



Dr. Gail Morrison
Interim Executive Director

October 24, 2006

TO: Mr. Daniel Ravenel, Chair, and Members of the Committee on Finance & Facilities
FROM: Ms. Lynn Metcalf, Director of Finance, Facilities, & MIS
SUBJECT: Committee Meeting, November 1

A meeting of the Committee is scheduled to be held in the Commission's Conference Room at 4:00 p.m. on Wednesday, November 1. Attached are an agenda and materials for the meeting.

If you have any questions about the materials, please contact me at (803) 737-2265. We look forward to meeting with you on November 1.

Attachments

A G E N D A
Committee on Finance and Facilities
November 1, 2006
4:00 p.m.
Conference Room
Commission on Higher Education
1333 Main Street, Suite 200
Columbia, SC 29201

1. Introductions
2. Minutes of August 3 Meeting
3. Interim Capital Projects
 - A.) Clemson University
 - a. Biosciences/Life Science Building Design & Construction -establish project
 - b. Information Technology Facility (A&E) -establish project
 - c. Sistine Hall Fourth Floor HVAC -establish project
 - d. Calhoun Courts Chill Water Lines -increase budget, revise scope
 - B.) College of Charleston
 - a. Science Center Renovation & Construction -increase budget
 - C.) Lander University
 - a. Campus Entrance Construction from Calhoun Avenue -establish project
 - D.) University of South Carolina Columbia
 - a. Baseball Stadium Construction -increase budget, revise scope
4. Leases
 - A.) Clemson University
 - a. Information Systems Development -lease renewal, amendment
 - B.) Medical University of South Carolina
 - a. 135 Cannon Street -lease renewal
 - b. McClennan Banks, Fourth Floor -new lease
5. Other Business
 - a. Update on Staff Action Regarding CHE Recommendation on Improving the Facilities Review Process
 - b. Election of Vice Chair
6. Information Items
 - a. List of Staff Approvals for July – September 2006
 - b. Draft 2007 Committee Meeting Schedule

MINUTES
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
Finance and Facilities Committee Meeting
August 3, 2006
1:30 p.m.
CHE Conference Room

Committee Members Present

Dr. Doug Forbes
Mr. Danny Holcombe
Dr. Louis Lynn
Mr. Dan Ravenel
Mr. Jim Sanders
Mr. Neal Workman (via phone)

Committee Members Absent

Mr. Ken Wingate

Guests Present

Ms. Terry Booth
Mr. Bill Bragdon
Ms. Christine Smalls Brown
Mr. Bruce Blumberg
Dr. Les Carpenter
Ms. Kathy Coleman
Ms. Donna Collins
Mr. Bob Connelly
Dr. Anthony Coyne
Ms. Jackie DiMaggio
Mr. Alan Godfrey
Mr. Walter Hardin
Mr. Craig Hess

Col. Curt Holland
Dr. Sally Horner
Mr. Charles Jeffcoat
Ms. Karen Jones
Mr. Jay Kispert
Mr. Scott Ludlow
Mr. Gary McCombs
Ms. Beth McInnis
Mr. J.P. McKee
Ms. Diane Newton
Mr. Craig Parks
Dr. Kay Raffield
Mr. Charles Shawver
Mr. John Smalls
Dr. Richard Weldon
Mr. Bob Wells

Staff Present

Ms. Camille Brown
Ms. Julie Carullo
Mr. Gary Glenn
Ms. Alyson Goff
Ms. Lynn Metcalf
Dr. Gail Morrison

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

Mr. Ravenel called the meeting to order at 1:45 p.m. Mr. Ravenel introduced two new members of the Committee, Mr. Danny Holcombe and Dr. Louis Lynn.

Mr. Glenn introduced the guests in attendance. The following matters were considered:

I. Approval of Minutes of Meeting on July 12, 2006

Since there were no additions or corrections to the Minutes of the meeting on July 12, the Minutes were approved as written.

II. Consideration of Interim Capital Projects

Mr. Ravenel asked Ms. Metcalf to describe the projects. Ms. Metcalf noted institutional representatives were present to answer questions. The following projects were presented and discussed:

a. Clemson University

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|---|--------------|------------------|
| 1.) Boiler No. 4 Emissions Control
Equipment Upgrade | \$ 1,400,000 | -increase budget |
|---|--------------|------------------|

Mr. Workman asked about the replacement of the baghouse. Mr. Wells from Clemson University answered original bad estimates and emission standards required an increase in budget.

- | | | |
|-----------------------------|--------------|--|
| 2.) Academic Support Center | \$13,200,000 | -increase budget, revise scope,
change project name |
|-----------------------------|--------------|--|

Dr. Forbes asked how institutions would continue to fund projects through institution bonds if the Legislature placed a cap on tuition. Ms. Metcalf answered existing debt service was already built into the tuition and fee rates per year.

b. University of South Carolina Aiken

- | | | |
|---------------------------------------|--------------|--------------------------------|
| Student Activities Center Renovations | \$ 2,500,000 | -increase budget, revise scope |
|---------------------------------------|--------------|--------------------------------|

c. University of South Carolina Columbia

- | | | |
|---|--------------|--------------------------------|
| 1.) Honors Residence Hall Construction | \$11,100,000 | -increase budget, revise scope |
| 2.) National Estuarine Research Reserve
Education & Training Center Construction | \$ 2,879,972 | -increase budget, revise scope |

Dr. Lynn asked if the project included a public service component. Mr. Jeffcoat from the University of South Carolina stated the project would serve the education and outreach needs of the USC North Inlet-Winyah Bay NERR and the Bell Baruch Foundation.

d. Winthrop University

- | | | |
|--------------------------------|--------------|--|
| 1.) Campus Center Construction | \$17,400,000 | -increase budget, revise scope,
change project name |
| 2.) Baseball Park Phase II | \$ 750,000 | -increase budget, change source
of funds |

It was moved (Sanders), seconded (Forbes), and voted to approve the projects.

III. Master Land Acquisition Plan Approval – University of South Carolina Columbia

Ms. Metcalf provided a brief explanation of the Master Land Acquisition Plan (MLAP). She noted the University had been very diligent in updating and renewing the MLAP every five years.

Mr. Workman asked if the MLAP included the University's satellite offices. Ms. Metcalf answered the plan was only for the main campus in Columbia. Mr. Workman asked how the Committee was to compare academic programs with the land expansion plans of the institutions. Ms. Metcalf replied the institutions must get staff approval before purchasing the land. Mr. Workman asked if the MLAP was tied to academic growth. Ms. Metcalf answered that since most institutions are land-locked, staff encouraged the institutions to develop plans in order to allow them to quickly purchase adjacent property when it becomes available.

Mr. Ravenel asked Ms. Metcalf to clarify the effect of the Committee's vote on the MLAP. Ms. Metcalf answered it would allow the institution to buy property included in the MLAP when and if it becomes available through staff approval. Ms. Metcalf noted the staff would bring to the Commission any "high profile" land purchases.

Mr. Ravenel asked if the plan had the University expanding toward the Congaree River. Mr. Jeffcoat answered the MLAP before the Committee today was not much different than the currently approved MLAP. He noted the MLAP was in line with the University's approved 1991 campus master plan.

It was voted to approve the MLAP.

IV. Final Staff Recommendation of a USC Sumter/Central Carolina TC Joint-use Facility

Ms. Metcalf provided a brief recap of the institutions' requests and thanked the institutions for the cooperation in providing additional information.

Ms. Metcalf stated Central Carolina TC has a critical need for space and is land-locked. She noted the Legislature had provided \$2 million in FY2006-07 appropriations for a new Allied Health facility. She also stated USC Sumter's need for space, and the current facility is in poor condition. Also, the institution does not have the debt capacity to build a new facility.

Ms. Metcalf stated the staff recognized the legislative intent in providing special appropriations for the new Central Carolina TC facility. Further, the staff recognized the space needs of both institutions. She stated the staff recommended approval of Capital Improvement Bond requests on behalf of both institutions.

Dr. Forbes stated he was disappointed by the lack of cooperation between the two institutions. He stated the recommendation for two facilities was the most non-logical choice. He further stated he encouraged all future collaborations. Mr. Ravenel also stated his disappointment in the lack of cooperation.

It was moved (Sanders), seconded (Lynn), and voted to approve the Capital Improvement Bond requests on behalf of the institutions in the CHE's annual capital project prioritization made to the General Assembly. One opposition (Forbes) was recorded.

V. Review of SC Manufacturing Extension Partnership Budget

Ms. Metcalf explained the CHE's legal requirement to review and recommend a budget on behalf of the SC Manufacturing Extension Partnership (SCMEP). She noted SCMEP increased economic development in the State and brings in a large amount of federal funds.

Mr. Sanders requested SCMEP representatives address the Committee in the future to provide more information about the entity and provide impact data.

It was moved (Sanders), seconded (Lynn), and voted to approve the SCMEP budget.

VI. FY2007-08 Budget Request – Colleges and Universities

Mr. Ravenel asked Ms. Metcalf to explain each budget priority and stated the Committee would vote on each priority.

1.) Investment in Quality Outcomes – Increase of \$45,000,000 in Recurring Funds

Ms. Metcalf explained priority one was a \$45,000,000 increase in recurring funds to invest in quality outcomes. She stated the funds would be for operating money to address routine maintenance, retiring faculty, and parity. She noted the staff strongly encouraged the General Assembly to move nonrecurring parity appropriations for FY2006-07 to recurring funds for FY2007-08.

There was a discussion about parity and nonrecurring funds. Mr. Sanders stated he wanted to further address parity rather than the 35/65 split agreed upon by the institution finance officers. Mr. Ravenel stated expenditures per full-time equivalent (FTE) would be another calculation method to consider. Dr. Horner from Coastal Carolina University stated because there is not enough money for all institutions, it would not be fair to freeze all assets of institutions who were receiving a high percentage of the MRR-calculated need.

It was moved (Lynn), seconded (Holcombe), and voted to approve the first priority.

2.) Statewide Higher Education Electronic Library – \$2,000,000 in Recurring Funds

Mr. Ravenel noted how important the project was, and it was essential for the funds to be moved to recurring status.

It was moved (Sanders), seconded (Lynn), and voted to approve the second priority.

3.) Lottery-Funded Programs – Increase of \$14,800,000 for Higher Education

Dr. Lynn stated it was important to increase the amount of Need-based Grants (NBG). Mr. Sanders asked if the \$10 million increase for NBG was in line with the request of the Access and Equity Committee. Mr. Ravenel stated the Committee wanted \$20 million but recognized any increase was a positive step forward.

Ms. Metcalf stated the institutions requested to remove the requested \$2 million increase in lottery technology funds. She stated they would prefer to get an increase in operating funds or funds for other projects. The Committee agreed to strike the request.

Dr. Morrison provided an explanation of the Teaching Scholarship Grants Program. She explained the General Assembly had stopped carrying forward funds which effectively ended the program in June 2006. Mr. Sanders questioned if the requested amount could be lowered in order to be more in sync with the actual expenditures. The Committee agreed to reduce the request to \$1.5 million with a provision to allow the CHE to advertise the program.

Ms. Metcalf explained the University Center of Greenville's (UCG) request to restore funding for marketing and public relations and the development of multi-institutional collaborative programming. She noted the participating institutions pay a fee based on the number of credit hours for which students are enrolled. Mr. Godfrey of Clemson University noted the restored funding will reduce the financial burden of the participating institutions.

It was moved (Sanders), seconded (Lynn), and voted to approve the third priority with removal of the \$2 million for lottery technology funds and the reduction of the Teaching Scholarship Grants Program to \$1.5 million with a provision to allow advertising with some of the funds.

4.) South Carolina LightRail –\$4,500,000 (nonrecurring funds)

Dr. Lynn stated he wanted other institutions to be considered when the project moves forward. Dr. Morrison stated the South Carolina Research Authority (SCRA) was considering serving as the lead on the project and providing staff and financial support.

Ms. Metcalf noted the project would be completed in three phases – the first phase would establish the program with the three research universities completing that portion; the second phase would expand the program to the other institutions; and the third phase would open the project to businesses.

It was moved (Sanders), seconded (Lynn), and voted to approve the fourth priority.

5.) SC Manufacturing Extension Partnership (SCMEP) State Match – \$1,200,000

Ms. Metcalf explained the program required a State match in order to receive federal grants.

It was moved (Lynn), seconded (Holcombe), and voted to approve the fifth priority.

6.) University Center of Greenville – Restoration of Operating Funds – \$373,000

Ms. Metcalf explained the restored funding would reduce the participation fees the institutions were required to pay.

It was moved (Lynn), seconded (Holcombe), and voted to approve the sixth priority.

7.) Greenville Technical College – Restoration of Funds – \$646,172

Dr. Lynn asked who was currently paying the difference between the State funds provided to make the necessary bond repayments. Ms. DiMaggio of Greenville Technical College answered the institution was doing so. She noted GTC had paid \$2.1 million over the last five years to service the debt.

It was moved (Sanders), seconded (Lynn), and voted to approve the seventh priority.

8.) Experimental Program to Stimulate Competitive Research & Institutional Development Awards (EPSCoR) – Increase in Recurring Funds – \$1,057,464

Ms. Metcalf explained the CHE was required to make a budget request on behalf of EPSCoR to meet the research universities' cost-sharing portion of the project.

It was moved (Lynn), seconded (Holcombe), and voted to approve the eighth priority.

9.) Greenville University Center – Program Expansion – \$800,000 (nonrecurring funds)

Ms. Metcalf explained the Center was trying to expand its program support as well as to compete in a quadrennial USDOE grant competition.

It was moved (Lynn), seconded (Holcombe), and voted to approve the ninth priority.

10.) Institutional Special Projects (“Below-the-Line” Items) – \$4,840,509

Ms. Metcalf explained the purpose and criteria of the Below-the-Line projects. Mr. Ravenel provided the institutions that had a project rejected with the opportunity to make an appeal. Mr. Godfrey noted Clemson's Academic Road Map was a request, but he stated if the first budget priority (restoration of operating funds) was funded, the institution's need would be fulfilled.

It was moved (Sanders), seconded (Holcombe), and voted to approve the tenth priority and provide staff with the authority to make technical corrections and revisions to explanatory text when the data were finalized.

For the budget approved by the Commission and submitted to the Governor, see the minutes of the September 7, 2006 Commission meeting. Revisions occurred and may differ from the budget considered by the Committee as the staff was provided with authority to make technical corrections when data were finalized.

VII. Other Business

Mr. Sanders thanked the CHE staff and institutional representatives for their work in preparing the meeting materials.

Mr. Ravenel stated he wanted the Committee to elect a new Vice Chair at the next meeting.

With no further business, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Alyson M. Goff
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.

Clemson University

Sirrine Hall 4 th Floor HVAC	\$720,000	-establish project
Source of Funds:	\$720,000	-operating revenue
Proposed Budget:	\$580,000	-interior building renovations
	70,000	-professional services fees
	65,000	-contingency
	<u>5,000</u>	-builders risk insurance
Total:	\$720,000	

Description

The University request approval to install a state-of-the-art HVAC system including outside air, preheat, and reheat capabilities in the fourth floor of Sirrine Hall. Two new air handlers, larger chilled water and hot water pipes for supply and return, additional ductwork for supply and return air, new hot water and chilled water pumps as well as the associated digital controls will be installed.

Sirrine Hall was constructed in 1939. In the late 1970s, the building was modified to convert many large industrial spaces into classrooms and offices including converting a portion of the attic (fourth floor) which was previously storage into offices, training rooms, conference space, and computer labs. There are no windows located on the attic level. Fan coil units provide cooling and heating on the fourth floor and do not provide sufficient capacity to cool the spaces, remove humidity, or provide any outside air ventilation.

The total project is anticipated to cost \$720,000.

E&G Deferred Maintenance Reduction:

N/A – New Construction

Annual Operating Costs/Savings:

Additional energy consumption of the new air handlers and pumps and routine preventative maintenance will require additional operating costs ranging from \$15,000 to \$18,150 in the three years following project completion. The costs will be absorbed into the existing budget.

Recommendation

Staff recommends approval of this project as proposed.

Clemson University

Calhoun Courts – Chill Water Lines Replacement/Fire Suppression
(Previous budget = \$6,209,000) \$2,000,000 -increase budget, revise scope

Source of Funds: \$2,000,000 -housing improvement fund

Proposed Budget:	\$6,459,000	-utilities renovations
	1,000,000	-contingency
	470,000	-professional services fees
	250,000	-labor costs
	<u>30,000</u>	-builders risk insurance
Total:	\$8,209,000	

Description

The University requests approval to revise the scope and increase the budget of the project which will allow the institution to move forward with Phase III during the summer of 2007. This is the last phase of the project.

Calhoun Courts Apartments is over 20 years old. The apartments are served by their own chill water facility. The main chill water supply lines and the apartment feeder lines have begun to deteriorate and repairs are necessary to ensure the system operates as efficiently as possible. The chill water lines now experience numerous leaks annually and need to be replaced. The additional funding will allow for the installation of the new HVAC units in each apartment as well as the replacement of the HVAC piping in the attics of each apartment.

E&G Deferred Maintenance Reduction:

N/A – Auxiliary Facility (Housing)

Annual Operating Costs/Savings:

Reduced maintenance of the cooling tower and chiller and no deteriorating piping leaks will produce an operating savings of \$35,000 in the three years following project completion.

Recommendation

Staff recommends approval of this project as proposed.

College of Charleston

Science Center Renovation & Construction \$33,499,001 -increase budget
(Previous budget = \$14,500,999)

Source of Funds: \$33,499,001 -bond anticipation notes

Proposed Budget:	\$42,800,000	-new construction (152,000 GSF)
	2,200,000	-professional services fees
	2,000,000	-contingency
	<u>1,000,000</u>	-furniture, fixtures, & equipment
Total:	\$48,000,000	

Description

The College requests approval to increase the project budget to allow the institution to complete the design of the new science center and bid construction services for the project. It is imperative the construction of the facility start in early summer 2007 in order to ensure the \$10,500,999 in federal funds are not forfeited. The funds are required to be spent by September 2008 in accordance with the terms of the grant.

The College will use short-term financing in the form of bond anticipation notes of a State Capital Improvement Bond (CIB) bill. In the event CIB funds are not available, the College will convert the bond anticipation notes to long-term institutional bond financing.

The Commission ranked the project third in its FY2007-08 CIB funding priority list. The College received \$4 million in CIB funds for the project in the last bond bill which was in 2000.

The project involves the construction of a new biology, chemistry, and biochemistry building to house classrooms, teaching and research laboratories, offices and auxiliary support spaces, and the repair and renovation of the existing Science Center to accommodate geology, physics, and perhaps computer science and/or mathematics.

E&G Deferred Maintenance Reduction:

N/A – New Construction

Annual Operating Costs/Savings:

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

Recommendation

Staff recommends approval of this project as proposed.

Lander University

Campus Entrance Construction from Calhoun Avenue	\$634,340	-establish project
Source of Funds:	\$449,153 185,187	-institutional capital project funds -SCDOT grant
Proposed Budget:	\$460,340 75,000 50,000 <u>49,000</u>	-site development -landscaping -contingency -professional services fees
Total:	\$634,340	

Description

The University requests approval to construct a brick serpentine wall in order to give the institution adequate exposure on Calhoun Avenue which is the primary entrance to the campus. The University received a grant from the SC Department of Transportation through the Transportation Enhancement Program for this project.

The Calhoun Avenue entrance is the primary entrance used by prospective students, their families, the current student body, and the general public. The entrance is currently obscured by a medical office building and a tavern. As a result, many guests identify the location of the campus entrance with these two locations. The entrance will create a natural focal point on the road as well as serve as an invitation for visitors to enter the campus.

E&G Deferred Maintenance Reduction:

N/A – Infrastructure

Annual Operating Costs/Savings:

Lighting fixtures, water, and electric water pumps will require additional operating costs ranging from \$300 to \$1,500 in the three years following project completion. The costs will be absorbed into the existing budget.

Recommendation

Staff recommends approval of this project as proposed.

University of South Carolina Columbia

Baseball Stadium Construction \$7,500,000 -increase budget, revise scope
(Previous budget = \$17,536,000)

Source of Funds: \$7,500,000 -athletic revenue bonds

Proposed Budget:	\$15,103,961	-new construction (40,000 GSF)
	5,000,000	-land purchase (12.5 acres)
	2,334,967	-professional services fees
	1,000,000	-contingency
	997,072	-site development
	<u>600,000</u>	-furniture, fixtures, & equipment
Total:	\$25,036,000	

Description

The University requests approval to revise the scope and increase the budget of the project. The revision of scope will include acquisition of approximately 12.5 acres as a site for the baseball stadium. The property is located on Williams Street, between Catawba and Blossom Streets. It is a portion of a larger four parcel tract.

The property acquisition will provide a more desirable and accessible site for the stadium. Site preparation will include demolition of existing facilities on the site. An increase in budget is needed to acquire the property and to fully fund the construction of the stadium. As plans for the site and the stadium have been more fully developed, more accurate construction estimates have been determined, resulting in the need for an increased budget request.

The University was involved in very sensitive negotiations for the purchase of the baseball stadium property at the same time the University was submitting its Master Land Acquisition Plan (MLAP) to CHE for consideration and approval at the September 7, 2006 meeting. The property was not included on the MLAP at that time as the University was concerned it may damage its ability to negotiate a fair and reasonable price for the purchase of the property.

E&G Deferred Maintenance Reduction:

N/A – Auxiliary Facility

Annual Operating Costs/Savings:

The project is not expected to generate additional costs.

Recommendation

Staff recommends approval of this project as proposed.

Leases for Consideration

Clemson University

Information Systems Development	-lease renewal, amendment	\$217,000-\$231,000 (auxiliary funds)
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Description

The University requests approval to renew and amend its current leased space at the Eagles Landing facility in Seneca used by Information Systems Development (ISD) in the Division of Computing & Information Technology (DCIT). Currently, the ISD group is divided between the current leased space at Eagles Landing and the Computer Center on the campus. To better utilize the Computer Center space, the University needs to lease additional space and move the remaining ISD group.

ISD is a completely self-supporting auxiliary enterprise of Clemson University that provides contract programming, maintenance, support, and administration of information systems to external clients. ISD helps support the computing infrastructure of Clemson University through the revenue it generates from external paying customers. ISD pays all of its own salaries, operating, and overhead expenses to included facility leases. It receives no funding or support from the University, its students, or from State appropriations to the University.

The current lease is for 6,556 square feet and will expire on August 31, 2007. ISD requests to lease an additional 7,400 square feet at Eagles Landing to accommodate those moving from the Computer Center. After August 31, 2007, the leased square footage will be approximately 14,000 square feet at an estimated rental rate of \$12-13 per square foot plus operating costs for an additional three years. The anticipated annual lease range is \$217,000-\$231,000 which includes operating costs. If not renewed, the lease will expire in August 2010.

Recommendation

Staff recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

Medical University of South Carolina

135 Cannon Street	-lease renewal	\$4,312,751
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Description

The University request approval to renew its lease for 31,763 square feet of office space located on the third and fourth floor of 135 Cannon Street. The lease is to provide space for Public Relations, Biostatistics/Bioinformatics/Epidemiology (Biometry) and the Environmental Biosciences Program (EBP).

The monthly rental rate will be \$71,879.19, resulting in an annual rent amount of \$862,550.28. The per square foot rate for the office space is \$24.84. An additional cost of \$73,311.36 is included in the lease for 153 parking spaces controlled by Parking Management. Rental rate is subject to an annual CPI increase not to exceed three percent. The lease renewal is for five years for a total lease cost of \$4,312,751.40.

The Public Relations Department is responsible for relating information to the University's various publics by building awareness of MUSC's programs, opportunities, and achievements. The Department handles the media related to the University as well as publishes the annual report and weekly campus newspaper.

The Biometry Department is within the College of Medicine and provides a synergistic environment for faculty and students to pursue cross-disciplinary methodological and applied research in the three academic areas. The EBP, an integrated, multidisciplinary program, is a department under the Provost that pursues a range of initiatives to identify, address, and resolve environmental health risk issues.

Recommendation

Staff recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

Medical University of South Carolina

McClennan Banks, Fourth Floor	-new lease	\$428,400
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Description

The University requests approval to lease 9,653 square feet of space on the fourth floor of McClennan Banks. The lease is to provide space for the Department of Psychiatry, Family Services Research Center. The monthly rental rate will be \$17,850, resulting in an annual rent amount of \$214,200.07. The per square foot rate for the lease is \$22.19. The lease is for two years for a total lease cost of \$428,400.14.

The Family Services Research Center is a group within the Psychiatry Department, under the College of Medicine, which serves to increase the effectiveness of the state's and nation's mental health and substance abuse services for children, adolescents, and their families.

Recommendation

Staff recommends approval of this lease provided the rates and terms are approved by the Budget and Control Board.

Information Item

PERMANENT IMPROVEMENT PROJECTS						
APPROVED BY STAFF						
July 2006						
Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
7/5/2006	NEW	Horry-Georgetown TC	Preliminary Land Acquisition-Grand Strand Campus	establish project	\$ -	\$ 20,000
7/7/2006	9627	SC State	1921 Russell Street Land Acquisition	increase budget	\$ 10,000	\$ 172,000
7/12/2006	9796	USC Columbia	Greek Housing Infrastructure	change source of funds	\$ -	\$ 3,000,000
7/12/2006	6025	USC Columbia	Horizon Center Parking Garage Construction	increase budget, revise scope	\$ 5	\$ 15,500,005
7/14/2006	9864	Clemson	North Charleston Restoration Research Campus Land and Renovation ¹	change project name, increase budget, revise scope	\$ 10,300,000	\$ 10,420,000
7/14/2006	NEW	Clemson	ICAR Campbell Graduate Engineering Center Equipment ¹	establish project	\$ -	\$ 2,304,270
7/20/2006	NEW	Clemson	Innovation Center (Research Park) - A/E & Construction ¹	establish project	\$ -	\$ 5,000,000
7/20/2006	9865	Clemson	Rhodes Hall Annex Construction ²	increase budget, revise scope, change project name	\$ 9,051,163	\$ 10,051,163
7/20/2006	9737	Clemson	Long Hall Renovations	decrease budget, close project	\$ (3,474,970)	\$ 525,030
7/20/2006	9779	Clemson	Civil Engineering/Textiles Building	decrease budget, close project	\$ (4,626,693)	\$ 1,423,807
7/20/2006	9560	SC State	Hodge Hall Renovations & Expansions ³	decrease budget	\$ (1,205,025)	\$ 20,294,975
7/20/2006	NEW	SC State	Engineering/Computer Science Complex ³	decrease budget	\$ (2,325,000)	\$ 24,675,000
7/21/2006	9784	MUSC	Bee Street Parking Garage Construction ⁴	increase budget	\$ 1,658,394	\$ 41,629,394
7/21/2006	9813	Clemson	Electric Distribution Cable Replacement	close project	\$ -	\$ 700,000
7/21/2006	9921	USC Columbia	1600 Hampton Street Complex Acquisition	decrease budget, close project	\$ (984,435)	\$ 20,784,565
7/21/2006	9964	USC Columbia	Kirkland Apartments Renovations	increase budget, revise scope, close project	\$ 8,809	\$ 2,405,827
7/21/2006	6004	USC Columbia	Baseball Stadium Construction	increase budget, revise scope	\$ 36,000	\$ 17,536,000
7/21/2006	New	SC State	Dawson Stadium - New Scoreboard Face Panel(s)	establish project	\$ -	\$ 448,975
7/21/2006	9869	Orangeburg-Calhoun TC	Administration Building Renovation	decrease budget, close project	\$ (5,365)	\$ 279,635
7/21/2006	9904	Spartanburg TC	East Campus Parking Addition	decrease budget, close project	\$ (25,905)	\$ 124,095
7/21/2006	9903	Williamsburg TC	Building Repairs	increase budget, change source of funds	\$ 100,000	\$ 400,000
7/21/2006	9950	Williamsburg TC	Meriwether Building Roof Replacement	close project	\$ -	\$ 150,609
7/26/2006	9459	Winthrop	Intramural Fields Construction	increase budget	\$ 100,000	\$ 600,000
7/27/2006	9570	Citadel	Stadium Replacement - Demolition & New Construction	increase budget	\$ 1,000	\$ 8,100,000
7/27/2006	NEW	SC State	Installation of Synthetic Turf ⁵	establish project	\$ -	\$ 530,000
7/28/2006	9855	Aiken TC	Student Activities Building Addition	decrease budget, close project	\$ (4,192)	\$ 126,308
7/28/2006	9984	Aiken TC	Grading, Grassing, and Erosion Control Project	decrease budget, close project	\$ (2,033)	\$ 197,967
7/28/2006	9959	Aiken TC	Building 900 Renovations	change source of funds	\$ -	\$ 199,130
7/28/2006	9911	Greenville TC	Russell Waggoner Property Acquisition	increase budget	\$ 248,500	\$ 1,968,500
7/28/2006	9783	Trident TC	Complex for Industry and Economic Development-Phase II Renovation ⁶	increase budget	\$ 2,647,000	\$ 24,800,000

¹Funded by Research University Infrastructure Bonds; CHE has no approval authority

²Transfer of Capital Improvement Bonds per legislation

³Due to bond capacity issues, the institution requested to reduce the project amount.

⁴Increases of 10% or less of total project budget can be approved by staff.

⁵Emergency request

⁶Previously approved CIP project

PERMANENT IMPROVEMENT PROJECTS						
APPROVED BY STAFF						
August 2006						
Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
8/1/2006	9965	Northeastern TC	Deferred Maintenance	increase budget	\$ 114,131	\$ 214,131
8/4/2006	New	Clemson	Memorial Stadium - West End Zone Component II - A/E Only	establish project	\$ -	\$ 125,000
8/4/2006	9694	Clemson	Athletic Facilities - Construction/Renovation	decrease budget, revise scope	\$ (125,000)	\$ 62,451,000
8/4/2006	9508	USC Lancaster	Deferred Maintenance (Hubbard Hall)	increase budget	\$ 17,510	\$ 117,510
8/4/2006	9506	USC Lancaster	Medford Library Expansion	decrease budget, close project	\$ (17,510)	\$ 4,005,707
8/7/2006	9831	Clemson	Graduate Engineering Center - Land Acquisition/Construction ¹	increase budget, revise scope	\$ 6,775,377	\$ 35,578,646
8/7/2006	9913	USC Columbia	Recital Hall Construction A&E	close project	\$ -	\$ 15,000
8/9/2006	New	STC	Tyger River Campus AMTC Renovation	establish project	\$ -	\$ 264,503
8/11/2006	9958	STC	Hwy 290 Property Acquisition	decrease budget, close project	\$ (27,547)	\$ 3,172,453
8/11/2006	9914	ATC	Building 400 Renovations	cancel project	\$ (235,656)	\$ -
8/11/2006	9915	ATC	Building 300/500 Renovations	cancel project	\$ (166,652)	\$ -
8/11/2006	9913	ATC	Building 100/200 Renovations	increase budget	\$ 402,217	\$ 822,899
8/11/2006	9622	SC State	Corner of Buckley & Russell Streets Land Acquisition	increase budget	\$ 100,000	\$ 20,000
8/11/2006	New	SC State	2128 Russell Street Land Acquisition	establish project	\$ -	\$ 10,000
8/11/2006	New	SC State	1964 Russell Street Land Acquisition	establish project	\$ -	\$ 10,000
8/11/2006	New	SC State	1954 Russell Street Land Acquisition	establish project	\$ -	\$ 10,000
8/16/2006	9902	USC Columbia	SOM-Fire Alarm System Replacement	decrease budget, close project	\$ -	\$ -
8/16/2006	9774	Clemson	Charleston Architectural Center (A&E/Construction/Land/Building Acquisition)	revise scope, change project name	\$ -	\$ -
8/16/2006	9752	Clemson	Cooper Library-HVAC Improvements-Phase II	increase budget, revise scope	\$ 500,000	\$ 6,005,048
8/16/2006	9850	Clemson	Kinard Laboratory-HVAC Renovation	increase budget, revise scope	\$ 500,000	\$ 2,125,000
8/16/2006	9952	Lander	New Campus Entrance Blvd. Construction	increase budget	\$ 495,000	\$ 1,561,436
8/16/2006	9831	Clemson	Graduate Engineering Center-Land Acquisition/Construction ²	increase budget, revise scope	\$ 3,700,000	\$ 39,278,646
8/18/2006	9517	Lander	Student Center Facility Construction/Renovation ³	<i>*Revised per B&CB</i>	\$ -	\$ 4,979,680
8/18/2006	9524	Lander	Re-roofing of Cultural Center & Grier Student Center ³	Increase Budget, Revise Scope, Change Project Name	\$ 525,799	\$ 15,230,320
8/21/2006	9908	MTC	Beltline Wade Martin Restrooms Renovations	increase budget, change source of funds	\$ 125,000	\$ 425,000
8/21/2006	New	Citadel	Infirmiry Renovation	establish project	\$ -	\$ 90,000
8/23/2006	9533	Winthrop	Student Center Construction ⁴	increase budget, change source of funds, change project name, revise scope	\$ 17,400,000	\$ 29,400,000
8/23/2006	9960	ATC	Building 100/200 Flooring Renovation	increase budget, revise scope	\$ 250,000	\$ 400,000
8/23/2006	9809	NETC	Dillon Land Acquisition-Building Construction	decrease budget, close project	\$ (5,428)	\$ 728,201
8/23/2006	9810	NETC	Bennettsville Land Acquisition-Building Construction	close project	\$ -	\$ 731,964
8/23/2006	9811	NETC	Pageland Land Acquisition-Building Construction	decrease budget, close project	\$ (19,701)	\$ 685,763
8/23/2006	9962	PTC	Deferred Maintenance	close project	\$ -	\$ 100,000
8/23/2006	9570	College of Charleston	Simons Center for the Arts Expansion	increase budget	\$ 350,000	\$ 21,850,000
8/23/2006	New	Francis Marion	Center for Performing Arts A&E ⁵	establish project	\$ -	\$ 2,650,000
8/28/2006	9574	SC State	Whittaker Library Expansion/Renovation	increase budget	\$ 152,256	\$ 452,256
8/29/2006	9737	Clemson	Long Hall Renovation	decrease budget, close project	\$ (3,476,322)	\$ 523,678
8/29/2006	9865	Clemson	Rhodes Hall Annex Construction-Construct ⁶	Increase Budget, Revise Scope, Change Project Name	\$ 9,052,515	\$ 10,052,515
8/29/2006	9831	Clemson	Graduate Engineering Center-Land Acquisition/Construction ⁷	increase budget, revise scope	\$ 2,500,000	\$ 41,778,646
8/29/2006	9860	Clemson	ICAR-Land Acquisition ⁷	decrease budget	\$ (2,500,000)	\$ 1,700,000
8/29/2006	9860	Clemson	ICAR-Land Acquisition	revise scope	\$ -	\$ 1,700,000
LEASES						
Date Appr.	Project #	Institution	Project Name	Terms		Renewal Term
8/30/2006	Renewal	MUSC	Alpha Genesis Incorporated (95 Castle Hill Road)	Monthly Rate - \$10,389; Term Rate - \$31,167; Cost per SF - \$96.27	Note: 1,295 SF; Temp space for Dept. of Neurosciences	10/1/06-12/31/06
8/30/2006	Renewal	MUSC	144-146 Cannon Street	Monthly Rate - \$2,200; Annual Rate - \$26,400; Cost per space - \$100/month	Note: 22 parking spaces for Dept. of Parking Mgmt	11/1/06-10/31/07
¹ Merged Campbell Grad Eng. Center Equipment project; \$4.4 million approved by JBRC						
² Increases of 10% or less of total project budget can be approved by staff.						
³ Per Budget & Control Board, project was revised. CHE had previously approved increase.						
⁴ Previously approved CPIP project by CHE in June 2006.						
⁵ Project was approved at \$13 million by CHE on August 2, 2006. Due to time constraints, project is being reduced to above amount.						
⁶ Transfer of Capital Improvement Bonds to this project was approved by the General Assembly in the 2006 session.						
⁷ Research Infrastructure Bonds; transfer approved by Review Board on August 29, 2006.						

PERMANENT IMPROVEMENT PROJECTS						
APPROVED BY STAFF						
September 2006						
Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
9/7/2006	NEW	FDTC	Darlington County Exploratory Land Study	establish project	\$ -	\$ 15,000
9/7/2006	9930	HGTC	Building 100 Roofing Renovation	increase budget	\$ 49,975	\$ 264,875
9/7/2006	9946	TCLC	Building 12 Renovation	increase budget	\$ 100,000	\$ 326,000
9/7/2006	9570	Citadel	Stadium Replacement - Demolition & New Construction	change source of funds	\$ -	\$ 8,100,000
9/7/2006	9592	SC State	1136 Cooper Court Land Acquisition	decrease budget, close project	\$ (2,840)	\$ 39,660
9/7/2006	9596	SC State	Academic Facilities Elevator Cylinder Replacement	decrease budget, cancel project	\$ (200,000)	\$ -
9/7/2006	9620	SC State	1096 Goff Avenue Land Acquisition	decrease budget, close project	\$ (590)	\$ 61,410
9/7/2006	NEW	STC	Gaines & East Building CE Renovation-A&E	establish project	\$ -	\$ 120,000
9/11/2006	9532	USC Columbia	Parking & Road Improvements	increase budget, close project	\$ 152	\$ 247,151
9/11/2006	9889	DTC	Building 400 Renovation	increase budget	\$ 200,000	\$ 800,000
9/18/2006	6016	USC Columbia	Osborne Suite 107 Renovation	decrease budget, close project	\$ (119)	\$ 244,881
9/18/2006	9989	USC Columbia	Capstone Lower Roof Replacement	decrease budget, close project	\$ (108,943)	\$ 321,057
9/18/2006	9955	MTC	Classroom Building - Harbison	change source of funds	\$ -	\$ 7,000,000
9/18/2006	9957	MTC	Campus Accelerator - Northeast Campus	change source of funds	\$ -	\$ 5,000,000
9/18/2006	9787	MTC	Student Services/Precision Machining Building - Beltline	decrease budget, close project	\$ (580,721)	\$ 4,419,279
9/19/2006	NEW	MTC	Deferred Maintenance - Airport/Harbison	establish project	\$ -	\$ 100,000
9/22/2006	NEW	Clemson	Lowry Hall Elevator Construction ¹	establish project	\$ -	\$ 527,000
9/22/2006	9951	USC Columbia	Coker Life Science HVAC Replacement	decrease budget, close project	\$ (9,818)	\$ 1,440,182
9/22/2006	9987	USC Columbia	Gambrell Hall Interior Refurbishment	increase budget, close project	\$ 2,322	\$ 153,325
9/22/2006	9943	USC Columbia	West Energy Cooling Tower No. 4 Replacement	decrease budget, close project	\$ (9,864)	\$ 477,136
9/22/2006	6028	USC Columbia	Humanities Pavilion Restaurant Construction	increase budget, revise scope	\$ 150,000	\$ 1,900,000
9/22/2006	9533	USC Upstate	Theater Lighting & Sound System Repairs	decrease budget, close project	\$ (3,715)	\$ 446,285
9/26/2006	9535	Coastal	Kearns Hall Renovations	increase budget	\$ 100,000	\$ 1,594,797
9/26/2006	9524	USC Upstate	Grambling Drive Parking Lot Construction	decrease budget, close project	\$ (6,990)	\$ 233,010
9/26/2006	9531	USC Upstate	Roads & Parking Lot Improvements	decrease budget, close project	\$ (6,781)	\$ 445,219
9/26/2006	9527	USC Upstate	Roads & Parking Lots Construction	decrease budget, close project	\$ (176,007)	\$ 223,993
9/26/2006	9523	USC Upstate	Hodge Drive Parking Lot Construction	decrease budget, close project	\$ (46,620)	\$ 453,380

¹Routine repair, replacement & maintenance projects are approved at staff level.

FINANCE & FACILITIES MEETING SCHEDULE FOR 2007

(All dates and times are subject to change)

January 4, 2007 – 9:00 a.m.

February 1, 2007 – 9:00 a.m.
(Commission meeting held at College of Charleston)

March 1, 2007 – 9:00 a.m.

April 5, 2007 – 9:00 a.m.

May 2, 2007 – 3:00 p.m.

June 7, 2007 – 9:00 a.m.
(Commission meeting held at Orangeburg-Calhoun Technical College)

August 2, 2007 – 2:00 p.m.

September 5, 2007 – 3:00 p.m.

October 4, 2007 – 9:00 a.m.

November 1, 2007 – 9:00 a.m.

December 6, 2007 – 9:00 a.m.

All meetings are scheduled to be held in the CHE Main Conference Room unless otherwise noted. Room changes, if necessary, will be noted on the agenda. Please note meeting times vary.