



South Carolina Commission on Higher Education

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TO: Mr. Kenneth B. Wingate, Chair, and Members, Commission on Higher Education

FROM: Mr. Jim Sanders, Chair, and Members of the Committee on Finance & Facilities

SUBJECT: Items for Consideration on April 1

DATE: March 26, 2010

Attached are items for your review and consideration at the April 1 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 9:00 a.m. on April 1. 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 me or Gary Glenn at (803) 737-2155.

8.04A Interim Capital Project

- A. Medical University of South Carolina
 - i. Microbiology & Immunology Renovations (Phase II)
 - *establish construction budget*

8.04B List of Capital Projects & Leases Processed by Staff for February & March 2010 (For Information)

DESCRIPTION OF INTERIM CAPITAL PROJECT FOR CONSIDERATION

April 1, 2010

MEDICAL UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Microbiology & Immunology Renovations (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$6,541,774
INITIAL CHE APPROVAL DATE: April 23, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$75,000	\$587,441	\$662,441
Equipment and/or Materials	\$0	\$1,130,801	\$1,130,801
Interior Building Renovations (21,000 SF)	\$0	\$4,276,884	\$4,276,884
Contingency	\$0	\$546,648	\$546,648
<i>Total</i>	<i>\$75,000</i>	<i>\$6,541,774</i>	<i>\$6,616,774</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Federal NIH Grant	\$0	\$6,616,774	\$6,616,774
Indirect Cost Recovery	\$75,000	(\$75,000)	\$0
<i>Total</i>	<i>\$75,000</i>	<i>\$6,541,774</i>	<i>\$6,616,774</i>

DESCRIPTION:

The University requests approval to establish the construction budget to renovate 21,000 SF of research space on the second floor of the Basic Sciences Building. The primary users of this space are research faculty and trainees in the Department of Microbiology and Immunology. The goal is to ensure a top quality, safe, efficient, well-designed laboratory environment that meets the contemporary standards for modern biomedical research and is conducive to collaborative, multidisciplinary investigation and research training in areas of national need.

This project will enhance the research capacity and productivity of faculty in the Department of Microbiology and Immunology including faculty recruitment, expanded training capacity, and strengthening of programs in molecular therapy, bio-defense and emerging infectious diseases, microbiology and basic immunology. The project will include a connection bridge between the second floor of the Basic Science Building and the new Drug Discovery Building.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$5,621,488 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.

INFORMATION ITEM

Capital Projects & Leases Processed by Staff

February 2010

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
2/9/2010	9876	Clemson	Computer Center Roof Replacement	decrease budget, close project	(\$80,992)	\$319,088
2/9/2010	6006	Central Carolina TC	Building 600 Renovation ¹	establish construction budget	\$988,000	\$1,000,000
2/17/2010	New	USC Columbia	Arena Basketball Locker Room Renovations ²	establish pre-design	\$0	\$15,000
2/17/2010	New	USC Columbia	Booker T. Washington Renvations ²	establish pre-design	\$0	\$33,000
2/17/2010	New	USC Columbia	EWS/CLS Fire Alarm Replacement ²	establish pre-design	\$0	\$12,000
2/17/2010	New	USC Columbia	SOM VA Campus Central Plant Chiller Replacement ²	establish pre-design	\$0	\$24,000
2/17/2010	6057	USC Columbia	Patterson Hall Renovation ³	revise scope	\$0	\$38,100,000
2/17/2010	9614	College of Charleston	Dixie Plantation Development ⁴	change source of funds	\$0	\$4,500,000
2/17/2010	9510	USC Lancaster	Hubbard Hall Interior Repairs/Renovation	establish construction budget	\$300,000	\$400,000
2/18/2010	9566	Coastal Carolina	Science Annex Land Donation	decrease budget, close project	(\$850)	\$1,650
2/18/2010	9567	Coastal Carolina	Student Recreation/Convocation Center Land Donation	decrease budget, close project	(\$850)	\$1,650
2/18/2010	9568	Coastal Carolina	Kimbel Library Addition Land Donation	decrease budget, close project	(\$850)	\$1,650
2/18/2010	9202	Piedmont TC	Student Parking Facilities	decrease budget, close project	(\$59,835)	\$218,065
2/22/2010	9867	Clemson	Memorial Stadium - West End Zone Northwest Plaza Const. ⁵	revise scope	\$0	\$16,151,061
2/25/2010	9815	Midlands TC	Signage Upgrade College-Wide	decrease budget, close project	(\$14,496)	\$385,504

¹Project was approved by the Commission in June 2009 as a CPIP year-two CIB request. This approval is for a change in source of funds from CIB and Local Funds to Institutional and Local Funds. In addition to the source change there was a 6% increase in the total budget.

²See supporting narrative.

³Revision of scope is to include modification of Capstone. Under the original concept, the dining operation at Patterson was to cease but most of the dry and refrigerated storage was to remain. Subsequently it was determined to locate the Associate Vice President for Student Affairs and his staff adjacent to the housing offices planned for Patterson Hall. To accommodate this move, it was decided to combine the catering function in Patterson Hall with that at Capstone. Since the move of the catering operation is primarily being driven by the renovations of Patterson, the project will absorb the cost of the relocation and associated modifications.

⁴Changing source of funds from Revenue Bonds to College Fees, Institutional Capital Project Funds and Private. The College is changing the source of funds to reflect receipt of private and federal stimulus funding, which is possible due to the ARRA stabilization funds received by the College in FY 2009-10.

⁵Revision 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 space at the second level for recruiting, Letterman's Club 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. There is no change in the project budget at this time. This project will be the third phase of the West End Zone Initiative.

Capital Projects & Leases Processed by Staff

March 2010

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
3/4/2010	6001	USC Columbia	1600 Hampton Street Elevator Repair	decrease budget, close project	(\$2,641)	\$993,441
3/4/2010	6018	USC Columbia	1200 Catawba Street Property Acquisition	decrease budget, close project	(\$81,606)	\$1,298,394
3/4/2010	6019	USC Columbia	1144 Blossom Street & 550 Assembly Street Property Acquisition	decrease budget, close project	(\$9,988)	\$1,929,012
3/15/2010	New	Midlands TC	Ready SC Training & Support Center ¹	establish pre-design	\$0	\$15,000
3/15/2010	New	Florence-Darlington TC	National Guard Land Acquisition ¹	establish pre-design	\$0	\$15,000

¹See supporting narrative.

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR FEBRUARY & MARCH 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.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Arena Basketball Locker Room Renovations (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$15,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$15,000	\$15,000
<i>Total</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$15,000</i>

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

DESCRIPTION:

The University requests approval to establish a project to renovate the men's and women's basketball locker room areas in the Colonial Life Arena. The existing locker rooms will be reconfigured to create a reception lobby, combine film and lounge areas, and relocate locker rooms. New finishes and furnishings will be added to upgrade the overall appearance of the facilities. Renovations are needed to enhance the basketball locker rooms so the facilities are competitive with those institutions with which USC competes for players in the SEC and ACC.

This project is included in the institution's FY 2010-11 CPIP year one. The total projected budget is \$1,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Booker T. Washington Renovations (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$33,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$33,000	\$33,000
<i>Total</i>	<i>\$0</i>	<i>\$33,000</i>	<i>\$33,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Private	\$0	\$33,000	\$33,000
<i>Total</i>	<i>\$0</i>	<i>\$33,000</i>	<i>\$33,000</i>

DESCRIPTION:

The University requests approval to establish a project to renovate the Booker T. Washington building. Work will include renovations to the auditorium to convert it to a smart classroom including seating replacement, refinishing of the stage floor, upgrading the lighting system and installation of audio-video systems. Major building upgrades will include installation of air conditioning, installation of new elevator and stairs, and modifications to entrance, toilets and fire alarms required to meet code.

The renovations will support usage of the auditorium and comply with ADA requirements. The improvements will enhance the student learning environment for new programs as well as support growth of the current TRIO and Arts and Sciences programs housed in the facility.

This project is included in the institution's FY 2010-11 CPIP year one. The total projected budget is \$2,200,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$1,587,592 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Earth & Water Sciences/Coker Life Sciences Fire Alarm Replacement (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$12,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$12,000	\$12,000
<i>Total</i>	<i>\$0</i>	<i>\$12,000</i>	<i>\$12,000</i>

Source of Funds	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Fund	\$0	\$12,000	\$12,000
<i>Total</i>	<i>\$0</i>	<i>\$12,000</i>	<i>\$12,000</i>

DESCRIPTION:

The University requests approval to establish a project to replace the fire alarm system in the Earth & Water Sciences and Coker Life Sciences Buildings. The existing obsolete system will be replaced with an upgraded addressable system. Due to the lack of fire separation, the work in the two buildings must be designed as a single project.

This project is included in the institution's FY 2010-11 CPIP year one. The total projected budget is \$800,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$17,300,220 in combined existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: SOM VA Campus Central Plant Chiller Replacement (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$24,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$24,000	\$24,000
<i>Total</i>	<i>\$0</i>	<i>\$24,000</i>	<i>\$24,000</i>

Source of Funds	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Funds	\$0	\$24,000	\$24,000
<i>Total</i>	<i>\$0</i>	<i>\$24,000</i>	<i>\$24,000</i>

DESCRIPTION:

The University requests approval to establish a project to replace two existing 250 ton chillers located in Building 1 on the School of Medicine VA Campus. These chillers supply chilled water to Buildings 1, 2, 4, and 104.

The chillers are critical to the daily operation of research labs and offices. A recent evaluation determined that the chillers are undersized, inefficient, and have exceeded their life cycle. The existing chillers were placed on-line in 1982. Replacement of the chillers will increase reliability and efficiency of the system.

This project is included in the institution's FY 2010-11 CPIP year one. The total projected budget is \$1,555,931.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$10,803,299 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

FLORENCE-DARLINGTON TECHNICAL COLLEGE

PROJECT NAME: National Guard Land Acquisition
REQUESTED ACTION: Establish (*Environmental Study*)
REQUESTED ACTION AMOUNT: \$15,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$15,000	\$15,000
<i>Total</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$15,000</i>

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

DESCRIPTION:

The College requests approval to establish a project to perform an environmental study, appraisal, and survey on 16 acres of land located adjacent to the institution's Cosmetology Center in Darlington, SC.

The proposed acquisition of the property is to procure property suitable for use by the National Guard for the purpose of construction of a vehicle maintenance facility. This property is located on land presently owned by the Florence-Darlington Technical College Education Foundation. Once the College purchases the property, the land will be leased to the National Guard for \$1 per year for a 25 year term. The Guard will construct a vehicle maintenance facility on the 16 acre plot. Future plans include a build out of the facility to include shared instructional space for automotive repairs and bodywork. This additional space will complement and enhance the College's existing automotive program. The lease will have two 10-year options of renewal after the initial 25 year term. At the expiration of the lease, the College will assume ownership of the building(s).

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.

MIDLANDS TECHNICAL COLLEGE

PROJECT NAME: ReadySC Training & Support Center Purchase
REQUESTED ACTION: Establish (*Environmental Study*)
REQUESTED ACTION AMOUNT: \$15,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$15,000	\$15,000
<i>Total</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$15,000</i>

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

DESCRIPTION:

The College requests approval to establish a project to acquire the ReadySC Training and Support Center from the South Carolina State Board for Technical and Comprehensive Education. The facilities are located on 7 acres of land adjacent to the College's Airport Campus. The Training Center is an instructional building of approximately 6,000 SF and the Support Center is a 33,700 SF warehouse with offices. The facilities are needed to meet the increasing enrollment and program offerings on campus, particularly in the industrial technology and health science fields. The anticipated purchase price of the buildings is approximately \$1,000,000 to be funded from college funds on hand.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land Acquisition

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, maintenance, custodial, insurance and IT will require additional operating costs ranging between \$81,000 and \$85,000 in the three years following project completion.