



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 August 5
DATE: July 28, 2009

Attached are items for your review and consideration at the August 5 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 August 5. 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.

7.04A Interim Capital Projects

A. Lander University

- i. Chipley Hall Renovation
- *establish construction budget*
- ii. Carnell Learning Center Roof Replacement
- *establish construction budget*

7.04B List of Capital Projects & Leases Processed by Staff for June & July 2009 (For Information)

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

August 5, 2009

LANDER UNIVERSITY

PROJECT NAME: Chipley Hall Renovation (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$1,464,325
INITIAL CHE APPROVAL DATE: March 13, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$15,000	\$89,287	\$104,287
Interior Building Renovations (20,694 SF)	\$0	\$508,000	\$508,000
Utilities Renovations	\$0	\$555,000	\$555,000
Roofing	\$0	\$45,000	\$45,000
Exterior Building Renovations	\$0	\$67,038	\$67,038
Contingency	\$0	\$200,000	\$200,000
<i>Total</i>	<i>\$15,000</i>	<i>1,464,325</i>	<i>\$1,479,325</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Housing Renovation Fund	\$15,000	\$1,464,325	\$1,479,325
<i>Total</i>	<i>\$15,000</i>	<i>\$1,464,325</i>	<i>\$1,479,325</i>

DESCRIPTION:

The University is requesting approval to establish the construction budget to perform a substantial renovation of the Chipley Hall dormitory with intense focus on Life Safety and Utility Systems upgrades.

Chipley Hall is a three story 20,694 SF dormitory. Built in 1925, it is one of the oldest buildings on campus. This project will consist of installing a code compliant Fire Monitoring Alarm System and a Fire Protection Sprinkler System. Building utilities including electrical, plumbing, ventilation and HVAC systems will be addressed to enhance the quality of student life. Lighting throughout the dorm will be converted to fluorescent to reduce energy consumption. Due to the previous years of water damage to the original plaster walls, the restrooms will be completely demolished and reconfigured with high water tolerance gypsum board and water saving appliances.

The shingled roof, storm water gutters and downspout systems will be replaced. ADA compliancy throughout the building will be addressed to include access. A comprehensive asbestos analysis has been performed and the necessary abatement has been budgeted. The asbestos containing material is limited to the restroom flooring.

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.

LANDER UNIVERSITY

PROJECT NAME: Carnell Learning Center Roof Replacement (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$1,383,760
INITIAL CHE APPROVAL DATE: April 23, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$17,000	\$86,760	\$103,760
Roofing	\$0	\$1,172,000	\$1,172,000
Contingency	\$0	\$125,000	\$125,000
<i>Total</i>	<i>\$17,000</i>	<i>1,383,760</i>	<i>\$1,400,760</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Fund	\$17,000	\$1,383,760	\$1,400,760
<i>Total</i>	<i>\$17,000</i>	<i>\$1,383,760</i>	<i>\$1,400,760</i>

DESCRIPTION:

The University is requesting approval to establish the construction budget to replace the roof on the Carnell Learning Center.

The Carnell Learning Center is a 110,898 SF, three story, brick veneer building constructed in 1982. It is home to the College of Business and Public Affairs, the College of Education and senior members of the University Administration. After 27 years, the roof performance has severely deteriorated and the roof envelope has failed. Water is entering the building on a regular basis and roof patching is no longer effective.

The initial material sampling analysis has not identified the presence of any Asbestos Containing Material. However, this budget does contain an appropriate abatement contingency. The project includes the mechanical removal of the existing roof system, an inspection of the roof deck integrity and installation of a modified bitumen built-up roof system. The new roof design will enhance the water direction management and the ability of the roof to remove excessive storm water. The new roof system will increase the roof system insulation R Factor from a water compromised value of less than five to an average value in excess of twenty one. The extensive volume of roof mounted utilities is contributing to some difficulty with the roof replacement.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$3,579,993 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

INFORMATION ITEM

**Capital Projects & Leases Processed by Staff
June 2009**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
5/29/2009	9554	Francis Marion	Deferred Maintenance - Miscellaneous Renovations	close project	\$0	\$463,791
6/12/2009	9541	Coastal Carolina	Campus Road Improvements ¹	increase budget	\$1,003,490	\$1,558,490
6/12/2009	9551	Coastal Carolina	Campus Development/Infrastructure ²	increase budget	\$750,000	\$4,022,500
6/15/2009	9531	Winthrop	Rutledge Building Waterproofing/ Roof Repair	close project	\$0	\$965,000
6/15/2009	9549	Winthrop	Intramural Fields Construction	close project	\$0	\$600,000
6/15/2009	9557	Winthrop	Boiler Plant Mechanical Renovation & Construction	decrease budget, close project	(\$8,488)	\$991,512
6/22/2009	9948	Trident TC	Berkeley Campus Roof Replacement	increase budget	\$313	\$770,313
6/25/2009	9599	The Citadel	Infirmary Renovation ³	decrease budget	(\$42,500)	\$1,747,543
6/25/2009	9600	The Citadel	Stevens Barracks Renovation	increase budget, change source of funds	\$12,500	\$2,412,500
6/25/2009	9601	The Citadel	Campus Wide Energy Performance Contract	increase budget, change source of funds, revise scope	\$30,000	\$4,806,046
6/30/2009	New	TC of the Lowcountry	Renovation of Building 32-H - Mungin Center ¹	establish pre-design	\$0	\$17,535

¹Approved as part of 2009 CPIP Year One; Institutional Priority #1

²Approved as part of 2008 CPIP Year One; Institutional Priority #2

³Funds were initially reserved for contingencies that did not manifest

**Leases Processed by Staff
June 2009**

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
6/29/2009	renew	MUSC	134 Rutledge Avenue	Purpose is to continue to provide campus parking overseen by the Office of Parking Management	Annual Rate - \$28,800; Monthly Rate - \$2,400; Cost per space per month - \$60	1 year (8/1/2009 - 7/31/2010)

Capital Projects Processed by Staff

July 2009

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
7/8/2009	9738	Clemson	Campus Fire Alarm System Upgrade	decrease budget, close project	(\$462)	\$490,507
7/8/2009	9586	College of Charleston	Deferred Maintenance - Miscellaneous	close project	\$0	\$753,000
7/8/2009	New	Winthrop	Phelps Hall Renovation ¹	establish pre-design	\$0	\$60,000
7/21/2009	9908	Midlands TC	Wade Martin Building Restroom Renovations	decrease budget, close project	(\$94,975)	\$330,025
7/21/2009	9956	Midlands TC	College-wide Exterior Lighting Upgrade	decrease budget, close project	(\$3,109)	\$1,796,891
7/21/2009	9909	Spartanburg CC	Cherokee County Campus Construction	decrease budget, close project	(\$4,055)	\$4,245,945
7/21/2009	New	York TC	Griffin Motors Land Survey & Site Assessment ¹	establish pre-design	\$0	\$20,000
7/23/2009	New	York TC	521 Garrison Road Land Appraisal ¹	establish pre-design	\$0	\$15,000
7/23/2009	New	York TC	1841Baskins Road Land Appraisal ¹	establish pre-design	\$0	\$15,000

¹See supporting narrative.

Leases Processed by Staff

July 2009

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
7/22/2009	renewal	MUSC	59 Bee Street	To continue to provide space for the Office of Development	Monthly Rental Rate - \$3370.78; Annual Rate - \$40,449.37; Total Lease Cost - \$161,797.48	8/1/2009 - 7/31/2013

**FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR JUNE & JULY 2009**

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.

WINTHROP UNIVERSITY

PROJECT NAME: Phelps Hall Renovation (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$60,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$60,000	\$60,000
<i>Total</i>	<i>\$0</i>	<i>\$60,000</i>	<i>\$60,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Higher Education Revenue Bonds	\$0	\$60,000	\$60,000
<i>Total</i>	<i>\$0</i>	<i>\$60,000</i>	<i>\$60,000</i>

DESCRIPTION:

The University requests approval to establish a project to renovate Phelps Hall. The project includes full renovation of the residence hall bathrooms, the addition of a hydraulic elevator and the installation of new accessible ramps in the lobby on the ground floor. The proposed work will properly ventilate all bathrooms and provide full access to all floors.

This project was not included in the institutions 2009 CPIP; however, it has been deemed as an unanticipated critical need by the institution. Plumbing problems have become intolerable and must be addressed immediately.

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.

YORK TECHNICAL COLLEGE

PROJECT NAME: Griffin Motors Land Survey & Site Assessment (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$20,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

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

DESCRIPTION:

The College requests approval to establish a project to complete a boundary land survey and a site assessment on two parcels of land.

The site is contiguous to York Technical College and has potential for a retrofit into space for automotive technology and potential operations support for the College.

The property is in two adjoining parcels. One parcel is a closed Mitsubishi dealership with 2.18 acres, the other parcel is a Pontiac, Buick and GMC dealership on 6.28 acres. The College desires to complete the boundary land survey and site assessment on both parcels of land prior to beginning discussions with the owners about possible land and building acquisitions.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Assessment

ANNUAL OPERATING COSTS/SAVINGS:

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

YORK TECHNICAL COLLEGE

PROJECT NAME: 521 Garrison Road Land Appraisal (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>
Local/Private Institutional Funds	\$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 a parcel of property at 521 South Garrison Road.

The property is contiguous to the campus and is the final piece that completes a larger parcel of property scheduled for future development of the southeast corner of campus. The property is part of the College's Master Land Acquisition Plan (MLAP) approved by CHE on March 6, 2008.

York County Government purchased the property in 2006 and has agreed to sell it to the College. The property was appraised on February 1, 2006 for \$280,000 by Joe Versen Appraisals, LLC. A phase I site assessment was completed in September 2006 by the Compliance Center and found to have no environmental hazards.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Assessment

ANNUAL OPERATING COSTS/SAVINGS:

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

YORK TECHNICAL COLLEGE

PROJECT NAME: 1841 Baskins Road Land Appraisal (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>
Local/Private Institutional Funds	\$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 a parcel of property at 1841 Baskins Road.

The property is not contiguous to the campus; however, it is part of the long range plan to acquire property which will adjoin it. There are four small parcels which are between this property and the campus. The College is in the process of obtaining a legal right of first refusal on the four parcels. This property is part of the College's Master Land Acquisition Plan (MLAP) approved by CHE on March 6, 2008.

York County Government purchased the property in 2006 and has agreed to sell it to the College. The property was appraised on March 16, 2006 for \$164,000 by Joe Versen Appraisals, LLC. A phase I site assessment was completed in November 2006 by the Compliance Center and found to have no environmental hazards.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Assessment

ANNUAL OPERATING COSTS/SAVINGS:

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