



South Carolina Commission on Higher Education

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TO: Chairman John L. Finan and Members, Commission on Higher Education

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

SUBJECT: Items for Consideration on December 6

DATE: November 30, 2012

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 2012 (For Information, No Action Required)

INFORMATION ITEM

**Capital Projects & Leases Processed by Staff
November 2012**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date
Deferred Maintenance Projects Using Capital Reserve Funds and/or SC Education Lottery Allocations							
10/29/2012	New	USC Columbia	Deferred Maintenance 2012 ¹	establish project	\$0	\$4,687,733	-
10/29/2012	New	USC Sumter	Deferred Maintenance 2012 ¹	establish project	\$0	\$481,157	-
10/29/2012	New	USC Union	Deferred Maintenance 2012 ¹	establish project	\$0	\$81,001	-
11/2/2012	New	USC Upstate	Deferred Maintenance 2012 ¹	establish project	\$0	\$1,108,261	-
11/2/2012	New	USC Lancaster	Deferred Maintenance 2012 ¹	establish project	\$0	\$208,697	-
11/14/2012	New	The Citadel	Jenkins Hall Arms Room Upgrade ¹	establish project	\$0	\$200,000	-
11/21/2012	New	USC Aiken	Deferred Maintenance 2012 ¹	establish project	\$0	\$841,161	-
Routine Staff Approvals							
10/31/2012	6074	Trident TC	Deferred Maintenance 2012 ²	revise scope	\$0	\$636,739	10/18/2012
11/14/2012	9557	Coastal Carolina	Student Recreation/Convocation Center Construction ³	change source of funds	\$0	\$35,000,000	4/18/2008
11/14/2012	9557	Coastal Carolina	Student Recreation/Convocation Center Construction ⁴	decrease budget	(\$1,020,000)	\$33,980,000	4/18/2008
11/14/2012	9580	Coastal Carolina	Softball and Baseball Complex Improvements ⁵	increase budget	\$1,020,000	\$11,220,000	11/15/2010
11/14/2012	9649	College of Charleston	Deferred Maintenance - Roof Repair/Replacement & Envelope Repairs ⁶	revise scope	\$0	\$1,712,207	11/15/2011
11/14/2012	New	Greenville TC	Barton Campus Technical Resource Center Renovation ⁷	establish project	\$0	\$150,000	-
11/14/2012	New	Midlands TC	Congaree Hall Multizone Unit Replacement ⁸	establish project	\$0	\$235,500	-
11/14/2012	6077	Midlands TC	Morris Hall Addition	establish construction budget	\$1,083,500	\$1,100,000	11/1/2012
11/16/2012	6059	Central Carolina TC	Advanced Manufacturing Technical Training Center Renovation ⁹	change source of funds	\$0	\$8,315,656	7/10/2012
Close-Outs							
10/29/2012	9990	Tri-County TC	Occupational Center Building Replacement	close project	\$0	\$8,255,205	10/12/2007
10/31/2012	6036	Aiken TC	Deferred Maintenance	close project	\$0	\$370,102	11/14/2011
10/31/2012	6037	Central Carolina TC	Deferred Maintenance	close project	\$0	\$442,517	11/14/2011
10/31/2012	6038	Denmark TC	Deferred Maintenance	close project	\$0	\$282,976	11/14/2011
10/31/2012	6039	Florence-Darlington TC	Deferred Maintenance	close project	\$0	\$752,964	11/14/2011
10/31/2012	6040	Greenville TC	Deferred Maintenance	close project	\$0	\$1,617,936	11/14/2011
10/31/2012	6042	Midlands TC	Deferred Maintenance	close project	\$0	\$985,070	11/14/2011
10/31/2012	6043	Northeastern TC	Deferred Maintenance	close project	\$0	\$180,886	11/14/2011
10/31/2012	6044	Orangeburg-Calhoun TC	Deferred Maintenance	close project	\$0	\$301,155	11/14/2011
10/31/2012	6045	Piedmont TC	Deferred Maintenance	close project	\$0	\$597,160	11/14/2011
10/31/2012	6046	Spartanburg TC	Deferred Maintenance	close project	\$0	\$764,160	11/14/2011
10/31/2012	6047	TC of the Lowcountry	Deferred Maintenance	close project	\$0	\$287,026	11/14/2011
10/31/2012	6048	Tri-County TC	Deferred Maintenance	close project	\$0	\$532,968	11/14/2011
10/31/2012	6049	Trident TC	Deferred Maintenance	close project	\$0	\$1,166,957	11/14/2011
10/31/2012	6050	Williamsburg TC	Deferred Maintenance	close project	\$0	\$121,975	11/14/2011
10/31/2012	6051	York TC	Deferred Maintenance	close project	\$0	\$529,437	11/14/2011
11/14/2012	9939	Midlands TC	Beltline Ceiling Systems Replacement	decrease budget, close project	(\$66,608)	\$133,392	10/1/2005

¹See supporting narrative.

²Revise scope from 700/800 roof repairs to repave Berkley Campus parking lot, renovate restroom in Building 630 on Main Campus, and renovate restroom in Main Building on Berkley Campus.

³Change source of funds from \$4,291,000 in Institution Bonds to \$291,000 Horry Telephone Cooperative Gift, \$2,000,000 One Cent Sales Tax, and \$2,000,000 Renovation Reserve/Plant Expansion.

⁴Project is complete and the University would like to transfer \$1,020,000 of the remaining Renovation Reserve/Plant Expansion to project #9580 - Softball & Baseball Complex Improvements

⁵Increase budget due to soil conditions discovered on the site for softball and baseball. The conditions have caused the foundations and structural design to increase based on updated 2009 codes and seismic requirements.

⁶Unforeseen circumstances and higher than expected construction bids necessitate an increase in the amount allocated to the repairs to the Physical Plant roof, windows, and exterior. The project scope has been reduced to repair Physical Plant roof, windows, and exterior, replacement of Johnson Center roof, and replacement of Calhoun Annex roof.

⁷Approved by CHE on May 3, 2012 as part of CPIP FY 2012-13 year one.

⁸This project is under the PIP threshold; however, it is using \$66,608 in RUIB funds (transferred from project #9939) which are state appropriated and have to be set up as a PIP.

⁹Change source of funds from \$2M EDA Grant to \$2M note payable loan. The EDA Grant has not been awarded yet, source will be changed back once award is received.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Deferred Maintenance 2012
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$4,687,733
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$394,500	\$394,500
Interior Building Renovations	\$0	\$1,576,000	\$1,576,000
Roofing	\$0	\$1,389,000	\$1,389,000
Exterior Building Renovations	\$0	\$325,000	\$325,000
Other Permanent Improvements (emergency generator)	\$0	\$317,000	\$317,000
Other (abatement)	\$0	\$291,000	\$291,000
Contingency	\$0	\$395,233	\$395,233
Total	\$0	\$4,687,733	\$4,687,733

Source of Funds	Previous	Change	Revised
Lottery Appropriation 2012*	\$0	\$4,687,733	\$4,687,733
Total	\$0	\$4,687,733	\$4,687,733

**Institutions of higher learning received funds for capital projects from the Capital Reserve Fund (CRF) Act and the South Carolina Education Lottery passed by the General Assembly this past legislative session. Because of the permanent improvement project definition, when funds have been authorized or appropriated from Capital Reserve Funds or State Appropriated Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act and South Carolina Education Lottery will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to address maintenance in multiple facilities on the USC Columbia Main Campus and the School of Medicine V.A. Campus. Scope of work will include roof replacement in 514 Main Street, the South Caroliniana Library, 513 Pickens Street and Annex, 720 College Street, and the Callcott Building; emergency generator replacement in Barnwell College, 1244 Blossom Street, Wardlaw College, and Coker Life Sciences Building; air handler units replacement in Longstreet Theater; exterior repairs to Longstreet Theater, Barnwell College, and 819 Barnwell; HVAC control replacement in the Williams Brice Building; center fume hood and fume hood exhaust fans replacement in the Swearingen Engineering Center; elevator/machine room upgrade in the Humanities Classroom Building; pipe chase asbestos abatement in the Jones Physical Sciences Center; mechanical room asbestos abatement for the Columbia Campus; restroom renovations in Jones Physical Sciences Center; and replacement of emergency generator and renovation of the fourth floor in Building 1 on the School of Medicine V.A. Campus.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$92,058,075 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

THE CITADEL

PROJECT NAME: Jenkins Hall Arms Room Upgrade
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$200,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Equipment and/or Materials	\$0	\$25,000	\$25,000
Interior Building Renovations	\$0	\$150,000	\$150,000
Labor Costs	\$0	\$25,000	\$25,000
Total	\$0	\$200,000	\$200,000

Source of Funds	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Capital Reserve Fund 2012-13*	\$0	\$200,000	\$200,000
Total	\$0	\$200,000	\$200,000

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DESCRIPTION:

The University requests approval to establish a project to renovate Jenkins Hall Arms Room to comply with current Department of Defense standards for weapons storage. The scope of work will include construction of a new steel cage enclosure, installation of new doors and security hardware, security system upgrade, electrical changes, and other miscellaneous work as required.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$1,359,914 in 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: Deferred Maintenance 2012
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$841,161
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$71,000	\$71,000
Site Development	\$0	\$90,000	\$90,000
Interior Building Renovations	\$0	\$482,000	\$482,000
Roofing	\$0	\$127,000	\$127,000
Contingency	\$0	\$71,761	\$71,761
Total	\$0	\$841,761	\$841,761

Source of Funds	Previous	Change	Revised
Capital Reserve Fund 2012-13*	\$0	\$553,795	\$553,795
Lottery Appropriation 2012*	\$0	\$287,966	\$287,966
Total	\$0	\$841,761	\$841,761

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs. The scope of work will include fire alarm upgrades, penthouse sheetrock repairs, and restroom fixtures renovations in the Penland Building; fire alarm upgrade and elevator replacement in the Humanities and Social Sciences Building; roof repairs/replacement in the Alan B. Miller Nursing Building, Etheredge Center, Business and Education Building, Tennis Center, and Trailer 1; and sidewalk ADA upgrades/safety improvements.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$6,025,176 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: Deferred Maintenance 2012
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$1,108,261
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$92,000	\$92,000
Site Development	\$0	\$60,000	\$60,000
Interior Building Renovations	\$0	\$612,500	\$612,500
Roofing	\$0	\$250,000	\$250,000
Contingency	\$0	\$93,761	\$93,761
Total	\$0	\$1,108,261	\$1,108,261

Source of Funds	Previous	Change	Revised
Capital Reserve Fund 2012-13*	\$0	\$729,126	\$729,126
Lottery Appropriation 2012*	\$0	\$379,135	\$379,135
Total	\$0	\$1,108,261	\$1,108,261

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs. The scope of work will include College of Arts and Sciences roof replacement, Hodge Center chiller replacement and arena humidity correction, Library first and second floor lighting replacement, and repair/resurfacing of Parking Lot 4.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$6,890,594 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: Deferred Maintenance 2012
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$208,697
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$18,000	\$18,000
Interior Building Renovations	\$0	\$128,000	\$128,000
Roofing	\$0	\$45,000	\$45,000
Contingency	\$0	\$17,697	\$17,697
Total	\$0	\$208,697	\$208,697

Source of Funds	Previous	Change	Revised
Capital Reserve Fund 2012-13*	\$0	\$137,302	\$137,302
Lottery Appropriation 2012*	\$0	\$71,395	\$71,395
Total	\$0	\$208,697	\$208,697

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs. The scope of work will include restroom renovations, electrical panel replacement, and interior refurbishment in the Medford First Floor West Wing; roof repairs, insulation replacement, and pool heater replacement in the Gregory Health & Wellness Building; and roof replacement in the Maintenance Building.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$8,641,004 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: Deferred Maintenance 2012
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$481,157
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$40,000	\$40,000
Site Development	\$0	\$290,000	\$290,000
Utilities Renovations	\$0	\$55,000	\$55,000
Roofing	\$0	\$55,000	\$55,000
Contingency	\$0	\$41,157	\$41,157
Total	\$0	\$481,157	\$481,157

Source of Funds	Previous	Change	Revised
Capital Reserve Fund 2012-13*	\$0	\$367,869	\$367,869
Lottery Appropriation 2012*	\$0	\$113,288	\$113,288
Total	\$0	\$481,157	\$481,157

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DESCRIPTION:

The University requests approval to establish a project to address maintenance needs. The scope of work will include parking lot resurfacing/drainage repairs, Student Union chiller replacement, and Anderson Library roof repairs.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$3,717,878 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: Deferred Maintenance 2012
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$81,001
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$7,000	\$7,000
Interior Building Renovations	\$0	\$67,000	\$67,000
Contingency	\$0	\$7,001	\$7,001
Total	\$0	\$81,001	\$81,001

Source of Funds	Previous	Change	Revised
Capital Reserve Fund 2012-13*	\$0	\$53,290	\$53,290
Lottery Appropriation 2012*	\$0	\$27,711	\$27,711
Total	\$0	\$81,001	\$81,001

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DESCRIPTION:

The University requests approval to establish a project to replace the chiller in the Central Building.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$654,210 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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