



South Carolina Commission on Higher Education

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April 25, 2008

TO: Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education

FROM: Mr. Daniel Ravenel, Chair, Committee on Finance & Facilities

SUBJECT: Items for Consideration on May 1

Attached are items for your review and consideration at the May 1 Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on the interim capital projects but is scheduled to review and develop recommendations at its meeting scheduled for 9:00 a.m. on May 1. 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.

7.04A Interim Capital Projects

- A. Clemson University
 - i. Doug Kingsmore Stadium Addition
 - *establish construction budget*
- B. University of South Carolina Columbia
 - i. Preston College HVAC Renovation
 - *establish construction budget*
 - ii. Health Sciences Renovation
 - *establish pre-design budget*
 - iii. Patterson Hall Renovation
 - *establish pre-design budget*
 - iv. Athletic Venues Construction
 - *establish pre-design budget*
 - v. Athletic Village Garage and Maintenance Facility Construction
 - *establish pre-design budget*
 - vi. Athletic Village Infrastructure Development Construction
 - *establish pre-design budget*
 - vii. Athletic Coaches Support Building Construction
 - *establish pre-design budget*

- C. Medical University of South Carolina
 - i. Renovations for Expanded Adult Emergency Department
- establish project
- D. Coastal Carolina University
 - i. Athletic Training Facility Construction
-increase budget
- E. College of Charleston
 - i. AT&T (Bell) Building Electrical Improvements
-establish construction budget
- F. Spartanburg Community College
 - i. Gaines & East Building Continuing Education Renovation
-establish construction budget

7.04B List of Staff Approvals for April 2008 (For Information)

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

May 1, 2008

CLEMSON UNIVERSITY

PROJECT NAME: Doug Kingsmore Stadium Addition
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$2,730,000
INITIAL CHE APPROVAL DATE: April 23, 2008

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$200,000	\$250,000	\$50,000
New Construction (5,000 SF)	\$0	\$2,400,000	\$2,400,000
Labor Costs	\$50,000	\$50,000	\$0
Contingency	\$20,000	\$300,000	\$280,000
<i>Total</i>	<i>\$270,000</i>	<i>\$3,000,000</i>	<i>\$2,730,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Athletic Funds	\$0	\$2,000,000	\$2,000,000
Gift Funds	\$270,000	\$1,000,000	\$730,000
<i>Total</i>	<i>\$270,000</i>	<i>\$3,000,000</i>	<i>\$2,730,000</i>

DESCRIPTION:

The University is in the process of completing the pre-design phase of the project to add 1,000 seats in the left outfield of the Doug Kingsmore Stadium. The project is partially funded through a \$1 million donation with the contingency that the addition be completed by the start of the 2010 baseball season. In order to meet this deadline, the University requests approval for the construction phase of the project. The University will not spend more than \$3 million on this project.

In addition to the 1,000 seats, the project will include concession areas and restrooms to be located under the stands. Sitework will provide adequate pedestrian and service access in the area. The increasing popularity of the baseball team necessitates additional seating, concessions, and restrooms. The institution is pursuing a design/build delivery method.

A guarantee letter for the private funds is on file at CHE.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

Utilities and maintenance will require additional operating costs ranging between \$11,200 and \$12,348 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Preston College HVAC Renovation
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$3,600,000
INITIAL CHE APPROVAL DATE: December 17, 2007

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$250,000	\$360,000	\$110,000
Interior Building Renovations (66,000 SF)	\$0	\$3,200,000	\$3,200,000
Builders Risk Insurance	\$0	\$64,000	\$64,000
Other	\$0	\$160,000	\$160,000
Contingency	\$150,000	\$216,000	\$66,000
Total	\$400,000	\$4,000,000	\$3,600,000

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Housing Maintenance Reserve Fund	\$400,000	\$4,000,000	\$3,600,000
Total	\$400,000	\$4,000,000	\$3,600,000

DESCRIPTION:

The University completed the pre-design phase of the project to renovate the existing HVAC system in Present College. Now, the University requests approval for the construction phase of the project. The renovation will improve humidity control in the building and provide simultaneous heating and cooling.

The facility is a co-ed residential hall on the outer ring of the historic Horseshoe. The project will be completed over two summers. During the first summer, work will include the installation of six new dehumidification air handlers providing outside air; chilled and hot water pumps; a new control system; and a catwalk in the attic to facilitate equipment maintenance. During the second summer, work will include the replacement of the fan coil units and controls, including the installation of new risers for a four-pipe system. The cost per square foot is \$61.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

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.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Health Sciences Renovation
REQUESTED ACTION: Establish Pre-Design Budget
REQUESTED ACTION AMOUNT: \$1,800,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$0	\$1,800,000	\$1,800,000
<i>Total</i>	<i>\$0</i>	<i>\$1,800,000</i>	<i>\$1,800,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Institution Bonds	\$0	\$1,800,000	\$1,800,000
<i>Total</i>	<i>\$0</i>	<i>\$1,800,000</i>	<i>\$1,800,000</i>

DESCRIPTION:

The University requests to establish a project to complete the pre-design phase to renovate the Health Sciences Building.

The facility was constructed in 1961 and currently houses environmental health sciences, epidemiology, and biology statistics as well as the office for dean of the Arnold School of Public Health. The current occupants will relocate closer to the new Public Health building, which is at the corner of Assembly and College Streets.

The pre-design phase will help determine which University program will relocate to the vacated space. As the building has not been renovated in over 20 years, the project will include replacement of worn interior finishes, upgrade/replacement of building systems, and work to maintain the exterior of the building. Once a program is identified, the project will also include modification to the interior layout to meet program requirements.

The project will not require an increase in tuition and fees.

E&G MAINTENANCE NEEDS REDUCTION:

N/A

ANNUAL OPERATING COSTS/SAVINGS:

The project is expected to generate additional operating costs, which will be reported when approval of the construction phase is requested.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Patterson Hall Renovation
REQUESTED ACTION: Establish Pre-Design Budget
REQUESTED ACTION AMOUNT: \$3,200,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$0	\$3,200,000	\$3,200,000
Total	\$0	\$3,200,000	\$3,200,000

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Housing Maintenance Reserve Fund	\$0	\$3,200,000	\$3,200,000
Total	\$0	\$3,200,000	\$3,200,000

DESCRIPTION:

The University requests to establish a project to complete the pre-design phase to renovate Patterson Hall.

The facility is an all-female, nine-story, 156,000 SF residential hall constructed in the mid-1960s. The proposed project includes the conversion of the current rooms to a suite-style arrangement and the creation of office space for housing administration. The project also includes renovation of the facility to provide interior electrical upgrades, elevator restoration, interior painting, new furniture and carpet, and lobby restoration. Structural modifications will be made to address seismic issues, and a fire protection system will be installed.

In December 2007, the Commission voted to approve a project to address seismic upgrades and asbestos abatement of the facility. Since then, the University received a second estimate which indicated the proposed phased renovations would take five summers to complete rather than the previous estimate of three summers. Coupled with that, it was determined it would be less expensive to complete the renovation at one time rather than phasing the project. Therefore, the University withdrew the phased project and is now requesting approval to design a single-phase plan to complete the renovations.

The proposed project will begin upon completion of the new honors residence hall, which will allow the University to maintain the current level of available beds. A migration plan will be developed to ensure that first-year students have appropriate residence hall space. The project will not impact the institution’s guarantee that all first-year students can live on campus. The University also noted that a \$75 million investment plan has been developed by the Office of Housing to ensure on-campus residential facilities are maintained and expanded as necessary to accommodate the student body.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

The project is not expected to generate additional operating costs. If costs are identified, they will be reported when the construction phase of the project is requested.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Athletic Venues Construction
REQUESTED ACTION: Establish Pre-Design Budget
REQUESTED ACTION AMOUNT: \$750,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$0	\$750,000	\$750,000
<i>Total</i>	<i>\$0</i>	<i>\$750,000</i>	<i>\$750,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Athletic Revenue Bonds	\$0	\$750,000	\$750,000
<i>Total</i>	<i>\$0</i>	<i>\$750,000</i>	<i>\$750,000</i>

DESCRIPTION:

The University requests to establish a project to complete the pre-design phase to construct outdoor athletic venues as a part of the Athletic Master Plan. The concept of this plan is to create the Athletic Village, which will be mostly located in areas currently known as “The Roost.”

Proposed athletic venues will utilize space made available by relocating the baseball stadium to provide a women’s lacrosse field. This will meet a Title IX requirement for women’s athletics, which requires a fair share of athletic programs for men and women. It will also provide a central location for practice and competition tennis courts for the men’s team.

The project will include the construction of 12 tennis courts and one lacrosse field with associated seating, lighting, and scoreboards. Six of the practice courts are planned to be located on the upper deck of the new Athletic Village Parking Garage. In order to complete these venues and other development on the site, the proposed project will include the demolition of the existing baseball field, Spring Sports Center, and Roost Buildings A, B, and D. The functions housed in these facilities will be relocated to other athletic space within the Athletic Village.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

The project is expected to generate additional operating costs, which will be reported when approval of the construction phase is requested.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Athletic Village Garage & Maintenance Facility Construction
REQUESTED ACTION: Establish Pre-Design Budget
REQUESTED ACTION AMOUNT: \$650,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$0	\$650,000	\$650,000
<i>Total</i>	<i>\$0</i>	<i>\$650,000</i>	<i>\$650,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Athletic Revenue Bonds	\$0	\$650,000	\$650,000
<i>Total</i>	<i>\$0</i>	<i>\$650,000</i>	<i>\$650,000</i>

DESCRIPTION:

The University requests to establish a project to complete the pre-design phase to construct a 335-vehicle garage and maintenance area for equipment and functions required to maintain the athletic fields.

The proposed facility will support the new construction of “The Roost” site development, a part of the University’s Athletic Master Plan. The Athletic Village will add approximately 185,000 SF to the Roost area. The parking garage will accommodate all future requirements.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

The project is expected to generate additional operating costs, which will be reported when approval of the construction phase is requested.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Athletic Village Infrastructure Development Construction
REQUESTED ACTION: Establish Pre-Design Budget
REQUESTED ACTION AMOUNT: \$1,200,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$0	\$1,200,000	\$1,200,000
<i>Total</i>	<i>\$0</i>	<i>\$1,200,000</i>	<i>\$1,200,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Athletic Revenue Bonds	\$0	\$1,200,000	\$1,200,000
<i>Total</i>	<i>\$0</i>	<i>\$1,200,000</i>	<i>\$1,200,000</i>

DESCRIPTION:

The University requests approval to establish a project to complete the pre-design phase to provide the infrastructure required for “The Roost” site development.

The proposed project is a critical component of the University’s Athletic Master Plan. The project will include grading, landscaping, retaining walls, sidewalks, walkways, utilities, and connection to and upgrade of the central energy plant. The project will ensure utilities are available to implement all construction requirements in the Plan and ensure University design guidelines are maintained for each project.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

The project is expected to generate additional operating costs, which will be reported when approval of the construction phase is requested.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Athletic Coaches Support Building Construction
REQUESTED ACTION: Establish Pre-Design Budget
REQUESTED ACTION AMOUNT: \$2,000,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$0	\$2,000,000	\$2,000,000
<i>Total</i>	<i>\$0</i>	<i>\$2,000,000</i>	<i>\$2,000,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Athletic Revenue Bonds	\$0	\$2,000,000	\$2,000,000
<i>Total</i>	<i>\$0</i>	<i>\$2,000,000</i>	<i>\$2,000,000</i>

DESCRIPTION:

The University requests approval to establish a project to complete the pre-design phase to construct a 53,000 SF Coaches Support Building.

The proposed facility will replace the current athletic administrative building, the Roundhouse, which is experiencing significant structural issues. The building is included in the Athletic Master Plan, which will allow the consolidation of several athletic offices that are currently scattered around the campus.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

The project is expected to generate additional operating costs, which will be reported when approval of the construction phase is requested.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Renovations for Expanded Adult Emergency Department
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$12,440,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$0	\$1,200,000	\$1,200,000
Interior Building Renovations (33,850 SF)	\$0	\$10,220,000	\$10,220,000
Contingency	\$0	\$1,020,000	\$1,020,000
<i>Total</i>	<i>\$0</i>	<i>\$12,440,000</i>	<i>\$12,440,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Hospital Revenue	\$0	\$12,440,000	\$12,440,000
<i>Total</i>	<i>\$0</i>	<i>\$12,440,000</i>	<i>\$12,440,000</i>

DESCRIPTION:

The University requests approval to establish a project to expand the Adult Emergency Department (AED), which will include renovating approximately 33,850 SF in the Clinical Sciences Building (CSB) and Main Hospital Building (MHB). Of this, 13,700 SF is in the CSB with the balance in the MHB. The two buildings are connected. The project was initiated by the Hospital, but it was determined during programming that it would be more logistically-sound and cost-effective to expand into the first floor of the CSB rather than adding space into a current parking lot. The Hospital currently occupies the first two floors in the CSB. It is important to note the University and the Hospital still have several combined operations even though the two formally separated in 2000.

As the project involves a University-owned building, State Procurement requires that a project be established. The project has been completed through the design development stage. Therefore, the project is unique in nature and does not have to be established in accordance with the new two-phase approval policy. The project is being funded solely through Hospital funds.

The proposed project will expand the AED, which will require the renovation of:

- The approximately 17,000 SF, 26-exam room AED on the first floor of the CSB and MHB
- Approximately 8,750 SF of the Children’s Emergency Department and existing CSB entry
- Approximately 3,400 SF of the Interim Children’s Emergency Department Lobby; and
- Approximately 4,700 SF of the Interim Children’s Emergency Department (1,550 SF is in the CSB).

At the completion of the project, the renovation will include a new stand-alone Adult Lobby/Reception area, new nurse stations, 43 exam rooms, including five for behavioral health, a four-bay trauma facility, a new ambulance canopy, and support spaces. The cost per square foot is \$368.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – The project reconfigures the space for the proposed use.

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.

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Athletic Training Facility Construction
REQUESTED ACTION: Increase Budget
REQUESTED ACTION AMOUNT: \$5,845,000
INITIAL CHE APPROVAL DATE: July 22, 2003

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$25,000	\$904,321	\$879,321
Site Development	\$0	\$1,403,408	\$1,403,408
New Construction (40,000 SF To 52,200 SF)	\$6,105,000	\$9,604,471	\$3,499,471
Other (Inspections)	\$0	\$87,800	\$87,800
Contingency	\$25,000	\$770,552	\$745,552
Total	\$6,155,000	\$12,000,000	\$5,845,000

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Institution Bonds	\$2,200,000	\$4,245,000	\$2,245,000
Renovation Reserve	\$2,235,000	\$2,235,000	\$0
Institutional Capital Project Funds	\$1,720,000	\$1,720,000	\$0
Coastal Educational Foundation	\$0	\$2,850,000	\$2,850,000
Chanticleer Club	\$0	\$750,000	\$750,000
Total	\$6,155,000	\$12,000,000	\$5,845,000

DESCRIPTION:

The University requests approval to increase the project budget to construct an athletic training facility to provide adequate office and meeting space for the coaches and staff of the football team. The project was established prior to the new two-phase approval policy. However, the University has completed the required due diligence by acquiring construction documents.

The proposed project will provide a weight room, a locker room, office space for trainers, a coaches' locker room, an equipment room, a laundry room, a storage room, a cardio room, large and small team meeting rooms, coaches' offices, a video editing room, and office space for administrative staff. The project will also include the addition of 1,690 seats to the Brooks Stadium.

The facility will allow for consolidation of athletic administration and coaches services, which are currently located in separate facilities. The vacated space will be used for faculty offices for the College of Humanities and Fine Arts.

The project will not require an increase in tuition and fees.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, supplies, and personnel services will require additional operating costs ranging between \$171,000 and \$180,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COLLEGE OF CHARLESTON

PROJECT NAME: AT&T (Bell) Building Electrical Improvements
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$800,000
INITIAL CHE APPROVAL DATE: January 24, 2008

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$31,500	\$31,500	\$0
Interior Building Renovations (71,555 SF)	\$0	\$800,000	\$800,000
<i>Total</i>	<i>\$31,500</i>	<i>\$831,500</i>	<i>\$800,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Institutional Funds	\$31,500	\$831,500	\$800,000
<i>Total</i>	<i>\$31,500</i>	<i>\$831,500</i>	<i>\$800,000</i>

DESCRIPTION:

The College completed the pre-design phase of the project to make electrical and mechanical improvements in the AT&T Building in support of the BATTERY project. Now, the College requests approval for the construction phase of the project

The project will include electrical and mechanical upgrades in the AT&T (Bell) Building that will support the BATTERY project, a multi-year, multi-million dollar effort to implement a new computer system. The existing system was implemented in 1989 and is now obsolete. The project will also provide emergency power to the College’s Emergency Operation Center. The availability of uninterrupted electrical power is essential for the operation and recovery of the College’s critical systems.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Infrastructure

ANNUAL OPERATING COSTS/SAVINGS:

TBD – The extent to which the project will reduce the buildings’ maintenance needs as calculated in fall 2007 will be identified in the design phase of the project.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

SPARTANBURG COMMUNITY COLLEGE

PROJECT NAME: Gaines & East Building Continuing Education Renovation
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$930,343
INITIAL CHE APPROVAL DATE: September 7, 2006

<u>Project Budget</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Professional Service Fees	\$140,000	\$140,000	\$140,000
Interior Building Renovations (10,700 SF)	\$0	\$678,543	\$678,543
Roofing	\$0	\$100,000	\$100,000
Contingency	\$0	\$151,800	\$151,800
<i>Total</i>	<i>\$140,000</i>	<i>\$1,070,343</i>	<i>\$930,343</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Revised</u>	<u>Change</u>
Local	\$140,000	<i>\$1,070,343</i>	<i>\$930,343</i>
<i>Total</i>	<i>\$140,000</i>	<i>\$1,070,343</i>	<i>\$930,343</i>

DESCRIPTION:

The College requests to establish the construction budget for a project to renovate the Gaines Learning Resource Center, which was previously occupied by the library. The space will be redesigned to house the Corporate and Community Education Department. The existing space will be converted into classrooms, a training room, administrative space, and a sales department. The interior space will be renovated to include a new HVAC, electrical, and plumbing. Interior finishes will consist of acoustical tile ceilings, parabolic fluorescent fixtures, carpet, rubber base, and paint. Exterior work will include a new main entrance door and canopy for access through a future plaza and repairs to the existing roof to address flashing and moisture problems.

E&G MAINTENANCE NEEDS REDUCTION:

TBD – The extent to which the project will reduce the buildings’ maintenance needs as calculated in fall 2007 will be identified in the design phase of the project.

ANNUAL OPERATING COSTS/SAVINGS:

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

INFORMATION ITEM

PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF						
April 2008						
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
4/1/2008	9981	Central Carolina TC	Sumter Health Science Acquisition/Renovation ¹	increase budget, change source of funds, revise scope, change project name	\$680,000	\$700,000
4/4/2008	9560	SC State	Hodge Hall Renovations & Expansion ²	increase budget	\$920,000	\$21,214,975
4/8/2008	6047	USC Columbia	Sumwalt Trace Metal Laboratory Renovation ³	increase budget, revise scope	\$900,000	\$1,000,000
4/8/2008	9891	York TC	Chester Technology Center Construction Phase I ⁴	increase budget, change source of funds	\$1,534,792	\$8,500,000
4/11/2008	9867	Clemson	Memorial Stadium - West End Zone Component II	change source of funds, revise scope	\$882,458	\$16,151,061
4/11/2008	New	College of Charleston	72 George Street Renovation (Pre-design)	establish project	\$25,864	\$25,864
4/11/2008	New	College of Charleston	74 George Street Renovation (Pre-design)	establish project	\$27,844	\$27,844
4/18/2008	9553	Coastal Carolina	Band Building and Practice Field Land Acquisition	close project	\$0	\$515,500
4/18/2008	New	Coastal Carolina	Kimbel Library Expansion/Information Commons & Renovation (Pre-design)	establish project	\$75,000	\$75,000
4/18/2008	New	Coastal Carolina	Williams Brice Building/Kimbel Arena - Addition/Renovation (Pre-design)	establish project	\$310,000	\$310,000
4/18/2008	New	Coastal Carolina	Science Building Lab/Office Annex Construction (Pre-design)	establish project	\$170,000	\$170,000
4/18/2008	New	Coastal Carolina	Kingston Hall Annex - One Stop Shop (Pre-design)	establish project	\$40,000	\$40,000
4/18/2008	New	Coastal Carolina	Athenaeum Hall Renovation (Pre-design)	establish project	\$30,000	\$30,000
4/18/2008	9873	Clemson	Golf Practice Facility	increase budget, revise scope	\$250,000	\$943,500
4/18/2008	6012	USC Columbia	Russell House ATM Landscaping	decrease budget, close project	(\$2,860)	\$152,140
4/18/2008	6003	USC Columbia	McKissick Elevator Upgrade	decrease budget, close project	(\$13,733)	\$511,267
4/18/2008	New	USC Columbia	DeSaussure Fire Protection/Renovation (Pre-design)	establish project	\$350,000	\$350,000
4/18/2008	New	USC Columbia	Preston College Fire Protection/Renovation (Pre-design)	establish project	\$280,000	\$280,000
4/18/2008	9509	USC Lancaster	Parking and Road Improvements	close project	\$0	\$100,000
4/23/2008	New	Clemson	Doug Kingsmore Stadium Addition (Pre-design)	establish project	\$270,000	\$270,000

¹Funds appropriated by General Assembly which supersedes CHE authority.

²Increases of 10% or less of total project budget can be approved by staff.

³The Commission originally approved this project on November 2, 2007. The Joint Bond Review Committee implemented a new policy on November 15, 2007, which required the institution to first submit a request for pre-design approval. Upon doing so, the institution is proceeding with a request for construction approval. The scope and cost of the project have not changed since it was originally presented to the Commission.

⁴Project authorized by legislative act which supersedes CHE authority. This authorization includes scope and budget.

LEASES APPROVED BY STAFF

April 2008

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
4/14/2008	Renewal	MUSC	McClennan Banks, Third Floor	Provide office and clinical research space for the Dept. of Neurology, Movement Disorders Program	Annual Rate - \$57,782.76; Monthly Rate - \$4,815.23; Cost per SF - \$22.19	1 year
4/14/2008	Renewal	MUSC	134 Rutledge Avenue	Provide campus parking overseen by the Office of Parking Management	Annual Rate - \$28,800; Monthly Rate - \$2,400; Cost per Space - \$60.00	1 year