds are included as source for the increase, when were the bonds issued? If not yet issued, when is the bond resolution expected to be brought for B&C Board approval? N/A
6. Will the use of any funds for the increase require an increase in any student fee or tuition? If so, please explain in detail. No
7. If the project has not yet been bid, what energy savings/conservation measures will be implemented in the project? When purchasing materials or equipment, a focus will be on acquiring items that are energy efficient.
8. If the project has not yet been bid, what is the projected date (month and year) for execution of the construction contract? March 2016
9. If the project has not yet been bid, what is the projected date (month and year) for completion of construction? December 2016
10. What program(s) are to be included in the space being constructed or renovated? Industry-specific programs
11. What is the total square footage of the building involved in the budget increase? 9,228 sq. feet in Bennettsville and 10,000 sq. feet in Pageland
12. If only a portion of the building is being renovated, what is the square footage of the portion that is included in the renovation? Bennettsville renovation - 9,228 sq feet
13. What is the current age of the building or building systems involved in the increase? Bennettsville - 62 years; Pageland - New Construction (shell building)
14. If the budget increase is a result of a change in demand or usage data of the facility, please provide the demand/usage data that resulted in the need for the increase. N/A
15. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or the entire building? (Answer for as many as are applicable.)

**See justification for funding**

16. If funds are being transferred from another project for the increase, what is the current status of the project from which funds are being transferred? *N/A*
17. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5? *Yes, 2015, Year 2*
18. What are the economic impacts of the project or project request, including job creation and retention? If there are none, please explain. *See justification for funding*

**INFORMATION ITEM**

<b>Capital Projects &amp; Leases Processed by Staff</b>								
February 2016								
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Revised Building Condition Survey With Close-out
<b>Maintenance Needs Projects using FY 2014-15 Lottery Allocation and Match</b>								
<b>Routine Staff Approvals</b>								
2/12/2016	9663	College of Charleston	McConnell Residence Hall HVAC System Replacement and Renovation	establish construction budget	\$3,390,458	\$3,442,180	2/4/2016	-
2/17/2016	9536	Lander University	Montessori Education Building <sup>1</sup>	increase budget, change project name	\$1,000,000	\$1,750,000	1/30/2014	-
2/17/2016	New	USC Columbia	South Caroliniana Library <sup>2</sup>	establish project	\$5,000,000	\$5,000,000	2/17/2016	-
2/17/2016	New	USC Columbia	Old Law School Renovation <sup>2</sup>	establish project	\$3,500,000	\$3,500,000	2/17/2016	-
2/17/2016	9588	Coastal Carolina University	Science Annex II <sup>3</sup>	change source of funds	(\$48,458)	\$30,500,000	5/26/2011	-
<b>Close-Outs</b>								
2/10/2016	9628	S.C. State University	Engineering/Computer Science Complex Construction	decrease budget, close project	(\$48,413)	\$21,829,795	10/7/2004	-
2/12/2016	9984	Central Carolina TC	Final Land Acquisition (Kershaw-Lee Campus)	decrease budget, close project	(\$18,200)	\$1,800	6/12/2007	-
2/12/2016	9830	MUSC	Shawn Jenkins Children's Hospital	close project	\$0	\$25,000,000	12/8/2015	-
2/16/2016	6019	York Technical College	Allied Health Building Construction	decrease budget, close project	(\$330,000)	\$0	2/16/2016	-
<sup>1</sup> Project Funded by Capital Reserve Funds. These funds supersede CHE approval authority; therefore, the project is staff approved. <sup>2</sup> Establish project at amount provided by Capital Reserve Fund Only. <sup>3</sup> To allow the University to re-allocate the balance remaining in the 2010 issue Institutional Bonds so these bonds can close out.								

<b>Leases Processed by Staff</b>						
February 2016						
Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
2/2/2016	Lease	USC- School of Medicine	6311 Garners Ferry Road	To provide parking for the University of South Carolina-School of Medicine	Month rate-\$12,280.00; Yearly rate-\$147,360	5 Years