

Att IV



Dr. Garrison Walters
Executive Director

July 25, 2007

TO: Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education

FROM: Mr. Daniel Ravenel, *Dr. Ravenel* Chair, Committee on Finance and Facilities

SUBJECT: Items for Consideration on August 1, 2007

The Committee on Finance and Facilities met on June 7 to review the following items:

- 4.04A** Master Land Acquisition Plans (MLAPs)
 - A.) Coastal Carolina University
 - B.) Winthrop University
- 4.04B** Recommendation for By-law Change
- 4.04C** List of Staff Approvals for April 2007

If you have any questions about a particular item, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

MASTER PLAN ACQUISITION PLANS (MLAP) FOR APPROVAL

The Commission has a policy for accepting MLAPs from institutions. The current policy is as follows:

Institutions may present master plans that outline proposed land acquisitions to the Finance and Facilities Committee and the Commission for conceptual approval. 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, then future land acquisitions, provided they were included in the master plan presentation and had 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 at least quarterly.

Coastal Carolina University

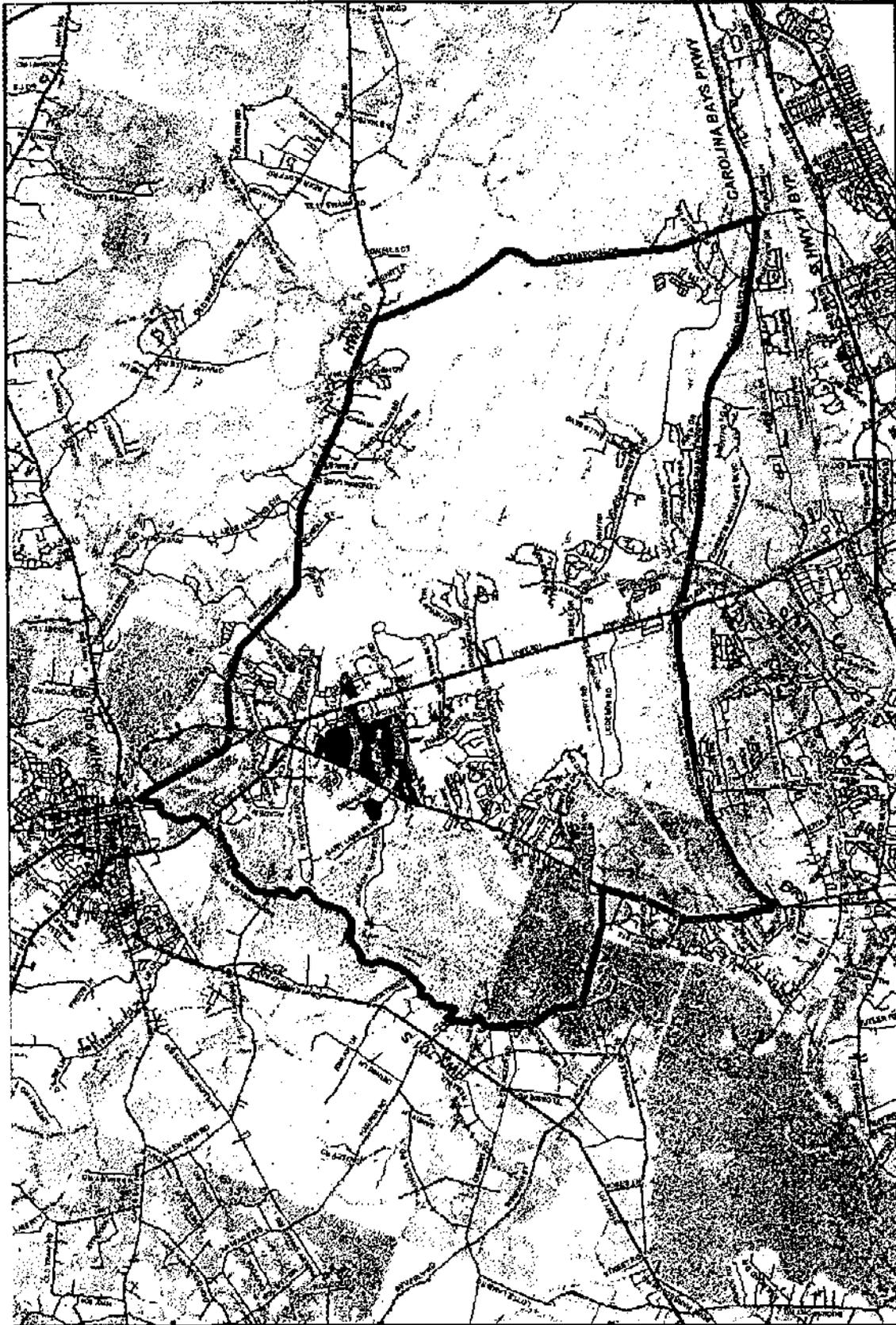
A comprehensive campus master plan was developed and approved by the Board of Trustees in 2005. The master plan not only outlines the location of current and proposed facilities on campus but makes recommendations for future property acquisitions and growth over 10 to 20 years.

The University has recently experienced a growth cycle which was characterized by a three-year period from 2000 to 2003 of double-digit growth. For fall 2006, the total enrollment was 8,049 with a full-time equivalent (FTE) enrollment of 6,944 – a 10-year growth rate of 80 and 83 percent respectively. This growth was generally a healthy growth, incorporating significant increases in SAT scores and high school grade point averages for entering freshmen. A number of factors contributed to this growth: improved quality and reputation in academic programs, addition of on-campus residence halls, and an increased emphasis on intercollegiate athletic programs, including football.

The University proposed MLAP would allow the institution to acquire new land and/or buildings be acquired in support of this growth. As student enrollments, research, and support programs expand, the University is confronted with the problem that available property on the main campus is scarce. With the ability to acquire property adjoining or in the immediate vicinity of the campus, a more cohesive campus may be achieved.

Recommendation

The Committee on Finance and Facilities recommends approval of the proposed MLAP as presented.



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COASTAL CAROLINA UNIVERSITY

EARTHWORKS
 Planning and Design • Coastal Carolina University

COASTAL CAROLINA UNIVERSITY
2-Mile Radius Surrounding CCU Properties

Legend

 CCU Properties

PREPARED FOR: COASTAL CAROLINA UNIVERSITY
 PROJECT TITLE: AREA MAP

PROJECT LOCATION: HURRY COUNTY, SOUTH CAROLINA
 CLIENT: HURRY COUNTY, SOUTH CAROLINA
 PROJECT PROGRAM/DATE: WATER CONTROL DISTRICTED BY 10/15
 DRAWING NUMBER: 10/15-001
 SCALE: AS SHOWN
 DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

0 100 200 FT

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Winthrop University

The University has based its MLAP on acquisitions needed to both meet the legislative mandate to maintain an academic environment that provides a first-class institution of higher education for students and the University's public service role of working with local government to support and advance economic development goals. Academically, the University's strategic direction includes the implementation of a multiyear enrollment growth initiative that is supported by local government and economic development organizations. Over the next five to 10 years, the institution 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 the institution's distinctive identity while facilitating the incremental growth. The University has identified a number of ways in which the city of Rock Hill's regional economic development strategies for redevelopment of former textile mill properties in the city's deteriorating urban core can be supported by the institution's campus development plans.

Approval of the MLAP is essential for the University to provide students with a high quality, diverse and best value educational experience. Competition in today's higher education environment necessitates the institution acquire these additional properties to meet the challenge.

The University's MLAP includes a total of 51.26 acres presently encompassing a combination of commercial, residential, unimproved land, and green spaces. All land identified as of possible future use to the institution over the next 10 to 20 years is adjacent to the campus. Decisions regarding these proposed acquisitions will be made over time, consistent with the University's needs, changing local conditions, and local government economic development objectives.

**Campus map included separately.*

Recommendation

The Committee on Finance and Facilities recommends approval of the proposed MLAP as presented.

CHE BY-LAW RECOMMENDED CHANGE

BACKGROUND

In August 2006, the Commission on Higher Education (CHE) approved several recommendations for improving the higher education facilities approval process. The objective of these recommendations was to shorten the process of facilities approval while maintaining a system of checks and balances. The recommendations have been submitted to the appropriate parties. CHE is awaiting action by those parties.

During this process, the Finance & Facilities Committee became aware of a CHE by-law requiring Committee recommendations to be submitted to the Commission at least 48 hours prior to the CHE meeting in which the Commission is scheduled to consider those recommendations. Thereby, the by-law and the Finance & Facilities Committee meeting schedule required the Committee to consider interim capital projects one month prior to the month in which the Commission considers the projects.

CURRENT BY-LAW

Committee recommendations that require Commission action must be submitted in writing to members of the Commission at least forty-eight hours prior to a regular meeting, provided, however, that at any meeting this requirement may be suspended upon approval of three-fourths of the members present at that meeting.

RECOMMENDATION

The Finance & Facilities Committee requests that this requirement be suspended for interim capital projects to avoid adding to the length of time required for approval of a project. Therefore, the Committee makes the following recommendations:

The Committee on Finance & Facilities recommends suspension of the requirement that Committee recommendations requiring Commission action be submitted in writing to the Commission at least 48 hours prior to a regular meeting. This suspension will be applied only to recommendations concerning approval of interim capital projects and will be reviewed annually from the date of suspension by the Commission for continued applicability.

The Committee further recommends that staff materials concerning interim capital projects be sent to the full Commission at the time of the Committee mail-out to provide the Commission with all available information on the projects prior to the Commission meeting.

INFORMATION ITEM

PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF

April 2007

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
4/2/2007	9556	Francis Marion	Deferred Maintenance - Indoor Pool Repair	Increase Budget, Revise Scope, Change Project Name	\$50,000	\$967,272
4/2/2007	9587	SC State	237 Park St Land Acquisition	Decrease Budget, Close Project	(\$2,850)	\$69,660
4/2/2007	9573	SC State	James E. Clyburn Transportation Research and Conference Center ¹	Increase Budget	\$750,000	\$2,161,005
4/2/2007	6000	USC Columbia	Roost Roof Replacement	Decrease Budget, Change Source of Funds, Close Project	(\$105,249)	\$1,646,751
4/2/2007	6020	USC Columbia	Colonial Center Sprinkler Head Replacement	Decrease Budget, Close Project	(\$8,934)	\$341,066
4/2/2007	9912	USC Columbia	Sumwalt College Nano Center Renovation	Decrease Budget, Close Project	(\$6,207)	\$3,363,413
4/2/2007	9916	USC Columbia	Housing Switchgear Assessment And Recondition	Close Project	\$0	\$150,000
4/2/2007	9915	USC Columbia	820 Henderson Street Repairs	Close Project	\$0	\$150,000
4/2/2007	9917	USC Columbia	Preston College Interior Painting	Close Project	\$0	\$150,000
4/2/2007	9943	USC Columbia	Roost Dormitory Exterior Repairs	Decrease Budget, Close Project	(\$523,805)	\$496,195
4/2/2007	9945	USC Columbia	McBryde Quadrangle Interior Painting	Revise Scope, Close Project	\$0	\$150,000
4/2/2007	9524	USC Upstate	Building 976 Renovation	Decrease Budget, Close Project	(\$17,676)	\$332,324
4/2/2007	9526	USC Upstate	Smith Building Roof Replacement	Decrease Budget, Close Project	(\$169,507)	\$180,493
4/2/2007	9529	USC Aiken	Convocation Center	Increase Budget, Revise Scope	\$249,000	\$25,969,000
4/2/2007	9538	USC Aiken	Library Air Handler Replacement	Close Project	\$0	\$253,498
4/6/2007	NEW	USC Upstate	Residence Hall Acquisition	establish project	\$0	\$50,000
4/6/2007	9593	Citadel	Campus Wide Mechanical & Electrical Repairs - Deferred Maintenance	Increase Budget	\$50,000	\$1,603,151
4/6/2007	9880	Greenville TC	Northwest Campus Construction	Revise Scope	\$0	\$20,607,921
4/13/2007	9590	Citadel	Law Barracks Replacement	decrease budget	(\$25,000)	\$22,775,000
4/13/2007	New	Citadel	Sevens Barracks Renovation	establish project	\$0	\$150,000
4/13/2007	New	USC Columbia	Equestrian Farm Acquisition	establish project	\$0	\$25,000
4/13/2007	9533	USC Aiken	Library HVAC System Upgrades/Interior Renovation	increase budget, close project	\$316	\$1,915,316
4/13/2007	9535	USC Aiken	Paces Down Deferred Maintenance	Decrease Budget, Close Project	(\$2,947)	\$492,053
4/16/2007	9674	MUSC	Hollins Cancer Center Expansion	Increase Budget	\$160,000	\$91,295,812
4/17/2007	9524	Winthrop	Lois Rhame West Health, Physical Education and Wellness Center Construction	Increase Budget	\$2,490,000	\$27,390,000
4/19/2007	9824	Clemson	Lee Hall Tower HVAC Renovation/Upgrade	Decrease Budget, Close Project	(\$565)	\$17,943,488
4/19/2007	9570	College of Charleston	Simons Center for the Arts Expansion ¹	Increase Budget, Change Source of Funds	\$1,750,000	\$23,600,000
4/19/2007	9624	College of Charleston	George Street Land, Dorm & Apartment Acquisition ¹	Increase Budget	\$5,400,000	\$61,200,000
4/19/2007	9567	College of Charleston	Physical Education & Athletics Center Complex Construction	Change Source of Funds	\$0	\$47,000,000
4/19/2007	New	USC Columbia	Capstone Top of Carolina Renovation	establish project	\$0	\$700,000

LEASES APPROVED BY STAFF

Date Approved	Lease #	Institution	Project Name	Purpose/Additional Info	Rates	Term
4/16/2007	Renewal	MUSC	McClellan Banks, Third Floor	2604 sf, office and clinical research space for the Dept. of Neurology, Movement Disorders Program	Annual Rate - \$57,782.76 / Monthly Rate - \$4,815.23 / Cost per SF \$32.19	7/01/07-6/30/2008 (no extended terms; to be negotiated)

¹Increases of 10% or less of total project budget can be approved by staff.