



## South Carolina Commission on Higher Education

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Ms. Elizabeth Jackson  
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Dr. Jennifer B. Settlemyer  
Mr. Rodney A. Smolla  
Mr. Guy C. Tarrant, CCIM  
Mr. Hood Temple  
The Honorable Lewis R. Vaughn

Ms. Julie J. Carullo  
Acting Executive Director

**TO:** Mr. Bill Scarborough, Chair, and Members of the Committee on Finance & Facilities

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

**SUBJECT:** Committee Meeting, August 8

**DATE:** August 2, 2012

A meeting of the Committee is scheduled to **be held in the Commission's Main Conference Room at 9:45 a.m. on Wednesday, August 8.** Please note the change in day and 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 August 8.

*Enclosures*

**AGENDA**

COMMITTEE ON FINANCE & FACILITIES

AUGUST 8, 2012

9:45 A.M.

MAIN CONFERENCE ROOM

SC COMMISSION ON HIGHER EDUCATION

1122 LADY STREET, SUITE 300

COLUMBIA, SC 29201

1. Introductions
2. Minutes of June 7 Meeting
3. Master Land Acquisition Plans (MLAP's)
  - A. Coastal Carolina University
  - B. Winthrop University
4. Election of Vice Chair
5. Other Business
  - A. Lists of Capital Projects & Leases Processed by Staff for June and July 2012  
(For Information, No Action Required)

**MINUTES**  
COMMITTEE ON FINANCE AND FACILITIES  
JUNE 7, 2012  
10:30 A.M.  
PRESIDENT'S BOARD ROOM  
CARNELL LEARNING CENTER  
LANDER UNIVERSITY  
320 STANLEY AVENUE  
GREENWOOD, SC 29649

**Committee Members Present**

Chairman Guy Tarrant  
Ms. Natasha Hanna  
Mr. Bill Scarborough  
Mr. Hood Temple  
The Honorable Lewis Vaughn

Mr. Jim Kelly  
Chief Terry Ledford  
Mr. John Malmrose  
Ms. Beth McInnis  
Mr. Chuck Sanders

**Guests Present**

Dr. Ray Brooks  
Mr. Harry Brown  
Chief Howard Cooke  
Captain Dan Fancoate

**Staff Present**

Mr. Gary Glenn  
Ms. Courtney Blake  
Ms. Julie Carullo  
Ms. Beth Rogers  
Dr. Karen Woodfaulk

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 Tarrant called the meeting to order at 10:35 a.m. Ms. Blake introduced guests in attendance.

The following matters were considered:

**II. Approval of Minutes of Meeting on May 3, 2012**

A motion was made (Scarborough), seconded (Temple), and carried to approve the minutes of the May 3, 2012 meeting.

**III. Interim Capital Project**

The following project was presented and discussed:

- A.) Medical University of South Carolina
  - i. Walton Research Building Renovation – Floors 2, 3, 6 & 7

Mr. Glenn stated that this project was included in the institution's FY 2012-13 CPIP year one as priority number three; however, the total project budget has increased by \$915,977 since CPIP submission causing the project to be brought back to the Committee and Commission for approval. The overall scope of work is the same. Cost increases are due to the addition of roof related work, as well as increased estimates for interior construction and HVAC. Chairman Tarrant asked what supports the College of Medicine Clinical Revenue source. Mr. Glenn explained that the funding source is generated

from the faculty practice plan. A portion of their earnings come back to the University for use in funding projects such as this one.

With no further questions, it was moved (Vaughn), seconded (Temple), and voted to approve the Medical University of South Carolina project as proposed.

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

The list of Capital Projects & Leases processed by staff for May 2012 was presented for information.

Chairman Tarrant announced that he will be leaving the Commission at the expiration of his term, July 1, 2012. Commissioner Temple thanked Chairman Tarrant for his leadership and different approach to approval of projects. Commissioner Scarborough and Vaughn echoed Commissioner Temple's comments.

Chairman Tarrant nominated Vice Chairman Mr. Bill Scarborough for the position of Chairman, it was moved (Temple), seconded (Vaughn), and voted to appoint Mr. Bill Scarborough as Committee Chair.

With no further business, Chairman Tarrant adjourned the meeting at 10:50 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.*

**MASTER LAND ACQUISITION PLANS (MLAP'S)**

August 8, 2012

The current policy for accepting MLAP's is as follows:

*Institutions may present to the Finance and Facilities Committee and the Commission for conceptual approval master plans that outline proposed land acquisitions. 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 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 and Commission monthly.*

**COASTAL CAROLINA UNIVERSITY**

Coastal Carolina University is requesting a renewal of its Master Land Acquisition Plan which was submitted to and approved by the South Carolina Commission on Higher Education in August, 2007.

The University completed a new Campus Master Plan which was approved by its Board of Trustees in February, 2010. The recommendations for land acquisition made in the new master plan included the following:

- The University should consider the "triangle", created by Highways 501 and 544, north of the University's main campus, as an area of both short and long term interest for property acquisition. This area would provide the University with some additional points of access and egress to the academic core and Chanticleer Drive, with the possibility of three existing streets providing direct access from US 501 to the campus boundary. Within this same triangle, the University's interests would be served with the acquisition of the frontage properties along Hwy 544 to the University's Elvinton tract which will be utilized for new student housing.
- Additional property acquisition may be desirable to enhance the University's image within the Conway community and in response to University programmatic needs. The University would benefit from a nearby mixed use village with supporting retail, food and entertainment facilities.
- It is in the interest of the University to help stabilize the higher quality nearby residential neighborhoods to assure their long term viability as attractive and affordable places to live for Conway residents and University faculty and staff.
- Properties south of main campus along Highway 544 would provide a means to relieve the separation of University Place student housing from main campus. Properties in this area could be utilized for some additional housing, playfields, parking and supporting amenities for University Place as well as appropriate landscaping for campus entry. Property in this area would also assist in providing a safe and more attractive connection back to the main campus for pedestrians and cyclists from University Place.

The University's strategic plan calls for growth to 12,500 students by the year 2020. The renewal of the MLAP will allow the University to acquire land and/or buildings in support of this growth. With the ability to acquire property adjoining or in the immediate vicinity of the campus, a more cohesive campus will be achieved. The Master Land Acquisition Plan (map below) approved in 2007 included properties surrounding the University's main campus within a two mile radius. This two mile radius

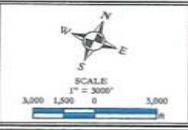
continues to provide for the land acquisition recommended by the new Campus Master Plan. The University therefore respectfully requests a five year renewal of the plan through August, 2017.

**RECOMMENDATION:**

Staff recommends conceptual approval of this Master Land Acquisition Plan (MLAP) as proposed.



**COASTAL CAROLINA UNIVERSITY**  
 2 MILE RADIUS SURROUNDING  
 CCU PROPERTIES  
 P. O. Box 261954  
 Conway, SC 29526-6954  
 (843) 347-3161  
<http://www.coastal.edu/>



**Legend**  
 CCU Properties



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## **WINTHROP UNIVERSITY**

Winthrop University is requesting a renewal of its Master Land Acquisition Plan which was submitted to and approved by the South Carolina Commission on Higher Education in August, 2007.

Winthrop University has based its master land acquisition plans on acquisitions needed to meet both the legislative mandate to maintain an academic environment that provides a first-class institution of higher education for our students and our public service role of working with local government to support and advance economic development goals, as follows:

- Academically, Winthrop's strategic directions include the implementation of a multi-year enrollment growth initiative that is supported by local government and economic development organizations. This initiative is designed to enhance the quality and diversity of the student body while maintaining a high level of service to South Carolina youth and working in a manner consistent with both the values of Winthrop and Winthrop's growing national recognition as a "best value" in higher education. Under this plan, Winthrop will increasingly attract South Carolina's best students as well as those highly qualified students from beyond South Carolina whose presence will add to the diversity and enrichment of the student body. Over the next 5-10 years, Winthrop will recruit a student body of 8,000-8,500 students while preserving its nature and character. This will require the creation of residential, academic, and auxiliary programs and facilities and make other adjustments as needed to retain our distinctive identity while facilitating the incremental growth.
- Winthrop identified a number ways in which the city of Rock Hill's regional economic development strategies for re-development of former textile mill properties in the city's deteriorating urban core can be supported by Winthrop's campus development plans. These include:
  - Increased activities focused on the acquisition of approximately 15 acres for its future expansion from the American Legion, thereby ensuring that university growth could occur with minimal effect on the local property tax base, since the American Legion property historically has not been a part of that tax base. Other acquisitions intentionally will be focused on smaller parcels in blighted or deteriorating areas that are deemed an opportunity for improvement to the campus and its environs by both Winthrop and local government.
  - Adjusted siting of its next generation of campus buildings in such a way as to create a new heart of campus closer to the area identified by local government as that most in need of new private investment. This strategy was identified as a way to create habits of pedestrian mobility in areas adjacent to the campus where local government felt a target for mixed-use private investment exists.
  - Increased work with both local government and the private sector to identify ways that the existence of the campus and related "college town" ambience could be leveraged to maximize development of adjacent property into highest and best uses, incorporating quality residential growth, small business opportunities and public infrastructure.

Winthrop's context for growth is the Winthrop Experience, which emphasizes preparing traditional age students to live, learn and lead for a lifetime. The design of this experience and the campus facilities that support it is based on high standards of quality and value, and increasingly recognized as such at a national level. By adhering to those high standards, the capacity to serve a large number of students while retaining our nature and character clearly exists – as does the capacity to create a "college town" environment in the urban core of Rock Hill.

As part of on-going master planning, Winthrop acquired the former City of Rock Hill Operations Center that was part of our 2006 MLAP that includes 12.38 acres for westward expansion of its main campus and completed basic design for an area that will become the heart of the expanded campus. Winthrop's building density is great and has overwhelmed a compact campus that over the years has become "land-locked" on one side by commercial growth and a major thoroughfare and on two sides by a residential historical district that all but mandated this westward movement.

Reclaiming building foot prints is difficult and expensive (i.e. demolition of buildings and relocation of utilities) as evidenced this year by the completion of two major new facilities in the heart of campus. Approval of the MLAP is essential for Winthrop to fulfill its mission to provide students with a high quality, diverse and best value educational experience. Competition in today's higher education environment necessitates Winthrop acquisition of these additional properties to meet the challenge. Without approval, additional residential capacity that provides the living experience required by the cultural and worldly savvy student consumer of today is not an option. The enhancement and furthering of academic initiatives will be severely restricted creating a chicken or the egg first situation. Winthrop cannot reclaim residential space to grow and enhance academic use and thereby leave students with little or no housing options nor can Winthrop reclaim academic space to increase housing options for students and thereby reduce growth of quality academic programs.

Additionally, Winthrop's Operation Center and College Bookstore, both currently located off campus, continue to grow beyond their capacity. The Operations Center and Bookstore need to be located on campus to best serve the academic and living needs of its students, faculty, and staff.

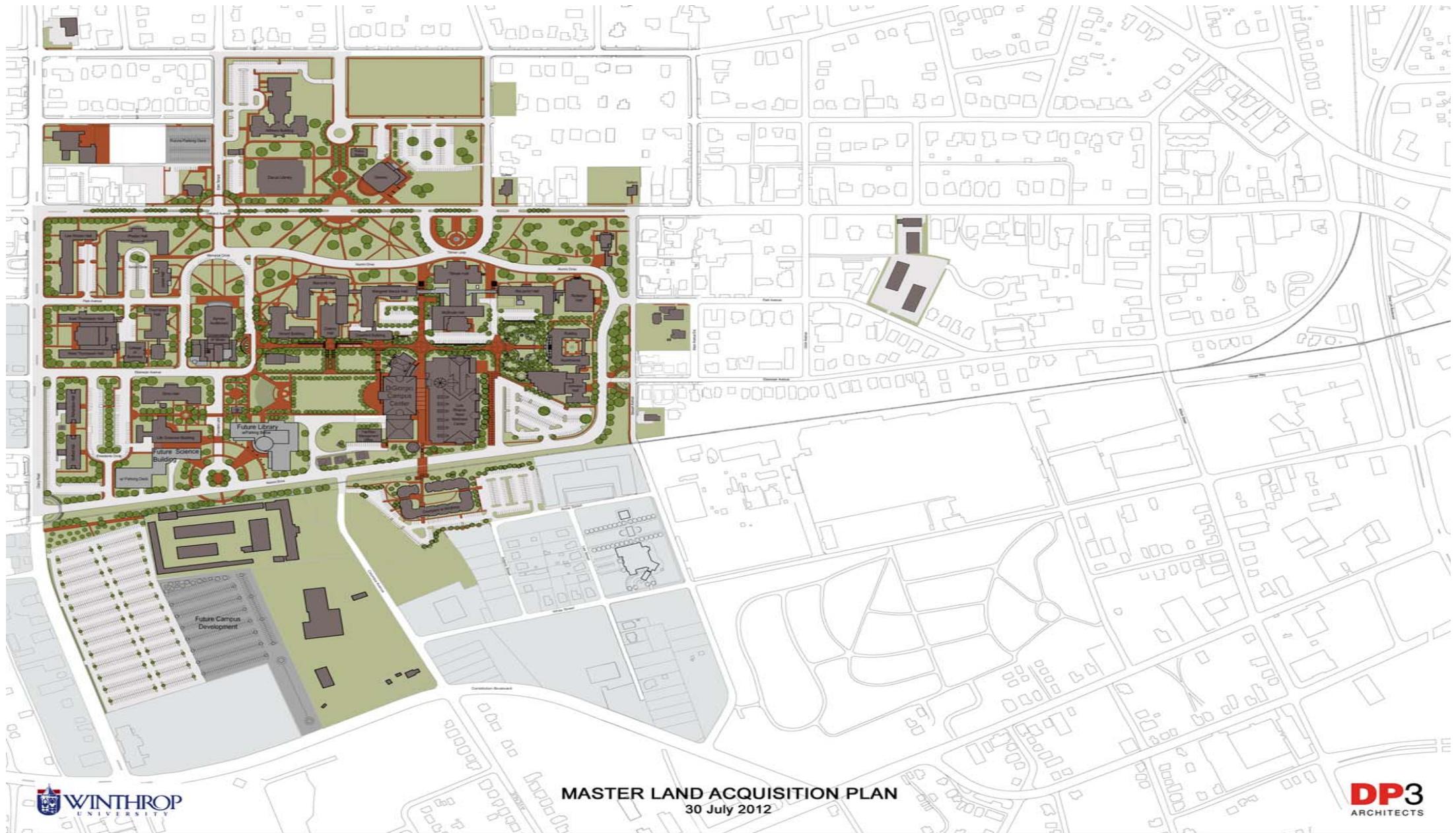
Winthrop's MLAP request includes a total of 38.88 acres presently encompassing a combination of commercial, residential, unimproved land, and green spaces. All land identified is adjacent to the Winthrop campus and could include the following:

- Four unoccupied commercial buildings
- Two parking areas
- 10+ rental houses
- Seven occupied commercial buildings
- One green space
- 30 plus low-income houses of questionable building code compliance.

Decisions regarding these parcels will be made over time, consistent with university needs, changing local conditions, and local government economic development objectives.

**RECOMMENDATION:**

Staff recommends conceptual approval of this Master Land Acquisition Plan (MLAP) as proposed.



**INFORMATION ITEM**

<b>Capital Projects &amp; Leases Processed by Staff</b>							
<b>June 2012</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>	<b>Original Approval Date</b>
<b>Routine Staff Approvals</b>							
6/20/2012	9512	USC Beaufort	Deferred Maintenance <sup>1</sup>	increase budget	\$68,107	\$200,000	1/9/2012
6/20/2012	New	Midlands TC	Airport Property Purchase <sup>2</sup>	establish project	\$0	\$20,000	-
6/20/2012	9899	Piedmont TC	Abbeville County Center <sup>3</sup>	change source of funds	\$0	\$1,560,000	10/11/2004
6/20/2012	6022	Tri-County TC	Welding/HVAC Building Renovation <sup>4</sup>	increase budget	\$298,700	\$3,285,700	8/4/2010
6/20/2012	9990	Tri-County TC	Occupational Center Building Replacement	decrease budget	(\$298,700)	\$8,255,205	10/12/2007
6/20/2012	New	York TC	Library Expansion & Learning Commons Construction <sup>5</sup>	establish project	\$0	\$149,590	-
6/20/2012	New	York TC	Building "C" Classroom Addition Construction <sup>5</sup>	establish project	\$0	\$16,743	-
6/21/2012	9592	Coastal Carolina	New Student Housing Construction <sup>5</sup>	establish construction budget	\$84,530,000	\$85,000,000	2/2/2012
6/21/2012	9648	College of Charleston	Dixie Plantation Field Stations <sup>7</sup>	establish construction budget	\$2,768,500	\$2,800,000	7/26/2011
6/25/2012	9886	Piedmont TC	Business/Industrial Technology Center <sup>6</sup>	increase budget	\$12,500	\$191,278	5/19/2004
6/25/2012	9892	Piedmont TC	Nursing/Health Science Bldg. & Renovations Health (Bldg H) Science (Bldg S) & Utility (Bldg J) <sup>6</sup>	increase budget	\$13,419	\$263,419	3/22/2005
6/28/2012	6052	Horry-Georgetown TC	Buildings 100, 200, & 1000 Energy Upgrade/Renovation <sup>7</sup>	establish construction budget	\$5,910,000	\$6,000,000	1/5/2012
<b>Close-Outs</b>							
6/8/2012	9595	The Citadel	Deas Hall Pool Deck Deferred Maintenance	close project	\$0	\$210,000	7/1/2005
6/15/2012	9987	TC of the Lowcountry	Beaufort Bluff Stabilization	decrease budget, close project	(\$74,268)	\$908,732	8/28/2007
6/18/2012	9551	MUSC	Children's Dental Center Renovations	decrease budget, close project	(\$2,111)	\$492,984	6/13/1990
6/18/2012	9562	MUSC	141 Ashley Avenue Renovation	decrease budget, close project	(\$200,000)	\$0	10/22/1990
6/18/2012	9571	MUSC	Murray Apartments & University Center Purchase	decrease budget, close project	(\$514,565)	\$2,141,735	8/29/1991
6/18/2012	9577	MUSC	Steam/Chilled Water Loop Expansion	close project	\$0	\$300,000	6/30/1996
6/18/2012	9586	MUSC	Quadrangle Steam Line Replacement	close project	\$0	\$75,000	3/27/1992
6/18/2012	9592	MUSC	Children's Hospital Renovations	decrease budget, close project	(\$931,161)	\$1,581,939	10/23/1992
6/18/2012	9593	MUSC	Research Building Renovations	decrease budget, close project	(\$601,105)	\$738,895	10/23/1992
6/18/2012	9605	MUSC	Building E & F Air Handler Replacement	decrease budget, close project	(\$19,488)	\$349,512	10/22/1992
6/18/2012	9608	MUSC	Alumni House Renovation - 4th Floor	decrease budget, close project	(\$89,338)	\$755,662	11/19/1992
6/18/2012	9650	MUSC	Children's Hospital HVAC Upgrades	decrease budget, close project	(\$133,366)	\$3,166,634	3/7/1997
6/18/2012	9673	MUSC	Children's Research Institute Construction	decrease budget, close project	(\$434,504)	\$51,665,496	12/8/1997
6/18/2012	9733	MUSC	Microbiology Office Renovations	decrease budget, close project	(\$10,000)	\$210,000	6/28/2001

<b>Close-Outs Cont.</b>							
6/18/2012	9735	MUSC	Thurmond Building Air Handling Units Upgrade	decrease budget, close project	(\$43,665)	\$131,335	7/16/2001
6/18/2012	9736	MUSC	Quad F Building Chiller Repairs	decrease budget, close project	(\$35,789)	\$89,211	8/15/2001
6/18/2012	9749	MUSC	Sebring-Aimar House Repairs	close project	\$0	\$235,000	11/13/2002
6/18/2012	9755	MUSC	Thurmond Building Water Damage Recovery	decrease budget, close project	(\$19,184)	\$580,816	5/1/2003
6/18/2012	9758	MUSC	Campus Wide HVAC System	close project	\$0	\$163,037	6/9/2003
6/18/2012	9760	MUSC	Department of Family Medicine Clinic Renovation	decrease budget, close project	(\$134,829)	\$190,171	1/9/2004
6/18/2012	9764	MUSC	Hollings Cancer Center - Healing Garden Construction	close project	(\$500,000)	\$0	8/27/2004
6/18/2012	9771	MUSC	CHP Building Refurbishment	decrease budget, close project	(\$80,712)	\$156,288	4/26/2005
6/18/2012	9803	MUSC	CSB 3rd Floor Renovations	decrease budget, close project	(\$525,145)	\$779,855	8/18/2008
6/18/2012	9880	Greenville TC	Northwest Campus Construction	decrease budget, close project	(\$139,086)	\$20,468,835	2/5/2004
6/18/2012	9911	Greenville TC	Russell Waggoner Property Acquisition	decrease budget, close project	(\$63,227)	\$1,905,273	6/29/2005
6/18/2012	9983	Greenville TC	Northwest Campus Building Two Construction	decrease budget, close project	(\$313,845)	\$28,155	5/3/2007
6/18/2012	9993	Greenville TC	Student Center Renovation	decrease budget, close project	(\$1,119,175)	\$2,594,013	3/11/2008
6/18/2012	9995	Greenville TC	University Transfer Building Auditorium Renovation	decrease budget, close project	(\$119,060)	\$549,570	9/8/2008
6/18/2012	9997	Greenville TC	Industrial Complex "B" Renovation	decrease budget, close project	(\$716,061)	\$789,377	11/12/2008
6/18/2012	6031	Midlands TC	Morris Hall Addition	cancel project	(\$16,500)	\$0	3/22/2011
6/18/2012	9955	Midlands TC	Harbison Campus Classroom Building	close project	\$0	\$7,000,000	8/25/2005
6/18/2012	6035	Piedmont TC	Abbeville County Center Land Purchase	decrease budget, close project	(\$25,919)	\$194,081	8/25/2011
6/18/2012	9970	York TC	Waterford Training Center	close project	\$0	\$2,700,000	2/2/2006
6/20/2012	9891	York TC	Chester Technology Center Construction	decrease budget, close project	(\$34,792)	\$8,465,208	7/8/2004
6/25/2012	9980	Orangeburg-Calhoun TC	Transportation and Logistics Center	decrease budget, close project	(\$1,358,174)	\$3,844,826	10/16/2006
6/25/2012	9988	Orangeburg-Calhoun TC	Fountain	decrease budget, close project	(\$15,549)	\$98,451	9/12/2007
6/25/2012	6033	York TC	Parking Lot Expansion	decrease budget, close project	(\$149,828)	\$541,984	5/26/2011

<sup>1</sup>Increase budget to provide additional funding for maintenance and repairs to the Art Studio.

<sup>2</sup>Establish an environmental study of approximately 6.75 acres of land adjacent to the Airport Campus to be used for additional student parking to be funded from county funds.

<sup>3</sup>Change \$150,000 in local funds to SCDOT.

<sup>4</sup>Increase budget due to unforeseen and unexpected structural issues. Funding being transferred from project #9990 which is nearing completion.

<sup>5</sup>Approved by CHE on May 3, 2012 as part of FY 2012-13 CPIP year one.

<sup>6</sup>Transferred funds from project #6035. Increase budgets to have renderings created and printed for fund raising campaigns and interviews.

<sup>7</sup>Project approved, in its entirety, by CHE on January 5, 2012.

### Capital Projects Processed by Staff

July 2012

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date
<b>Routine Staff Approvals</b>							
7/10/2012	New	Central Carolina TC	Advanced Manufacturing Technical Training Center Renovation <sup>1</sup>	establish pre-design	\$0	\$67,500	-
<b>Close-Outs</b>							
7/10/2012	9514	USC Sumter	Deferred Maintenance	decrease budget, close project	(\$6,127)	\$293,873	9/6/2005
7/13/2012	9578	Coastal Carolina	Coastal Science Center Building & Land Acquisition	decrease budget, close project	(\$21,646)	\$2,093,354	11/15/2010
7/13/2012	6025	Central Carolina TC	Campus Plaza/Landscape/Civil/Site Renovations	decrease budget, close project	(\$311,084)	\$1,335,022	10/8/2010

<sup>1</sup>See supporting narrative.

## INFORMATION ITEM

### CENTRAL CAROLINA TECHNICAL COLLEGE

**PROJECT NAME:** Advanced Manufacturing Technical Training Center  
Renovation  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$67,500  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Services Fees	\$0	\$67,500	\$67,500
<b>Total</b>	<b>\$0</b>	<b>\$67,500</b>	<b>\$67,500</b>

<b>Source of Funds</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
State Appropriated Supplemental Funds (FY 2012-13)*	\$0	\$67,500	\$67,500
<b>Total</b>	<b>\$0</b>	<b>\$67,500</b>	<b>\$67,500</b>

*\*State-appropriated funds supersede CHE approval authority; therefore, the project is being staff approved.*

#### **DESCRIPTION:**

The College requests approval to establish a project to renovate property expected to be purchased under project #6054. An environmental study of the property is underway. The College needs to start the A&E selection process as soon as possible, and will not start pre-design until assurance is received that the acquisition is going to take place.

The 103,686 SF building will be renovated for use as a training facility for Continental Tire as well as space for expansion of existing and new industrial training programs. The College's existing industrial training facility is at capacity with no room to expand. Continental Tire expects to start training in late 2012.

#### **E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Newly acquired property.

#### **ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, telecommunications, custodial, security, grounds maintenance, supplies, repairs, contractual services, and insurance are expected to generate additional operating costs of \$172,373 in the first year, and \$261,060 in the second and third years following project completion.