



## South Carolina Commission on Higher Education

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Dr. Raghu Korrapati  
Dr. Louis B. Lynn  
Ms. Cynthia C. Mosteller  
Mr. James Sanders  
Mr. Hood Temple  
Mr. Randy Thomas  
Mr. Kenneth B. Wingate  
Mr. Neal J. Workman, Jr.  
Dr. Mitchell Zais

Dr. Garrison Walters, Executive Director

January 31, 2008

**TO:** Mr. Daniel Ravenel, Chair, and Members of the Committee on Finance & Facilities  
**FROM:** Mr. Gary S. Glenn, Acting Director of Finance, Facilities, & MIS  
**SUBJECT:** Committee Meeting, February 7

A meeting of the Committee is scheduled to be held via teleconference at 10:00 a.m. on Thursday, February 7. Attached are an agenda and materials for the meeting.

If you have any questions about the materials, please contact me at (803) 737-2155. We look forward to meeting with you on February 7.

*Enclosures*

**AGENDA**

COMMITTEE ON FINANCE & FACILITIES

FEBRUARY 7, 2008

9:00 A.M.

CONFERENCE ROOM (VIA TELECONFERENCE)

SC COMMISSION ON HIGHER EDUCATION

1333 MAIN STREET, SUITE 200

COLUMBIA, SC 29201

1. Introductions
2. Minutes of January 10 Meeting
3. Lease
  - A. Clemson University
    - i. Computing & Information Technology  
*-lease amendment*
4. Master Land Acquisition Plan (MLAP)
  - A. York Technical College
5. Other Business
  - A. List of Staff Approvals for January 2008 (For Information)

**MINUTES**

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
COMMITTEE ON FINANCE AND FACILITIES  
JANUARY 10, 2008  
9:00 A.M.  
CHE CONFERENCE ROOM

Committee Members Present

Dr. Doug Forbes  
Mr. Daniel Ravenel  
Mr. Jim Sanders  
Mr. Ken Wingate  
Mr. Neal Workman

Mr. Walter Hardin  
Mr. Craig Hess  
Mr. Charles Jeffcoat  
Mr. Scott Ludlow  
Ms. Diane Newton  
Mr. Steve Osborne  
Mr. John Perry  
Mr. Charles Shawver

Committee Members Absent

Dr. Louis Lynn

Staff Present

Ms. Camille Brown  
Mr. Gary Glenn  
Ms. Alyson Goff

Guests Present

Ms. Leslie Brunelli  
Ms. Donna Collins  
Dr. Anthony Coyne

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

**I. Call to Order**

Chairman Ravenel called the meeting to order at 9:05 a.m.

The following matters were considered:

**II. Approval of Minutes of Meeting on December 6, 2007**

Since there were no additions or corrections to the Minutes of the meeting on December 6, it was moved (Wingate), seconded (Workman), and voted to approve the Minutes as written.

**III. Interim Capital Projects**

The following projects were presented and discussed:

A.) College of Charleston

1. Rutledge/Buist Residence Halls Renovation, Phase 2

Chairman Ravenel asked Mr. Steve Osborne, from the College of Charleston, to explain the project. Mr. Osborne stated the College evaluated several buildings on its campus to assess needed repairs and renovations. With the assistance of an independent consultant, the institution

developed a multi-year strategy to implement the work based on the most immediate needs and available funding. Chairman Ravenel asked if the installation of a fire sprinkler system was required as a result of a legislative bill recently introduced in the General Assembly. Mr. Osborne responded that he was not sure of the bill's impact. However, he noted given recent events in the College's area, the installation was important especially since the facilities were residential space. Chairman Ravenel encouraged all institutions to review the legislation to evaluate its potential impact.

## 2. Craig Cafeteria Conversion and Renovation

Mr. Osborne stated the cafeteria portion of the dormitory was closed when the new George Street complex opened in Fall 2007. He stated the project would allow the Admissions operations to consolidate its offices into one central location in an integral part of the campus. Chairman Ravenel asked if there were any plans to change the main entrance of the building. Mr. Osborne stated there would still be an entrance from George Street but that the current entrance would remain.

Mr. Workman asked if the College had analyzed the possibility of demolishing the space and rebuilding. Mr. Osborne responded that the cafeteria was connected to the residential facility which was still in use. Dr. Forbes asked where the facility was located. Chairman Ravenel answered that it was at the corner of George and St. Philip Streets.

It was moved (Workman), seconded (Wingate), and voted to approve the projects.

### B.) Medical University of South Carolina

#### 1. Pharmacology Renovations

Chairman Ravenel asked Mr. John Malmrose, from the Medical University of South Carolina, to explain the project. Mr. Malmrose explained that the project scope was being revised because a federal grant request was not successful and some of the work had been completed under separate projects. Mr. Wingate stated he wanted to clarify that the project was no longer being funded from a grant but rather from gift monies. Mr. Malmrose confirmed the statement.

It was moved (Wingate), seconded (Workman), and voted to approve the project.

### C.) Winthrop University

#### 1. Thomson Complex Fire Sprinkler/Alarm Retrofit

Chairman Ravenel asked if the installation of a fire sprinkler system was required as a result of the legislative bill recently introduced in the General Assembly. Mr. Walter Hardin, from Winthrop University, responded that he was not aware of the legislation. Chairman Ravenel repeated his recommendation that institutions review the bill for its potential impact. Mr. Workman noted that there are codes and standards in place to provide for safety measures. Mr. Hardin stated the recent events related to fire deaths pushed the project on the institution's priority list.

It was moved (Wingate), seconded (Workman), and voted to approve the project.

#### **IV. Lease**

The following lease was presented and discussed:

A.) University of South Carolina Upstate

1. George Dean Johnson Jr. College of Business & Economics

Mr. Sanders asked if the project was a result of fundraising efforts. Mr. Bob Connelly, from the University of South Carolina Upstate, answered the Carolina Piedmont Foundation had \$10 million in signed pledges. The Foundation continues to fundraise so there is the potential for a larger building. He also noted the lease payments would not begin until the building was completed and available for occupancy.

Mr. Workman stated he was impressed with the project, and he believed it would bring people into the downtown Spartanburg area and boost the local retail businesses. He also noted it was a good example of a public/private partnership. Chairman Ravenel asked if the institution had an option to buy the building.

Mr. Connelly responded in the affirmative, and he stated the University's Board of Trustees retained the option to purchase the building at any time. Chairman Ravenel asked if the purchasing price would be the remaining debt to be paid on the construction loan. Mr. Connelly stated it would be approximately half of the debt service because the other half was being funded through the fundraising efforts.

Mr. Connelly stated the economic development activity was already beginning between faculty, students, and business. He stated the institution would benefit not only from this partnership and networking, but the additional space was greatly needed. He stated the institution has a high space utilization rate. He also noted the project was going to be completed via the construction delivery method of Construction Management-at Risk.

It was moved (Sanders), seconded (Workman), and voted to approve the lease provided the rates and terms are approved by the Budget and Control Board.

#### **V. Other Business**

The list of staff approvals for December 2007 was presented for information. With no further business, Chairman Ravenel adjourned the meeting at 9:30 a.m.

Respectfully submitted,

Alyson M. Goff  
Recorder

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

**DESCRIPTION OF LEASE FOR CONSIDERATION**

February 7, 2008

**CLEMSON UNIVERSITY**

**LEASE NAME:** Computing & Information Technology  
**REQUESTED ACTION:** Lease Amendment  
**REQUESTED ACTION AMOUNT:** \$759,640 (maximum)

**DESCRIPTION:**

The University requests approval to amend the current lease of 13,970 SF of space at Eagles Landing Office Park to allow for additional space of 6,556 SF for a total of 20,526 SF. The purpose of the lease is to house the Enterprise Applications staff of Computing & Information Technology (CIT). With this amendment, all CIT departments will be housed in the same building. CIT is responsible for ensuring there are sufficient and reliable IT infrastructure and support services available to the University to fulfill its goal of becoming a Top 20 public institution.

The amended lease will begin on a mutually-agreeable date in 2008. The requested action amount and following calculations are based on a March 1, 2008 occupancy date. (The actual amount expended by the University may be lower if occupancy is at a later date.)

The pro-rated 2008 rate will be \$63,303. The rates will increase slightly in 2009 to \$333,548 and to \$338,679 in 2010. The requested lease term will expire on December 31, 2010 with a total lease cost of no more than \$759,640. The per-square-foot rate is \$37 which includes operating costs.

**RECOMMENDATION:**

Staff recommends approval of this lease provided the Clemson University Board of Trustees approves the lease at its February 7 meeting and provided the rates and terms are approved by the Budget and Control Board.

## **MASTER LAND ACQUISITION PLAN (MLAP) FOR CONSIDERATION**

February 7, 2008

The Commission's current policy for accepting MLAPs from institutions is as follows:

*Institutions may present master plans that outline proposed land acquisitions to the Finance and Facilities Committee and the Commission for conceptual approval. The granting of conceptual approval shall be good for an initial five-year period and may be renewed by action of the Commission. If the plan is endorsed by the Commission, future land acquisitions, provided they were included in the master plan presentation and had received Property Management acceptance for the environmental study and appraisal, and provided that no student fee increase is required, will be considered by the CHE staff and will not require additional review by the Finance and Facilities Committee or the Commission. CHE staff will report any acquisition activity to the Finance and Facilities Committee monthly.*

### **YORK TECHNICAL COLLEGE**

The College is developing a comprehensive campus master plan to meet its growing needs. The plan will outline the location of current and proposed facilities on the campus and will serve as a blueprint for recommending growth over the next 10 to 15 years. The proposed MLAP is based on acquisitions needed to meet the legislative mandate to support and advance economic development in the three-county service area and to provide a strong educational environment for students.

The College continues to grow at an accelerated rate with an 11 percent increase in enrollment over last year. Double-digit growth is anticipated to continue over the next few years. A number of factors have contributed to this growth. The quality and reputation of the academic programs, especially health and industrial, continues to improve. New industries requiring workers with specialized skills have relocated to the area. Enrollment in non-credit programs has doubled over the last several years. The textile industry continues to experience layoffs and plant closings, resulting in workforce reductions and creating the need for retraining of employees.

The main campus is currently located on 112 acres surrounded by technology parks, commercial enterprises, residential and city housing, and unimproved land and green spaces. Areas surrounding the College have experienced unprecedented growth which is expected to continue. Therefore, it is imperative that the College acquires adjacent property for future development. Decisions regarding these acquisitions will be made over time, while remaining consistent with the College's Master Plan.

The proposed MLAP would allow for the acquisition of new land in order to keep pace with the growth. As student enrollment increases and partnerships with business and industry continue to develop, the College will be confronted with a shortage of available property to expand operations. With the ability to acquire property adjoining the main campus, a more unified campus can be achieved.

### **RECOMMENDATION:**

Staff recommends conceptual approval of the proposed Master Land Acquisition Plan for York Technical College, such approval to be good for an initial five-year period after which it must be renewed by the Commission.



**INFORMATION ITEM**

<b>PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF</b>						
<b>January 2008</b>						
<b>Date Approved</b>	<b>Project #</b>	<b>Institution</b>	<b>Project Name</b>	<b>Action Category</b>	<b>Budget Change</b>	<b>Revised Budget</b>
1/9/2008	9615	College of Charleston	Randolph Hall, Porter's Lodge, & Towell Library Exterior Restoration <sup>1</sup>	increase budget	\$3,700,000	\$4,400,000
1/10/2008	New	College of Charleston	Rutledge/Buist Rivers Residence Halls, Phase 2	increase budget	\$17,675	\$1,464,007
1/17/2008	9868	Clemson	Lowry Hall - Elevator Construction	decrease budget, close project	(\$1,905)	\$525,095
1/17/2008	9866	Clemson	Lee Hall Roof Replacement	decrease budget, close project	(\$37,346)	\$537,654
1/17/2008	9876	Clemson	Computer Center Roof Replacement	decrease budget	(\$300,000)	\$400,000
1/24/2008	New	College of Charleston	AT&T (Bell) Building Electrical Improvements	establish project	\$0	\$31,500
1/24/2008	9550	Winthrop	Thurmond Auditorium Construction	change source of funds (\$5.5 million from ICPF to institution bonds)	\$0	\$7,000,000
1/24/2008	9529	USC Aiken	Convocation Center	change source of funds (\$37,447 from private funds to ICPF)	\$0	\$25,969,000
1/25/2008	6009	USC Columbia	SOM Building #1 Cooling Tower Replacement	decrease budget, close project	(\$76,081)	\$398,919
1/25/2008	6010	USC Columbia	SOM 15 Medical Park Renovations	decrease budget, close project	(\$117,861)	\$374,639
1/25/2008	6024	USC Columbia	Support Facilities Relocation/Land Acquisition	increase budget	\$30,000	\$50,000
1/25/2008	9572	SC State	1890 Program Facilities Miscellaneous Renovations	decrease budget	(\$250,000)	\$2,614,187
1/25/2008	9579	SC State	Chestnut St. Land Acquisition	decrease budget, close project	(\$2,840)	\$12,160
1/25/2008	9805	TC of the Lowcountry	Wildy Gym Parking Lot Construction	increase budget	\$99,500	\$259,000

<sup>1</sup>Funds appropriated by General Assembly which supersedes CHE authority.