



South Carolina Commission on Higher Education

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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, November 3

DATE: October 27, 2011

A meeting of the Committee is scheduled to **be held in the Commission's Main Conference Room at 1122 Lady Street, Suite 300 at 9:30 a.m. on Thursday, November 3.** 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 November 3.

Enclosures

AGENDA

COMMITTEE ON FINANCE & FACILITIES

NOVEMBER 3, 2011

9:30 A.M.

MAIN CONFERENCE ROOM

SC COMMISSION ON HIGHER EDUCATION

1122 LADY STREET, SUITE 300

COLUMBIA, SC 29201

1. Introductions
2. Minutes of October 6 Meeting
3. Interim Capital Project
 - A. Clemson University
 - i. Hwy 93 Pedestrian Safety Improvements (Phase II)
- *establish construction budget*
4. Clarifying Staff Authority for Interim Capital Projects & Leases
5. Other Business
 - A. List of Capital Projects & Leases Processed by Staff for October 2011
(For Information, No Action Required)

MINUTES

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
COMMITTEE ON FINANCE AND FACILITIES
OCTOBER 6, 2011
9:45 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. Tom Quasney
Mr. Charles Shawver
Ms. Lynn Shull

Staff Present

Mr. Gary Glenn
Ms. Courtney Blake
Ms. Camille Brown
Ms. Julie Carullo
Ms. Stephanie Charbonneau
Mr. Jason Cone
Ms. Trudy Norton

Guests Present

Commissioner Jennifer Settlemeier
Ms. Donna Collins
Dr. Anthony Coyne
Mr. Derek Gruner

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 9:45 a.m. Ms. Blake introduced guests in attendance.

The following matters were considered:

II. Approval of Minutes of Meeting on September 1, 2011

A motion was made (Scarborough), seconded (Temple), and carried to approve the minutes of the September 1, 2011 meeting.

III. Interim Capital Projects

The following projects were presented and discussed:

- A.) University of South Carolina Columbia
 - i. Indoor Practice Facility Construction

Mr. Glenn presented the project stating that the request is for Phase I (pre-design). He noted that the project will construct a 86,000 SF indoor football practice facility located at the west end of the former Farmer's Market site. The proposed building will house a full size football field with support facilities. When the facility is not being used for football, it will be available for use by other University teams. Mr. Glenn added that the project was not included in the institution's FY 2011-12 CPIP year one because it recently became a high priority. He explained that even though the project was not included in the Institution's CPIP, it is included in the University's

Athletic Master Plan. Commissioner Scarborough asked why this project has recently become a high priority. Mr. Tom Quasney, from the University of South Carolina, explained that the current indoor facility is twenty plus years old, undersized, and never designed to be utilized by the football team in its capacity.

With no further questions, it was moved (Temple), seconded (Scarborough), and voted to approve the University of South Carolina Columbia project as proposed.

B.) Medical University of South Carolina
i. College of Nursing Interior Renovation

Mr. Glenn presented the project stating that the request is for Phase I (pre-design). He noted that the project will renovate 36,000 SF in the College of Nursing Building. The interior floor space will be demolished and reconfigured to meet the current needs of the College. A student services area and separate computer lounge, as well as additional conference room, multipurpose rooms and offices will be incorporated. Renovations will also include replacement of HVAC, plumbing, electrical, and fire alarm distribution systems on each floor. A new fire sprinkler system will be installed, and the building's roof and crawl space piping will be replaced along with the elevators. Mr. Glenn added that this project was not included in the institution's FY 2011-12 CPIP year one because funding was not on hand at the time of CPIP submission.

Commissioner Scarborough asked how much savings the University would experience from these renovations. Mr. Glenn replied that deferred maintenance is calculated by evaluating each building system; therefore, with all of the systems being replaced or repaired, deferred maintenance will be materially eliminated. Ms. Lynn Shull, from the Medical University of South Carolina, stated that the windows will be replaced with hurricane grade windows and the University expects to experience a \$3M savings from that renovation. Mr. Glenn added that the University will have a better estimate of savings after phase I (pre-design) is complete.

With no further questions, it was moved (Scarborough), seconded (Temple), and voted to approve the Medical University of South Carolina project as proposed.

IV. Other Business

The following items were discussed:

A.) Discussion of Staff Authority for Interim Capital Projects & Leases

Mr. Glenn stated that in an effort to eliminate redundancy, staff proposes to align the interim capital project approval process with the Comprehensive Permanent Improvement Plan (CPIP) approval process. When Phase I (pre-design) comes through for approval, staff would like to present the entire project to the Committee and Commission for approval. When Phase II (construction) comes through for approval, so long as the project scope, funding sources and funding amount has not materially changed, the project would be staff approved and listed as an information item on the monthly Committee and Commission meeting agendas. Mr. Glenn noted that this change does not diminish Committee and Commission authority; it would simply align the approval process with CPIP.

Commissioner Temple asked what "materially changed" means. Mr. Glenn gave examples of material changes that would include additional square footage, significant changes in funding source such as gifts to tuition, or an increase of \$500,000 or 10% whichever is greater. Commissioner Temple raised concerns about the structure of the staff approval threshold indicating that he would be more comfortable with a fixed maximum. Commissioner Scarborough stated that he agreed to the 10% but felt \$500,000 was too low. The Committee

agreed that the staff approval limit should be revised to \$2 M or 10%, whichever is lower. Chairman Tarrant asked that this item be carried over to the November 3 Committee meeting for further discussion and action.

Mr. Glenn stated that pursuant to SC Code of Regulations 19-447.1000, a standard lease is now defined as that which commits less than \$1M in a five year period. In an effort to align CHE's authority with that of the Budget and Control Board, the Committee was asked to authorize staff to approve leases up to and including \$1M in a five year period. Commissioner Scarborough asked that this language be revised to match that in the Code of Regulations. Chairman Tarrant asked that this item also be carried over to the November 3 Committee meeting for further discussion and action.

B.) List of Capital Projects & Leases Processed by Staff for September 2011

The list of Capital Projects & Leases processed by staff for September 2011 was presented for information.

With no further business, Chairman Tarrant adjourned the meeting at 10:30 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

November 3, 2011

CLEMSON UNIVERSITY

PROJECT NAME: Hwy 93 Pedestrian Safety Improvements (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$3,702,000
INITIAL CHE APPROVAL DATE: October 18, 2010

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$47,000	\$253,000	\$300,000
Site Development	\$0	\$3,000,000	\$3,000,000
Labor Costs	\$3,000	\$179,000	\$182,000
Contingency	\$0	\$270,000	\$270,000
<i>Total</i>	<i>\$50,000</i>	<i>\$3,702,000</i>	<i>\$3,752,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Funds	\$50,000	\$1,013,200	\$1,063,200
Pickens County Transportation Committee	\$0	\$200,000	\$200,000
SC DOT	\$0	\$800,000	\$800,000
Athletic Department	\$0	\$1,688,800	\$1,688,800
<i>Total</i>	<i>\$50,000</i>	<i>\$3,702,000</i>	<i>\$3,752,000</i>

DESCRIPTION:

The University requests approval to establish the construction budget to make modifications along Highway 93 between Mell Hall parking lot and Williamson Road (approximately 2,100 feet) to provide a safer environment for pedestrians. Improvements will include the construction of retaining walls, landings and walkways. Environmental factors and severe topographic limitations require construction of an elevated pedestrian walk for a portion of this project.

This project was not included in the institution's FY 2011-12 CPIP year one because funding was not available at the time of CPIP submission. The need to improve safety for pedestrians at this location has long been recognized by the City, University, and SCDOT. In the last five years, four pedestrian/vehicle accidents have occurred in this vicinity according to the SC Department of Public Safety. A partnership with the Pickens County Transportation Committee and SCDOT has leveraged \$1,000,000 in grant support for this project.

In addition, during Phase I (pre-design), the existing North Stands of the soccer stadium have proven to be inadequate and must be replaced to meet current code requirements. The North Stands are immediately adjacent to the proposed elevated pedestrian walkway, and it has been determined that a connection to the North Stands from the walkway will be beneficial.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Development

ANNUAL OPERATING COSTS/SAVINGS:

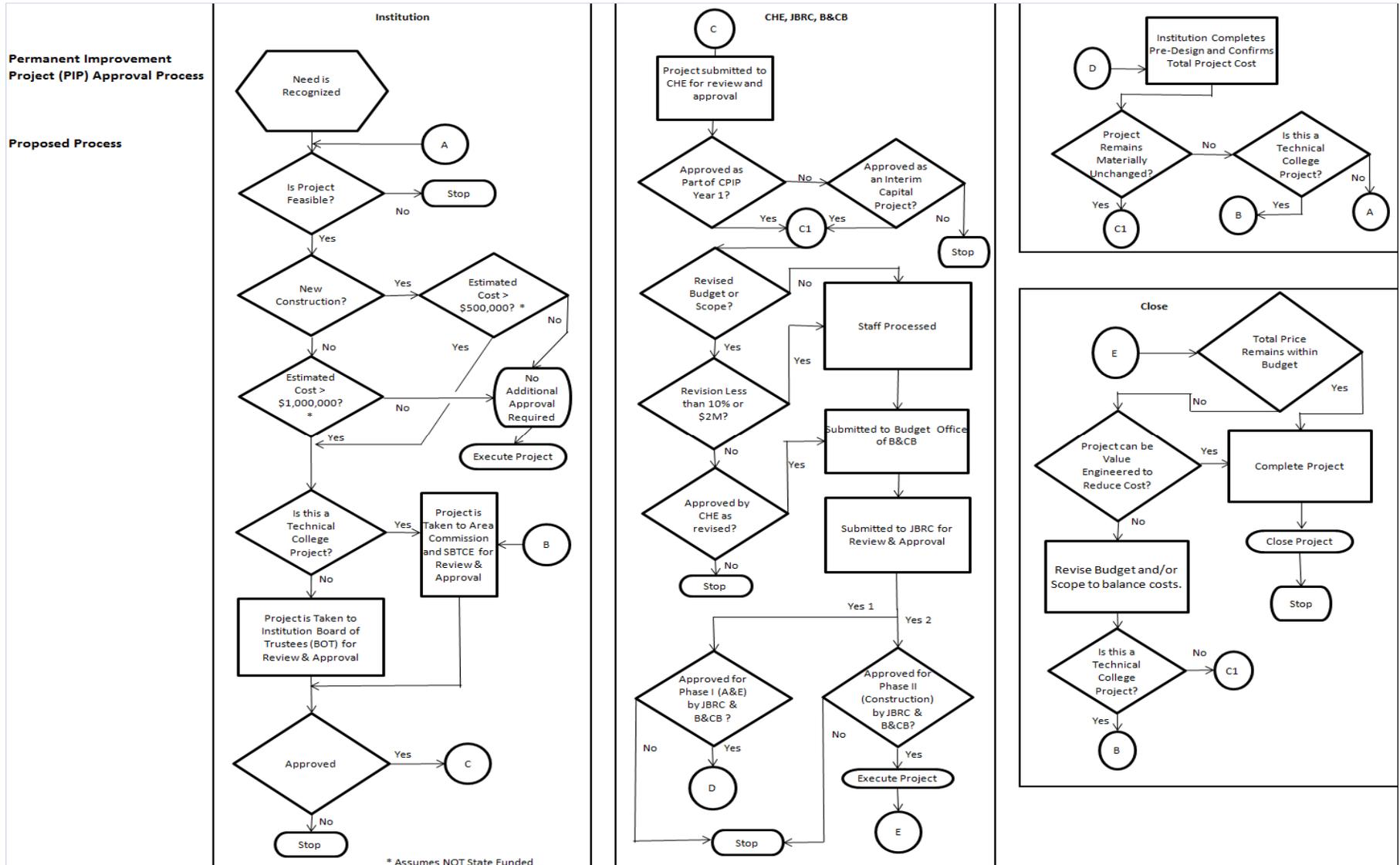
Utilities and maintenance will require additional operating costs of \$20,000 in the third year following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

CLARIFYING STAFF AUTHORITY FOR INTERIM CAPITAL PROJECTS & LEASES

November 3, 2011



CLARIFYING STAFF AUTHORITY FOR INTERIM CAPITAL PROJECTS & LEASES

November 3, 2011

INTERIM CAPITAL PROJECTS

Staff currently has authority to approve interim capital projects up to \$500,000 or increases up to \$500,000 or 10 percent of the total budget, whichever is greater, where the change does not have a material effect on scope, funding, funding source, etc.

This authority was established prior to the two-phase approval process adopted by the Joint Bond Review Committee (JBRC) in November 2007. The two-phase process requires institutions to establish projects so that Phase 1 is for pre-design services and Phase 2 is for construction/project completion. In most cases, Phase 1 approvals do not exceed \$500,000, and, as such, have been approved by staff under the aforementioned authority and have been transmitted to the Committee and Commission as information through inclusion on the monthly staff approvals list. However, an internal operating policy has been adopted that takes any Phase 1 request that is \$75,000 or more to the Committee for approval as these projects would result in a \$5M or more total project budget.

The Committee has taken several steps and supported several initiatives focused on expediting capital project approvals. Staff approvals of the majority of Phase 1 requests are an example of those initiatives. Each Phase 2 request has been brought before the Committee and Commission where the decision to allow the institution to proceed to Phase 2 has received separate consideration. In cases where the cost is significant, the Committee has approved both Phase 1 and Phase 2 for a single project, which slows down the approval process.

REQUESTED ACTION

The Committee is asked to formally authorize staff to bring to the Committee **all** interim project Phase 1 requests with full documentation in the form and format used to support Year 1 CPIP approvals. When Phase 2 is subsequently requested and there is no material deviation of project scope, funding source, and funding has not increased more than \$2,000,000 or 10 percent of the total budget, whichever is less, staff would submit the Phase 2 request to the Budget & Control Board and Joint Bond Review Committee and would notify the Committee and Commission as an information item on the monthly staff approvals list.

LEASES

Staff currently has authority to approve leases with a term of three or more months in a single fiscal year and a total annual cost from \$25,000 up to and including \$100,000.

Pursuant to SC Code of Regulations 19-447.1000, a standard lease is now defined as that which commits less than \$1 million in a five year period and which does not involve equity accrual.

REQUESTED ACTION

In an effort to align CHE's authority with that of the Budget & Control Board, the Committee is asked to formally authorize staff to approve leases which commit less than \$1 million in a five year period and which do not involve equity accrual. Staff approvals will continue to be listed as information items on the monthly staff approvals list.

Staff recommends that these revisions of staff authority for interim capital projects and leases take effect upon action of the Committee and Commission and remain in effect until specifically revoked.

INFORMATION ITEM

Capital Projects & Leases Processed by Staff October 2011							
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date
10/3/2011	6089	USC Columbia	Williams-Brice Stadium Video Board Support Construction ¹	establish construction budget	\$6,462,500	\$6,500,000	8/15/2011
10/3/2011	9624	College of Charleston	George Street Land, Dorm, & Apartment Acquisition	decrease budget, close project	(\$38,998)	\$60,947,939	10/22/2004
10/10/2011	6047	USC Columbia	Sumwalt Trace Metal Lab Renovation	decrease budget, close project	(\$48,829)	\$951,171	11/2/2007
10/10/2011	9617	College of Charleston	George Street Corridor - Data & Telecommunications Infrastructure Exp	decrease budget, close project	(\$92,207)	\$157,793	3/16/2005
10/10/2011	9511	Lander	Campus Electronic Communications Infra	decrease budget, close project	(\$41,527)	\$1,057,844	9/19/1999
10/10/2011	9512	Lander	HVAC Repair & Control Upgrade	decrease budget, close project	(\$256,226)	\$235,319	1/25/2001
10/10/2011	9515	Lander	Chipley Hall HVAC Replacement	decrease budget, close project	(\$116,999)	\$433,001	2/11/2002
10/10/2011	9516	Lander	402 Calhoun Avenue Land Acquisition	close project	\$0	\$140,000	7/26/2002
10/10/2011	9517	Lander	Student Center Facility Construction/Renovation	decrease budget, close project	(\$164,366)	\$4,815,314	8/1/2002
10/10/2011	9518	Lander	Jackson Library Reroofing	decrease budget, close project	(\$78,659)	\$486,341	8/19/2002
10/10/2011	9519	Lander	Physical Plant Facility	decrease budget, close project	(\$83,295)	\$1,066,705	2/7/2003
10/10/2011	9520	Lander	Brice Street Land Acquisition	decrease budget, close project	(\$10,000)	\$0	4/1/2003
10/10/2011	9521	Lander	New Student Housing Complex Construction	decrease budget, close project	(\$113,595)	\$15,928,883	10/6/2003
10/10/2011	9522	Lander	New Campus Entrance Boulevard Construction	decrease budget, close project	(\$293,599)	\$1,408,671	10/6/2003
10/10/2011	9523	Lander	Lide Student Housing Complex Renovation	decrease budget, close project	(\$271,542)	\$2,800,300	5/6/2005
10/10/2011	9524	Lander	Grier Student/Cultural/Johnston Com Roof Replacement	decrease budget, close project	(\$14,804)	\$1,505,516	6/16/2005
10/10/2011	9525	Lander	Calhoun Avenue Campus Entrance Development	decrease budget, close project	(\$79,189)	\$555,151	12/3/2006
10/10/2011	9526	Lander	403 Willson Street Property Acquisition	decrease budget, close project	(\$95,000)	\$0	6/2/2008
10/10/2011	9529	Lander	104 Court Ave Property Acquisition	decrease budget, close project	(\$23,525)	\$21,475	10/20/2009
10/10/2011	9530	Lander	Cokesbury Gardens Apt Complex Acq	decrease budget, close project	(\$22,887)	\$22,113	4/19/2010
10/11/2011	9580	Coastal Carolina	Softball & Baseball Complex Improvements ²	increase budget, revise scope, change source of funds, change project name	\$120,000	\$150,000	11/15/2010
10/11/2011	9581	Coastal Carolina	Baseball Complex Improvements ²	decrease budget, close project	(\$120,000)	\$0	12/3/2010
10/11/2011	6006	Central Carolina TC	Building 600 Renovation	decrease budget, close project	(\$81,384)	\$918,616	9/18/2009
10/11/2011	6021	Trident TC	Building 700/800 Reroofing	decrease budget, close project	(\$841,075)	\$8,925	6/18/2010
10/14/2011	9895	Spartanburg CC	Industrial Division Renovation/Addition	decrease budget, close project	(\$154,155)	\$25,057	10/7/2004
10/14/2011	9975	Spartanburg CC	Tyger River Campus AMTC Renovation	decrease budget, close project	(\$114,731)	\$149,772	8/9/2006
10/14/2011	6023	Spartanburg CC	Spartanburg Downtown Campus Building & Land Purchase	decrease budget, close project	(\$540)	\$3,404,460	7/21/2010
10/17/2011	New	Francis Marion	Deferred Maintenance ³	establish project	\$0	\$965,801	-
10/18/2011	9888	USC Columbia	Business Administration Classroom Technology Upgrades	decrease budget, close project	(\$193,071)	\$1,081,929	8/28/2000
10/18/2011	9957	Midlands TC	Campus Accelerator Northeast Campus	change source of funds, close project	\$0	\$4,665,655	9/1/2005
10/18/2011	9979	Midlands TC	Lexington Hall Addition	close project	\$0	\$2,661,239	10/6/2006
10/20/2011	New	USC Columbia	LeGare/Pinckney Comprehensive Renovation ¹	establish pre-design	\$0	\$119,250	-
10/20/2011	New	USC Columbia	Rutledge College Comprehensive Renovation ¹	establish pre-design	\$0	\$130,500	-
10/20/2011	6052	USC Columbia	Health Sciences Renovation ¹	establish construction budget	\$16,200,000	\$18,000,000	5/1/2008
10/24/2011	New	Clemson	Deferred Maintenance (Campus Electrical System Improvements) ³	establish project	\$0	\$6,195,597	-
10/24/2011	New	Winthrop	General Campus Buildings Deferred Maintenance ³	establish project	\$0	\$1,174,145	-
10/25/2011	New	MUSC	Deferred Maintenance ³	establish project	\$0	\$4,877,511	-

¹Approved by CHE on May 26, 2011 as part of CPIP FY 2011-12.

²Combining projects #9580 - Softball Complex Improvements & #9581 - Baseball Complex Improvements because the same architectural firm was chosen for both projects. The University believes it will experience up to a 10% reduction in construction costs by combining the two projects and bidding construction to one contractor and subcontractor. Both projects were part of the institution's FY 2011-12 CPIP year one and remain materially unchanged.

³See supporting narrative.

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

Note: At the June, 2008 meeting, the Finance & Facilities Committee clarified staff authority for processing institutional requests to establish capital projects. Accordingly, the following summary is presented as information.

CLEMSON UNIVERSITY

PROJECT NAME: Deferred Maintenance (Campus Electrical System Improvements)
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$6,195,597
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$480,000	\$480,000
Utilities Renovations	\$0	\$5,000,000	\$5,000,000
Labor Costs	\$0	\$380,000	\$380,000
Contingency	\$0	\$335,597	\$335,597
Total	\$0	\$6,195,597	\$6,195,597

Source of Funds	Previous	Change	Revised
Capital Reserve Fund*	\$0	\$6,195,597	\$6,195,597
Total	\$0	\$6,195,597	\$6,195,597

**Each of the four-year institutions and the two-year regional campuses 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 definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to replace and upgrade portions of the 12,470-volt and 4,160-volt distribution systems in order to address deferred maintenance and reliability issues. Scope of work will include the replacement of electrical switches that are no longer safe to operate, replacement of deteriorated overhead and underground power distribution cabling, replacement of building transformers and protective relays, and fuse coordination.

Portions of the distribution systems and electrical infrastructure within buildings have long outlived their useful life and must be replaced or upgraded. Proper maintenance is presently a challenge due to outdated and obsolete components, significantly reducing the reliability of the campus wide electrical distribution system.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$46,315,087 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Deferred Maintenance
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$4,877,511
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$300,000	\$300,000
Utilities Renovations/Replacement	\$0	\$4,527,500	\$4,527,500
Contingency	\$0	\$50,011	\$50,011
Total	\$0	\$4,877,511	\$4,877,511

Source of Funds	Previous	Change	Revised
Capital Reserve Fund*	\$0	\$4,877,511	\$4,877,511
Total	\$0	\$4,877,511	\$4,877,511

**Each of the four-year institutions and the two-year regional campuses 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 definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to correct various deferred maintenance roofing, HVAC, plumbing, and exterior infrastructure issues campus wide.

Scope of work will include the replacement/repair of roofs on 17 Ehrhardt, 57 Bee Street, 28 Ehrhardt, 51 Bee Street, 45 Bee Street, and the Education Center & Library Building. Also included will be the replacement of chillers in the Clinical Sciences Building and in Quad F; replacement of mechanical system supports in Quad E; replacement of the HVAC system in the Sebring Aimar House; replacement of elevator controls in the Psych Institute; structural repairs to the Clinical Sciences Building ramp; and repairs to sidewalks and paving on the Horseshoe. B

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$50,084,022 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

FRANCIS MARION UNIVERSITY

PROJECT NAME: Deferred Maintenance
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$965,801
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Interior Building Renovations	\$0	\$550,000	\$550,000
Roofing	\$0	\$200,000	\$200,000
Exterior Building Renovations	\$0	\$100,000	\$100,000
Other Permanent Improvements	\$0	\$115,801	\$115,801
Total	\$0	\$965,801	\$965,801

Source of Funds	Previous	Change	Revised
Capital Reserve Fund*	\$0	\$965,801	\$965,801
Total	\$0	\$965,801	\$965,801

**Each of the four-year institutions and the two-year regional campuses 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 definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to enhance the exterior of Founders Hall/Media Center, replace the HVAC system in the Library, replace the roof in areas at the University Center, modernize and upgrade campus signage, and replace damaged portions of sidewalks throughout the campus.

Exterior enhancements for Founders Hall/Media Center will include painting the exterior, replacing windows, air handler privacy screens, exterior furniture, and pressure washing breezeways. Replacement of the HVAC system in the Library will include replacement of the existing air handling unit that serves the Arundel Room for proper temperature and humidity controls. Asbestos materials from the mechanical rooms and around the existing duct heaters will be removed to allow maintenance and repairs without the interference of asbestos. The existing duct heaters will be replaced with new heaters in an asbestos-free enclosure. The University has identified the worst areas of the roof at The University Center and expects to replace the roof in these areas. Selected on-campus post and panel signs will be replaced to create a uniform appearance throughout campus. Redundant signs will be eliminated and traffic routes will be clearly identified to improve traffic flow. Damaged portions of sidewalks throughout campus will be replaced to eliminate trip hazard conditions. Broken sidewalks from tree root damage will be eliminated to enhance the beauty of campus grounds and provide safer walk areas.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$8,559,248 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

WINTHROP UNIVERSITY

PROJECT NAME: General Campus Buildings Deferred Maintenance
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$1,174,145
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Interior Building Renovations	\$0	\$1,174,145	\$1,174,145
Total	\$0	\$1,174,145	\$1,174,145

Source of Funds	Previous	Change	Revised
Capital Reserve Fund*	\$0	\$1,174,145	\$1,174,145
Total	\$0	\$1,174,145	\$1,174,145

**Each of the four-year institutions and the two-year regional campuses 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 definition, when funds have been authorized or appropriated from Capital Reserve Funds, a project must be established and processed regardless of the amount. Therefore, all allocations from the Capital Reserve Fund Act will result in a permanent improvement project. In addition, under the PIP definition, these projects will be considered legislatively authorized, not requiring further approval by JBRC and B&CB, if the projects are set up to conform to the act.*

DESCRIPTION:

The University requests approval to establish a project to correct various deferred maintenance issues in E&G buildings. Scope of work will include repairs to HVAC, electrical, and roofing systems; building envelope, structural, infrastructure, and sidewalk repairs; and water proofing.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$63,317,893 in total existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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