



## South Carolina Commission on Higher Education

Mr. Kenneth B. Wingate, Chair  
Dr. Bettie Rose Horne, Vice Chair  
Douglas R. Forbes, D.M.D.  
Mr. Kenneth W. Jackson  
Dr. Raghu Korrapati  
Ms. Cynthia C. Mosteller  
Mr. James R. Sanders  
Mr. Y. W. Scarborough, III  
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. Mitchell Zais

Dr. Garrison Walters, Executive Director

**TO:** Mr. Kenneth B. Wingate, Chair, and Members, Commission on Higher Education  
**FROM:** Mr. Jim Sanders, Chair, and Members of the Committee on Finance & Facilities  
**SUBJECT:** Items for Consideration on February 4  
**DATE:** January 28, 2010

Attached are items for your review and consideration at the February 4 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 9:45 a.m. on February 4. 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 me or Gary Glenn at (803) 737-2155.

### **8.04A Interim Capital Projects**

- A. Medical University of South Carolina
  - i. Harborview Office Tower Renovations for Neurosciences Clinic (Phase II)  
*- establish construction budget*
- B. South Carolina State University
  - i. Campus-Wide Energy Performance Contract (Phase I)  
*- establish pre-design*
- C. Florence-Darlington Technical College
  - i. Manufacturing Incubator Center (Phase II)  
*- establish construction budget*
- D. Horry-Georgetown Technical College
  - i. Building 300 (Phase I)  
*- establish pre-design*
- E. Trident Technical College
  - i. B950 Renovation – Phase II (Phase I)  
*- establish pre-design*

### **8.04B List of Capital Projects & Leases Processed by Staff for January 2010 (For Information)**

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

February 4, 2010

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Harborview Office Tower Renovations for Neurosciences Clinic (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$3,282,000  
**INITIAL CHE APPROVAL DATE:** August 18, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$18,000	\$282,000	\$300,000
Interior Renovations (22,125 SF)	\$0	\$2,700,000	\$2,700,000
Contingency	\$0	\$300,000	\$300,000
<b>Total</b>	<b>\$18,000</b>	<b>\$3,282,000</b>	<b>\$3,300,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Dean's College Of Medicine Practice Plan	\$18,000	\$3,282,000	\$3,300,000
<b>Total</b>	<b>\$18,000</b>	<b>\$3,282,000</b>	<b>\$3,300,000</b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to renovate portions of the first and tenth floors of the Harborview Office Tower. The purpose of the renovation is to open and support a Neurosciences Clinic on the first floor, west side of the Office Tower. This new clinic will combine clinical and research functions for MUSC's Department of Neurosciences. Approximately 7,000 SF on the west side of the first floor will be renovated for the new clinic which will include exam rooms, interview rooms, and procedure rooms as well as support space. Approximately 12,125 SF on the tenth floor will be renovated to provide offices for physicians, researchers, and administrative personnel to support the first floor Neurosciences Clinic.

This project was included in the institutions FY 2008-09 CPIP as a year one project. The University will be using design-bid-build for the renovation.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$6,535,584 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.

**SOUTH CAROLINA STATE UNIVERSITY**

**PROJECT NAME:** Campus-Wide Energy Performance Contract (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$300,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$300,000	\$300,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$300,000</i></b>	<b><i>\$300,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Energy Office Stimulus Funds	\$0	\$300,000	\$300,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$300,000</i></b>	<b><i>\$300,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to implement a campus-wide energy performance contract. Phase I (pre-design) will include a detailed energy audit of 50% of the buildings on campus totaling approximately 750,000 SF. The audit will include an assessment of lighting and lighting controls, water conservation, HVAC equipment, energy management systems and controls, steam and condensate optimization and windows.

The University's payment obligations for equipment and services shall be structured in a Performance Contract where in:

- a) The ESCO shall provide a written guarantee that total project costs shall be 100% covered by energy and hard operational savings;
- b) The University shall realize equipment and services without the requirement of capital funding;
- c) The University shall be able to meet its payment obligations through the guaranteed energy and hard operational savings; and
- d) There shall be no carryover of savings from one year to another to make up for any savings shortfall.

The total project cost is estimated at \$20 million.

**E&G MAINTENANCE NEEDS REDUCTION:**

TBD

**ANNUAL OPERATING COSTS/SAVINGS:**

Additional operating costs will be offset by energy savings over the contract period.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**FLORENCE-DARLINGTON TECHNICAL COLLEGE**

**PROJECT NAME:** Manufacturing Incubator Center (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$3,003,952\*  
**INITIAL CHE APPROVAL DATE:** November 13, 2009

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$50,000	\$177,411	\$227,411
Equipment and/or Materials	\$0	\$43,000	\$43,000
Site Development	\$0	\$190,938	\$190,938
New Construction (25,664 SF)	\$0	\$3,599,244	\$3,599,244
Landscaping	\$0	\$1,800	\$1,800
Builders Risk Insurance	\$0	\$2,050	\$2,050
Contingency	\$0	\$189,509	\$189,509
<b>Total</b>	<b>\$50,000</b>	<b>\$4,203,952</b>	<b>\$4,253,952</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Appropriated State*	\$0	\$1,200,000	\$1,200,000
Federal	\$0	\$2,600,000	\$2,600,000
Local (County)	\$50,000	\$403,952	\$453,952
<b>Total</b>	<b>\$50,000</b>	<b>\$4,203,952</b>	<b>\$4,253,952</b>

\*State-appropriated funds supersede CHE approval authority; therefore, the amount of this approval is \$3,003,952.

**DESCRIPTION:**

The College requests approval to establish the construction budget to construct an approximately 25,000 SF building to foster start-up manufacturing companies in commercializing their ideas. The facility will provide manufacturing space and infrastructure for up to five start-up companies. The building will have an open floor space with industrial utilities in place and will be constructed in a manner that allows for flexibility and reconfiguration of the space. Additionally, the Incubator will be built in close proximity to the Advanced Manufacturing Center of the SiMT. This will allow the Center to provide employee training and make development resources available.

This project was included in the institutions FY 2009-10 CPIP as a year two request. The College will be using design-build for construction and intends to design the building to meet LEED silver certification.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities and custodial services will require additional operating costs ranging between \$140,000 and \$145,000 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**HORRY-GEORGETOWN TECHNICAL COLLEGE**

**PROJECT NAME:** Building 300 (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$187,500  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$187,500	\$187,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$187,500</i></b>	<b><i>\$187,500</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local (One Cent Tax)	\$0	\$187,500	\$187,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$187,500</i></b>	<b><i>\$187,500</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to demolish the existing Building 300 consisting of 10,000 SF of academic space, and replace it with a 45,000 SF academic building. The existing building is completely antiquated for instructional use and no longer meets the physical growth or technological needs of the College.

The new facility, which includes three floors of 15,000 SF each, will be dedicated solely to academic classrooms, labs and faculty offices. The proposed new facility will be used for civil, mechanical, and electrical engineering programs, the construction management program, and the aviation mechanics program. The new building will also be used for general education courses and science labs as well as continuing education courses offered throughout the day, evenings and weekends.

This project was included in the institutions FY 2009-10 CPIP as a year two request. The new building will be LEED silver certified and will be operated at virtually the same cost as the existing 10,000 SF structure.

Internal projected cost of the project is \$12,500,000. All (100%) of this project will be funded with local money from the Educational Capital Sales and Use Tax or "penny tax." There will be no Federal or State money in the construction of this building, nor will there be any tuition increase associated with construction.

**E&G MAINTENANCE NEEDS REDUCTION:**

Demolition of existing building will alleviate \$612,214 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, custodial services and building maintenance will require operating costs ranging between \$97,500 and \$105,400 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**TRIDENT TECHNICAL COLLEGE**

**PROJECT NAME:** B950 Renovation- Phase II (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$84,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$84,000	\$84,000
<b>Total</b>	<b>\$0</b>	<b>\$84,000</b>	<b>\$84,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Institutional Funds	\$0	\$84,000	\$84,000
<b>Total</b>	<b>\$0</b>	<b>\$84,000</b>	<b>\$84,000</b>

**DESCRIPTION:**

The College requests approval to establish a project to renovate 29,358 SF of vacant space in a former industrial facility purchased in 2001. Other sections of the building have been renovated by a previous project. The proposed space will be used to expand the media arts program, establish an exercise science program, and provide student study and food service areas.

The media arts program has experienced significant enrollment growth in the past few years. Because of this growth, these programs have been located in several buildings which do not allow for further enrollment growth. The renovated area will be approximately 16,538 SF and will include space for a sound studio, radio labs, a film production studio, editing labs, classrooms, and faculty offices. The media related industries are growing appreciably and have created a demand for trained associates in this career field.

The exercise science program will allow the College to continue its progressive mission of providing the most cutting edge educational opportunities for the surrounding communities. The program will fill a void in the Charleston area. The renovated area will be approximately 8,000 SF and will include classrooms, exercise science labs, and faculty offices.

The student study and food service areas will provide much needed community space on the north side of the main campus. The renovated area will be approximately 5,000 SF and will provide support for training in aircraft manufacturing for Boeing which is located in the same building. Classes for these programs are held from 7:00 am – 10:00 pm, so these students need a place to eat and take breaks. This area is also adjacent to an apprenticeship training facility and the College bookstore, and is consistent with planned future growth.

This project was included in the institutions FY 2009-10 CPIP as a year-two project. The internal estimated cost of this project is \$5,600,000.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Vacant Space

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, custodial services and building maintenance will require additional operating costs ranging between \$161,761 and \$174,960 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**INFORMATION ITEM**

**Capital Projects & Leases Processed by Staff  
January 2010**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
12/22/2009	9787	MUSC	2007 Energy Performance Contract <sup>1</sup>	increase budget, rev ise scope	\$1,941,305	\$18,341,305
12/22/2009	9552	Coastal Carolina	Waties Island Research Facility <sup>2</sup>	rev ise scope	\$0	\$150,000
1/6/2010	9549	Coastal Carolina	Residence Hall Deferred Maintenance & Life Safety	decrease budget, close project	(\$34,101)	\$688,139
1/12/2010	9604	The Citadel	Capers Hall Repairs (Phase II) <sup>3</sup>	establish construction budget	\$1,710,000	\$1,750,000
1/12/2010	9571	SC State	Campus Wide Performance Contract <sup>4</sup>	decrease budget, close project	(\$2,000,000)	\$0
1/12/2010	6012	Florence-Darlington TC	Cosmetology Center Land Acquisition	increase budget (purchase land)	\$55,000	\$75,000
1/12/2010	9897	Piedmont TC	Saluda County Extension Center	decrease budget, close project	(\$246,619)	\$3,411,381
1/12/2010	9992	Spartanburg CC	Central Plant 700 Ton Chiller	decrease budget, close project	(\$218,631)	\$581,369
1/12/2010	9805	TC of the Lowcountry	Wildy Gym Parking Lot Construction	decrease budget, close project	(\$6,818)	\$268,182
1/12/2010	9845	TC of the Lowcountry	Building 6 & 8 Renovation <sup>5</sup>	rev ise scope, change source of funds	\$0	\$1,524,000
1/12/2010	9875	Trident TC	Building 950 Renovation	decrease budget, close project	(\$128,447)	\$5,471,553

<sup>1</sup>This project was approved by the Commission on September 30, 2009 contingent upon approval of funding from the SC Energy Office. The University has received an award for ARRA funds. The funding source is slightly revised although the overall total budget remains the same. Project was sent to B&CB for approval.

<sup>2</sup>Revise scope to allow for the construction of an entrance gate to the Waties Island property. The current budget will cover this expense.

<sup>3</sup>Approved as part of CPIP FY 2009-10 Year-one.

<sup>4</sup>This project was established in June 2002; no contract resulted.

<sup>5</sup>This project is being revised to include renovation of Building 8 only. Federal funds in the amount of \$190,000 have been allocated to the College toward the renovation of this building.