



South Carolina Commission on Higher Education

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Mr. Guy C. Tarrant, CCIM
Mr. Hood Temple
Charles B. Thomas, Jr., M.D.
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, May 6

DATE: April 27, 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, May 6. **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 May 6.

Enclosures

AGENDA
COMMITTEE ON FINANCE & FACILITIES
MAY 6, 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 February 4 and April 1 Meetings
3. Interim Capital Projects
 - A. University of South Carolina Columbia
 - i. Close-Hipp Building Renovations (Phase I)
- establish pre-design
 - B. Medical University of South Carolina
 - i. CSB 3rd Floor Neuroscience Renovation – Step 2 (Phase II)
- establish construction budget
 - C. Coastal Carolina University
 - i. Public Safety Facility (Phase II)
- establish construction budget
 - D. Francis Marion University
 - i. Athletic Complex Construction (Phase II)
- establish construction budget
 - E. Winthrop University
 - i. Owens Hall Fire Damage Reconstruction (Phase I & II)
- establish project
 - F. Greenville Technical College
 - i. Information Technology/Logistics Building (Phase II)
- establish construction budget
 - G. Trident Technical College
 - i. Nursing and Science Building (Phase I)
- establish pre-design
4. Leases
 - A. Medical University of South Carolina
 - i. 5900 Core Avenue
- lease renewal
 - B. College of Charleston
 - i. 284 King Street
- lease renewal
 - C. Lander University
 - i. Cokesbury Gardens Apartments
- new lease
5. Other Business
 - A. List of Capital Projects & Leases Processed by Staff for April 2010 (For Information)

MINUTES

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
COMMITTEE ON FINANCE AND FACILITIES
FEBRUARY 4, 2010
9:45 A.M.
MAIN CONFERENCE ROOM
SC COMMISSION ON HIGHER EDUCATION
1333 MAIN STREET, SUITE 200
COLUMBIA, SC 29201

Committee Members Present

Chairman Jim Sanders
Dr. Doug Forbes
Mr. Chuck Talbert
Mr. Neal Workman

Mr. John Malmrose
Mr. Tim O'Dell
Mr. Joe Pearman
Mr. Scott Poelker
Mr. Jack Roach
Mr. Charles Shawver
Mr. John Smalls

Committee Members Not Present

Mr. Ken Jackson
Dr. Charles Thomas

Staff Present

Mr. Gary Glenn
Ms. Courtney Blake

Guests Present

Ms. Lynn DeFiori
Ms. Marsha Dowell

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 9:50 a.m. Ms. Blake introduced the guests in attendance.

The following matters were considered:

II. Approval of Minutes of Meeting on January 7, 2010

A motion was made (Workman), seconded (Forbes), and carried to approve the minutes of the January 7, 2010 meeting.

III. Interim Capital Projects

The following projects were presented and discussed:

- A.) Medical University of South Carolina
 - i. Harborview Office Tower Renovations for Neurosciences Clinic

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will renovate portions of the first and tenth floors of the Harborview Office Tower. The renovation will support a Neurosciences Clinic on the first floor which will combine clinical and research functions for the Department of Neurosciences. The project will be funded by the College of Medicine Practice Plan; however, the institution is looking into the use of benefactor donations in support of the clinic to supplant the COM Practice Plan Funds. Mr. Glenn stated that the project was included in the institution's FY 2008-09 CPIP as a year one project. Chairman Sanders added that the Committee appreciated the project being included in the CPIP, and that going forward it will be noted if a project is not included in the CPIP. Mr. Glenn noted that the construction method to be used will be design-bid-build. He added that the

MUSC Board of Trustees (BOT) had not yet acted on this project; therefore CHE approval would be contingent upon MUSC BOT approval.

With no further questions, it was moved (Workman), seconded (Forbes), and voted to approve the Medical University of South Carolina project contingent upon MUSC Board of Trustees approval.

B.) South Carolina State University

i. Campus-Wide Energy Performance Contract

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that the project will include a detailed energy audit of 50% of the buildings on campus. The audit will include an assessment of lighting and lighting controls, water conservation, HVAC equipment, energy management systems and controls, steam and condensate optimization, and windows. The project will be funded with stimulus funds, and all costs will be recovered through energy savings. He added that the project was not included in the institutions CPIP. Chairman Sanders asked for an explanation. Mr. John Smalls, from South Carolina State University, explained that funding for the project was not available at the time of CPIP submission. Chairman Sanders stated that this type of project is exactly what stimulus funds should be used for and applauded the University for seizing the opportunity.

With no further questions, it was moved (Workman), seconded (Forbes), and voted to approve the South Carolina State University project as proposed.

C.) Florence-Darlington Technical College

i. Manufacturing Incubator Center

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will construct an approximately 25,000 SF building to foster start-up manufacturing companies in commercializing their ideas. The facility will provide manufacturing space and infrastructure for up to five companies. He added that the project was included in the institution's FY 2009-10 CPIP as a year two request. Mr. Glenn noted that the College will be using design-build for construction and intends to design the building to meet LEED silver certification. Mr. Workman congratulated the College for exploring different construction methods. Chairman Sanders thanked the College for including the project in CPIP.

With no further questions, it was moved (Forbes), seconded (Talbert), and voted to approve the Florence-Darlington Technical College project as proposed.

D.) Horry-Georgetown Technical College

i. Building 300

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that the project will demolish the existing Building 300 consisting of 10,000 SF of academic space and will replace it with a 45,000 SF academic building. This project will be funded with local money from the Educational Capital Sales and Use Tax or "penny tax." There will be no Federal or State money in the construction of this building nor will there be any tuition increase associated with construction. He added that the project was included in the institution's FY 2009-10 CPIP as a year two request and the new building will be LEED silver certified. Chairman Sanders thanked the College for including the project in CPIP. Mr. Workman asked that he be excluded from the approval of this project because of a conflict of interest.

With no further questions, it was moved (Forbes), seconded (Talbert), and voted to approve the Horry-Georgetown Technical College project as proposed.

E.) Trident Technical College
i. B950 Renovation – Phase II

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that the project is the second of two phases to renovate space in a former industrial facility purchased in 2001. Other sections of the building have been renovated through a previous project. The proposed renovation of 29,358 SF of vacant space will be used to expand the media arts program, establish an exercise science program, and provide student study and food service areas. Mr. Glenn noted that the project was included in the institution's FY 2009-10 CPIP as a year two request. Chairman Sanders thanked the College for including the project in CPIP and asked about the increase in enrollment. Mr. Scott Poelker, from Trident Technical College, replied that the College has seen a 17% increase in enrollment which is roughly 2,000 students. Mr. Glenn asked what the impact on campus is in terms of accommodating the increase in students. Mr. Poelker replied that the College has converted conference rooms into classrooms, created larger classes, and offered courses during less popular time slots.

With no further questions, it was moved (Forbes), seconded (Talbert), and voted to approve the Horry-Georgetown Technical College project as proposed.

V. Other Business

A copy of the letter sent to Senator Courson from the Commission endorsing regulatory relief for facilities as well as a copy of the resolution for expediting shovel ready projects was handed out for information.

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

With no further business, Chairman Sanders adjourned the meeting at 10:15 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.*

MINUTES

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
COMMITTEE ON FINANCE AND FACILITIES

APRIL 1, 2010

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. Dave LeGrande

Ms. Carol Mack

Mr. John Malmrose

Ms. Beth McInnis

Mr. Steve Osborne

Ms. Jennifer Pearce

Mr. Chris Phillips

Mr. Rick Puncke

Mr. Charles Shawver

Ms. Sandy Williams

Committee Members Voting By Proxy

Mr. Chuck Talbert

Mr. Neal Workman

Committee Members Not Present

Dr. Doug Forbes

Mr. Ken Jackson

Dr. Charles Thomas

Staff Present

Mr. Gary Glenn

Ms. Courtney Blake

Ms. Stephanie Charbonneau

Dr. Gail Morrison

Guests Present

Ms. Donna Collins

Dr. Anthony Coyne

Mr. Will Garland

Mr. Craig Hess

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

IV. Call to Order

Chairman Sanders called the meeting to order at 9:30 a.m. Ms. Blake introduced the guests in attendance.

The following matters were considered:

V. Approval of Minutes of Meeting on February 4, 2010

Chairman Sanders requested that approval of minutes of meeting of February 4, 2010 be postponed to the Committee's next meeting on May 6, 2010.

VI. Interim Capital Project

The following project was presented and discussed:

F.) Medical University of South Carolina

ii. Microbiology & Immunology Renovations

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will renovate 21,000 SF of research space on the second floor of the Basic Sciences Building. This project will enhance the research capacity and productivity of faculty in the Department of Microbiology and Immunology including faculty recruitment, expanded training capacity, and strengthening of programs in molecular therapy, bio-defense and emerging infectious diseases, and microbiology and immunology. Mr. Glenn added that the

project will include a connection bridge between the second floor of the Basic Sciences Building and the new Drug Discovery Building. He noted that the project will be completely funded from a Federal NIH Grant.

With no further questions, Chairman Sanders with the proxy votes noted under Committee Members Voting by Proxy voted to approve the Medical University of South Carolina project as proposed.

VII. Comprehensive Permanent Improvement Plans (CPIP's) – Year One Project Approvals

Mr. Glenn provided a summary of CPIP Year One projects. He discussed briefly the Proviso change regarding CPIP approval that required submission of only those projects qualifying for submission in Year One. Mr. Glenn noted that the summary list on page 8 of the agenda listed institutional priorities in order by funding source.

Mr. Glenn presented a breakdown of Year One projects separating projects the Committee had already seen and approved in previous CPIP Year One or Year Two submissions from those newly submitted. He noted that projects not previously approved were on pages 10-42 of the agenda.

Mr. Glenn presented the following Year One projects:

- A.) Clemson University
 - i. Barnett Hall HVAC and Window Upgrade
 - ii. Major HVAC Capital Renewal Projects
- B.) University of South Carolina Columbia
 - i. Horizon I Upfit
 - ii. Discover I Upfit
 - iii. Columbia Deferred Maintenance
 - iv. SOM Building 4 Animal Testing Space Renovation
 - v. SOM Building 1 Renovations
 - vi. SOM Building 2 Renovations
 - vii. Student Health Center Construction
 - viii. South Tower Mechanical Renovation
 - ix. Wade Hampton Renovation/Fire Protection
 - x. Sims Renovation
- C.) Medical University of South Carolina
 - i. Thurmond/Gazes Research Building Air Handler Unit Replacement
 - ii. Thurmond/Gazes Research Building Exhaust System Retrofit
 - iii. Thurmond/Gazes Research Building Waterproofing & Mold/Mildew Remediation
 - iv. Basic Sciences Building East Side Air Handler Replacement
- D.) Coastal Carolina University
 - i. Campus Development Infrastructure
- E.) College of Charleston
 - i. Robert Scott Small Building 2nd Floor Classroom Modifications
 - ii. Center for Social Science Research
- F.) University of South Carolina Upstate
 - i. Administration Building Repairs and Renovation
 - ii. Child Development Center Replacement Construction

- G.) Winthrop University
 - i. College of Visual and Performing Arts Retrofits
 - ii. Dinkins Retrofit for Academic Use
- H.) Denmark Technical College
 - i. Barnwell Facility Work Force Development Renovations
- I.) Horry-Georgetown Technical College
 - i. Renovation/Expansion of Building 100 – Grand Strand
- J.) Spartanburg Community College
 - i. Downtown Spartanburg Center
 - ii. Student Center
 - iii. Tyger River Building Renovation – Phase II
- K.) Tri-County Technical College
 - i. Maintenance Needs – ARRA Projects
 - ii. Campus-Wide Maintenance Needs
- L.) Trident Technical College
 - i. Reroof Building 700/800
- M.) York Technical College
 - i. Griffin Motors Property Renovation
 - ii. Allied Health Building

With no further questions, Chairman Sanders with the proxy votes noted under Committee Members Voting by Proxy voted to approve the Year One CPIP projects as proposed.

V. Other Business

Chairman Sanders thanked institutions for completing CPIP Year One. He asked those in attendance if they have projects for which funding is on hand and are ready to begin work. Mr. John Malmrose, from MUSC, stated that he has projects that the funding is not currently available but he feels strongly that funds will become available soon. Chairman Sanders asked Mr. Glenn to have a conversation on guidelines to send to institutions to gather a list of shovel ready projects to bring forward and expedite.

The lists of Capital Projects & Leases processed by staff for February and March 2010 were presented for information.

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 PROJECTS FOR CONSIDERATION

May 6, 2010

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Close-Hipp Building Renovations (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$450,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$450,000	\$450,000
<i>Total</i>	<i>\$0</i>	<i>\$450,000</i>	<i>\$450,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Federal	\$0	\$450,000	\$450,000
<i>Total</i>	<i>\$0</i>	<i>\$450,000</i>	<i>\$450,000</i>

DESCRIPTION:

The University requests approval to establish a project to renovate the existing Close-Hipp Building when Darla Moore School of Business is relocated to a new facility. Building upgrades will concentrate on life safety and code compliance issues. Building systems will be upgraded and/or replaced. Renovations will include reconfiguration of the existing space to accommodate needs of the Palmetto Project.

Renovation of the Close-Hipp Building will accommodate the Palmetto Project for the Department of Justice. The Palmetto Project will involve moving government and contractor jobs from Washington, D.C. metropolitan area to the Columbia campus. It will expand the capabilities of the National Advocacy Center to train prosecutors from across the nation and consolidate operations in Columbia, South Carolina.

This project was not included in the institution's FY 2010-11 CPIP. The projected project budget is \$30,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$30,951,767 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: CSB 3rd Floor Neuroscience Renovation – Step 2 (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$2,220,000
INITIAL CHE APPROVAL DATE: April 19, 2010

Project Budget	Previous	Change	Revised
Professional Service Fees	\$30,000	\$170,000	\$200,000
Interior Building Renovations (18,853 SF)	\$0	\$1,901,243	\$1,901,243
Contingency	\$0	\$148,757	\$148,757
Total	\$30,000	\$2,220,000	\$2,250,000

Source of Funds	Previous	Change	Revised
Neurosciences Practice Plan	\$30,000	\$2,220,000	\$2,250,000
Total	\$30,000	\$2,220,000	\$2,250,000

DESCRIPTION:

The University requests approval to establish the construction budget to renovate approximately 18,800 SF of space on the south end of the third floor of the Clinical Sciences Building for the Department of Neurosciences. This renovation will expand office availability for physicians and mid level practitioners. Faculty in the Department of Neurosciences will be consolidated to increase efficiency and patient satisfaction. Renovations include demolition, new wall construction, new interior finishes, new drop ceilings, new lighting, and HVAC system renovations.

This project was not included in the institution's FY 2010-11 CPIP year one. Construction contract award is projected for March 2011 and completion is projected for November 2011. Construction will be completed using design-bid-build.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$5,206,126 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: 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	\$128,094	\$143,094
New Construction (5,594 SF)	\$0	\$1,425,625	\$1,425,625
Contingency	\$0	\$71,281	\$71,281
Total	\$15,000	\$1,625,000	\$1,640,000

Source of Funds	Previous	Change	Revised
One Cent Sales Tax	\$15,000	\$1,625,000	\$1,640,000
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 offices, a dispatch/communication center, a training room, and a 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.

While this project is less than 10,000 SF and not required to meet LEED Silver by state law, the facility will include T8 lighting fixtures with electronic ballasts, lighting motion sensors, demand control ventilation, water saving plumbing fixtures, and HVAC with direct digital control energy management system.

This project is included in the institution's FY 2010-11 CPIP year one as institutional priority number three. However, the total budget has increased by \$640,000 since CPIP submission requiring full committee and commission approval. Construction will be completed using design-bid-build.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, personnel and supplies are expected to generate additional operating costs of \$26,800 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

FRANCIS MARION UNIVERSITY

PROJECT NAME: Athletic Complex Construction (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$11,165,000
INITIAL CHE APPROVAL DATE: September 30, 2009

Project Budget	Previous	Change	Revised
Professional Service Fees	\$135,000	\$650,800	\$785,800
Equipment and/or Materials	\$0	\$100,000	\$100,000
Site Development	\$0	\$2,263,200	\$2,263,200
New Construction	\$0	\$7,500,000	\$7,500,000
Builders Risk Insurance	\$0	\$60,000	\$60,000
Other	\$0	\$100,000	\$100,000
Contingency	\$0	\$491,000	\$491,000
Total	\$135,000	\$11,165,000	\$11,300,000

Source of Funds	Previous	Change	Revised
Athletic Revenue Bonds	\$135,000	\$8,365,000	\$8,500,000
Capital Reserve Fund	\$0	\$1,000,000	\$1,000,000
FMU Real Estate Foundation	\$0	\$1,100,000	\$1,100,000
Private Funds/Donations	\$0	\$700,000	\$700,000
Total	\$135,000	\$11,165,000	\$11,300,000

DESCRIPTION:

The University requests approval to establish the construction budget to construct a new athletic complex. The complex will include all of the University's athletic competition fields and support buildings, all of which are needed to meet the basic needs for an NCAA division one intercollegiate athletic program. The complex will also help to achieve Title IX equity for student athletes. The existing fields and facilities are thirty plus years old and are over-crowded and do not allow room for expansion. The proposed complex will allow the University to attract more students while increasing visibility for current student athletes and the University.

The complex is expected to include an 800-seat baseball stadium, a 300-seat softball stadium, a 400-seat soccer stadium, and a field house with offices and support facilities. The fields will be designed to include natural grass turf with proper irrigation, drainage and field lighting systems designed to meet NCAA division one standards. The site plan will include a landscaped central plaza, pedestrian sidewalks, a practice field, parking lots and walking trails. The design also includes a four acre lake that creates a view corridor from Hwy 701/76 as well as being used for storm water detention and irrigation for the fields. The venues are linked by a pedestrian plaza that connects the drop-off area to a new gathering space which overlooks the lake.

This project is included in the institution's FY 2010-11 CPIP year one as institutional priority number one. However, the total budget has increased by \$2,300,000 since CPIP submission requiring full committee and commission approval. Construction will be completed using design-bid-build.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities are expected to generate additional operating costs ranging between \$112,000 and \$186,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

WINTHROP UNIVERSITY

PROJECT NAME: Owens Hall Fire Damage Reconstruction (Phase I & II)
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$5,000,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$200,000	\$200,000
Interior Building Renovations (53,887 SF)	\$0	\$800,000	\$800,000
Building Utilities Renovations	\$0	\$1,500,000	\$1,500,000
Roofing	\$0	\$350,000	\$350,000
Cleanup, Stabilizing, Demo and Dry out	\$0	\$1,600,000	\$1,600,000
Contingency	\$0	\$550,000	\$550,000
Total	\$0	\$5,000,000	\$5,000,000

Source of Funds	Previous	Change	Revised
Insurance Reserve Fund	\$0	\$5,000,000	\$5,000,000
Total	\$0	\$5,000,000	\$5,000,000

DESCRIPTION:

The University requests approval to establish a project to repair a combined 53,887 SF of space in Owens Hall and attached Annex damaged by fire. Work includes new roof deck and roof system, HVAC and electrical system repair and replacement, new sheet rock, doors, finishes, floor coverings and acoustical ceilings. Also included is replacement of all “smart classroom” equipment. The intent is to restore the building to its original design.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Building was constructed in 2007.

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.

GREENVILLE TECHNICAL COLLEGE

PROJECT NAME: Information Technology/Logistics Building (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$5,779,639
INITIAL CHE APPROVAL DATE: September 18, 2009

Project Budget	Previous	Change	Revised
Professional Service Fees	\$67,500	\$232,500	\$300,000
Equipment and/or Materials	\$0	\$475,000	\$475,000
New Construction (35, 292 SF)	\$0	\$4,674,139	\$4,674,139
Landscaping	\$0	\$15,000	\$15,000
Other	\$0	\$150,000	\$150,000
Contingency	\$0	\$233,000	\$233,000
Total	\$67,500	\$5,779,639	\$5,847,139

Source of Funds	Previous	Change	Revised
Local	\$67,500	\$5,779,639	\$5,847,139
Total	\$67,500	\$5,779,639	\$5,847,139

DESCRIPTION:

The College requests approval to establish the construction budget to construct a 35,292 SF building to house the College of Information Technology (IT) and Logistics Services operations. IT operations are currently housed in two separate buildings. The intent is to combine all IT and Logistics operations to improve overall efficiency and effectiveness, while effectively dealing with existing poor building conditions. In addition, space for the newly established Vice President of Institutional Effectiveness and the Planning and Grants Operation will be added to further enhance efficiency and effectiveness. It is anticipated that the two existing buildings housing operations associated with this request will be demolished once vacated.

This project is included in the institution's FY 2010-11 CPIP year one as institutional priority number one. However, the total budget has increased by \$1,347,139 since CPIP submission requiring full committee and commission approval. Construction will be completed using design-bid-build.

E&G MAINTENANCE NEEDS REDUCTION:

Demolition of existing buildings will result in a reduction of existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

Current utility and labor costs to maintain existing buildings slated for demolition will offset operating costs in new facility.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

TRIDENT TECHNICAL COLLEGE

PROJECT NAME: Nursing and Science Building (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$450,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$450,000	\$450,000
Total	\$0	\$450,000	\$450,000

Source of Funds	Previous	Change	Revised
Local	\$0	\$450,000	\$450,000
Total	\$0	\$450,000	\$450,000

DESCRIPTION:

The College requests approval to establish a project to construct a 90,000 SF facility to expand programs in Nursing and Allied Health. The building will house nursing and science labs, classrooms, study and meeting space, and office space for faculty and the Nursing Resource Center (NRC).

This project has been included in the College's CIP Year-two request for Capital Improvement Bonds (CIB) since 2002, and has been the institutions top priority for CIB funding since 2005. Since state capital funding has not been available, funding has been requested and granted from the local counties. On March 2, 2010 Charleston County agreed to provide \$18 M (60%) in local funds. Berkeley and Dorchester counties are still in the FY 2011 budget review process. Both county councils have indicated that they will fund the \$7.5 M (25%) and \$4.5 M (15%) respectively to complete the project. Remaining funding will be finalized before the College seeks approval for the construction phase of this project.

Currently, three Nursing programs and fifteen of the nineteen Allied Health programs are housed in a twenty year old building with only 54,400 SF. Since the construction of the Health Sciences Building in 1989, enrollments in Nursing and Allied Health programs have grown from 383 students to 1,056 students in Fall 2008 (176%). During the same period the number of students preparing to enter the Nursing and Allied Health programs has grown from 506 students in 1989 to 2,206 students in 2008 (336%). In Fall 2009, 652 students were enrolled in nursing programs. Another 985 students have been admitted to the next six terms (Spring 2010 through Fall 2011), and the Registrar is currently admitting students for the Spring 2012 semester. In addition, 1,550 students are in the pipeline taking pre-nursing courses. The College does not have the space to accommodate the community's need or the students' interest in these programs.

The existing Allied Health Building will continue to be used for health programs. Several of these programs have waiting lists just as the nursing program does. These programs will be expanded in the space made available when nursing moves into the new facility. The internal cost estimate of this project is \$30,000,000. This project will not require an increase in student tuition and fees.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Maintenance, utilities and janitorial staff are expected to generate additional operating costs ranging between \$171,300 and \$775,831 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

DESCRIPTION OF LEASES FOR CONSIDERATION

May 6, 2010

MEDICAL UNIVERSITY OF SOUTH CAROLINA

LEASE NAME: 5900 Core Avenue
REQUESTED ACTION: Lease Renewal
REQUESTED ACTION AMOUNT: \$216,000

DESCRIPTION:

The University requests approval of a lease renewal for 5,404 SF of space located at 5900 Core Avenue. This property is a third-party lease, located in the North Charleston area. The landlord/owner is 5900 Core Avenue, LLC. The purpose of the lease is to continue to provide space for the Department of Psychiatry, Geriatric Research. An initiative is underway to relocate this group back on campus involving a recently approved project for the Harborview Office Tower Building. Once the project is complete, this group will occupy space on the first and tenth floors of Harborview and this lease will be terminated.

The monthly rental rate will be \$9,000, resulting in an annual cost of \$108,000. The requested lease term is two years with a total lease cost of \$216,000. The per-square-foot rate is \$19.99. This is a full service lease; therefore, there will be no additional operating expenses.

RECOMMENDATION:

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

COLLEGE OF CHARLESTON

LEASE NAME: 284 King Street
REQUESTED ACTION: Lease Renewal
REQUESTED ACTION AMOUNT: \$997,540

DESCRIPTION:

The College requests approval of a lease renewal for 9,828 SF of space currently owned by the College of Charleston Foundation. The initial term of the lease was July 1, 2005 to June 30, 2010 with the option to extend for up to three terms of five years each. The current request will provide for one five-year extension from July 1, 2010 to June 30, 2015.

The purpose of the renewal is to continue to provide space for the Joseph P. Riley, Jr. Center for Urban Affairs and Policy Studies, which houses programs of academic study, research, and community service focused on enhancing urban life in the Charleston area. The space also houses the Masters of Environmental Studies program. Future plans for the space include the consolidation of the Masters of Public Administration and the Department of Urban Studies. These programs are currently housed in three different locations. The proposed lease will provide space for faculty and graduate assistant offices, conference rooms, and resource rooms.

The monthly rental rate will be approximately \$16,625.67, resulting in an annual cost of \$199,508 for a total cost of \$997,540 for the lease period. The rent will not increase during the five-year term. Cost per square foot rate is \$20.30. The requested lease does not include maintenance, and the College expects to spend \$51,215 (\$5.20/SF) each year on building envelope, roofing, HVAC, plumbing, fire safety, and security associated with normal occupancy.

RECOMMENDATION:

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

LANDER UNIVERSITY

LEASE NAME: Cokesbury Gardens Apartments
REQUESTED ACTION: New Lease
REQUESTED ACTION AMOUNT: \$223,704

DESCRIPTION:

The University requests approval of a new lease for Cokesbury Gardens Apartments for use as student housing. The University is currently projecting a shortage of beds for the upcoming school year, and the apartment complex will provide forty-two apartments consisting of 39,163 SF of space that will house 153 students.

The lease term is for one year beginning on June 1, 2010 and unless terminated, shall end on May 31, 2011 with an option to renew for one additional year. The monthly rental rate will be approximately \$18,642, resulting in an annual cost of \$223,704 for a total cost of \$223,704 for the lease period. Cost per square foot is \$5.71. The University will be responsible for all utilities, cable, internet and custodial of the leased units estimated at \$80,801 or \$2.06 per SF. The University will also provide police protection of the property for safety and security of students. Additional security expenses are included in the annual operating costs. Student housing fees for this residence will be used to pay the lease. Excess will be used to pay annual operating expenses.

Marvin L. McCrory owns the complex as trustee for Cokesbury Gardens Apartments, LP. The complex is located approximately eight-tenths of a mile from the core campus. The University was granted staff approval on April 19, 2010 to begin a phase I study of the building conditions, environmental assessment and appraisal of facilities to ultimately purchase the entire complex.

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						
April 2010						
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
3/26/2010	9854	Clemson	Earle Hall High Bay Conversion	decrease budget, close project	(\$3,598)	\$1,206,402
4/1/2010	6007	TC of the Lowcountry	111 Elliott Street Acquisition	increase budget, revise scope (Purchase Property)	\$175,000	\$195,000
4/8/2010	9602	Citadel	Daniel Library Renovations	increase budget	\$45,000	\$1,635,000
4/12/2010	9598	Citadel	Alumni House Renovation	decrease budget, close project	(\$10)	\$903,990
4/12/2010	9603	Citadel	Bond Hall Envelope Repairs	cancel project	(\$590,000)	\$0
4/19/2010	New	MUSC	CSB 3rd Floor Neurosciences Renovation - Step 2 ¹	establish pre-design	\$0	\$30,000
4/19/2010	New	Lander	Cokesbury Garden Apartment Complex Property Acquisition ¹	establish (Environmental Study)	\$0	\$45,000
4/19/2010	New	Lander	312 Barksdale Street Property Acquisition ¹	establish (Environmental Study)	\$0	\$15,000

¹See supporting narrative.

**Leases Approved by Staff
April 2010**

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
4/19/2010	new	Lander	University Place	University Place is a four building complex, each building consisting of four 2 bedroom units totaling 16,104 SF capable of housing sixty-four students. Property is <u>contiguous</u> to the core campus. University will be responsible for all utilities, custodial, maintenance, insurance and landscaping costs. Student housing fees for this residence will be used to pay the lease, and excess will be used to pay annual operating costs.	Total Lease Cost - \$900,000; Annual Lease Cost - \$90,000; Monthly Rental Rate - \$7,500; Cost Per SF - \$5.58; Annual Operating Cost - \$166,698	10 years July 2010 - June 2020 At the end of 10 years, the property will be deeded to the University pending B&CB approval.
4/19/2010	new	Lander	University Place - Hines Property	University Place - Hines Property is one building consisting of 4 single bedroom units totaling 2,232 SF capable of housing four resident assistants. Property is <u>contiguous</u> to the core campus. University will be responsible for all utilities, custodial, maintenance, and landscaping costs. Student housing fees for this residence will be used to pay the lease, and excess will be used to pay annual operating costs.	Total Lease Cost - \$64,800; Annual Lease Cost - \$21,600; Monthly Rental Rate - \$450 per unit; Cost Per SF - \$9.67; Annual Operating Cost - \$11,256 (Rent during extended term - adjusted by a percentage equal to increase in Consumer Price Index.)	3 years July 2010 - June 2013 Extended terms - up to two consecutive periods of one year each.
4/19/2010	new	Lander	University Place - Stuart Property	University Place - Stuart Property is one building consisting of four 2 bedroom units totaling 4,026 SF capable of housing sixteen students. Property is <u>contiguous</u> to the core campus. University will be responsible for all utilities, custodial, maintenance, and landscaping costs. Student housing fees for this residence will be used to pay the lease, and excess will be used to pay annual operating costs.	Total Lease Cost - \$78,480; Annual Lease Cost - \$26,160; Monthly Rental Rate - \$2,180; Cost Per SF - \$6.49; Annual Operating Cost - \$13,756 (Rent during extended term - adjusted by a percentage equal to increase in Consumer Price Index.)	3 years July 2010 - June 2013 Extended terms - up to two consecutive periods of one year each.
4/19/2010	new	Lander	McGhee Court	McGhee Court is a four building complex totaling 5,916 SF capable of housing twenty-eight students. Property is located approximately <u>two-tenths of a mile</u> from the core campus. University will be responsible for all utilities, custodial, maintenance, and landscaping costs. Student housing fees for this residence will be used to pay the lease, and excess will be used to pay annual operating costs.	Total Lease Cost - \$439,440; Annual Lease Cost - \$43,944; Monthly Rental Rate - \$3,662; Cost Per SF - \$7.42; Annual Operating Cost - \$31,912	10 years July 2010 - June 2020 At the end of 10 years, the property will be deeded to the University pending B&CB approval.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR APRIL 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.

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: CSB 3rd Floor Neurosciences Renovation – Step 2 (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$30,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$30,000	\$30,000
<i>Total</i>	<i>\$0</i>	<i>\$30,000</i>	<i>\$30,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Neurosciences Practice Plan	\$0	\$30,000	\$30,000
<i>Total</i>	<i>\$0</i>	<i>\$30,000</i>	<i>\$30,000</i>

DESCRIPTION:

The University requests approval to establish a project to renovate approximately 18,800 SF of space on the south end of the third floor of the Clinical Sciences Building for the Department of Neurosciences. This renovation will expand office availability for physicians and mid level practitioners. Faculty in the Department of Neurosciences will be consolidated to increase efficiency and patient satisfaction. Renovations include demolition, new wall construction, new interior finishes, new drop ceilings, new lighting, and HVAC system renovations.

This project is not included in the institution's FY 2010-11 CPIP year one.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$5,206,126 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

LANDER UNIVERSITY

PROJECT NAME:

Cokesbury Garden Apartment Complex Property Acquisition (Phase I – Environmental Study)

REQUESTED ACTION:

Establish Project

REQUESTED ACTION AMOUNT:

\$45,000

INITIAL CHE APPROVAL DATE:

N/A

Project Budget	Previous	Change	Revised
Other (Env. Study, Bldg. Cond., Appraisal)	\$0	\$45,000	\$45,000
Total	\$0	\$45,000	\$45,000

Source of Funds	Previous	Change	Revised
Housing Reserves	\$0	\$45,000	\$45,000
Total	\$0	\$45,000	\$45,000

DESCRIPTION:

The University requests approval to establish a project to perform a property/building appraisal and building condition assessment for the Cokesbury Garden Apartment Complex located at 210 McNeil Avenue in Greenwood, South Carolina.

The apartment complex consists of thirteen separate apartment buildings and a centrally located laundry facility. Built in 1971, the construction is wooden frame, brick veneer, and shingled roof. Apartment layouts consist of a combination of two, three and four bedroom floor-plans. The complex currently occupies approximately 12.1 acres consisting of paved parking, a recreation area and two adjacent wooded lots.

The University has the ability to provide 1,086 beds on campus. For the Fall 2009 semester, there were 1,247 requests for on-campus housing. Based on pre-paid deposits, housing requests are in excess of 1,500 for the Fall 2010 semester. The University is interested in the possible purchase of the property and conversion into student housing.

This project is not included in the institution's FY 2010-11 CPIP year one. It has recently materialized based on options that the President's Council and Board have been evaluating.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land/Building Purchase

ANNUAL OPERATING COSTS/SAVINGS:

Electrical and water/sewer are expected to generate additional operating costs in the three years following project completion. Estimates will be provided once the environmental study is complete.

LANDER UNIVERSITY

PROJECT NAME: 312 Barksdale Street Property Acquisition
(Phase I – Environmental Study)
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: \$15,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Other (Env. Study, Prop. Asses., Appraisal)	\$0	\$15,000	\$15,000
Total	\$0	\$15,000	\$15,000

Source of Funds	Previous	Change	Revised
Housing Reserves	\$0	\$15,000	\$15,000
Total	\$0	\$15,000	\$15,000

DESCRIPTION:

The University requests approval to establish a project to perform a property/building appraisal for property located at 312 Barksdale Street located in Greenwood, South Carolina. This lot consists of a two story home on three-fourths of an acre. The land is adjacent to University property and connects to an existing parking lot along Sproles Avenue.

Once the property is acquired the house will be demolished and the University will own the entire length of Sproles Avenue.

This project is not included in the institution’s FY 2010-11 CPIP year one. The homeowners are an elderly couple who are lifelong friends of the University. They are relocating and contacted the University with the opportunity to acquire the property.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land/Building Purchase

ANNUAL OPERATING COSTS/SAVINGS:

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