



South Carolina Commission on Higher Education

Mr. Kenneth B. Wingate, Chair
Dr. Bettie Rose Horne, Vice Chair
Douglas R. Forbes, D.M.D.
Mr. Kenneth W. Jackson
Dr. Raghu Korrapati
Ms. Cynthia C. Mosteller
Mr. James R. Sanders
Mr. Y. W. Scarborough, III
Mr. Charles L. Talbert, III, CPA
Mr. Guy C. Tarrant, CCIM
Mr. Hood Temple
Charles B. Thomas, Jr., M.D.
Mr. Neal J. Workman, Jr.

Dr. Garrison Walters, Executive Director

TO: Mr. Jim Sanders, Chair, and Members of the Committee on Finance & Facilities

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

SUBJECT: Committee Meeting, November 4

DATE: October 26, 2010

A meeting of the Committee is scheduled to be held in the Commission's Main Conference Room at 9:30 a.m. on Thursday, November 4. 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 4.

Enclosures

AGENDA

COMMITTEE ON FINANCE & FACILITIES

NOVEMBER 4, 2010

9:30 A.M.

MAIN CONFERENCE ROOM

SC COMMISSION ON HIGHER EDUCATION

1333 MAIN STREET, SUITE 200

COLUMBIA, SC 29201

1. Introductions
2. Minutes of October 8 Meeting
3. Interim Capital Projects
 - A. Medical University of South Carolina
 - i. Thurmond/Gazes Research Building Air Handler Unit Replacement (Phase II)
- *establish construction budget*
 - B. Coastal Carolina University
 - i. Academic Office /Classroom Building Construction (Phase II)
- *establish construction budget*
 - ii. Public Safety Facility (Phase II)
- *establish construction budget*
 - C. University of South Carolina Lancaster
 - i. Classroom Building Construction (Phase I)
- *establish pre-design*
 - D. Tri-County Technical College
 - i. Welding/HVAC Building Renovation (Phase II)
- *establish construction budget*
4. Lease
 - A. Clemson University
 - i. Eagles Landing
- *extension/addition*
5. Other Business
 - A. List of Capital Projects & Leases Processed by Staff for October 2010 (For Information)

MINUTES

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
COMMITTEE ON FINANCE AND FACILITIES
OCTOBER 8, 2010
9:30 A.M.
MAIN CONFERENCE ROOM
SC COMMISSION ON HIGHER EDUCATION
1333 MAIN STREET, SUITE 200
COLUMBIA, SC 29201

Committee Members Present

Chairman Jim Sanders
Mr. Ken Jackson

Committee Members Voting By Proxy

Mr. Neal Workman

Committee Members Not Present

Dr. Doug Forbes
Mr. Chuck Talbert
Mr. Charles Thomas

Guests Present

Mr. Jeff Beaver
Ms. Terry Booth
Ms. Donna Collins

Dr. Anthony Coyne
Mr. John Gardner
Dr. Tim Hardee
Mr. John Malmrose
Mr. Steve Osborne
Ms. Glenda Ridgely
Mr. Charles Shawver
Mr. Ray Switzer
Mr. Adam Taylor

Staff Present

Mr. Gary Glenn
Ms. Courtney Blake
Ms. Julie Carullo
Ms. Stephanie Charbonneau
Dr. Garrison Walters

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 Sanders called the meeting to order at 9:35 a.m. Ms. Blake introduced the guests in attendance.

The following matters were considered:

II. Discussion of motion passed by the Budget and Control Board at its meeting on September 29, 2010

Prior to the presentation of projects submitted for approval, Mr. Glenn discussed the motion passed by Budget and Control Board on September 29, 2010. He explained that the motion is to put all permanent improvement projects on hold for four-year institutions that raised their full-time, in-state, undergraduate tuition and required fees more than 7%, and for two-year institutions that raised their full-time, in-state, undergraduate tuition and required fees more than 6.3% from the spring 2010 semester to the fall 2010 semester. A copy of the motion was handed out to committee members as well as a list of institutions showing those who comply with the B&CB request and those who do not. Mr. Glenn noted that the hold does not apply to projects that are created solely for deferred maintenance or are primarily designed to address health and life safety concerns, nor does it apply to projects that are funded solely from privately donated funds. He went on to explain that the hold will be lifted once those institutions who do not comply with the request certify to the Executive Director of the B&CB their intent to lower tuition and required fee increases to a level at or below 7% and 6.3%, respectively, before the beginning of the spring 2011 semester.

Chairman Sanders stated that there was one committee member who asked that all projects being approved at today's meeting be placed on hold. There was a motion for the Committee to continue approving/disapproving projects based on their merits and to send them on to the Joint Bond Review Committee and Budget and Control Board for their consideration.

A motion was made (Sanders), seconded (Jackson), and carried for the Finance and Facilities Committee to continue approving/disapproving projects based on their merits.

III. Approval of Minutes of Meeting on September 2, 2010

A motion was made (Jackson), seconded (Sanders), and carried to approve the minutes of the September 2, 2010 meeting.

IV. Interim Capital Projects

The following projects were presented and discussed:

- A.) Medical University of South Carolina
 - i. Quad E Building Roof Replacement

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the existing roof is well past its useful life, has multiple leaks, and is a constant maintenance problem. This project was not included in the institution's FY 2010-11 CPIP year one as the availability of funds were not identified at the time of CPIP submission. Mr. Jackson asked if the cost associated with this project is typical for roof replacement. Mr. John Malmrose, from the Medical University of South Carolina, stated that this project deals with multiple roofs, each containing a lot of equipment. He confirmed that the cost of the project is very reasonable.

- ii. CSB Air Handler #6 Replacement

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted the air handler is over thirty years old and is beyond its useful life. Replacement of this air handler will complete the two step replacement approach to provide adequate HVAC for the Clinical Science Building floors eight and nine. Mr. Glenn added that this project was not included in the institution's FY 2010-11 CPIP year one as the availability of funds were not available at the time of CPIP submission. Chairman Sanders noted that both MUSC projects are clearly deferred maintenance projects; therefore, they would not be affected by the Budget and Control Board's hold on projects.

- B.) College of Charleston
 - i. 74 George Street Renovation

Mr. Glenn presented the project stating that the request is for Phase II (construction). He noted that the facility has not received a major renovation in over thirty years and that repairs will include improving the building's accessibility. Mr. Glenn explained that the college is using college fees to partially fund the project. He stated that he contacted the institution to see if any other funds were available for use. He was informed that the college fees will be offset by federal stimulus funds. Mr. Glenn pointed out a clerical error stating that instead of the facility housing thirty-five roster faculty and four adjuncts, it actually contains only six offices and some conference space. The entire English department consists of thirty-nine faculty members. He noted that the project was not included in the institution's FY 2010-11 CPIP year one because, at the time, the College had other planned uses for funding. However, the need to renovate this facility has become critical in order to address life-safety issues. Mr. Glenn pointed out that this project is a good example of a flaw in the calculation for maintenance needs. He explained that maintenance needs are calculated based on replacement cost and life cycle status of the building

systems. In this case, the college will be spending \$1.2 M to eliminate a portion of the \$800,000 in maintenance needs.

C.) Central Carolina Technical College

i. Civil/Site Renovations

Mr. Glenn presented the project stating that this request is for concurrent Phase I (pre-design) and Phase II (construction) approval. He noted that because the original estimate of the project was thought to be under \$500,000, PIP approval was not anticipated. This project originated from the Facilities Master Plan and is intended to increase safety and improve traffic flow in and out of the two main roads on which the college is located. The scope of work will include changing driveways and driving patterns on both roads and adding a loop drive on campus, as well as new lighting and work to existing parking lots.

ii. Landscape/Plaza Renovations

Mr. Glenn presented the project stating that this request is for concurrent Phase I (pre-design) and Phase II (construction) approval. He noted that because the original estimate of the project was thought to be under \$500,000, PIP approval was not anticipated. This project originated from the Facilities Master Plan and is intended to provide two new plaza gathering spaces for students and employees and improve pedestrian traffic flow with new sidewalks. Chairman Sanders asked for an explanation of local funds being used to fund both projects. Ms. Terry Booth, from Central Carolina Technical College, stated that the local funds being used are from tuition. A portion of the tuition and fees collected from students is set aside for projects to supplement the support that they receive from their local county.

D.) Spartanburg Community College

i. Spartanburg Downtown Campus Land & Building Purchase

Mr. Glenn presented the project stating that this request is for Phase II (purchase of property). He noted that the institution will swap ownership of its Dent Building with Spartanburg County's downtown Evans Building. The College currently leases the Dent Building to Spartanburg County to house public works, parks and recreation, and other services. The County's Evans Building currently houses the Department of Social Services, Veterans Affairs, Voter Registration and the Clemson Extension Service. These agencies have been approved for relocation and will be moved within a year. Once the County relocates its agencies, the College will take ownership of the building and begin renovations. Chairman Sanders asked for an explanation of the local funds being used to fund the project. Mr. Ray Switzer, from Spartanburg Community College, explained that the building will be funded by the College Commission, Spartanburg County, Private donations, and College Plant funds. Mr. Glenn asked for a complete breakdown of funding sources.

With no further questions, it was moved (Jackson), seconded (Sanders), and voted to approve the Medical University of South Carolina, College of Charleston, Central Carolina Technical College, and Spartanburg Community College projects as proposed.

V. Lease

The following lease was presented and discussed:

A.) Lander University

i. BearCat Village Apartments

Mr. Glenn presented the lease stating that this is a new lease for BearCat Village Apartments, also known as Cokesbury Gardens Apartments, for use as student housing. The University has been approved for a one year lease for forty-two apartment units, approximately 39,163 SF, from this apartment complex and has also been approved to begin Phase I (pre-design) for appraisal

of the facility to ultimately purchase the entire complex. A better alternative has been identified and the Lander Foundation has purchased the entire apartment complex and is now going to lease to the University for five years. Chairman Sanders asked how many beds the apartment complex will provide. Ms. Glenda Ridgely, from Lander University, stated that the complex will provide 380 beds. She added that by entering into this lease, it will help the University consolidate all housing into one area of campus as well as give them five years to get housing in order.

With no further questions, it was moved (Jackson), seconded (Sanders), and voted to approve the Lander University lease provided the rates and terms are approved by the Budget and Control Board.

VI. Other Business

The list of Capital Projects & Leases processed by staff for September 2010 was presented for information.

With no further business, Chairman Sanders adjourned the meeting at 10:10 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 PROJECTS FOR CONSIDERATION

November 4, 2010

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Thurmond/Gazes Research Building Air Handler Unit Replacement (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$700,000
INITIAL CHE APPROVAL DATE: September 6, 2007

| Project Budget | Previous | Change | Revised |
|---------------------------|--------------------|------------------|--------------------|
| Professional Service Fees | \$300,000 | (\$100,000) | \$200,000 |
| Utilities Renovations | \$2,000,000 | \$750,000 | \$2,750,000 |
| Contingency | \$200,000 | \$50,000 | \$250,000 |
| Total | \$2,500,000 | \$700,000 | \$3,200,000 |

| Source of Funds | Previous | Change | Revised |
|------------------------|--------------------|------------------|--------------------|
| Institution Bonds | \$0 | \$3,102,750 | \$3,102,750 |
| Indirect Cost Recovery | \$2,500,000 | (\$2,402,750) | \$97,250 |
| Total | \$2,500,000 | \$700,000 | \$3,200,000 |

DESCRIPTION:

The University requests approval to establish the construction budget to replace the existing air handler unit in the Thurmond/Gazes Research Building. This unit serves floors six through eight and is beyond its useful life.

This project was included in the institution's FY 2010-11 CIP year one as priority number one; however, Institution Bonds have been added as a source of funding since CIP submission causing the project to be brought back to the Committee and Commission for approval.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$3,093,744 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Academic Office/Classroom Building Construction
(Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$11,835,000
INITIAL CHE APPROVAL DATE: November 5, 2009

| Project Budget | Previous | Change | Revised |
|---|------------------|---------------------|---------------------|
| Professional Service Fees | \$165,000 | \$824,100 | \$989,100 |
| New Construction | \$0 | \$9,448,633 | \$9,448,633 |
| Other: Furniture, Fixtures, & Equipment | \$0 | \$512,419 | \$512,419 |
| Contingency | \$0 | \$1,049,848 | \$1,049,848 |
| Total | \$165,000 | \$11,835,000 | \$12,000,000 |

| Source of Funds | Previous | Change | Revised |
|------------------------------------|------------------|---------------------|---------------------|
| One Cent Sales Tax | \$165,000 | \$5,835,000 | \$6,000,000 |
| Institutional Capital Project Fund | \$0 | \$6,000,000 | \$6,000,000 |
| Total | \$165,000 | \$11,835,000 | \$12,000,000 |

DESCRIPTION:

The University requests approval to establish the construction budget to construct a 48,562 SF Academic Office/Classroom Building. The facility will provide 109 faculty/staff offices along with conference rooms and support spaces, two 125 seat tiered classrooms, one 85 seat tiered classroom, six 25 seat classrooms, six 30 seat classrooms, and 1,700 SF for food service.

The University is in need of faculty/staff office space and classroom space to support the expanding student population and faculty growth. Office space has been carved out of every academic building on campus to provide for this growth. Additionally, many faculty members are sharing office space which hinders student counseling and advisement. Several academic departments are currently housed in university leased facilities off the main campus. This facility will enable some of those departments to return to office space on the main campus. The classroom and office space will also enable the University to reduce student travel across Highway 501 for classes and advisement.

This project was included in the institution's FY 2010-11 CPIP year one as priority number one. It is being brought back to the Committee and Commission for approval because the scope has been revised to include 1,700 SF for food service, and Institutional Capital Project Funds have been added since CPIP submission. The University will be using design-bid-build for construction, and the facility will be LEED Silver certified.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, supplies, and personnel will require additional operating costs of \$168,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Public Safety Facility (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$1,625,000
INITIAL CHE APPROVAL DATE: December 7, 2009

| Project Budget | Previous | Change | Revised |
|---|-----------------|--------------------|--------------------|
| Professional Service Fees | \$15,000 | \$129,813 | \$144,813 |
| New Construction | \$0 | \$1,224,899.80 | \$1,224,899.80 |
| Other: Furniture, Fixtures, & Equipment | \$0 | \$200,000 | \$200,000 |
| Contingency | \$0 | \$70,287.20 | \$70,287.20 |
| Total | \$15,000 | \$1,625,000 | \$1,640,000 |

| Source of Funds | Previous | Change | Revised |
|------------------------------------|-----------------|--------------------|--------------------|
| Renovation Reserve/Plant Expansion | \$0 | \$1,640,000 | \$1,640,000 |
| One Cent Sales Tax | \$15,000 | (\$15,000) | \$0 |
| Total | \$15,000 | \$1,625,000 | \$1,640,000 |

DESCRIPTION:

The University requests approval to establish the construction budget to construct a 5,594 SF building to provide office space, a dispatch/communication center, training room, and locker room area for Public Safety Officers. In a collaborative effort, the University provides public safety services to Horry-Georgetown Technical College. The Public Safety Department currently resides in Atheneum Hall which is scheduled for renovation into an alumni facility.

This project was included in the institution's FY 2010-11 CIP year one as priority number three; however, Renovation Reserves/Plant Expansion Funds have replaced the One Cent Sales Tax as the source of funding since CIP submission causing the project to be brought back to the Committee and Commission for approval. The University will be using design-bid-build for construction. This project does not require LEED certification; however, energy saving/conservation measures will be implemented.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, supplies, and personnel will require additional operating costs of \$19,800 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA LANCASTER

PROJECT NAME: Classroom Building Construction (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$120,000
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|---------------------------|-----------------|------------------|------------------|
| Professional Service Fees | \$0 | \$120,000 | \$120,000 |
| Total | \$0 | \$120,000 | \$120,000 |

| Source of Funds | Previous | Change | Revised |
|------------------------|-----------------|------------------|------------------|
| Private | \$0 | \$120,000 | \$120,000 |
| Total | \$0 | \$120,000 | \$120,000 |

DESCRIPTION:

The University requests approval to establish a project to construct an approximately 30,000 SF classroom building situated in the central part of campus between the Bradley Arts and Sciences Building and Medford Library. The building will be primarily a general classroom facility featuring state-of-the-art instructional facilities, faculty and staff offices, and common areas.

The last new classroom building on the Lancaster campus was the Bradley Arts and Sciences Building constructed in 1999. Since then, enrollment on the campus has increased 54% in headcount requiring additional instructional and office space.

This project was not included in the institution's FY 2010-11 CPIP year one because funding was not available at the time of CPIP submission. It was included as a year-two CIB request for FY 2009-10.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

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.

TRI-COUNTY TECHNICAL COLLEGE

PROJECT NAME: Welding/HVAC Building Renovation (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$2,466,000
INITIAL CHE APPROVAL DATE: August 4, 2010

| Project Budget | Previous | Change | Revised |
|-----------------------------------|-----------------|--------------------|--------------------|
| Professional Service Fees | \$33,000 | \$142,000 | \$175,000 |
| Interior Building Renovations | \$0 | \$900,000 | \$900,000 |
| Utilities Renovations | \$0 | \$225,000 | \$225,000 |
| Roofing | \$0 | \$445,000 | \$445,000 |
| Other Permanent Improvements | \$0 | \$210,000 | \$210,000 |
| Other: Parking/Lighting/Sidewalks | \$0 | \$225,000 | \$225,000 |
| Contingency | \$0 | \$319,000 | \$319,000 |
| Total | \$33,000 | \$2,466,000 | \$2,499,000 |

| Source of Funds | Previous | Change | Revised |
|------------------------|-----------------|--------------------|--------------------|
| Local | \$33,000 | \$1,216,000 | \$1,249,000 |
| ARRA Funds | \$0 | \$1,250,000 | \$1,250,000 |
| Total | \$33,000 | \$2,466,000 | \$2,499,000 |

DESCRIPTION:

The College requests approval to establish the construction budget to renovate and upfit a 43,008 SF office/warehouse facility recently acquired to relocate the Welding and HVAC programs. Renovations will adapt the building for educational use by these programs.

This project was not included in the institution's FY 2010-11 CPIP year one as the availability of land and building were not anticipated at time of CPIP submission.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Renovation of newly acquired building

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, custodial and maintenance are expected to generate additional operating costs ranging between \$40,000 and \$60,000 in the three years following project completion. Operational savings are estimated to be \$40,000 per year in the second and third years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

DESCRIPTION OF LEASE FOR CONSIDERATION

November 4, 2010

CLEMSON UNIVERSITY

LEASE NAME: Eagles Landing
REQUESTED ACTION: Extension/Addition
REQUESTED ACTION AMOUNT: \$604,716

DESCRIPTION:

The University requests approval to extend the term of the current lease of office space (13,940 SF) at 934 Old Clemson Highway Eagles Landing Professional Park as well as adding to the lease similar quality office space (3,588 SF) at 936 Old Clemson Highway Eagles Landing Professional Park for use by Clemson Computing Information Technology (CCIT). This proposal provides a two-year extension of the current lease at 934 Old Clemson Highway and a two-year lease on additional space on the upper level of 936 Old Clemson Highway.

Necessity has required that CCIT lease office space off-campus to accommodate much of its Enterprise Applications staff. This group provides applications programming support for university systems and support for the contract with the SC Department of Health and Human Services to process Medicaid claims. The request for additional space for CCIT's Enterprise Applications team is a result of staff increases due to a new project for the DHHS Medicaid Contract, the Medicaid Information Technology Architecture (MITA) project. Approximately 30 new FTE's will need to be hired for this project.

The lease term is for two years with the option to extend for one additional year. The monthly rental rate will be approximately \$16,797.66, resulting in an annual cost of \$201,572 (\$11.50 per SF) for a total cost of \$604,716 for the lease period. The University expects to spend \$65,730 (\$3.75 per SF) annually for operating costs.

RECOMMENDATION:

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

INFORMATION ITEM

| Capital Projects & Leases Processed by Staff | | | | | | |
|---|------------------|-----------------------|---|---|----------------------|-----------------------|
| October 2010 | | | | | | |
| Date Approved | Project # | Institution | Project Name | Action Category | Budget Change | Revised Budget |
| 9/29/2010 | New | Francis Marion | Office Services Building Replacement ¹ | establish pre-design | \$0 | \$10,000 |
| 10/12/2010 | 9559 | Francis Marion | Erv in Dining Hall Renovation ^{2,3} | establish construction budget | \$1,270,000 | \$1,300,000 |
| 10/12/2010 | 9519 | USC Salkehatchie | Deferred Maintenance | increase budget | \$2,000 | \$144,155 |
| 10/12/2010 | 9989 | Midlands TC | Northeast Classroom/Engineering-Science Facility ⁴ | change source of funds | \$0 | \$28,100,000 |
| 10/18/2010 | New | Clemson | Hwy 93 Pedestrian Safety Improvements ¹ | establish pre-design | \$0 | \$50,000 |
| 10/18/2010 | New | Coastal Carolina | Academic Classroom/Office Building Land Donation ² | establish project (environmental study) | \$0 | \$5,000 |
| 10/18/2010 | New | Coastal Carolina | Procurement Building & Land Acquisition ⁵ | establish project (environmental study) | \$0 | \$20,000 |
| 10/18/2010 | 9575 | Coastal Carolina | Prudential Building & Land Acquisition ² | increase budget, revise scope (purchase property) | \$1,350,000 | \$1,370,000 |
| 10/18/2010 | 9643 | College of Charleston | Robert Scott Small Building 2nd Floor Classroom Conversion ² | establish construction budget | \$1,005,000 | \$1,020,000 |
| 10/18/2010 | 9644 | College of Charleston | Center for Social Science Research ² | establish construction budget | \$1,871,500 | \$1,900,000 |
| 10/19/2010 | 6049 | USC Columbia | Cliff Apartments Life Safety Upgrades ⁶ | revise scope, change project name | \$0 | \$850,000 |
| 10/19/2010 | 6059 | USC Columbia | McClintock/Wade Hampton Fire Protection Upgrades ² | establish construction budget | \$1,425,000 | \$1,500,000 |
| 10/19/2010 | 6060 | USC Columbia | Davis College HVAC Replacement ² | establish construction budget | \$1,700,000 | \$1,730,000 |
| 10/19/2010 | 6062 | USC Columbia | Woodrow College Window Upgrades/Life Safety Improvements ² | establish construction budget | \$2,068,500 | \$2,100,000 |
| 10/19/2010 | 6063 | USC Columbia | Sumter Street Safety Improvements ² | establish construction budget | \$895,000 | \$1,000,000 |
| 10/19/2010 | 6068 | USC Columbia | Farmers Market Development Construction ² | establish construction budget | \$15,265,000 | \$15,500,000 |
| 10/19/2010 | 6069 | USC Columbia | Darla Moore School of Business Construction ² | establish construction budget | \$81,750,000 | \$91,500,000 |

| | | | | | | |
|------------|------|--------------|---|---|-------------|-------------|
| 10/19/2010 | 6074 | USC Columbia | Spigner House Renovation ² | establish construction budget | \$986,500 | \$1,000,000 |
| 10/19/2010 | 6075 | USC Columbia | Arena Basketball Locker Room Renovations ² | establish construction budget | \$985,000 | \$1,000,000 |
| 10/19/2010 | 6076 | USC Columbia | SOM VA Campus Central Plant Chiller Replacement ² | establish construction budget | \$1,576,000 | \$1,600,000 |
| 10/19/2010 | 6077 | USC Columbia | Earth & Water Sciences/Coker Life Science Fire Alarm Replacement ² | establish construction budget | \$838,000 | \$850,000 |
| 10/19/2010 | 6078 | USC Columbia | Booker T. Washington Renovations ² | establish construction budget | \$2,417,000 | \$2,450,000 |
| 10/19/2010 | New | USC Columbia | Assembly Street Tunnel & Crossing Modifications ¹ | establish pre-design | \$0 | \$60,000 |
| 10/19/2010 | New | USC Columbia | Capstone Campus Room Renovations ¹ | establish pre-design | \$0 | \$10,500 |
| 10/19/2010 | New | USC Columbia | Horizon I Ground & Fourth Floor Upfit ² | establish pre-design | \$0 | \$105,000 |
| 10/19/2010 | New | USC Columbia | McBryde Renovations ¹ | establish pre-design | \$0 | \$13,500 |
| 10/19/2010 | New | USC Columbia | Preston College Bathroom & Flooring Renovations ¹ | establish pre-design | \$0 | \$22,500 |
| 10/19/2010 | New | USC Columbia | South Tower Mechanical Renovation ² | establish pre-design | \$0 | \$93,000 |
| 10/19/2010 | New | USC Columbia | Student Health Center Construction ² | establish pre-design | \$0 | \$682,500 |
| 10/19/2010 | New | USC Columbia | Women's Quadrangle Renovations ² | establish pre-design | \$0 | \$408,000 |
| 10/19/2010 | New | USC Upstate | Administration Building Repairs & Renovation ² | establish pre-design | \$0 | \$60,000 |
| 10/19/2010 | 9514 | USC Sumter | Deferred Maintenance ⁷ | increase budget, change source of funds, revise scope | \$50,000 | \$300,000 |
| 10/25/2010 | New | Aiken TC | 100/200 & 300 Building Renovations ¹ | establish pre-design | \$0 | \$22,500 |
| 10/26/2010 | 9568 | Winthrop | City of Rock Hill Operations Center Land Acquisition ⁵ | increase budget (purchase property) | \$2,170,000 | \$2,220,000 |

¹See supporting narrative.

²Approved by CHE on May 6, 2010 as part of CPIP year one.

³The increase is to add Capital Reserve Funds to the project. These funds are set up to provide for renovations to University buildings. As part of their most recent contract, Sodexo, Francis Marion's dining services vendor, has agreed to pay the University \$148,000 per year for a ten-year period. These funds will be available to replenish the Capital Reserve account at the University's discretion.

⁴Changing \$801,843 from College Fees to Institution Bonds because the Midlands Technical College Commission decided to borrow \$15 M for this project allowing the \$801,843 in College Fees to be committed to other projects.

⁵Approved by CHE on June 7, 2007 as part of Master Land Acquisition Plan.

⁶Project was approved by CHE for Phase II (construction) on February 5, 2009. The scope was to provide kitchen renovations to include installation of new cabinets, range hoods, new finishes, painting, and flooring. Since that time, the University and Housing has placed a great emphasis on life safety concerns. The revised scope will include replacement of standard range hoods with hoods that contain a built-in fire suppression system. This system is hardwired into the building fire alarm system.

⁷A gift of \$50,000 from the USC Educational Foundation was added to address additional deferred maintenance needs.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR OCTOBER 2010**

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

CLEMSON UNIVERSITY

PROJECT NAME: Hwy 93 Pedestrian Safety Improvements (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$50,000
INITIAL CHE APPROVAL DATE: N/A

| <u>Project Budget</u> | <u>Previous</u> | <u>Change</u> | <u>Revised</u> |
|------------------------------|------------------------|------------------------|------------------------|
| Professional Service Fees | \$0 | \$47,000 | \$47,000 |
| Labor Costs | \$0 | \$3,000 | \$3,000 |
| <i>Total</i> | <i>\$0</i> | <i>\$50,000</i> | <i>\$50,000</i> |

| <u>Source of Funds</u> | <u>Previous</u> | <u>Change</u> | <u>Revised</u> |
|------------------------------------|------------------------|------------------------|------------------------|
| Institutional Capital Project Fund | \$0 | \$50,000 | \$50,000 |
| <i>Total</i> | <i>\$0</i> | <i>\$50,000</i> | <i>\$50,000</i> |

DESCRIPTION:

The University requests approval to establish a project 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 a raised walkway to meet safety needs. The estimated total project cost is \$3,125,000.

This project was not included in the institution's FY 2010-11 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.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Development

ANNUAL OPERATING COSTS/SAVINGS:

Utilities and maintenance are expected to generate additional operating costs of \$20,000 in the three years following project completion.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Assembly Street Tunnel & Crossing Modifications (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$60,000
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|---------------------------|-----------------|-----------------|-----------------|
| Professional Service Fees | \$0 | \$60,000 | \$60,000 |
| Total | \$0 | \$60,000 | \$60,000 |

| Source of Funds | Previous | Change | Revised |
|------------------------|-----------------|-----------------|-----------------|
| Institution Funds | \$0 | \$60,000 | \$60,000 |
| Total | \$0 | \$60,000 | \$60,000 |

DESCRIPTION:

The University requests approval to establish a project to modify access to the existing pedestrian tunnel under Assembly Street as well as improve traffic signaling and pedestrian crossing at the intersection of Greene and Assembly Street.

Currently, the pedestrian tunnel is only accessible by a set of steps that presents a 36-foot grade change from the Law Center to the fountain plaza below with no ADA access. To improve accessibility, modifications will be made to the existing green space in front of the Law Center which will provide a gentle, ADA-compliant ramp from Main Street to the existing fountain. The fountain area will be replaced with an outdoor amphitheater. In addition, an elevator will be installed to provide the most efficient means of ADA accessibility. The landscaping on both sides of the ramp will be designed to provide clear access to the main entrance of the Law Center. These modifications will allow for a safer, more accessible alternative to students crossing Assembly Street to attend classes in the new Darla Moore School of Business, the Coliseum, and the developing Innovista District.

This project was not included in the institution's FY 2010-11 CPIP year one because it was originally considered in the renovation of the Law Center. With the relocation of the Darla Moore School of Business, this project became a necessity. The projected project budget is \$4,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Development

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Capstone Campus Room Renovations (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$10,500
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|---------------------------|-----------------|-----------------|-----------------|
| Professional Service Fees | \$0 | \$10,500 | \$10,500 |
| Total | \$0 | \$10,500 | \$10,500 |

| Source of Funds | Previous | Change | Revised |
|-----------------------------------|-----------------|-----------------|-----------------|
| Housing Maintenance Reserve Funds | \$0 | \$10,500 | \$10,500 |
| Total | \$0 | \$10,500 | \$10,500 |

DESCRIPTION:

The University requests approval to establish a project to replace three air handlers, improve lighting, install smart room audiovisual systems, and replace room finishes for the meeting and conference center in Capstone residence hall. The current air handlers are beyond their useful life and generate excessive noise levels that detract from the functions held in this venue. This area is used by the entire campus community and needs to be brought up to today's meeting room standards. This project will significantly reduce deferred maintenance associated with this building.

This project was not included in the institution's FY 2010-11 CPIP year one because originally it did not exceed the \$500,000 PIP approval level. During design, unexpected conditions were identified resulting in a higher cost. The projected project budget is \$700,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A - Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: McBryde Renovations (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$13,500
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|---------------------------|-----------------|-----------------|-----------------|
| Professional Service Fees | \$0 | \$13,500 | \$13,500 |
| Total | \$0 | \$13,500 | \$13,500 |

| Source of Funds | Previous | Change | Revised |
|-----------------------------------|-----------------|-----------------|-----------------|
| Housing Maintenance Reserve Funds | \$0 | \$13,500 | \$13,500 |
| Total | \$0 | \$13,500 | \$13,500 |

DESCRIPTION:

The University requests approval to establish a project to address immediate life safety issues and improve living conditions for students in McBryde residence hall. Work will include painting hallways and rooms, replacing interior doors and hardware, removing and replacing ceiling tiles in corridors, replacing water fountains, replacing exterior and corridor doors, installing card access, and addressing life safety issues that require immediate replacement.

This project was not included in the institution's FY 2010-11 CPIP year one because originally it did not exceed the \$500,000 PIP approval level. During design, unexpected conditions were identified resulting in a higher cost. The projected project budget is \$900,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A - Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Preston College Bathroom and Flooring Renovations (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$22,500
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|---------------------------|-----------------|-----------------|-----------------|
| Professional Service Fees | \$0 | \$22,500 | \$22,500 |
| Total | \$0 | \$22,500 | \$22,500 |

| Source of Funds | Previous | Change | Revised |
|-----------------------------------|-----------------|-----------------|-----------------|
| Housing Maintenance Reserve Funds | \$0 | \$22,500 | \$22,500 |
| Total | \$0 | \$22,500 | \$22,500 |

DESCRIPTION:

The University requests approval to establish a project to renovate bathrooms and flooring in Preston College residence hall. Work will include demolition of existing shower enclosures, correction of water leaks, repair of damaged wall surfaces, installation of water tight showers, replacement of water closets and plumbing fixtures, installation of dual flush devices on water closets, replacement of floor tile in bathrooms, ensuring that all exhaust and ventilation systems are adequate and operating properly, ensuring that all bathroom and associated building drains are operating properly, replacement of ceiling tile and grid, replacement of bathroom windows if necessary, and painting bathrooms including doors and trim. This project will also install shower curtains, rods, grab bars and blocking as necessary as well as replace the vinyl composite tile flooring in all student rooms with either tile or simulated wood vinyl planking.

This project was not included in the institution's FY 2010-11 CPIP year one because it was not anticipated at the time of CPIP submission. The projected project budget is \$1,450,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A - Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

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

FRANCIS MARION UNIVERSITY

PROJECT NAME: Office Services Building Replacement (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$10,000
INITIAL CHE APPROVAL DATE: N/A

| Project Budget | Previous | Change | Revised |
|---------------------------|-----------------|-----------------|-----------------|
| Professional Service Fees | \$0 | \$10,000 | \$10,000 |
| Total | \$0 | \$10,000 | \$10,000 |

| Source of Funds | Previous | Change | Revised |
|--------------------------|-----------------|-----------------|-----------------|
| Maintenance Reserve Fund | \$0 | \$10,000 | \$10,000 |
| Total | \$0 | \$10,000 | \$10,000 |

DESCRIPTION:

The University requests approval to establish a project to construct a new 3,900 SF office services building. The facility will include a mail room with a sorting and processing area, a print operations area with an open floor plan that includes adequate work space and maintenance access to printing equipment. The building will also include staff offices, public restrooms, a pallet storage area, and a raised loading dock for mail and equipment deliveries.

The building will replace the existing office services building that is dilapidated and hazardous to employees due to the rotting and deteriorated exterior, the lack of proper mechanical ventilation for printing equipment fumes, and the improper safety clearances around the equipment due to the lack of space. The current building cannot be repaired or renovated without extensive costs that would be associated with upgrading the electrical and mechanical ventilation systems to meet the current building codes. The existing building will be used for storage until it is demolished at a later date.

This project was not included in the institution's FY 2010-11 CIP year one because funding was not available at the time of CIP submission. It was included as a FY 2009-10 year-two CIB request. The projected project budget is \$660,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

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

AIKEN TECHNICAL COLLEGE

PROJECT NAME: 100/200 & 300 Building Renovations (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$22,500
INITIAL CHE APPROVAL DATE: N/A

| <u>Project Budget</u> | <u>Previous</u> | <u>Change</u> | <u>Revised</u> |
|------------------------------|------------------------|------------------------|------------------------|
| Professional Service Fees | \$0 | \$22,500 | \$22,500 |
| <i>Total</i> | <i>\$0</i> | <i>\$22,500</i> | <i>\$22,500</i> |

| <u>Source of Funds</u> | <u>Previous</u> | <u>Change</u> | <u>Revised</u> |
|-------------------------------|------------------------|------------------------|------------------------|
| Local Funds | \$0 | \$22,500 | \$22,500 |
| <i>Total</i> | <i>\$0</i> | <i>\$22,500</i> | <i>\$22,500</i> |

DESCRIPTION:

The College requests approval to establish a project to renovate approximately 15,775 SF in Building 100/200 and approximately 10,823 SF in Building 300. Renovations will include reconfiguration of office and classroom space in Building 100/200 and updating lighting, ceiling grids, tiles and electrical metering in Building 300.

This project was not included in the institution's FY 2010-11 CPIP year one because funding was not available at the time of CPIP submission. The projected project budget is \$1,500,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$1,919,359 in existing combined maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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