



# South Carolina Commission on Higher Education

## Agenda Item 8.04

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Mr. Hood Temple  
The Honorable Lewis R. Vaughn

Dr. Richard C. Sutton,  
Executive Director

**TO:** Members, Commission on Higher Education

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

**SUBJECT:** Items for Consideration on February 6

**DATE:** January 31, 2014

Attached are items for your review and consideration at the February 6 Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on these items but is scheduled to review and develop recommendations at its meeting scheduled for 9:15 a.m. on February 6. The Committee will bring its recommendations to the Commission for consideration at the Commission meeting. Staff recommendations are included for your information.

If you have any questions about a particular item, or if you need additional information, please contact Gary Glenn at (803) 737-2155.

### **8.04A Interim Capital Projects**

- A. Clemson University
  - i. Memorial Stadium Suites Renovation  
- *establish project*
  - ii. Littlejohn Coliseum Renovation  
- *establish project*
  - iii. West Campus Energy Plant Construction  
- *establish project*
- B. The Citadel
  - i. Deferred Maintenance 2012  
- *increase budget*
- C. Coastal Carolina University
  - i. Singleton Building Renovation  
- *increase budget, revise scope*
- D. Francis Marion University
  - i. Medical and Health Science Complex Construction  
- *establish project*

### **8.04B Lease**

- A. University of South Carolina Columbia
  - ii. West Campus Development Office Building  
- *new lease*

### **8.04C List of Capital Projects & Leases Processed by Staff for December 2013 & January 2014 (For Information, No Action Required)**

**DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

February 6, 2014

**CLEMSON UNIVERSITY**

**PROJECT NAME:** Memorial Stadium Suites Renovation  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$25,000,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
Private Gifts - Athletics	\$375,000	-	\$375,000
Athletic Facility Revenue Bonds	-	\$24,625,000	\$24,625,000
<b><i>Total</i></b>	<b><i>\$375,000</i></b>	<b><i>\$24,625,000</i></b>	<b><i>\$25,000,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to renovate Memorial Stadium Suites and concourses. Work will address life cycle issues, add 750 premium seats, and provide enhanced amenities including a completely redesigned space with an upgraded lighting system, improved access points, addition of operable windows, and an HVAC system replacement.

With no substantial renovations in 35 years, the redesign to the Memorial Stadium Suites will provide state-of-the-art amenities and enhanced technology giving Clemson the opportunity to offer seating at multiple price points. Currently, 100 suites rent for approximately \$28,940 each totaling \$2.8M, and 950 premium seats in the West Zone Club rent for \$1,400 each totaling \$1.3M (both premium areas are sold out for the season, with waiting lists). The renovation addresses several critical structural issues that were identified in a recent structural study, replaces the antiquated HVAC system, and repairs the water intrusion issues causing damage to the existing infrastructure. Upgrades will also provide opportunities for energy efficiencies through operable windows, address ADA compliance issues with elevators and stair access, and provide a safe and more secure building during the evenings through additional lighting.

This project was not included in the institution's FY 2013-14 CPIP year one. Due to favorable economic conditions, the institution is now able to support the project.

**E&G MAINTENANCE NEEDS:**

N/A – Auxiliary

**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.

**CLEMSON UNIVERSITY**

**PROJECT NAME:** Littlejohn Coliseum Renovation  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$70,000,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
Private Gifts - Athletics	\$1,300,000	-	\$1,300,000
Athletic Facility Revenue Bonds	-	\$68,700,000	\$68,700,000
<b><i>Total</i></b>	<b><i>\$1,300,000</i></b>	<b><i>\$68,700,000</i></b>	<b><i>\$70,000,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to renovate Littlejohn Coliseum. The 200,735 SF facility houses men’s and women’s basketball and other academic, recreation and student affairs programming. Work will include upgrading the existing playing arena and seating bowl (8,500 seats), additional premium level seating, and a NCAA regulation practice facility to include men’s and women’s coaches offices, weight rooms, locker rooms, recruitment gathering spaces, and video editing/theater areas. Significant transformations to the exterior will be made, reflecting a new state-of-the-art facility. A large ceremonial entry way and two additional enhanced functional entry ways on the south corners will be added.

Increasing premium seating from 40 seats to 500 seats will generate increased revenue potential, offer multiple price point options, and address the premium seating waiting list. Renovations to Littlejohn Coliseum will elevate program potential and enhance recruitment efforts by providing a facility and amenities that are consistent with top-level programs. Renovations will provide a venue for recruitment efforts with impressive amenities including a lounge and an outdoor gathering area. Existing practice courts, which are not compliant with NCAA regulations, will be replaced with regulation size courts. Redesigning the interior floor plan will address life safety issues. Antiquated electrical system components will be upgraded, and the fan experience will be enhanced through upgrades to lighting and multi-media technology systems.

This project was not included in the institution’s FY 2013-14 CPIP year one. Due to favorable economic conditions, the institution is now able to support the project.

**E&G MAINTENANCE NEEDS:**

N/A – Auxiliary

**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.

**CLEMSON UNIVERSITY**

**PROJECT NAME:** West Campus Energy Plant Construction  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$10,465,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
Maintenance & Stewardship Funds	\$156,975	\$10,308,025	\$10,465,000
<b><i>Total</i></b>	<b><i>\$156,975</i></b>	<b><i>\$10,308,025</i></b>	<b><i>\$10,465,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to construct a new district energy plant on Clemson’s West Campus that will be approximately 7,000 SF and will add approximately 2,400 refrigeration tons to the University’s current plant capacity of 11,000 refrigeration tons. The facility will primarily be a chilled water facility with underground utility piping including high efficiency electrical centrifugal chillers, evaporative cooling tower additions, energy optimized controls, and variable speed electric centrifugal pumps. The new energy facility will be located near Littlejohn Coliseum, with the exact location to be determined during the pre-design phase.

The project adds plant capacity for planned future growth on the west sector of campus and mitigates ongoing risks associated with outages due to an aging central utility infrastructure. Campus growth and HVAC upgrades as planned will exceed available central district cooling system production and distribution capabilities by 2016. It is anticipated that the square footage will increase in the west sector by approximately 300,000 SF by 2020, generating nearly 1,000 tons of comfort cooling demand. Remaining capacity will allow for growth beyond 2020 while providing supplemental capacity for central campus growth estimated at more than 450,000 SF, including essential facilities such as Core Campus Housing Project, Watt Innovation Center, and the Freeman Hall Addition.

This project was not included in the institution’s FY 2013-14 CPIP year one. The project is necessary to serve new projects.

**E&G MAINTENANCE NEEDS:**

N/A – Auxiliary

**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.

**THE CITADEL**

**PROJECT NAME:** Deferred Maintenance 2012  
**REQUESTED ACTION:** Increase Budget  
**REQUESTED ACTION AMOUNT:** \$895,000  
**INITIAL CHE APPROVAL DATE:** December 6, 2012

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Capital Reserve Funds (2012)	\$737,691	\$0	\$737,691
Lottery Appropriation (2012)	\$412,919	\$0	\$412,919
Institutional Capital Project Fund	\$0	\$505,000	\$505,000
Citadel Deferred Maintenance Fund	\$0	\$390,000	\$390,000
<b>Total</b>	<b>\$1,150,610</b>	<b>\$895,000</b>	<b>\$2,045,610</b>

**DESCRIPTION:**

The University requests approval to increase the budget for the installation of a fire sprinkler system and fire alarm in the Daniel Library. When the design engineers proceeded with the field investigation, it was discovered that extensive additional work would be required due to the age of various systems in the facility.

Scope of work has not changed. The project includes installation of a fire sprinkler system in Daniel Library, renovation of the auditorium in Jenkins Hall, and renovation of the auditorium and chemistry stockroom ventilation improvements in Byrd Hall. Jenkins Hall renovations and chemistry stockroom ventilation improvements in Byrd Hall are complete. Byrd Hall auditorium renovations are approximately 25% complete.

**E&G MAINTENANCE NEEDS:**

The project will alleviate a portion of the \$5,950,280 in combined 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:** Singleton Building Renovation  
**REQUESTED ACTION:** Increase Budget, Revise Scope  
**REQUESTED ACTION AMOUNT:** \$5,000,000  
**INITIAL CHE APPROVAL DATE:** February 7, 2013

<b>Source of Funds</b>	<b>FY 2013-14 CPIP Year One</b>	<b>Change</b>	<b>Revised</b>
Renovation Reserve/Plant Expansion	\$4,000,000	\$0	\$4,000,000
Institutional Capital Project Fund	\$0	\$4,000,000	\$4,000,000
Horry County Higher Education Commission	\$0	\$1,000,000	\$1,000,000
<b>Total</b>	<b>\$4,000,000</b>	<b>\$5,000,000</b>	<b>\$9,000,000</b>

**DESCRIPTION:**

The University requests approval to increase the budget and revise the scope of the Singleton Building Renovation project to include structural changes for inclusion of a second elevator, removal of all non-load bearing walls on the first floor to reconstruct the layout to create an event space, and improved reconfiguration of administrative offices and reconfiguration of President’s suite in regard to service and security. All restrooms will be expanded and brought up to code. An additional handicap ramp will be added to the building. All fan coil units will be removed and the HVAC system will be completely renovated to include air handlers and variable air volume (VAV) boxes to convert the building from a two pipe to a four pipe system which will be connected to the Central Cooling plant. All electrical will be brought up to code as well.

The original project scope included upfit of the building to include HVAC, electrical, and plumbing systems. The project also included replacement of the current elevator, ADA upgrades, asbestos removal, and paint and carpet. The University Board of Trustees requested a broader scope of work.

**E&G MAINTENANCE NEEDS:**

Based on Fall 2012 data, the Singleton Building has a current condition code of 44 with existing maintenance needs of \$3,323,739 over the next twenty years.

**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.

**FRANCIS MARION UNIVERSITY**

**PROJECT NAME:** Medical and Health Science Complex Construction  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$15,500,000  
**INITIAL CHE APPROVAL DATE:** N/A

<b><u>Source of Funds</u></b>	<b><u>Phase I (Pre-Design)</u></b>	<b><u>Phase II (Construction)</u></b>	<b><u>Total Proposed Budget</u></b>
City of Florence Gift	\$232,500	\$2,767,500	\$3,000,000
Bruce & Lee Foundation Gift	-	\$7,500,000	\$7,500,000
Capital Reserve Funds <i>(FY 2013-14)</i>	-	\$1,750,000	\$1,750,000
Lottery Appropriations <i>(FY 2013-14 - Proviso 3.5)</i>	-	\$3,250,000	\$3,250,000
<b><i>Total</i></b>	<b><i>\$232,500</i></b>	<b><i>\$15,267,500</i></b>	<b><i>\$15,500,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to construct a Medical and Health Science Complex in downtown Florence, SC. The facility will be approximately 50,000 SF and will be located on 1.06 acres on the corner of Irby and Evans Street. It will accommodate Francis Marion's Nurse Practitioner Program (currently approved) and an anticipated Physician's Assistant Program which we expect to receive in the near future. The facility will also house an additional site supporting the University of South Carolina's third and fourth year Medical Student Program in Greenville which is to be funded through a grant with the Department of Health and Human Services. The building will include multiple stories and will consist of classrooms, conference rooms, locker rooms, and offices. The site plan will include sidewalks, parking, landscaping, and a water feature.

**E&G MAINTENANCE NEEDS:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**RECOMMENDATION:**

Staff recommends approval of this project contingent upon review and approval by the Commission of the Physician's Assistant Program and the MOU with the University of South Carolina.

**DESCRIPTION OF LEASE FOR CONSIDERATION**

February 6, 2014

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**LEASE NAME:** West Campus Development Office Building  
**REQUESTED ACTION:** New Lease  
**REQUESTED ACTION AMOUNT:** \$7,444,400

**DESCRIPTION:**

The University requests approval to lease approximately 40,000 SF of rentable space within a new Office/Academic/Research building to be constructed at 550 Assembly Street in Columbia, SC. The building will be constructed on a .79 acre parcel at the southeast corner of Assembly and Blossom Streets on the same block as the University's Horizon I Research Building and the Horizon Parking Facility. The site for the building will be leased from the University for a 40 year lease term at a value exceeding appraised or fair market value established through an MAI appraisal process. At the end of the term, ownership of the building will be transferred to USC. The office space leased by the University will be used for faculty offices and academic support space to augment the College of Engineering and Computing. The remaining space will be leased by the developer to private tenants. The developer and the University will work collaboratively to identify commercial tenants for the building.

The building is being designed, built, financed, operated and maintained by a private developer as a component of a West Campus Development Public-Private Partnership between Holder Properties, Inc. and the University. The Office/Academic/Research building is projected to be five stories and contain approximately 130,000 SF. The building will be constructed of similar quality and appearance to adjacent University facilities. The developer is contractually obligated to complete the building and enable occupancy on or before July 1, 2017.

The lease term will be ten years with the option to extend the term of the lease for up to two consecutive terms of five years each upon the same terms and conditions of the original lease except for Basic Rent, which will increase at 2.5% per annum. The base rent in the first year will be \$16.60 per SF resulting in an annual rent of \$664,000. Thereafter, base rent increases 2.5% annually resulting in a total estimated lease cost of \$7,444,400 to be funded with Institutional Funds.

The landlord will provide \$25 per SF for upfitting costs. The University will be responsible for all operating costs, taxes and insurance associated with the leased area estimated at \$8 per SF.

**RECOMMENDATION:**

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



**INFORMATION ITEM**

<b>Capital Projects &amp; Leases Processed by Staff</b>								
<b>December 2013</b>								
Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Revised Building Condition Survey With Close-out
<b>Maintenance Needs Projects using FY 2013-14 Lottery Allocation and Match</b>								
12/10/2013	New	College of Charleston	2013-14 Maintenance Needs <sup>1</sup>	establish project	\$0	\$1,651,940	-	-
12/23/2013	New	SC State	2013-14 Maintenance Needs <sup>1</sup>	establish project	\$0	\$1,036,554	-	-
<b>Routine Staff Approvals</b>								
12/6/2013	6091	USC Columbia	Student Health Center Construction <sup>2</sup>	establish construction budget	\$26,817,500	\$27,500,000	8/15/2011	-
12/18/2013	9835	USC Columbia	Gibbes Green Historic Facilities Renovation <sup>3</sup>	increase budget	\$240,000	\$10,140,000	8/25/1998	-
12/18/2013	New	USC Aiken	Ruth Patrick Science Center Roof & HVAC Repair <sup>4</sup>	establish project	\$0	\$575,000	-	-
12/20/2013	6100	USC Columbia	Deferred Maintenance 2012 <sup>5</sup>	increase budget	\$20	\$4,989,405	10/29/2012	-
12/20/2013	6086	Spartanburg CC	Cherokee County Blanton Property Land Acquisition <sup>2</sup>	increase budget	\$440,000	\$460,000	10/23/2013	-
12/20/2013	6087	Spartanburg CC	Cherokee County Degner Property Land Acquisition <sup>2</sup>	increase budget	\$350,000	\$370,000	10/23/2013	-
<b>Close-Outs</b>								
12/3/2013	9560	Francis Marion	Athletic Complex Land Acquisition	close project	\$0	\$0	9/18/2009	-
12/3/2013	9565	Francis Marion	Soccer Sports Field Lighting Construction Gift	close project	\$0	\$11,470	11/14/2011	-
12/3/2013	6071	Spartanburg CC	Deferred Maintenance 2012	close project	\$0	\$416,957	10/18/2012	Small campus wide maintenance projects. Maintenance Needs were reduced by approx. 8%.
12/3/2013	6034	Trident TC	Berkeley Campus Land Acquisition	decrease budget, close project	(\$8,850)	\$11,150	6/9/2011	-
12/6/2013	9637	College of Charleston	72 George Street Renovation	decrease budget, close project	(\$162,507)	\$1,037,493	4/11/2008	-
12/6/2013	9638	College of Charleston	74 George Street Renovation	decrease budget, close project	(\$363,585)	\$886,415	4/11/2008	-
12/6/2013	9641	College of Charleston	5 College Way Renovation/Repairs	decrease budget, close project	(\$117,058)	\$1,703,442	10/27/2009	-
12/10/2013	6038	USC Columbia	Academic Enrichment Center Construction	decrease budget, close project	(\$4,471)	\$12,595,529	2/1/2007	-
12/10/2013	6053	USC Columbia	Athletic Venues Construction	decrease budget, close project	(\$859,172)	\$4,440,828	5/1/2008	-
12/10/2013	6065	USC Columbia	Williams Brice Stadium West Side Suite Renovations	decrease budget, close project	(\$262,236)	\$2,837,762	3/17/2009	-
12/10/2013	6097	USC Columbia	Williams Street Acquisition	decrease budget, close project	(\$500)	\$574,500	4/19/2012	-
12/10/2013	9536	USC Upstate	Residence Hall Acquisition	decrease budget, close project	(\$717,646)	\$12,332,354	4/6/2007	-
12/10/2013	9539	USC Upstate	Track and Field Complex Construction	decrease budget, close project	(\$4,034)	\$55,966	11/12/2008	-
12/10/2013	9540	USC Upstate	Hodge Center Renovation/Addition	cancel project	(\$130,000)	\$0	11/5/2009	-
12/10/2013	9515	USC Sumter	Administration Building Cooling Tower/Chiller Replacement	decrease budget, close project	(\$608)	\$117,577	9/17/2008	-
12/10/2013	9516	USC Sumter	Deferred Maintenance	decrease budget, change source of funds, close project	(\$818)	\$264,182	12/28/2011	Replacement of lighting fixtures in 6 campus buildings.
12/10/2013	6067	Midlands TC	Deferred Maintenance 2012	close project	\$0	\$537,494	10/18/2012	Small campus wide maintenance projects. Maintenance Needs were reduced by approx. 14%.
12/10/2013	6022	Tri-County TC	Anderson Welding/HVAC Building Renovation	decrease budget, close project	(\$11,729)	\$3,273,971	8/4/2010	-
12/18/2013	9539	MUSC	Hollings Cancer Center	decrease budget, close project	(\$196,016)	\$22,352,712	3/14/1989	-
12/18/2013	9582	MUSC	Center for Substance Abuse Construction	decrease budget, close project	(\$1,322,395)	\$9,727,106	1/6/1992	-
12/18/2013	9594	MUSC	Basic Sciences Building Renovations	decrease budget, close project	(\$16,004)	\$3,410,624	10/23/1992	-
12/18/2013	9634	MUSC	College Buildings Exterior Waterproofing	decrease budget, close project	(\$1,394,720)	\$4,752,280	3/21/1996	-
12/18/2013	9636	MUSC	Hospital Renovation Phase X Infrastructure Upgrades	close project	\$0	\$2,929,534	3/21/1996	-
12/18/2013	9646	MUSC	Classroom Improvements Phase IV	decrease budget, close project	(\$21,598)	\$2,795,518	10/16/1996	-
12/20/2013	6005	USC Columbia	Deferred Maintenance <sup>5</sup>	decrease budget, close project	(\$20)	\$473,336	9/6/2005	-

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

<sup>2</sup>Approved by CHE on May 2, 2013 as part of FY 2013-14 CPIP year one.

<sup>3</sup>Increase budget to add state bond funds approved for the project.

<sup>4</sup>Funds are provided in the General Appropriations Act of 2013-2014 (Act 101), Part 1B, Section 3.5.

<sup>5</sup>Correction of institution administrative error.

**Capital Projects & Leases Processed by Staff**  
**January 2014**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Revised Building Condition Survey With Close-out
<b>Maintenance Needs Projects using FY 2013-14 Lottery Allocation and Match</b>								
1/9/2014	New	Clemson	2013-14 Maintenance Needs <sup>1</sup>	establish project	\$0	\$5,435,626	-	-
1/14/2014	New	Francis Marion	2013-14 Maintenance Needs <sup>1</sup>	establish project	\$0	\$989,248	-	-
<b>Routine Staff Approvals</b>								
1/6/2014	9905	USC Columbia	Hamilton College Renovation <sup>2</sup>	change source of funds	\$0	\$15,000,000	4/23/2001	-
1/16/2014	9827	MUSC	Thurmond Gazes Building 2nd Floor Renovation	establish construction budget	\$3,841,500	\$3,900,000	11/7/2013	-
1/27/2014	9901	Clemson	Memorial Stadium WEZ Component III Construction <sup>3</sup>	establish construction budget	\$7,775,000	\$8,000,000	5/3/2012	-
1/30/2014	New	Lander	Montessori School Construction <sup>4</sup>	establish project	\$0	\$750,000	-	-
<b>Close-Outs</b>								
1/6/2014	9852	Florence-Darlington TC	Advanced Manufacturing Center/Technology Mall	decrease budget, close project	(\$249,438)	\$33,833,675	7/1/2002	-
1/6/2014	6009	Florence-Darlington TC	Manufacturing Incubator Center Construction	decrease budget, close project	(\$234,170)	\$4,019,782	11/13/2009	-
1/16/2014	9569	Coastal Carolina	Central Cooling & Heating Plant	decrease budget, close project	(\$490)	\$6,399,510	4/23/2009	-
1/16/2014	6000	Northeastern TC	Dillon Campus Construction	close project	\$0	\$1,236,809	4/24/2009	-
1/21/2014	9873	Clemson	Golf Practice Facility Construction	decrease budget, close project	(\$8,303)	\$3,285,197	12/7/2006	-
1/21/2014	6062	Central Carolina TC	Deferred Maintenance 2012	close project	\$0	\$241,455	10/18/2012	Building condition increased from 70 to 75. Maintenance needs were reduced by 55%.
1/21/2014	6069	Orangeburg-Calhoun TC	Deferred Maintenance 2012	close project	\$0	\$164,322	10/18/2012	Small campus wide maintenance projects. Maintenance Needs were reduced by approx. 5%.
1/21/2014	6073	Tri-County TC	Deferred Maintenance 2012	close project	\$0	\$290,809	10/18/2012	Small campus wide maintenance projects.
1/21/2014	6075	Williamsburg TC	Deferred Maintenance 2012	close project	\$0	\$66,555	10/18/2012	Small campus wide maintenance projects. Maintenance Needs were reduced by approx. 37%.
1/24/2014	6066	Horry-Georgetown TC	Deferred Maintenance 2012	close project	\$0	\$360,320	10/18/2012	Work is still ongoing under project #6052. Will update building condition codes with close out.
1/24/2014	9922	Greenville TC	Barton Roof Replacements	decrease budget, close project	(\$817)	\$216,183	6/9/2005	-
1/24/2014	9923	Greenville TC	Barton Campus Elevator Upgrades	decrease budget, close project	(\$19,514)	\$133,486	6/9/2005	-
1/24/2014	9924	Greenville TC	Barton Campus Miscellaneous Building Repairs	decrease budget, close project	(\$3,866)	\$308,134	6/9/2005	-
1/24/2014	9925	Greenville TC	Barton Campus HVAC and Lighting Upgrades	decrease budget, close project	(\$2,434)	\$573,300	6/9/2005	-
1/24/2014	9968	Greenville TC	Barton Campus Deferred Roadway Repairs	decrease budget, close project	(\$1,387)	\$98,613	1/6/2006	-
1/27/2014	9888	Aiken TC	Emergency Preparedness Training Facility Construction	cancel project	(\$3,250,000)	\$0	5/19/2004	-
1/27/2014	9913	Aiken TC	Building 100/200 Renovations	close project	\$0	\$822,899	10/12/2005	-
1/27/2014	9959	Aiken TC	Building 900 Renovations	decrease budget, close project	(\$7,250)	\$121,880	10/12/2005	-
1/27/2014	9960	Aiken TC	Building 100/200 Flooring Renovation	close project	\$0	\$610,000	10/12/2005	-
1/27/2014	6068	Northeastern TC	Deferred Maintenance 2012	close project	\$0	\$98,699	10/18/2012	Small campus wide maintenance projects.
1/27/2014	6072	TC of the Lowcountry	Deferred Maintenance 2012	close project	\$0	\$156,613	10/18/2012	Small campus wide maintenance projects.

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

<sup>2</sup>Change source of funds from \$173,799.09 in Institutional Capital Project Funds to \$68,799.09 in Capital Improvement Bonds and \$105,000 in Appropriated State (FY 2007-08, Proviso 73.12).

<sup>3</sup>Project scope reduced by removing the previously planned museum, reducing the total project budget by \$7M.

<sup>4</sup>Project established to construct a 5,000 SF school that will consist of a Montessori classroom for ages 2 to 5, three University instructional classrooms, and supporting administrative offices. Lander is the only institution in SC to offer a program leading to national certification, accredited by the American Montessori Society, in Montessori Education for the undergraduate and graduate levels. Lander is the recipient of a \$750,000, non-recurring Capital Reserve Fund appropriation as part of the FY 2014 Appropriations Act to fund this project.

**CLEMSON UNIVERSITY**

**PROJECT NAME:** 2013-14 Maintenance Needs  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$5,435,626  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Services Fees	\$0	\$400,000	\$400,000
Building Utilities Renovations	\$0	\$4,915,626	\$4,915,626
Labor Costs	\$0	\$120,000	\$120,000
<b>Total</b>	<b>\$0</b>	<b>\$5,435,626</b>	<b>\$5,435,626</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Lottery Appropriation 2013-14*	\$0	\$2,717,813	\$2,717,813
Maintenance & Stewardship Funds	\$0	\$2,717,813	\$2,717,813
<b>Total</b>	<b>\$0</b>	<b>\$5,435,626</b>	<b>\$5,435,626</b>

*\*Per lottery proviso 3.5, these funds are allocated for repair and maintenance and may only be distributed to an institution to the extent the funds are matched (1:1) by the institution. Matching funds exclude supplemental, capital reserve, lottery, or other non-recurring appropriated state funds. Because these funds are appropriated, under the PIP definition for higher education projects, a permanent improvement project must be established. Since these projects are considered legislatively authorized and the matching funds are legislatively mandated, CHE has delegated staff the authority to process submitted projects if the projects are set up to conform to the lottery proviso.*

**DESCRIPTION:**

The University requests approval to establish a project to replace and upgrade portions of the 12,470-volt and 4,160-volt distribution systems in order to address deferred maintenance and reliability issues. Scope of work will include the replacement of electrical switches that are no longer safe to operate and replacement of deteriorated fuse coordination.

Portions of the distribution systems and electrical infrastructure within buildings have long outlived their useful life and must be replaced or upgraded. Proper maintenance is presently a challenge due to outdated and obsolete components, significantly reducing the reliability of the campus wide electrical distribution system.

Funding for this project will be leveraged with Project #9898 – Deferred Maintenance and Project #9909 – Deferred Maintenance 2012 funding for a combined total of \$16,130,444 to address electrical infrastructure replacement and upgrade needs on the University’s medium voltage distribution system.

**E&G MAINTENANCE NEEDS REDUCTION:**

Based on Fall 2012 data, electrical infrastructure has a current condition code of 40 with existing maintenance needs of \$46,620,360 over the next twenty years.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**COLLEGE OF CHARLESTON**

**PROJECT NAME:** 2013-14 Maintenance Needs  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$1,651,940  
**INITIAL CHE APPROVAL DATE:** N/A

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Services Fees	\$0	\$52,430	\$52,430
Exterior Building Renovations	\$0	\$1,096,808	\$1,096,808
Builders Risk Insurance	\$0	\$25,000	\$25,000
Other (HAZMAT/Waste, OSE inspections, permits, etc.)	\$0	\$116,190	\$116,190
Contingency	\$0	\$361,512	\$361,512
<b>Total</b>	<b>\$0</b>	<b>\$1,651,940</b>	<b>\$1,651,940</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Lottery Appropriation 2013-14*	\$0	\$825,970	\$825,970
College Fees	\$0	\$825,970	\$825,970
<b>Total</b>	<b>\$0</b>	<b>\$1,651,940</b>	<b>\$1,651,940</b>

*\*Per lottery proviso 3.5, these funds are allocated for repair and maintenance and may only be distributed to an institution to the extent the funds are matched (1:1) by the institution. Matching funds exclude supplemental, capital reserve, lottery, or other non-recurring appropriated state funds. Because these funds are appropriated, under the PIP definition for higher education projects, a permanent improvement project must be established. Since these projects are considered legislatively authorized and the matching funds are legislatively mandated, CHE has delegated staff the authority to process submitted projects if the projects are set up to conform to the lottery proviso.*

**DESCRIPTION:**

The College requests approval to establish a project to renovate and repair the exterior of 11 Glebe Street, 12 Glebe Street, 59 Coming Street, and the building envelope of the JC Long Building. 11 Glebe, 12 Glebe, and 59 Coming have historical landmark status and have not been significantly renovated since 1987. The JC Long Building, built in 1970, has a history of moisture intrusion problems stemming primarily from extensive roof and window leaks. Cosmetic damage to the building is extensive and some structural damage is assumed. Improperly protected brick veneer lintels are deteriorating, which will lead to eventual failure.

**E&G MAINTENANCE NEEDS REDUCTION:**

Based on Fall 2012 data, 11 Glebe Street has a current condition code of 74, 12 Glebe Street has a current condition code of 65, 59 Coming Street has a current condition code of 67, and the JC Long Building has a current condition code of 50. The four buildings have combined existing maintenance needs of \$5,180,101 over the next twenty years.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**FRANCIS MARION UNIVERSITY**

**PROJECT NAME:** 2013-14 Maintenance Needs  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$989,248  
**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>
Interior Building Renovations	\$0	\$966,000	\$966,000
Contingency	\$0	\$23,248	\$23,248
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$989,248</i></b>	<b><i>\$989,248</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Lottery Appropriation 2013-14*	\$0	\$494,624	\$494,624
FMU Capital/Maintenance Reserve Fund	\$0	\$494,624	\$494,624
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$989,248</i></b>	<b><i>\$989,248</i></b>

*\*Per lottery proviso 3.5, these funds are allocated for repair and maintenance and may only be distributed to an institution to the extent the funds are matched (1:1) by the institution. Matching funds exclude supplemental, capital reserve, lottery, or other non-recurring appropriated state funds. Because these funds are appropriated, under the PIP definition for higher education projects, a permanent improvement project must be established. Since these projects are considered legislatively authorized and the matching funds are legislatively mandated, CHE has delegated staff the authority to process submitted projects if the projects are set up to conform to the lottery proviso.*

**DESCRIPTION:**

The University requests approval to establish a project to address maintenance needs in Founders Hall and Cauthen Educational Media Center. Scope of work will include soundproofing classrooms, upgrades to the HVAC systems, handicapped/automatic doors, interior restrooms, and elevators, as well as painting and replacement of floor coverings in high traffic areas.

**E&G MAINTENANCE NEEDS REDUCTION:**

Based on Fall 2012 data, Founders Hall has a current condition code of 85 with existing maintenance needs of \$2,111,217 over the next twenty years, and Cauthen Educational Media Center has a current condition code of 84 with existing maintenance needs of \$2,251,965 over the next twenty years.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**SOUTH CAROLINA STATE UNIVERSITY**

**PROJECT NAME:** 2013-14 Maintenance Needs  
**REQUESTED ACTION:** Establish Project  
**REQUESTED ACTION AMOUNT:** \$1,036,554  
**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>
Interior Building Renovations	\$0	\$273,461	\$273,461
Building Utilities Renovations	\$0	\$326,910	\$326,910
Exterior Building Renovations	\$0	\$45,224	\$45,224
Other Permanent Improvements	\$0	\$390,959	\$390,959
<b>Total</b>	<b>\$0</b>	<b>\$1,036,554</b>	<b>\$1,036,554</b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Lottery Appropriation 2013-14*	\$0	\$518,277	\$518,277
Institutional Funds	\$0	\$518,277	\$518,277
<b>Total</b>	<b>\$0</b>	<b>\$1,036,554</b>	<b>\$1,036,554</b>

*\*Per lottery proviso 3.5, these funds are allocated for repair and maintenance and may only be distributed to an institution to the extent the funds are matched (1:1) by the institution. Matching funds exclude supplemental, capital reserve, lottery, or other non-recurring appropriated state funds. Because these funds are appropriated, under the PIP definition for higher education projects, a permanent improvement project must be established. Since these projects are considered legislatively authorized and the matching funds are legislatively mandated, CHE has delegated staff the authority to process submitted projects if the projects are set up to conform to the lottery proviso.*

**DESCRIPTION:**

The University requests approval to establish a project to address maintenance needs in multiple buildings on campus and infrastructure. Scope of work will include replacement/repair of gates at the campus' two east entrances to improve campus safety and allow for better traffic control; Press Box and weight room HVAC roof top units; Belcher Hall flooring; Turner "C" rooftop air handler; stadium concourse drains by replacing improperly installed asphalt with concrete to insure proper drainage to reduce slip/falls due to standing water; campus steam lines by repairing leaks in 8 inch supply line and 4 inch return lines throughout campus; broken and uneven sidewalks and resurfacing of Buckley Street to allow for safer pedestrian travel; Boiler plant; and roofs on Turner, Stanback, and Donma.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the University's total existing maintenance needs of \$75,078,577 over the next twenty years.

**ANNUAL OPERATING COSTS/SAVINGS:**

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