



## South Carolina Commission on Higher Education

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Mr. Neal J. Workman, Jr.  
Dr. Mitchell Zais

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, December 3

**DATE:** November 23, 2009

A meeting of the Committee is scheduled to be held in the Commission's Main Conference Room at 10:00 a.m. on Thursday, December 3. **Please note the change in time.** The agenda and materials for the meeting are enclosed.

If you have any questions about the materials, please contact me at (803) 737-2155. We look forward to meeting with you on December 3.

*Enclosures*

## **AGENDA**

COMMITTEE ON FINANCE & FACILITIES

DECEMBER 3, 2009

10:00 A.M.

MAIN CONFERENCE ROOM

SC COMMISSION ON HIGHER EDUCATION

1333 MAIN STREET, SUITE 200

COLUMBIA, SC 29201

1. Introductions
2. Minutes of November 5 Meeting
3. Interim Capital Project
  - A. Piedmont Technical College
    - i. Newberry County Center (Phase I)  
- *establish pre-design*
4. Lease
  - A. Clemson University
    - i. 55 Camperdown Way in Greenville  
- *new lease*
5. Other Business
  - A. Draft of 2010 Committee Meeting Schedule
  - B. List of Capital Projects & Leases Processed by Staff for November 2009 (For Information)

**MINUTES**

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
COMMITTEE ON FINANCE AND FACILITIES  
NOVEMBER 5, 2009  
9:00 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  
Mr. Chuck Talbert

**Committee Members Not Present**

Dr. Doug Forbes  
Mr. Neal Workman

**Guests Present**

Ms. Stacie Bowie  
Ms. Donna Collins  
Mr. Bob Connelly  
Mr. Tom Covar  
Dr. Anthony Coyne  
Dr. David DeCenzo  
Ms. Lynn Defiori

Ms. Michele Featherstone  
Mr. John Gardner  
Mr. Will Garland  
Ms. Alyson Goff  
Mr. Walter Hardin  
Mr. Craig Hess  
Mr. Rick Puncke  
Ms. Monica Scott  
Mr. Charles Shawver  
Ms. Sandy Williams

**Staff Present**

Mr. Gary Glenn  
Ms. Courtney Blake  
Mr. Sidney Brown  
Mr. Tony Brown  
Ms. Stephanie Charbonneau

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 9:10 a.m. Ms. Blake introduced the guests in attendance.

The following matters were considered:

**II. Approval of Minutes of Meeting on September 30, 2009**

A motion was made (Jackson), seconded (Talbert), and carried to approve the minutes of the September 30, 2009 meeting.

**III. Interim Capital Projects**

The following projects were presented and discussed:

- A.) University of South Carolina Columbia
  - i. Horizon I First Floor Laboratory Upfit
  - ii. Discovery I Upfit

Mr. Glenn noted that the University requested that both of these projects be pulled from the meeting agenda.

- iii. Maxcy College Renovation

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that work will include improvements to the kitchens, creation of a scholar-in-residence suite, and creation of faculty offices. Upgrades to the HVAC system, including replacement of fan coil units with a duct system and installation of new air handler will also be incorporated into the project. He added that Phase I will be paid for with auxiliary monies. Mr. Jackson asked why this project was not included in the institution's FY 2009-10 CPIP. Ms. Donna Collins, from USC Columbia, stated that the project was not on the University's radar at the time CPIP was submitted.

iv. Harper/Elliott Renovations

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that renovations will include interior refurbishment, upgrades to building systems and exterior repairs. He added that the project will address items required to maintain the facility. Chairman Sanders asked why this project was not included in the institution's FY 2009-10 CPIP. Ms. Donna Collins, from USC Columbia, explained that this project was part of a larger housing project established in 2005. The University did not want to come back to the Commission to ask for an increase to the project so they opted to separate it into smaller projects. Chairman Sanders asked if this project will require LEED certification. Mr. Glenn explained that there are certain statutes for LEED certification and that the Committee will be notified of projects requiring certification. Mr. Jackson asked to see the requirements for LEED certification.

v. Jones PSC North Tower Ceiling Asbestos Removal

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will include the removal of friable, sprayed-on fire proofing insulation above the ceilings on the north and basement portions of the Jones Physical Science Center. He noted that after demolition is completed, new ceilings, light fixtures, and fire protection will be installed. Mr. Glenn added that stimulus funds will be used to finance this project.

vi. DeSaussure Fire Protection/Renovation

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the facility is the second oldest building on campus. Work will include the installation of a new fire protection system, fire alarm upgrades, HVAC/electrical/plumbing upgrades, kitchen renovations and interior finishes. Mr. Glenn added that this project was approved as part of the institution's FY 2009-10 CPIP year-one. Chairman Sanders asked why the project increased since CPIP submission. Ms. Donna Collins, from USC Columbia, explained that the project total submitted on CPIP was a ballpark estimate. After Phase I (pre-design) was complete the University realized the project budget would need to be increased.

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

B.) The Citadel

i. Bond Hall Building Envelope Repairs

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that this project will repair the entire building envelope and prevent further moisture intrusion and related termite damage. Chairman Sanders asked how stimulus funds may be an option for funding this project. Mr. John Gardner, from The Citadel, stated that the project is currently funded with E&G Student Fees, but when stimulus funds become available the University would replace the student fees with the stimulus money.

With no further questions, it was moved (Jackson), seconded (Talbert), and voted to approve the Citadel project as proposed.

C.) Coastal Carolina University  
i. Academic Office/Classroom Building

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that the new facility will be 46,000 SF and will provide 112 faculty/staff offices, three 120 seat tiered classrooms, six 25 seat classrooms and six 30 seat classrooms. Mr. Glenn added that the project was not included in the institution's FY 2009-10 CPIP; however, there is a drive to get faculty back on the main campus. Chairman Sanders asked if this project was on the radar during CPIP submission. Mr. Will Garland, from Coastal Carolina, stated that there was no funding on the radar at the time of CPIP submission.

ii. Central Cooling and Heating Plant

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the plant will be sized for future service to additional main campus buildings. Mr. Glenn added that the project will be funded entirely with the One Cent Sales Tax, will reduce maintenance needs, and will provide for future operating efficiencies.

iii. Commons Dining Hall Addition

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the addition will increase the interior dining room seating capability by 175 and outdoor seating by 36 seats for a total of over 600 seats to serve students, guests and participants in summer activities. Mr. Glenn added that the addition will be funded with food service auxiliary funds.

With no further questions, it was moved (Jackson), seconded (Talbert), and voted to approve the Coastal Carolina University projects as proposed.

D.) College of Charleston  
i. School of Science & Mathematics Second Floor Completion

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that the project will consist of completion of pre-design to finish eleven offices on the first floor of the School of Science & Mathematics and design of the upfit of the second floor. Mr. Glenn added that the College has applied for an NIH grant, which will provide space for biology offices, labs, and lab support space. The grant will provide the majority of project funding with the balance to be supplied through ARRA stabilization funds received by the College. If the College does not receive the NIH grant, an internal review will be made to decide if the space will be used for biology or geology.

With no further questions, it was moved (Jackson), seconded (Talbert), and voted to approve the College of Charleston project as proposed.

E.) University of South Carolina Upstate  
i. Hodge Center Renovation/Addition

Mr. Glenn presented the project noting that this request is for Phase I (pre-design). He noted that the project scope will include expansion of the building by approximately 9,000 SF, modernize athletic service areas, building entrances and classrooms, and address the HVAC and electrical systems. Mr. Glenn added that renovations to the facility are included in years three and five of the institution's FY 2009-10 CPIP.

ii. Palmetto Villas Renovations

Mr. Glenn presented the project stating that this is a “pipeline” project and involves an increase to the budget and revision of scope. He noted that planned work includes renovations to the exterior, roof replacement, creation of central service area for the Villas, and parking lot improvements. Chairman Sanders asked how many beds are included in this project. Mr. Rick Puncke, from USC Upstate, stated that there are approximately 350 beds in this particular area.

With no further questions, it was moved (Talbert), seconded (Jackson), and voted to approve the University of South Carolina Upstate projects as proposed.

- F.) Winthrop University
  - i. Phelps Hall Renovation

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project includes full renovation of the residence hall bathrooms, the addition of a hydraulic elevator and the installation of new accessible ramps in the lobby on the ground floor. The proposed work will properly ventilate all bathrooms and provide full access to all floors. Chairman Sanders asked where the project stands for bid. Mr. Walter Hardin, from Winthrop University, stated that as soon as the project receives appropriate approvals the institution is ready to put the project out for bid in March. Mr. Hardin added that the University will have to shut down Phelps hall and relocate residents during renovation.

With no further questions, it was moved (Talbert), seconded (Jackson), and voted to approve the Winthrop University project as proposed.

- G.) Midlands Technical College
  - i. Northeast Classroom/Engineering Science Facility

Mr. Glenn presented the project stating that this request is for Phase II (construction) to construct a 68,000 SF facility to include engineering technology labs, classrooms, faculty offices, and administrative spaces. He noted that the project was included as priority #1 in year-two of the institution’s FY 2009-10 CPIP. Energy efficient measures are being undertaken to meet LEED Silver standard. Chairman Sanders asked when the institution expected to put the project out for bid. Craig Hess, from Midlands Technical College, stated that they still have the rest of design and contracts to finish before the project can be put out for bid. He added that they should break ground between April and November 2011.

With no further questions, it was moved (Jackson), seconded (Talbert), and voted to approve the Midlands Technical College project as proposed.

- H.) Northeastern Technical College
  - i. Dillon Campus Construction

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the new facility will be approximately 4,800 SF and will be of traditional and customary construction and will match the existing building size, scale and appearance. Mr. Glenn added that the lack of training labs and an increasing need for RN’s requires more space at the campus.

With no further questions, it was moved (Talbert), seconded (Jackson), and voted to approve the Northeastern Technical College project as proposed.

- I.) York Technical College
  - i. Griffin Motors Property Acquisition

Mr. Glenn noted that the College requested that this project be pulled from the meeting agenda.

#### **IV. Other Business**

The lists of Capital Projects & Leases processed by staff for October 2009 were presented for information.

Committee members were provided information regarding the legal and legislative duties of the Committee which were deferred from the September 30, 2009 meeting. Chairman Sanders asked that the regulations be delayed for review and discussion at a later date.

With no further business, Chairman Sanders adjourned the meeting at 10:00 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**

December 3, 2009

**PIEDMONT TECHNICAL COLLEGE**

**PROJECT NAME:** Newberry County Center (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$120,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$120,000	\$120,000
<b>Total</b>	<b>\$0</b>	<b>\$120,000</b>	<b>\$120,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Local	\$0	\$120,000	\$120,000
<b>Total</b>	<b>\$0</b>	<b>\$120,000</b>	<b>\$120,000</b>

**DESCRIPTION:**

The College seeks to use Capital Project Sales Tax (CPST) funding to enable the County to purchase four parcels of land more informally known as the “Old Wal-Mart Complex” located on Wilson Road. The tracts consist of a main retail space of 77,000 SF of usable space, several retail outlets, and another secondary retail space that was once used as a grocery store. The concept is that the grocery store location would be torn down and usable “green space” would be created for public use. The retail outlets would be retained by the County for office space. Ideally, the county would place its office of economic development in this area so that industrial prospects could easily tour job training facilities. The College would occupy the main retail space of 77,000 SF for its operations. One of the small retail spaces would be reserved for a student bookstore.

Newberry County would own all tracts of property until the completion of construction and throughout the Capital Project Sales Tax collection period. After the collection of the CPST ends (six years after the referendum) the County will deed the main retail space, the parking lot in front of the facility, and the curtilage at the rear of the building to Piedmont Technical College. Newberry County will retain the remaining parcels which consist of the retail storefronts and the green space (former grocery store).

The College will seek funding of \$6 M before the Newberry County Capital Projects Sales Tax Committee and request that they partner with the County, acquire the site, and fund renovations of the main retail space. Funding of \$1.5 M will be sought from the Economic Development Administration of the U.S. Department of Commerce, and the College will commit \$500,000 of local funds to the renovation of the facility for a project total of \$8,000,000.

This project was included in the institutions FY 2009-10 CPIP as a year three project.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Renovation of New Facility

**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.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

December 3, 2009

**CLEMSON UNIVERSITY**

**LEASE NAME:** 55 Camperdown Way in Greenville  
**REQUESTED ACTION:** New Lease  
**REQUESTED ACTION AMOUNT:** \$7,868,778

**DESCRIPTION:**

The University requests approval to sublease from Clemson University Research Foundation (CURF) 33,355 SF on the entire first floor and a portion of the second floor of the four story Bowater Building (constructed in 1992) located at the corner of Falls Street and Camperdown Way in Greenville. The property is owned by Camperdown Falls Limited Partnership and was leased to the Clemson University Research Foundation (CURF) on November 4, 2009.

The leased space will house Clemson's Masters in Business Administration (MBA) program and Small Business Development Center and will further accommodate Professional and Continuing Education programs. Current classroom space at Clemson is not adequate and this location will also be more convenient for Professional and Continuing Education participants with respect to hotels, restaurants and other accommodations. This location will permit Clemson to bring related business programs together to an area where the client base can be served while providing increased opportunities for both students and faculty to work with local businesses.

The lease term will be 10 years commencing January 1, 2010 and ending December 31, 2019, the same date the lease of the space to CURF ends. Rent will be \$674,438.16 per year (\$20.22 per SF) for the first eight years of the lease. Thereafter, rent increases to \$835,876.32 per year (\$25.06 per SF) for the last two years of the lease. Rent payments include \$250,162.50 (\$7.50 per SF) annually for operating expenses, which are subject to annual increases on a cumulative basis of no more than a total of five percent beginning with the first year of the lease. Assuming operating expenses increase at five percent per year, the maximum rent over the ten year term is \$7,868,778.05.

Clemson may use 100 parking spaces in an adjacent, city-owned, parking garage at no additional cost. Any upfits and alterations are expected to be minimal and will be undertaken by Clemson, which is renting the space in its "as is" condition. CURF has the right to terminate its lease on December 31, 2015, provided it gives a year's notice, and has the option to purchase the entire building (approximately 96,000 SF) at appraised value (but not less than the then-owed mortgage amount) provided it exercises such option no later than the end of the eighth year of the lease and closes on the property no later than January 10, 2019. CURF has the right to assign its purchase option to Clemson or any Clemson-affiliated entity.

Lease payments will be made from a combination of private gifts, private foundation support from Clemson University's Research Foundation and self-generated funds from programs and services. The leased space, which was formerly used as an education training facility by a prior tenant, is currently divided into classroom areas, offices and related facilities, and will accommodate approximately two hundred sixty (260) MBA students, six (6) Small Business Development Center staff, three (3) Professional and Continuing Education staff and fourteen (14) academic staff and faculty.

**RECOMMENDATION:**

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

**FINANCE & FACILITIES COMMITTEE 2010 MEETING SCHEDULE**

*(All dates and times are subject to change.)*

January 7, 2010 – 9:00 a.m.

February 4, 2010 – 9:00 a.m.

March 4, 2010 – 9:00 a.m.

April 1, 2010 – 9:00 a.m.

May 6, 2010 – 9:00 a.m.

June 3, 2010 – 9:00 a.m.

August 5, 2010 – 9:00 a.m.

September 2, 2010 – 9:00 a.m.

October 7, 2010 – 9:00 a.m.

November 4, 2010 – 9:00 a.m.

December 2, 2010 – 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.*

**INFORMATION ITEM**

**Capital Projects & Leases Processed by Staff  
November 2009**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
11/2/2009	New	Winthrop	City of Rock Hill Operations Center Land Acquisition <sup>1</sup>	establish (environmental study)	\$0	\$50,000
11/3/2009	9978	Spartanburg CC	Gaines Building Renovation <sup>2</sup>	revise scope	\$0	\$1,070,343
11/10/2009	9500	College of Charleston	Avery Institute Purchase & Renovation	decrease budget, close project	(\$140,274)	\$3,532,473
11/10/2009	9552	College of Charleston	Deferred Maintenance	decrease budget, close project	(\$4,770)	\$2,574,716
11/10/2009	9553	College of Charleston	ADA Compliance Renovations	decrease budget, close project	(\$4,595)	\$177,820
11/10/2009	9555	College of Charleston	New Library Construction	decrease budget, close project	(\$4,577)	\$31,954,070
11/10/2009	9556	College of Charleston	Outdoor Athletics Center Construction	decrease budget, close project	(\$21,219)	\$4,683,781
11/10/2009	9578	College of Charleston	Patriots Point Tennis Complex	decrease budget, close project	(\$107)	\$2,259,893
11/10/2009	9579	College of Charleston	Kelly House , New Residence Hall & Parking Garage Acq.	decrease budget, close project	(\$2,026,965)	\$43,728,035
11/10/2009	9581	College of Charleston	84 & 86 Wentworth St. & 14A & 14B St. Philip St. Acq.	decrease budget, close project	(\$31,249)	\$1,968,751
11/10/2009	9582	College of Charleston	207 Calhoun Street Acquisition & Renovation	decrease budget, close project	(\$26,322)	\$1,473,678
11/10/2009	9583	College of Charleston	School of Business New Construction	decrease budget, close project	(\$98,518)	\$9,635,532
11/10/2009	9596	College of Charleston	284 King Street Renovation	decrease budget, close project	(\$22,182)	\$177,818
11/10/2009	9599	College of Charleston	School of Education New Construction	increase budget, close project	\$449,336	\$6,199,336
11/10/2009	9605	College of Charleston	Communications Infrastructure Construction	decrease budget, close project	(\$497)	\$584,503
11/10/2009	9606	College of Charleston	Stern Student Center Expansion & Renovation	decrease budget, close project	(\$2,434)	\$5,997,566
11/10/2009	9607	College of Charleston	New Student Services Center Renovation	increase budget, close project	\$36,666	\$2,106,598
11/10/2009	9608	College of Charleston	Wentworth Street Properties	decrease budget, close project	(\$31,473)	\$143,527
11/10/2009	9609	College of Charleston	Site Development	decrease budget, close project	(\$374,191)	\$625,809
11/10/2009	9611	College of Charleston	57 Coming Street Acquisition & Renovation	decrease budget, close project	(\$291,204)	\$403,796
11/10/2009	9613	College of Charleston	Patriots Point Athletics Complex Facilities Upgrade	increase budget, close project	\$181,575	\$3,681,575
11/10/2009	9616	College of Charleston	Lightsey Center Roof & Chiller Replacement	decrease budget, close project	(\$87,888)	\$1,712,112
11/10/2009	9618	College of Charleston	69 Coming Street Renovation	decrease budget, close project	(\$6,626)	\$128,374
11/10/2009	9621	College of Charleston	Campus Buildings HVAC Roofs - Deferred Maintenance	increase budget, close project	\$210,109	\$925,109
11/10/2009	9623	College of Charleston	Maybank Hall Renovation	increase budget, close project	\$498,610	\$2,623,610
11/10/2009	9624	College of Charleston	George Street Land, Dorm & Apartment Acquisition	decrease budget, close project	(\$252,061)	\$60,947,939
11/10/2009	9625	College of Charleston	Historic Houses Interior & Exterior Repairs & Upgrades	decrease budget, close project	(\$7,511)	\$1,497,489
11/10/2009	9627	College of Charleston	Sottile Theatre Renovation	increase budget, close project	\$357,833	\$1,582,833
11/10/2009	9629	College of Charleston	5 College Way Renovation	decrease budget, close project	(\$910,743)	\$89,257
11/10/2009	9630	College of Charleston	7 College Way Renovation	increase budget, close project	\$68,379	\$1,068,379
11/10/2009	9631	College of Charleston	9 College Way Renovation	decrease budget, close project	(\$245,908)	\$1,504,092
11/10/2009	9632	College of Charleston	34 George Street Land Acquisition	decrease budget, close project	(\$30,012)	\$3,461,538
11/10/2009	9636	College of Charleston	AT&T (Bell) Building Electrical Improvements	decrease budget, close project	(\$155,355)	\$676,145
11/12/2009	9567	Winthrop	Phelps Hall Renovation <sup>3</sup>	increase budget	\$473,371	\$5,177,371
11/13/2009	New	Florence-Darlington TC	Manufacturing Incubator <sup>1</sup>	establish pre-design	\$0	\$50,000
11/18/2009	6058	USC Columbia	Farmers Market Acquisition <sup>4</sup>	increase budget	\$35,000	\$15,085,000
11/18/2009	9506	USC Union	Deferred Maintenance <sup>5</sup>	increase budget	\$20,000	\$146,717
11/19/2009	New	Central Carolina TC	Reroof Building 100 <sup>6</sup>	establish (phase I & II concurrent)	\$0	\$567,000
11/19/2009	New	Central Carolina TC	Reroof Building 400 <sup>6</sup>	establish (phase I & II concurrent)	\$0	\$650,000

<sup>1</sup>See Supporting Narrative.

<sup>2</sup>Upon successfully bidding the project, bids came in considerably under budget and the College requested approval to incorporate a classroom and lab space as well as an entry plaza that were originally planned for the project. During the early conceptual stage the project cost estimate exceeded the planned project budget. Consequently, the project scope was scaled back to not include the requested scope of work.

<sup>3</sup>The Commission approved this project on November 5, 2009 with a budget of \$4,704,000. The University requested a technical amendment to the project to increase the budget to include funding for asbestos removal. The increase is within CHE staff approval authority as the project scope has not changed and the proposed funding source remains the same.

<sup>4</sup>Increase budget to fund legal fees associated with the acquisition of the Farmers Market

<sup>5</sup>Increase budget to fund costs of roof repairs/replacement on Central Building.

<sup>6</sup>Routine Repair, Replacement, and Maintenance.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF  
FOR NOVEMBER 2009**

*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.*

**WINTHROP UNIVERSITY**

**PROJECT NAME:** City of Rock Hill Operations Center Land Acquisition  
**REQUESTED ACTION:** Establish (Phase I – Environmental Study)  
**REQUESTED ACTION AMOUNT:** \$50,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$50,000	\$50,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$50,000</i></b>	<b><i>\$50,000</i></b>

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

**DESCRIPTION:**

The University requests approval to establish a project to perform an environmental study and building condition assessment of 12.38 acres and 8 structures with a total of 109,904 SF. The structures include an office complex, an office warehouse, a metal warehouse and various other buildings. The University plans to use this facility for their Facilities Management, Construction Services, Maintenance and Operations, Central Warehouse and motor pool.

Currently, Maintenance and Operations are housed in the former Coca Cola Bottling plant. Facilities Management and Construction Services are located on the extreme other end of campus in the boiler plant. The University does not own a warehouse and has need for space to store furniture, materials and event furniture. Consolidating these many scattered offices and services will allow economy of scale, proper storage facilities, and shared job responsibilities (secretarial, reception, etc.). It will also yield some surplus acreage that the University plans to use for general campus parking. The University is contemplating a land swap for a portion of the purchase price for this property.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Land Acquisition

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is expected to generate additional operating costs ranging between \$100,000 and \$106,626 in the three years following project completion.

**CENTRAL CAROLINA TECHNICAL COLLEGE**

**PROJECT NAME:** Reroof Building 100  
**REQUESTED ACTION:** Establish (Concurrent approval of Phase I and Phase II)  
**REQUESTED ACTION AMOUNT:** \$567,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$27,925	\$27,925
Roofing	\$0	\$534,075	\$534,075
Contingency	\$0	\$5,000	\$5,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$567,000</i></b>	<b><i>\$567,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Stimulus Funds	\$0	\$567,000	\$567,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$567,000</i></b>	<b><i>\$567,000</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to replace the roof of Building 100. The College has begun to have major leaks in many different locations on this building, and has not been able to resolve with minor repairs. In June 2009, a roofing analysis was conducted by the College's consultant who determined that this roof should be replaced. This project is part of the accelerated approval initiative.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$925,525 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

The institution indicates this project will result in savings ranging between \$3,000 and \$6,000 in the three years following project completion.

**CENTRAL CAROLINA TECHNICAL COLLEGE**

**PROJECT NAME:** Reroof Building 400  
**REQUESTED ACTION:** Establish (Concurrent approval of Phase I and Phase II)  
**REQUESTED ACTION AMOUNT:** \$650,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$45,000	\$45,000
Roofing	\$0	\$545,000	\$545,000
Contingency	\$0	\$60,000	\$60,000
<b>Total</b>	<b>\$0</b>	<b>\$650,000</b>	<b>\$650,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Stimulus Funds	\$0	\$249,953	\$249,953
Local	\$0	\$400,047	\$400,047
<b>Total</b>	<b>\$0</b>	<b>\$650,000</b>	<b>\$650,000</b>

**DESCRIPTION:**

The College requests approval to establish a project to replace the roof of Building 400. The College has begun to have major leaks in many different locations on this building, and has not been able to resolve with minor repairs. In June 2009, a roofing analysis was conducted by the College's consultant who determined that this roof should be replaced. This project is part of the accelerated approval initiative.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$746,262 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

The institution indicates this project will result in savings of \$6,000 in the three years following project completion.

**FLORENCE-DARLINGTON TECHNICAL COLLEGE**

**PROJECT NAME:** Manufacturing Incubator (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$50,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$0	\$50,000	\$50,000
<b>Total</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$50,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Local	\$0	\$50,000	\$50,000
<b>Total</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$50,000</b>

**DESCRIPTION:**

The College requests approval to establish a project to construct an approximately 28,000 SF building to foster start-up manufacturing companies in commercializing their ideas. The facility will provide manufacturing space and infrastructure for up to five start-up companies. The building will have an open floor space with industrial utilities in place and will be constructed in a manner that allows for flexibility and reconfiguration of the space. Additionally, the Incubator will be built in close proximity to the Advanced Manufacturing Center of the SiMT. This will allow the Center to provide employee training and make development resources available to start-up companies.

The College is taking a leading role in the economic development activities in the Pee Dee region. Currently the College does not have the facilities to accomplish this task. This facility will provide a competitive advantage and insure a greater than normal success rate for start-up companies.

This project was included in the institutions FY 2009-10 CPIP as a year two CIB request.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

The project is expected to generate additional operating costs ranging between \$140,000 and \$145,000 in the three years following project completion.