



## South Carolina Commission on Higher Education

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Mr. Rodney A. Smolla  
Mr. Guy C. Tarrant, CCIM  
Mr. Hood Temple  
The Honorable Lewis R. Vaughn

Dr. Garrison Walters, Executive Director

**TO:** Mr. Guy Tarrant, Chair, and Members of the Committee on Finance & Facilities

**FROM:** Mr. Gary S. Glenn, Director of Finance, Facilities, & MIS

**SUBJECT:** Committee Meeting, January 5

**DATE:** January 28, 2011

A meeting of the Committee is scheduled to **be held in the Commission's Main Conference Room at 10:05 a.m. on Thursday, January 5.** Please note the change in time. The agenda and materials for the meeting are enclosed.

If you have any questions about the materials, please contact me at (803) 737-2155. We look forward to meeting with you on January 5.

*Enclosures*

**AGENDA**

COMMITTEE ON FINANCE & FACILITIES

JANUARY 5, 2012

10:05 A.M.

MAIN CONFERENCE ROOM

SC COMMISSION ON HIGHER EDUCATION

1122 LADY STREET, SUITE 300

COLUMBIA, SC 29201

1. Introductions
2. Minutes of December 1 Meeting
3. Interim Capital Project
  - A. Horry-Georgetown Technical College
    - i. Conway Buildings 100, 200, 1000 Energy Updates & Classroom Renovations  
- *establish project*
4. Other Business
  - A. List of Capital Projects & Leases Processed by Staff for December 2011  
(For Information, No Action Required)

**MINUTES**

COMMITTEE ON FINANCE AND FACILITIES

DECEMBER 1, 2011

10:05 A.M.

MAIN CONFERENCE ROOM

SC COMMISSION ON HIGHER EDUCATION

1122 LADY STREET, SUITE 300

COLUMBIA, SC 29201

**Committee Members Present**

Chairman Guy Tarrant

Ms. Natasha Hanna

Mr. Bill Scarborough

Mr. Hood Temple

Mr. Lewis Vaughn

Mr. Derek Gruner

Mr. Adam Taylor

**Staff Present**

Mr. Gary Glenn

Ms. Courtney Blake

Ms. Julie Carullo

Mr. Jason Cone

Ms. Trudy Norton

**Guests Present**

Ms. Donna Collins

Dr. Anthony Coyne

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

**I. Call to Order**

Chairman Tarrant called the meeting to order at 10:05 a.m. Ms. Blake introduced guests in attendance.

The following matters were considered:

**II. Approval of Minutes of Meeting on November 3, 2011**

A motion was made (Vaughn), seconded (Hanna), and carried to approve the minutes of the November 3, 2011 meeting.

**III. Election of Vice Chair**

Committee Member Mr. Bill Scarborough was nominated for Vice Chairman, it was moved (Temple), seconded (Vaughn), and voted to appoint Mr. Bill Scarborough as Committee Vice Chair.

**IV. Other Business**

Mr. Glenn presented the draft of the 2012 Committee meeting schedule. He noted that the dates mirrored those of the Full Commission and that the Committee will continue to meet immediately before the Full Commission each month.

The list of Capital Projects & Leases processed by staff for November 2011 was presented for information. Mr. Glenn noted that the institutions have received funds for capital projects from

the Capital Reserves Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project (PIP) definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, therefore CHE has staff approved these projects and brought them forward as information items. Mr. Glenn noted when these projects were submitted, staff looked closely at the use of funds. If the scope of work did not affect the institution's deferred maintenance calculation, the project was sent back to the institution for revision.

Mr. Glenn also noted the amount of close-outs on the staff approvals list. He explained that Budget and Control Board staff has encouraged institutions to get old projects off the books and reallocate left over funds to current projects.

With no further business, Chairman Tarrant adjourned the meeting at 10:25 a.m.

Respectfully submitted,

Courtney W. Blake  
Recorder

*\*Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*

**DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION**

January 5, 2012

**HORRY-GEORGETOWN TECHNICAL COLLEGE**

**PROJECT NAME:** Conway Buildings 100, 200, 1000 Energy Updates & Classroom Renovations  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$6,000,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I – Pre-Design</u></b>	<b><u>Phase II - Construction</u></b>	<b><u>Total Proposed Budget</u></b>
Educational Capital Sales & Use Tax	\$90,000	\$2,910,000	\$3,000,000
College Funds	\$0	\$2,340,000	\$2,340,000
Capital Reserve Funds	\$0	\$660,000	\$660,000
<b><i>Total</i></b>	<b><i>\$90,000</i></b>	<b><i>\$5,910,000</i></b>	<b><i>\$6,000,000</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to renovate/upgrade a combined 133,000 SF in buildings 100, 200, and 1000 on its Conway Campus. The project will include comprehensive weatherization and energy performance upgrades to the building envelope, and upgrades to selected classrooms and labs. Scope of work will include replacing existing windows, re-engineering roof systems and water flows, sealing existing joints and seams, re-cladding exterior walls with more energy efficient and weather impervious materials, and renovating affected classrooms damaged by air and water infiltration.

These three buildings are the College’s oldest, largest, and most frequently used facilities. Each day they serve and support approximately 1,750 students and 100 faculty and staff. The College’s energy consumption per SF is among the highest in the SC Technical College System as reported by the SC Energy Office. External consultants have recommended a comprehensive weatherization and re-cladding of these buildings, as prior efforts have not produced meaningful long term results. Due to their age, these buildings are experiencing air and water leakage that is reducing energy efficiency, destroying internal walls and ceilings, and creating a less than desirable environment for students, faculty, and staff.

This project was not included in the institution’s FY 2011-12 CPIP year one because the extent of water and air damage was not known at the time of CPIP submission. The internal project cost estimate is \$6,000,000. There will be no tuition or student fee increase associated with this project.

On November 14, 2011 CHE staff approved a \$660,000 project for Deferred Maintenance using Capital Reserve Funds. After further consideration the College decided to close that project, revise scope to include additional deferred maintenance, and add other funding sources to the State allocated Capital Reserve Funds.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$8,122,665 in combined 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.

**INFORMATION ITEM**

<b>Capital Projects &amp; Leases Processed by Staff</b>							
<b>December 2011</b>							
<b>Date Approved</b>	<b>Project #</b>	<b>Institution</b>	<b>Project Name</b>	<b>Action Category</b>	<b>Budget Change</b>	<b>Revised Budget</b>	<b>Original Approval Date</b>
12/6/2011	New	Lander	Deferred Maintenance <sup>1</sup>	establish project	\$0	\$547,427	-
11/23/2011	New	USC Aiken	Deferred Maintenance <sup>1</sup>	establish project	\$0	\$560,133	-
11/17/2011	New	Denmark TC	Deferred Maintenance <sup>1</sup>	establish project	\$0	\$282,976	-
11/23/2011	New	Florence-Darlington TC	Deferred Maintenance <sup>1</sup>	establish project	\$0	\$752,964	-
11/30/2011	New	Spartanburg CC	Deferred Maintenance <sup>1</sup>	establish project	\$0	\$764,160	-
11/23/2011	New	TC of the Lowcountry	Deferred Maintenance <sup>1</sup>	establish project	\$0	\$287,026	-
12/13/2011	6082	USC Columbia	South Tower Mechanical Renovation/Roof Replacement <sup>2</sup>	increase budget, revise scope, change project name	\$6,607,000	\$6,700,000	10/19/2010
12/14/2011	9577	Coastal Carolina	Procurement Building & Land Acquisition <sup>3</sup>	increase budget, revise scope	\$1,392,700	\$1,428,000	10/18/2010
12/14/2011	9578	Coastal Carolina	Coastal Science Center Building & Land Acquisition <sup>3</sup>	increase budget, revise scope	\$2,095,000	\$2,115,000	11/15/2010
11/21/2011	9644	SC State	Wilkinson Hall Repair/Renovation	cancel project	(\$250,000)	\$0	5/12/2008
11/21/2011	9564	SC State	Camp Daniels Renovation	decrease budget, close project	(\$250,000)	\$600,000	12/5/1997
11/21/2011	9567	SC State	Deferred Maintenance	decrease budget, close project	(\$680,038)	\$7,771,229	7/20/1999
11/21/2011	9569	SC State	New Lowman Hall Renovations	decrease budget, close project	(\$93,261)	\$4,066,530	12/4/2000
11/21/2011	9572	SC State	1890 Miscellaneous Renovations	decrease budget, close project	(\$2,321,120)	\$293,067	6/6/2002
11/21/2011	9577	SC State	Campus-Wide Miscellaneous Repairs	decrease budget, close project	(\$579,206)	\$4,526,794	9/4/2003
11/21/2011	9617	SC State	Lowman Hall Renovations	decrease budget, close project	(\$8,739)	\$2,875,470	6/13/2005
11/21/2011	9639	SC State	Williams Hall HVAC System Repair/Renovation	decrease budget, close project	(\$73,698)	\$303	12/6/2007
11/21/2011	9640	SC State	Mays Hall HVAC System Repair/Replacement	decrease budget, close project	(\$104,588)	\$413	12/6/2007
11/21/2011	9642	SC State	Mitchell Hall HVAC System Repair/Replacement	decrease budget, close project	(\$178,632)	\$49,368	12/6/2007
11/23/2011	9563	Francis Marion	Baseball & Softball Sports Field Lighting Construction Gift	close project	\$0	\$249,480	8/22/2011
11/23/2011	9568	Winthrop	City of Rock Hill Operations Center Land Acquisition	close project	\$0	\$2,222,461	11/2/2009
11/23/2011	9511	USC Sumter	Campus Buildings Interior Repairs	close project	\$0	\$27,913	6/13/2005
11/23/2011	9676	USC Columbia	Backflow Prevention Device Installation	decrease budget, close project	(\$114)	\$499,886	5/15/1992

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date
12/2/2011	9532	USC Upstate	Health Education Complex Construction	decrease budget, close project	(\$697,240)	\$30,777,760	10/23/2003
12/6/2011	9546	Coastal Carolina	Environmental Quality Laboratory/Ecology/Chemistry Renovation	decrease budget, close project	(\$564,192)	\$770,808	3/24/2006
12/6/2011	9689	MUSC	Oral & Maxillofacial Clinic Renovation	decrease budget, close project	(\$12,149)	\$793,851	3/31/1999
12/6/2011	9713	MUSC	Campus Asbestos Abatement	decrease budget, close project	(\$460,951)	\$39,049	12/7/1999
12/6/2011	9716	MUSC	F Building Electrical Substation Replacement	decrease budget, close project	(\$41,242)	\$208,758	12/7/1999
12/6/2011	9727	MUSC	Band Building HVAC Replacement	decrease budget, close project	(\$71,357)	\$161,643	2/28/2001
12/6/2011	9746	MUSC	Campus Wide Storm Damage Mitigation	decrease budget, close project	(\$387,226)	\$1,344,191	3/7/2002
12/6/2011	9748	MUSC	Harborview Office Tower Dehumidification	decrease budget, close project	(\$12,248)	\$167,752	9/20/2002
12/6/2011	9750	MUSC	Wellness Center Roof Replacement	decrease budget, close project	(\$132,524)	\$367,476	12/13/2002
12/6/2011	9756	MUSC	Phase I Relocation Project	decrease budget, close project	(\$1,016,199)	\$11,483,801	6/5/2003
12/6/2011	9757	MUSC	Campus High Voltage Substation Upgrade Emergency	decrease budget, close project	(\$48,005)	\$7,951,995	6/5/2003
12/6/2011	9761	MUSC	Harborview Garage Water Intrusion Improvements	decrease budget, close project	(\$139,584)	\$10,416	3/3/2004
12/6/2011	9762	MUSC	Biosafety Level 3 Facility Renovations	decrease budget, close project	(\$27,900)	\$2,872,100	7/8/2004
12/6/2011	9765	MUSC	Harper Student Center Pool Repairs	decrease budget, close project	(\$111,490)	\$2,388,510	1/6/2005
12/6/2011	9767	MUSC	Fuel Tank Regulation Compliance	decrease budget, close project	(\$57,661)	\$108,339	3/1/2005
12/6/2011	9774	MUSC	Sebring-Aimar House HVAC Replacement	decrease budget, close project	(\$65,022)	\$44,978	5/23/2005
12/6/2011	9775	MUSC	Rutledge Tower Surface Parking Lot & Pedestrian Improvements	decrease budget, close project	(\$16,499)	\$183,501	5/23/2005
12/6/2011	9778	MUSC	Oral Community Health Sciences Renovation	decrease budget, close project	(\$19,647)	\$535,948	9/20/2005
12/6/2011	9781	MUSC	Clinical Sciences Building Air Handler #5 Replacement	decrease budget, close project	(\$23,281)	\$1,001,719	1/5/2006
12/6/2011	9783	MUSC	Rutledge Tower Parking Garage Lighting Upgrade	decrease budget, close project	(\$40,579)	\$509,421	2/15/2006
12/6/2011	9785	MUSC	Parking Garage II Structural Repairs	decrease budget, close project	(\$34,141)	\$1,215,859	12/7/2006
12/6/2011	9789	MUSC	Arco Lane Warehouse Roof Replacement	decrease budget, close project	(\$207,116)	\$602,884	8/23/2007
12/6/2011	9790	MUSC	Campus Buildings Humidity Control Improvements	decrease budget, close project	(\$493,741)	\$506,259	9/6/2007
12/14/2011	9569	SC State	New Lowman Hall Renovations <sup>4</sup>	change source of funds, close project	\$0	\$4,066,530	12/4/2000

<sup>1</sup>See supporting narrative.

<sup>2</sup>Increase budget and revise scope to establish construction budget. This project was approved by CHE on May 26, 2011 as part of CPIP FY 2011-12 with a total project budget of \$6,200,000. Project budget has increased by \$500,000, and scope has been revised to include roof replacement since CPIP approval.

<sup>3</sup>Approved by CHE on June 7, 2007 as part of Master Land Acquisition Plan. Increase budget and revise scope to purchase property.

<sup>4</sup>Change of source of funds to include \$8,738.68 in Infrastructure Bonds from project #9617.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF  
FOR DECEMBER 2011**

**LANDER UNIVERSITY**

**PROJECT NAME:** Deferred Maintenance  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$547,427  
**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 Services Fees	\$0	\$65,427	\$65,427
Utilities Renovations	\$0	\$300,000	\$300,000
Roofing	\$0	\$100,000	\$100,000
Exterior Building Renovations	\$0	\$62,000	\$62,000
Contingency	\$0	\$20,000	\$20,000
<b>Total</b>	<b>\$0</b>	<b>\$547,427</b>	<b>\$547,427</b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Capital Reserve Fund*	\$0	\$547,427	\$547,427
<b>Total</b>	<b>\$0</b>	<b>\$547,427</b>	<b>\$547,427</b>

*\*Each of the institutions received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project (PIP) definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. In addition, under the PIP definition, these projects are considered legislatively authorized, not requiring further approval by CHE, JBRC or 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 needs in the Science Building and Carnell Learning Center.

Scope of work in the Science Building will include replacement of 400 ton chiller, associated piping, pumps and controls; replacement of the architectural monumental stairwell skylight and restoration of drywall in stairwell; and roofing repairs. Scope of work in Carnell Learning Center will include repair/modification to architectural skylights associated with entrance foyers.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$4,237,683 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:** Deferred Maintenance  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$560,133  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Services Fees	\$0	\$46,000	\$46,000
Utilities Renovations	\$0	\$300,000	\$300,000
Exterior Building Renovations	\$0	\$168,000	\$168,000
Contingency	\$0	\$46,133	\$46,133
<b>Total</b>	<b>\$0</b>	<b>\$560,133</b>	<b>\$560,133</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Capital Reserve Fund*	\$0	\$560,133	\$560,133
<b>Total</b>	<b>\$0</b>	<b>\$560,133</b>	<b>\$560,133</b>

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**DESCRIPTION:**

The University requests approval to establish a project to repair the Pickens-Salley House, replace the chiller in the Business Education Building, and replace chilled water valves in the Penland Building. If project costs are less than projected estimates, funds will be used for the refurbishment of interior finishes in the Business and Education Building.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$4,451,331 in combined existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities are expected to generate additional operating savings of \$11,348 in each of the three years following project completion.

**DENMARK TECHNICAL COLLEGE**

**PROJECT NAME:** Deferred Maintenance  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$282,976  
**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>
Other Construction/Renovations/ Repair Projects	\$0	\$282,976	\$282,976
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$282,976</i></b>	<b><i>\$282,976</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Capital Reserve Fund*	\$0	\$282,976	\$282,976
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$282,976</i></b>	<b><i>\$282,976</i></b>

*\*Each of the institutions received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project (PIP) definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. In addition, under the PIP definition, these projects are considered legislatively authorized, not requiring further approval by CHE, JBRC or B&CB, if the projects are set up to conform to the act.*

**DESCRIPTION:**

The College requests approval to establish a project to paint the exterior of all buildings on campus with the exception of two (buildings 113 and 400.) All exteriors will be power washed prior to painting. Minor ceiling and soffit repairs will be executed as needed. Scope of work will also include door and door system replacements for select doors in buildings 30, 200, 300, and 600.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$5,977,963 in combined existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**FLORENCE-DARLINGTON TECHNICAL COLLEGE**

**PROJECT NAME:** Deferred Maintenance  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$752,964  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Roofing	\$0	\$152,964	\$152,964
Other Construction/Renovations/ Repair Projects	\$0	\$600,000	\$600,000
<b>Total</b>	<b>\$0</b>	<b>\$752,964</b>	<b>\$752,964</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Capital Reserve Fund*	\$0	\$752,964	\$752,964
<b>Total</b>	<b>\$0</b>	<b>\$752,964</b>	<b>\$752,964</b>

*\*Each of the institutions received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project (PIP) definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. In addition, under the PIP definition, these projects are considered legislatively authorized, not requiring further approval by CHE, JBRC or B&CB, if the projects are set up to conform to the act.*

**DESCRIPTION:**

The College requests approval to establish a project to address maintenance needs. Scope of work will include re-roofing Building 200, upgrading HVAC systems in Buildings 100 and 5000, resurfacing parking lot B, and upgrading parking lot lighting and security campus-wide.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$9,288,291 in combined existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**SPARTANBURG COMMUNITY COLLEGE**

**PROJECT NAME:** Deferred Maintenance  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$764,160  
**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>
Roofing	\$0	\$210,000	\$210,000
Other Construction/Renovations/ Repair Projects	\$0	\$554,160	\$554,160
<b>Total</b>	<b>\$0</b>	<b>\$764,160</b>	<b>\$764,160</b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Capital Reserve Fund*	\$0	\$764,160	\$764,160
<b>Total</b>	<b>\$0</b>	<b>\$764,160</b>	<b>\$764,160</b>

*\*Each of the institutions received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project (PIP) definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. In addition, under the PIP definition, these projects are considered legislatively authorized, not requiring further approval by CHE, JBRC or B&CB, if the projects are set up to conform to the act.*

**DESCRIPTION:**

The College requests approval to establish a project to address maintenance needs in The Ledbetter Building, Tyger River Building, East Building, Horticulture Bridge, West Building, and Gaines Learning Resource Center. Scope of work in the Ledbetter Building will include repairs to sewer line, electrical power outlets, and IT network connections, and upgrades to HVAC system. Scope of work in the Tyger River Building will include painting, repairs to electrical, lighting, and condensing units, demolition and installation of boilers, and roofing. Scope of work in the East Building will include painting, carpeting, electrical, plumbing, power wiring, painting, drywall, HVAC, and IT network wiring, and underground electrical service line upgrades. Scope of work to the Horticulture Bridge will include hand railing and understructure repairs. Scope of work in the West Building will include unit ventilator, fan coil controls, and underground electrical service line upgrades. Scope of work in the Gaines Learning Resource Center will include variable air volume (VAV) system, ceiling grid tiles, fire door, wall infill, sheetrock, paint, and floor repairs.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$12,245,814 in combined existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**TECHNICAL COLLEGE OF THE LOWCOUNTRY**

**PROJECT NAME:** Deferred Maintenance  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$287,026  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Other Construction/Renovations/ Repair Projects	\$0	\$287,026	\$287,026
<b>Total</b>	<b>\$0</b>	<b>\$287,026</b>	<b>\$287,026</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Capital Reserve Fund*	\$0	\$287,026	\$287,026
<b>Total</b>	<b>\$0</b>	<b>\$287,026</b>	<b>\$287,026</b>

*\*Each of the institutions received funds for capital projects from the Capital Reserve Fund (CRF) Act passed by the General Assembly this past legislative session. Because of the permanent improvement project (PIP) definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. In addition, under the PIP definition, these projects are considered legislatively authorized, not requiring further approval by CHE, JBRC or B&CB, if the projects are set up to conform to the act.*

**DESCRIPTION:**

The College requests approval to establish a project to repair chillers in Buildings 1 and 4; renovate walls, flooring, ceiling, and electrical system in Building 15 as well as test and remediate interior air quality; abate asbestos, replace flooring, and repair bathrooms in Building 22; repair exterior lighting on the east side of campus, replace underground water lines, and repair fencing on the west side of campus. Remaining funds will be spent on HVAC, flooring, and painting needs College-wide.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$818,363 in combined existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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