



South Carolina Commission on Higher Education

Agenda Item 7.04A

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The Honorable Lewis R. Vaughn

Dr. Richard C. Sutton
Executive Director

TO: Members, Commission on Higher Education

FROM: Mr. Bill Scarborough, Chair, and Members of the Committee on Finance & Facilities

SUBJECT: Items for Consideration on December 5

DATE: November 26, 2013

No action items were presented for approval. Attached are staff recommendations 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.

**7.04A List of Capital Projects & Leases Processed by Staff for November 2013
(For Information, No Action Required)**

INFORMATION ITEM

Capital Projects & Leases Processed by Staff								
November 2013								
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 2013-14 Lottery Allocation and Match								
11/18/2013	6052	USC Columbia	Health Sciences Renovation ¹	change source of funds	\$0	\$18,000,000	5/1/2008	-
11/18/2013	New	USC Columbia	2013-14 Maintenance Needs ¹	establish project	\$0	\$750,000	-	-
11/18/2013	New	USC Columbia SOM	2013-14 Maintenance Needs ¹	establish project	\$0	\$1,200,000	-	-
11/18/2013	New	USC Aiken	2013-14 Maintenance Needs ¹	establish project	\$0	\$550,000	-	-
11/18/2013	New	USC Beaufort	2013-14 Maintenance Needs ¹	establish project	\$0	\$130,000	-	-
11/18/2013	New	USC Upstate	2013-14 Maintenance Needs ¹	establish project	\$0	\$715,000	-	-
11/18/2013	New	USC Lancaster	2013-14 Maintenance Needs ¹	establish project	\$0	\$185,000	-	-
11/18/2013	New	USC Salkehatchie	2013-14 Maintenance Needs ¹	establish project	\$0	\$120,000	-	-
11/18/2013	New	USC Sumter	2013-14 Maintenance Needs ¹	establish project	\$0	\$215,000	-	-
11/18/2013	New	USC Union	2013-14 Maintenance Needs ¹	establish project	\$0	\$75,000	-	-
Project Extensions								
11/4/2013	6019	York TC	Allied Health Building Construction	project extension	\$0	\$330,000	5/26/2010	-
Routine Staff Approvals								
11/18/2013	9899	Clemson	Douthitt Hills Redevelopment ²	increase budget	\$1,337,765	\$3,189,765	5/5/2012	-
11/18/2013	New	USC Lancaster	Gregory Health & Wellness Center Deferred Maintenance ³	establish project	\$0	\$400,000	-	-
11/18/2013	6090	Greenville TC	Enterprise Campus Development - Land Acquisition ²	increase budget	\$2,295,000	\$2,315,000	10/29/2013	-
Close-Outs								
11/18/2013	9831	Clemson	Graduate Engineering Center - Land Acquisition/Construction	decrease budget, close project	(\$197)	\$42,278,448	12/22/2003	-
11/18/2013	9859	Clemson	ICAR Technology Neighborhood One Plaza Construction	decrease budget, close project	(\$798)	\$7,344,202	8/25/2005	-
11/20/2013	9832	Clemson	Group Data Center (Information Technology Resource Center)	decrease budget, close project	(\$0.01)	\$15,896,731	1/7/2004	-
11/20/2013	9860	Clemson	ICAR - Land Acquisition	close project	\$0	\$1,624,580	9/27/2005	-

¹See supporting narrative.
²Approved by CHE on May 2, 2013 as part of FY 2013-14 CPIP year one.
³Project is funded with Non-recurring FY 2013-14 State Appropriations, Proviso 118.17. The project encompasses mechanical, electrical, safety, and accessibility concerns in the Gregory Health & Wellness Center.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Health Science Renovation
REQUESTED ACTION: Change Source of Funds
REQUESTED ACTION AMOUNT: \$0
INITIAL CHE APPROVAL DATE: May 1, 2008

Project Budget	Previous	Change	Revised
Professional Service Fees	\$1,714,738	\$0	\$1,714,738
Equipment and/or Materials	\$1,252,776	(\$1,252,776)	\$0
Site Development	\$771,791	\$0	\$771,791
Interior Building Renovations	\$12,830,243	\$0	\$12,830,243
Building Utilities Renovations	\$0	\$1,252,776	\$1,252,776
Other (Furniture, Fixtures, & Equipment)	\$750,000	\$0	\$750,000
Contingency	\$680,452	\$0	\$680,452
Total	\$18,000,000	\$0	\$18,000,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$3,567,287	\$3,567,287
Institution Bonds	18,000,000	(\$3,567,287)	\$14,432,713
Total	\$18,000,000	\$0	\$18,000,000

**Per lottery proviso 3.5, these funds are allocated for repair and maintenance 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 revise project #6052 to utilize FY 2013-14 Lottery Funds to support a portion of the Health Science Renovation project. Lottery funds will be utilized to fund maintenance needs items including but not limited to HVAC, roof, and roof drains replacement; seismic retrofit; electrical upgrades, hazardous material abatement; window and door restoration; shot crete reinforcement; and restroom upgrades. This project will provide a new home for the School of Journalism and Mass Communications. The use of lottery funds to address maintenance items will reduce the amount of bonds required for funding.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2012 data, the Health Sciences Building has a current condition code of 32 with existing maintenance needs of \$7,226,008 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

Maintenance, custodial, waste management, and utilities will require additional operating costs of \$28,500 in each of the three years following project completion.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$750,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$75,000	\$75,000
Interior Building Renovations	\$0	\$187,500	\$187,500
Building Utilities Renovations	\$0	\$300,000	\$300,000
Exterior Building Renovations	\$0	\$112,500	\$112,500
Contingency	\$0	\$75,000	\$75,000
Total	\$0	\$750,000	\$750,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$372,000	\$372,000
Institutional Capital Project Fund	\$0	\$378,000	\$378,000
Total	\$0	\$750,000	\$750,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs at 1600 Hampton Street Annex. Scope of work will include replacement of HVAC system, upgrades to the fire alarms and sprinkler systems, replacement of plumbing fixtures, elevator upgrades, repairs to the building envelope, and correction to exterior drainage around the perimeter of the building.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2012 data, the Hampton Street Annex has a current condition code of 48 with existing maintenance needs of \$1,292,988 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 SCHOOL OF MEDICINE

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$1,200,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$100,000	\$100,000
Interior Building Renovations	\$0	\$280,000	\$280,000
Building Utilities Renovations	\$0	\$720,000	\$720,000
Contingency	\$0	\$100,000	\$100,000
Total	\$0	\$1,200,000	\$1,200,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$588,629	\$588,629
Institutional Capital Project Fund	\$0	\$611,371	\$611,371
Total	\$0	\$1,200,000	\$1,200,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs in multiple buildings on the VA campus. Scope of work will include: Building #1, replacement of air handler unit controls and modification of exhaust system; Building #4, upgrade to mechanical system that supports facilities in the basement; Building #28, replacement of four mechanical units with steam heating coils in preparation for the phase out of steam supply; 15 Medical Park, renovations to bathrooms to upgrade worn and dated finishes and improve ADA access.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$15,545,727 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA AIKEN

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$550,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$60,000	\$60,000
Building Utilities Renovations	\$0	\$440,000	\$440,000
Contingency	\$0	\$50,000	\$50,000
Total	\$0	\$550,000	\$550,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$270,221	\$270,221
Institutional Capital Project Fund	\$0	\$279,779	\$279,779
Total	\$0	\$550,000	\$550,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs in multiple buildings on the USC Aiken campus. Scope of work will include replacement of a 20 year old 225 ton chiller, a 125 gallon water heater, four chilled water valves, and upgrades to the energy management system in the Penland building; replacement of an 85 gallon water heater in the Gregg-Graniteville Library; and installation of instant water heaters in four laboratories in lieu of using large boilers to produce hot water in the Science building.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$5,740,149 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$130,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$10,000	\$10,000
Building Utilities Renovations	\$0	\$73,000	\$73,000
Exterior Building Renovations	\$0	\$37,000	\$37,000
Contingency	\$0	\$10,000	\$10,000
Total	\$0	\$130,000	\$130,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$61,899	\$61,899
Institutional Capital Project Fund	\$0	\$68,101	\$68,101
Total	\$0	\$130,000	\$130,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs in multiple buildings on the USC Beaufort campus. Scope of work on the Historic Beaufort Campus will include painting the exterior of the Grayson House. Scope of work on the Hilton Head Gateway Campus will include modifications to the HVAC and sprinkler systems serving the information technology equipment rooms and replacement of lighting fixtures in the corridor and stairwell in the Hargray Building.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$3,592,297 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA UPSTATE

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$715,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$75,000	\$75,000
Site Development	\$0	\$450,000	\$450,000
Building Utilities Renovations	\$0	\$120,000	\$120,000
Contingency	\$0	\$70,000	\$70,000
Total	\$0	\$715,000	\$715,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$355,543	\$355,543
Institutional Capital Project Fund	\$0	\$269,457	\$269,457
Parking Revenue	\$0	\$90,000	\$90,000
Total	\$0	\$715,000	\$715,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs in multiple buildings on the USC Upstate campus. Scope of work will include replacement of laboratory exhaust fans in the Smith Science Building; replacement of the emergency generator in the Humanities and Performing Arts Center; conversion from incandescent bulbs and ballasts to more energy efficient bulbs that do not require ballasts on exterior pole lighting in parking lots and along sidewalks; installation of variable speed drive in existing air handler units in the Campus Life Center, Media Building, Hodge Center, and Library Building; repair and resurfacing of selected streets and parking lots to correct deteriorated pavement; sealing of gravel road to prevent erosion; installation of piping in the drainage swale, north of the intersection of North Campus Boulevard and Hodge Drive, to fill the ditch that has developed to prevent further erosion and to prevent eroded soil from filling the detention pond.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$13,834,169 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA LANCASTER

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$185,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$20,000	\$20,000
Interior Building Renovations	\$0	\$125,000	\$125,000
Building Utilities Renovations	\$0	\$25,000	\$25,000
Contingency	\$0	\$15,000	\$15,000
Total	\$0	\$185,000	\$185,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$66,878	\$66,878
Institutional Capital Project Fund	\$0	\$75,000	\$75,000
E&G Maintenance Reserves	\$0	\$43,122	\$43,122
Total	\$0	\$185,000	\$185,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs in Medford Library on the USC Lancaster Campus. Scope of work will address upgrades in the original section of the Medford Library Building. The second floor restrooms will be renovated to upgrade worn and dated finishes, improve ADA access, and install water efficient fixtures. Electrical fixtures will be upgraded to meet current illumination and energy standards. The elevator will also be upgraded. As funding allows, lighting will be upgraded in remaining rooms on the second floor.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2012 data, the Medford Library Building has a current condition code of 61 with existing maintenance needs of \$3,991,933 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: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$120,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$12,000	\$12,000
Interior Building Renovations	\$0	\$40,000	\$40,000
Building Utilities Renovations	\$0	\$58,000	\$58,000
Contingency	\$0	\$10,000	\$10,000
Total	\$0	\$120,000	\$120,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$56,797	\$56,797
Institutional Capital Project Fund	\$0	\$63,203	\$63,203
Total	\$0	\$120,000	\$120,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs in multiple buildings on the USC Salkehatchie Campus. Scope of work on the Allendale Campus will include replacement of the 20 year old mechanical system and painting of the walls and floors in the Conference Center and replacement of carpet in one room and toilet partitions in the four public restrooms in the Central Classroom Building. Scope of work on the Walterboro Campus will include replacement of toilet partitions in the four public restrooms in the Main Building.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$4,104,251 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA SUMTER

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$215,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$20,000	\$20,000
Exterior Building Renovations	\$0	\$135,000	\$135,000
Other (<i>Signage</i>)	\$0	\$40,000	\$40,000
Contingency	\$0	\$20,000	\$20,000
Total	\$0	\$215,000	\$215,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$106,232	\$106,232
Institutional Capital Project Fund	\$0	\$90,000	\$90,000
E&G Maintenance Reserves	\$0	\$18,768	\$18,768
Total	\$0	\$215,000	\$215,000

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs in multiple buildings on the USC Sumter Campus. Scope of work will include replacement of windows in the Arts and Letters Building; replacement of existing campus identification and directional signs; and exterior painting of the Arts and Letters Building, Science Building, Business Administration Building, and the Student Union Building.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$4,251,086 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA UNION

PROJECT NAME: 2013-14 Maintenance Needs
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$75,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$8,000	\$8,000
Building Utilities Renovations	\$0	\$59,500	\$59,500
Contingency	\$0	\$7,500	\$7,500
Total	\$0	\$75,000	\$75,000

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2013-14*	\$0	\$26,047	\$26,047
Institutional Funds	\$0	\$48,953	\$48,953
Total	\$0	\$75,000	\$75,000

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DESCRIPTION:

The University requests approval to establish a project to replace the boiler in the Main Building. The existing boiler is 22 years old and in poor condition.

E&G MAINTENANCE NEEDS REDUCTION:

Based on Fall 2012 data, the Main Building has a current condition code of 82 with existing maintenance needs of \$633,763 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:

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