



## 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, June 3

**DATE:** May 26, 2010

A meeting of the Committee is scheduled to be held via conference call in the Commission's Main Conference Room at 10:15 a.m. on Thursday, June 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 June 3.

*Enclosures*

## **AGENDA**

COMMITTEE ON FINANCE & FACILITIES

JUNE 3, 2010

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 May 6 Meeting
3. Interim Capital Projects
  - A. Clemson University
    - i. Freeman Hall Expansion (Phase I)  
- *establish pre-design*
  - B. Medical University of South Carolina
    - i. Replace Psych Institute Generators, ATS, & Switchgear (Phase II)  
- *establish construction budget*
  - C. South Carolina State University
    - i. Campus-Wide Energy Performance Contract (Phase I Revision) (Phase II Request)  
- *amend phase I pre-design and establish construction budget*
4. Lease
  - A. University of South Carolina Columbia
    - i. Carolina Fair Park  
- *lease renewal*
5. Other Business
  - A. List of Capital Projects & Leases Processed by Staff for May 2010 (For Information)

**MINUTES**

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
COMMITTEE ON FINANCE AND FACILITIES  
MAY 6, 2010  
9:30 A.M.  
MAIN CONFERENCE ROOM  
SC COMMISSION ON HIGHER EDUCATION  
1333 MAIN STREET, SUITE 200  
COLUMBIA, SC 29201

**Committee Members Present**

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

Ms. Jacqui DiMaggio  
Mr. Mark Kelley  
Mr. Jay Kispert  
Mr. Dave LeGrande  
Mr. John Malmrose  
Mr. Thomas Opal  
Mr. Steve Osborne  
Ms. Jennifer Pearce  
Mr. Scott Poelker  
Mr. Tom Quasney  
Ms. Sandy Williams  
Mr. Hayes Wisner

**Committee Members Not Present**

Dr. Charles Thomas

**Guests Present**

Mr. Jeff Beaver  
Ms. Christine Smalls Brown  
Ms. Donna Collins  
Mr. Tom Covar  
Dr. Anthony Coyne

**Staff Present**

Mr. Gary Glenn  
Ms. Courtney Blake

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

**I. Call to Order**

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

The following matters were considered:

**II. Approval of Minutes of Meetings on February 4, 2010 and April 1, 2010**

A motion was made (Forbes), seconded (Talbert), and carried to approve the minutes of the February 4, 2010 and April 1, 2010 meetings.

**III. Interim Capital Projects**

The following projects were presented and discussed:

- A.) University of South Carolina Columbia
  - i. Close-Hipp Building Renovations

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that building upgrades will concentrate on life safety and code compliance issues. Renovations will include reconfiguration of existing space to accommodate needs of the Palmetto Project. Mr. Glenn explained that 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. Mr. Glenn added that this project was not included in the institution's FY 2010-11 CPIP because funding was not on hand at the time of CPIP submission. Dr. Forbes asked if the total project budget will cover the lease cost. Mr. Glenn explained that the project budget is for retrofit only.

B.) Medical University of South Carolina

i. CSB 3<sup>rd</sup> Floor Neuroscience Renovation – Step 2

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will 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. Renovations include demolition, new wall construction, new interior finishes, new drop ceilings, new lighting, and HVAC system renovations. Mr. Glenn added that this project was not included in the institution's FY 2010-11 CPIP because funding was not on hand at time of CPIP submission. He noted that construction will be completed using design-bid-build.

C.) Coastal Carolina University

i. Public Safety Facility

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will 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. Mr. Glenn added that the University, in a collaborative effort, provides public safety services to Horry-Georgetown Technical College. Mr. Glenn explained that the project is included in the institution's FY 2010-11 CPIP year one as institutional priority number three. However, the total budget increased by \$640,000 since CPIP submission requiring full committee and commission approval. He added that construction will be completed using design-bid-build.

D.) Francis Marion University

i. Athletic Complex Construction

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will 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 for an NCAA division one intercollegiate athletic program. 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. Mr. Glenn added that the project is included in the institution's FY 2010-11 CPIP year one as institutional priority number one. However, the total budget increased by \$2,300,000 since CPIP submission requiring full committee and commission approval. Construction will be completed using design-bid-build. Dr. Forbes asked how athletic bonds will be paid back. Mr. Jay Kispert, from Francis Marion University, explained that there will be no increase in tuition and fees to pay for the complex. Current student activity fees will remain unchanged and will be used to pay back bonds.

E.) Winthrop University

i. Owens Hall Fire Damage Reconstruction

Mr. Glenn presented the project stating that this request is for Phase I & II (pre-design and construction). He noted that the project will repair a combined 53,887 SF of space in Owens Hall and attached Annex damaged by fire. Work will include 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.

F.) Greenville Technical College

i. Information Technology/Logistics Building

Mr. Glenn presented the project stating that this request is for Phase II (construction). He noted that the project will construct a 35,292 SF building to house the College of Information Technology and Logistics Services operations. It is anticipated that two existing buildings housing operations associated with this request will be demolished once vacated. Mr. Glenn added that this project is included in the institution's FY 2010-11 CPIP year one as institutional priority number one. However, the total budget increased by \$1,347,139 since CPIP submission requiring full committee and commission approval. Construction will be completed using design-bid-build. Chairman Sanders asked for an explanation of local funding. Ms. Jacqui DiMaggio, from Greenville Technical College, explained that local funds were coming from Greenville County.

G.) Trident Technical College

i. Nursing and Science Building

Mr. Glenn presented the project stating that this request is for Phase I (pre-design). He noted that the project will 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). Mr. Glenn added that the project has been included in the College's CPIP year-two request for Capital Improvement Bonds (CIB) since 2002 and has been the institution's top priority for CIB funding since 2005. Since state capital funding has not been available, funding has been requested and granted from local counties. This project will not require an increase in student tuition and fees. A clerical error was noted under Annual Operating Costs/Savings and corrected to report a range between \$117,300 and \$775,831 in the three years following project completion.

With no further questions, it was moved (Talbert), seconded (Forbes), and voted to approve the University of South Carolina Columbia, Medical University of South Carolina, Coastal Carolina University, Francis Marion University, Winthrop University, Greenville Technical College, and Trident Technical College projects as proposed/corrected.

**IV. Leases**

The following leases were presented and discussed:

A.) Medical University of South Carolina

i. 5900 Core Avenue

Mr. Glenn presented the lease stating that this request is to renew the current lease for 5,404 SF of 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 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. He noted that the property is a third-party lease in the North Charleston area and is a full service lease.

B.) College of Charleston

i. 284 King Street

Mr. Glenn presented the lease stating that this request is to renew the current lease for 9,828 SF of space owned by the College of Charleston Foundation. The purpose of the renewal is to continue to provide space for the Joseph P. Riley, Jr. Center for Urban Affairs and Policy Studies. The initial term of the lease was for five years with the option to extend for up to three terms of five years each. The current request will provide for one five-year extension.

C.) Lander University

i. Cokesbury Gardens Apartments

Mr. Glenn presented the lease stating that this request is 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 complex is approximately eight-tenths of a mile from the core campus. Mr. Glenn added that the University intends to purchase the property once the lease term is up. Mr. Talbert asked what was on the eight-tenths of a mile stretch between the complex and the core campus. Mr. Tom Covar, from Lander University, replied that the land between the complex and core campus will be used for a future recreation and wellness center.

With no further questions, it was moved (Forbes), seconded (Workman), and voted to approve the Medical University of South Carolina, College of Charleston, and Lander University leases provided the rates and terms are approved by the Budget and Control Board.

**V. Other Business**

Chairman Sanders asked Coastal Carolina University for numbers on recent bids. Ms. Sandy Williams, from Coastal Carolina University, replied that the Convocation Center had recently gone out for bid and came in \$5 M under budget. Chairman Sanders asked institutional representatives present if they had similar results with current bids. Mr. Tom Quasney, from University of South Carolina Columbia, stated that the Patterson Hall Renovation was estimated at \$34 M and came in at \$21 M. He added that the majority of current projects going out for bid are coming back 20-30% below projected costs.

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

With no further business, Chairman Sanders adjourned the meeting at 10:10 a.m.

Respectfully submitted,

Courtney W. Blake  
Recorder

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

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

June 3, 2010

**CLEMSON UNIVERSITY**

**PROJECT NAME:** Freeman Hall Expansion (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$97,500  
**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	\$95,000	\$95,000
Labor Costs	\$0	\$2,500	\$2,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$97,500</i></b>	<b><i>\$97,500</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	\$97,500	\$97,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$97,500</i></b>	<b><i>\$97,500</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to add 24,000 SF of office and classroom space to Freeman Hall. Growth in the Industrial Engineering department, the addition of a Master of Engineering, and significant enrollment increases has amplified demand for engineering academic services. This additional space is required to continue to offer the appropriate services to students, faculty, and staff and to allow the program to be nationally competitive.

This project was not included in the institution's FY 2010-11 CPIP year one. It has become a top priority in response to the significant programmatic growth noted above. The projected project budget is \$6,500,000.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities and maintenance are expected to generate additional operating costs ranging between \$92,500 and \$96,100 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Replace Psych Institute Generators, ATS, & Switchgear (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$2,515,000  
**INITIAL CHE APPROVAL DATE:** August 18, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$35,000	\$190,000	\$225,000
New Construction (2,000 SF)	\$0	\$2,115,000	\$2,115,000
Contingency	\$0	\$210,000	\$210,000
<b>Total</b>	<b>\$35,000</b>	<b>\$2,515,000</b>	<b>\$2,550,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Institutional Capital Project Fund	\$35,000	\$1,240,000	\$1,275,000
Hospital Revenue	\$0	\$1,275,000	\$1,275,000
<b>Total</b>	<b>\$35,000</b>	<b>\$2,515,000</b>	<b>\$2,550,000</b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to replace the generators, automatic transfer switches (ATS), and main switchgear in the Psychiatric Institute Building. The existing equipment is beyond its useful life, unreliable, under-rated for current building loads, and located in a flood zone. The University's main computer data center is located on the third floor. It is critical to the University and Hospital Authority missions that this equipment be relocated out of the flood zone on a new structure at an elevation above twenty feet.

Scope of work will include replacement of the existing emergency power system with a new permanent emergency power system including two new diesel generators, fuel storage tank, transfer switches and parallel switchgear. A temporary emergency power system including portable diesel generator, fuel storage tank, and transfer switches will be used during construction. The new system will be installed above the flood plane on a new architectural steel generator platform.

This project was not included in the institution's FY 2010-11 CPIP year one. It was put on indefinite hold by IT pending the identification of an offsite alternative. This plan was abandoned as offsite locations were determine to be not feasible and the current plan was adopted to respond to the needs of the University/Authority.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$761,908 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.

**SOUTH CAROLINA STATE UNIVERSITY**

**PROJECT NAME:** Campus-Wide Energy Performance Contract  
(Phase I Revision)(Phase II Request)  
**REQUESTED ACTION:** Amend Phase I Pre-Design and Establish Construction  
Budget  
**REQUESTED ACTION AMOUNT:** \$9,300,065  
**INITIAL CHE APPROVAL DATE:** February 4, 2010

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$300,000	(\$300,000)	\$0
Interior Building Renovations	\$0	\$9,100,065	\$9,100,065
Contingency	\$0	\$500,000	\$500,000
<b>Total</b>	<b>\$300,000</b>	<b>\$9,300,065</b>	<b>\$9,600,065</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Master Lease Program	\$0	\$9,101,768	\$9,101,768
Energy Office Stimulus Funds	\$300,000	\$198,297	\$498,297
<b>Total</b>	<b>\$300,000</b>	<b>\$9,300,065</b>	<b>\$9,600,065</b>

**Description:**

The University requests approval to execute and implement the first of two phases of a guaranteed energy, water, and wastewater savings contract. The project was established in December 2009 to solicit and Energy Performance Contract (EPC) for the campus to implement energy and water conservation projects and utilize the subsequent energy and water savings to finance the project through a combination of federal funds and the State's Master Lease program. The project was solicited in two phases in order to meet the December 2010 deadline for project execution established for funds distributed under the American Recovery and Reinvestment Act (ARRA). The first phase includes lighting, HVAC and plumbing fixture upgrades to 14 campus buildings representing approximately 50% of the campus and an investment grade audit for the remaining buildings on the campus. The scope of work for phase two is anticipated to be similar to the work described in phase one and will be determined by the investment grade audit. The agency reports the total cost of this phase of the project to be \$9,600,065 with an operating savings of \$9,810,978 over the 12 year term of the contract. The cost of the project includes \$9,300,065 for the contract and \$300,000 for the pre-design services. The agency estimates that the total cost of the project for both phases of the contract to be \$17,700,000 with operating savings of \$18,000,000 over the 12 year term of the contract.

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

**E&G Maintenance Needs Reduction:**

This project will alleviate a portion of the existing maintenance needs.

**Annual Operating Costs/Savings:**

Operating Savings are estimated to be \$300,000 over the life of the contract.

**Recommendation:**

Staff recommends approval of this project as proposed.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

June 3, 2010

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**LEASE NAME:** Carolina Fair Park  
**REQUESTED ACTION:** Lease Renewal  
**REQUESTED ACTION AMOUNT:** \$4,581,360

**DESCRIPTION:**

The University requests approval of a lease renewal for 4,074 parking spaces at the Carolina Fair Park located on George Rogers Boulevard and Shop Road. The spaces are needed to accommodate parking during home football games excluding those games that occur during the State Fair. There is no alternative area that will meet the University's need for providing a desirable parking option for Gamecock Club members.

The annual cost for the first three years of the initial five-year term is \$900,000. At the expiration of the first three years, and for every year thereafter, beginning January 1, 2013, the annual cost will be increased by the cost of living for January of the current year. The requested lease term is five years with the option to extend for five terms of five years each. The total lease cost for the initial five year term is \$4,581,360. Per space rate is \$220.91. The University expects to spend \$155,500 each year on portable restrooms, parking attendants, security, permits, insurance, paint and markings.

Although the lease is structured to allow a maximum duration of thirty years if the continuation of the relationship is desired by both parties, it is terminable by either party on an annual basis. Renewal of this lease will be evaluated annually as the University's parking needs change over the coming years through the development of the Farmers' Market area and surrounding properties.

**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  
May 2010**

<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>
4/30/2010	New	Greenville TC	IT Parking Lot Acquisition <sup>1</sup>	establish project (environmental study)	\$0	\$15,000
5/5/2010	9568	Winthrop	City of Rock Hill Operations Center Land Acquisition <sup>2</sup>	increase budget (purchase property)	\$1,620,000	\$1,670,000
5/6/2010	New	Clemson	Barnett Hall HVAC Renovation <sup>3</sup>	establish pre-design	\$0	\$15,000
5/6/2010	6064	USC Columbia	Columbia Campus Elevator Upgrades <sup>3</sup>	establish construction budget	\$2,368,500	\$2,400,000
5/6/2010	6069	USC Columbia	Darla Moore School of Business Construction <sup>3</sup>	increase budget	\$8,400,000	\$9,750,000
5/6/2010	6071	USC Columbia	Horizon I First Floor Upfit <sup>3</sup>	establish construction budget	\$4,070,000	\$4,100,000
5/6/2010	6072	USC Columbia	Harper/Elliott Renovations <sup>3</sup>	establish construction budget	\$3,773,750	\$3,830,000
5/6/2010	New	College of Charleston	Robert Scott Small Bld. 2nd Floor Conversion <sup>3</sup>	establish pre-design	\$0	\$15,000
5/6/2010	New	College of Charleston	Center for Social Science Research <sup>3</sup>	establish pre-design	\$0	\$28,500
5/6/2010	9637	College of Charleston	72 George Street Renovation <sup>3</sup>	establish construction budget	\$25,864	\$1,200,000
5/6/2010	9641	College of Charleston	5 College Way Renovation/Repairs <sup>3</sup>	establish construction budget	\$22,500	\$1,820,500
5/6/2010	6008	Horry-Georgetown TC	Building 400 <sup>3</sup>	establish construction budget	\$13,267,500	\$13,455,000
5/6/2010	6001	TC of the Lowcountry	Mungin Center Renovations <sup>3</sup>	establish construction budget	\$1,151,465	\$1,169,000
5/6/2010	New	York TC	Allied Health Building <sup>3</sup>	establish pre-design	\$0	\$330,000
5/11/2010	New	Tri-County TC	Highway 76 Land Acquisition <sup>1</sup>	establish project (environmental study)	\$0	\$20,000
5/13/2010	9604	The Citadel	Capers Hall Repairs <sup>4</sup>	decrease budget	(\$424,000)	\$1,326,000
5/13/2010	9598	SC State	468 Reid Street Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9600	SC State	472 Reid Street Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9601	SC State	490 Reid Street Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9602	SC State	471 Reid Street Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9603	SC State	485 Reid Street Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9605	SC State	Goff Avenue Land Acquisition Lot #1 <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9606	SC State	1144 Goff Avenue Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9607	SC State	1174 Goff Avenue Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9613	SC State	Reid Street Land Acquisition Lot #4 <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0
5/13/2010	9616	SC State	868 Goff Avenue Land Acquisition <sup>5</sup>	decrease budget, close project	(\$10,000)	\$0

5/13/2010	9524	Winthrop	Lois Rhame West PE & Wellness Center	close project	\$0	\$27,390,000
5/13/2010	9547	Winthrop	Bancroft Classroom Tower Construction	close project	\$0	\$6,500,000
5/13/2010	9550	Winthrop	Thurmond Auditorium Construction	close project	\$0	\$7,000,000
5/13/2010	9551	Winthrop	Baseball Park Construction Phase II	close project	\$0	\$3,950,000
5/13/2010	9554	Winthrop	Heating/Air Conditioning Infra. Repairs	close project	\$0	\$585,229
5/13/2010	9560	Winthrop	Byrnes Auditorium Renovation	close project	\$0	\$1,000,000
5/19/2010	New	USC Columbia	Close-Hipp Building Renovations <sup>6</sup>	establish pre-design	\$0	\$450,000
5/21/2010	9867	Clemson	Memorial Stadium - WEZ Component II/ Northwest Plaza Construction Phase II <sup>7</sup>	increase budget, revise scope	\$1,153,000	\$17,304,061
5/24/2010	New	Coastal Carolina	Prudential Building and Land Acquisition <sup>3</sup>	establish project (environmental study)	\$0	\$20,000
5/24/2010	9555	Coastal Carolina	Kingston Hall Annex <sup>8</sup>	decrease budget, close project	(\$40,000)	\$0

<sup>1</sup>See supporting narrative

<sup>2</sup>Part of MLAP approved by CHE on June 7, 2007.

<sup>3</sup>Approved by CHE on May 6, 2010 as part of FY 2010-11 CPIP year one.

<sup>4</sup>Bids received came in under original estimate.

<sup>5</sup>Acquisitions will not be pursued at this time.

<sup>6</sup>CHE approved this project on May 6, 2010. The University sent a revised A-1 to include two further renovations of \$5 M each which are required under the Lease document between the University and the Department of Justice after years 10 and 15 of the Lease. The preliminary projected project budget for the first phase of renovations remains at \$30 M. \$15 M will be contributed by the University pursuant to its Lease with the Department of Justice and \$15 M will be contributed by the Department of Justice. Project scope, budget and funding source remain the same.

<sup>7</sup>Revision of scope is to include an additional 9,720 SF of elevated waterproofed double structural slab at the main concourse level and 8,022 SF of enclosed shell space at the second level for future upfit of recruiting, and support space for food service, restrooms, mechanical, exit stair and storage. An additional 2,854 SF of second level space above the visiting locker room, under the plaza to the north of the planned recruiting area, will also be included. Construction is scheduled to start after the 2010 football season, and conclude in the summer of the next year. Project will provide a connection to improve pedestrian flow between the existing west end zone plaza and the North Concourse. The shell space will be constructed during this time for future phases. Construction cost for the Northwest Plaza is estimated at \$2.5 M.

<sup>8</sup>The University has decided to cancel project and address the need for a one-stop-shop for Admissions, Financial Aid, Registrar and Bursar offices through renovation of space in Baxley Hall when space becomes available in 2012.

**Leases Approved by Staff  
May 2010**

<b>Date Approved</b>	<b>Lease #</b>	<b>Institution</b>	<b>Project Name</b>	<b>Purpose/Additional Info</b>	<b>Rates</b>	<b>Term</b>
5/12/2010	Renew	College of Charleston	4 Bull Street	Continue to provide residential space for students	Monthly Rental Rate - \$3,756.33; Annual Cost - \$45,076; Total Cost - \$225,380; Cost per SF - \$19.10; Operating Costs will be paid through auxiliary revenue	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	6 Bull Street	Continue to provide residential space for students	Monthly Rental Rate - \$3,147.83; Annual Cost - \$37,774; Total Cost - \$188,870; Cost per SF - \$17.00; Operating Costs will be paid through auxiliary revenue	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	8 Bull Street	Continue to provide residential space for students	Monthly Rental Rate - \$3,151.79; Annual Cost - \$37,822; Total Cost - \$189,108; Cost per SF - \$16.75; Operating Costs will be paid through auxiliary revenue	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	24 Bull Street	Continue to provide residential space for students	Monthly Rental Rate - \$8,333.33; Annual Cost - \$100,000; Total Cost - \$500,000; Cost per SF - \$15.89; Operating Costs will be paid through auxiliary revenue	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	107 Wentworth Street	Continue to provide residential space for students	Monthly Rental Rate - \$3,623.70; Annual Cost - \$43,484; Total Cost - \$217,422; Cost per SF - \$14.10; Operating Costs will be paid through auxiliary revenue	5 years 7/1/2010-6/30/2015

5/12/2010	Renew	College of Charleston	29 Coming Street	Continue to provide residential space for students	Monthly Rental Rate - \$4,756.67; Annual Cost - \$57,080; Total Cost - \$285,400; Cost per SF - \$19.78; Operating Costs will be paid through auxiliary revenue	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	31 Coming Street	Continue to provide residential space for students	Monthly Rental Rate - \$5,506.55; Annual Cost - \$66,078.62; Total Cost - \$330,393; Cost per SF - \$14.06; Operating Costs will be paid through auxiliary revenue	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	16 Bull Street	Continue to provide space for guest housing	Monthly Rental Rate - \$2,143.90; Annual Cost - \$25,727; Total Cost - \$128,634; Cost per SF - \$15.25; Operating Costs - \$8,871	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	18 Bull Street	Continue to provide office and meeting space for the Office of Alumni Relations	Monthly Rental Rate - \$2,200.33; Annual Cost - \$26,404; Total Cost - \$132,020; Cost per SF - \$16.10; Operating Costs - \$8,528	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	97 Wentworth Street	Continue to provide office and meeting space for the Office of Greek Life	Monthly Rental Rate - \$2,156.67; Annual Cost - \$25,880; Total Cost - \$129,402; Cost per SF - \$7.90; Operating Costs - \$4,940	5 years 7/1/2010-6/30/2015
5/12/2010	Renew	College of Charleston	112-114 Wentworth Street	Continue to provide office and meeting space for the Office of Political Science	Monthly Rental Rate - \$3,935.40; Annual Cost - \$47,225; Total Cost - \$236,124; Cost per SF - \$10.75; Operating Costs - \$23,613	5 years 7/1/2010-6/30/2015
5/12/2010	Extension	College of Charleston	Gloria Parking Lot	Continue to provide parking space to College faculty and staff and evening and weekend visitors to Sottile Theatre	Monthly Rental Rate - \$5,250; Annual Cost - \$63,000; Cost per space - \$125; Operating Costs - \$1,260	1 year extension 7/1/2010-6/30/2011

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

**GREENVILLE TECHNICAL COLLEGE**

**PROJECT NAME:** IT Parking Lot Acquisition (Phase I)  
**REQUESTED ACTION:** Establish Project (*environmental study*)  
**REQUESTED ACTION AMOUNT:** \$15,000  
**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>
Environmental Study, Survey, Appraisal	\$0	\$15,000	\$15,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$15,000</i></b>	<b><i>\$15,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local	\$0	\$15,000	\$15,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$15,000</i></b>	<b><i>\$15,000</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to begin preliminary land studies to purchase property from the Greenville Technical College Foundation for the purpose of providing parking for the proposed IT/Logistics Building currently in schematic design. The property is currently used as a parking lot. Portions will be used for islands to plant trees as part of the LEED Certification requirements associated with the IT/Logistics design.

This project is not included in the institution's FY 2010-11 CPIP year one, but the IT/Logistics Building associated with this lot is the institution's number one priority.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Land Acquisition

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**TRI-COUNTY TECHNICAL COLLEGE**

**PROJECT NAME:** Highway 76 Land Acquisition (Phase I)  
**REQUESTED ACTION:** Establish Project (*environmental study*)  
**REQUESTED ACTION AMOUNT:** \$20,000  
**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	\$20,000	\$20,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$20,000</i></b>	<b><i>\$20,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Local	\$0	\$20,000	\$20,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$20,000</i></b>	<b><i>\$20,000</i></b>

**DESCRIPTION:**

The College requests approval to establish a project to begin preliminary land studies to purchase approximately five acres of land and a 46,000 SF building located five miles from the main campus at 5321 Highway 76 in Anderson County. This property will be used for the relocation of the College's Industrial and Electronic Technology (I&ET), Welding and HVAC programs.

The Welding and HVAC programs are currently housed in the Clarke-McKissick Building. This facility is outdated and obsolete for today's manufacturing standards, requirements, and safety regulations. Renovation is impractical due to its layout and location. Relocation to a suitable facility will save approximately \$2 M over the cost of new construction.

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

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Land Acquisition

**ANNUAL OPERATING COSTS/SAVINGS:**

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