



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 November 5

DATE: October 28, 2009

Attached are items for your review and consideration at the November 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 November 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.

9.04A Interim Capital Projects

- A. University of South Carolina Columbia
 - i. Horizon I First Floor Laboratory Upfit (Phase I)
- *establish pre-design*
 - ii. Discovery I Upfit (Phase I)
- *establish pre-design*
 - iii. Maxcy College Renovation (Phase I)
- *establish pre-design*
 - iv. Harper/Elliott Renovations (Phase I)
- *establish pre-design*
 - v. Jones PSC North Tower Ceiling Asbestos Removal (Phase II)
- *establish construction budget*
 - vi. DeSaussure Fire Protection/Renovation (Phase II)
- *establish construction budget*
- B. The Citadel
 - i. Bond Hall Building Envelope Repairs (Phase II)
- *establish construction budget*
- C. Coastal Carolina University
 - i. Academic Office/Classroom Building (Phase I)
- *establish pre-design*
 - ii. Central Cooling & Heating Plant (Phase II)

- *establish construction budget*
 - iii. Commons Dining Hall Addition (Phase II)
 - *establish construction budget*
 - D. College of Charleston
 - i. School of Science & Mathematics Second Floor Completion (Phase I)
 - *establish pre-design*
 - E. University of South Carolina Upstate
 - i. Hodge Center Renovation/Addition (Phase I)
 - *establish pre-design*
 - ii. Palmetto Villas Renovations
 - *increase budget, revise scope*
 - F. Winthrop University
 - i. Phelps Hall Renovation (Phase II)
 - *establish construction budget*
 - G. Midlands Technical College
 - i. Northeastern Classroom/Engineering Science Facility (Phase II)
 - *establish construction budget*
 - H. Northeastern Technical College
 - i. Dillon Campus Construction (Phase II)
 - *establish construction budget*
 - I. York Technical College
 - i. Griffin Motors Property Acquisition (Phase II)
 - *increase budget, revise scope (Purchase Land)*

**9.04B List of Capital Projects & Leases Processed by Staff for October 2009
(For Information)**

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

November 5, 2009

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Horizon I First Floor Laboratory Upfit (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$30,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$30,000	\$30,000
<i>Total</i>	<i>\$0</i>	<i>\$30,000</i>	<i>\$30,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Funds	\$0	\$30,000	\$30,000
<i>Total</i>	<i>\$0</i>	<i>\$30,000</i>	<i>\$30,000</i>

DESCRIPTION:

The University is requesting approval to establish a project to upfit the first floor of the Horizon I Building. The upfit will provide space for the Innovista Wet-Lab Incubation Facility. It will include twenty labs in a space of 14,000 to 16,000 SF.

The Horizon I building is used by entrepreneurs/researchers to develop new technologies. The space will contribute significantly to the commercialization of technology for endowed chairs and researchers. It will also aid the recruitment and retention of outstanding faculty and students interested in the commercialization of their work.

Internal estimates project a cost of \$2,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Upfit Existing Facility

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.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Discovery I Upfit (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$150,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$150,000	\$150,000
<i>Total</i>	<i>\$0</i>	<i>\$150,000</i>	<i>\$150,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Grant Generated Funds	\$0	\$150,000	\$150,000
<i>Total</i>	<i>\$0</i>	<i>\$150,000</i>	<i>\$150,000</i>

DESCRIPTION:

The University is requesting approval to establish a project to upfit approximately 40,000 SF of space in the Discovery I Building. The completed space will be used to relocate the office functions of the Arnold School of Public Health that currently occupy the Health Sciences Building.

Internal estimates project a cost of \$10,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Upfit Existing Facility

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.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Maxcy College Renovation (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$56,250
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$56,250	\$56,250
<i>Total</i>	<i>\$0</i>	<i>\$56,250</i>	<i>\$56,250</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Housing Maintenance Reserve	\$0	\$56,250	\$56,250
<i>Total</i>	<i>\$0</i>	<i>\$56,250</i>	<i>\$56,250</i>

DESCRIPTION:

The University is requesting approval to establish a project to renovate Maxcy College. Work is to include improvements to kitchens, creation of a scholar-in-residence suite, and creation of faculty offices. Upgrades to the HVAC system, including replacement of fan coil units with a duct system and installation of new air handler will also be incorporated into the project.

The renovation will convert the facility to an International House of Living Learning Center. The HVAC upgrades will address air quality, humidity control and efficiency in operational costs.

This project was not included in the institution's FY 2009-10 CIP. Internal estimates project a cost of \$3,750,000.

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.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Harper/Elliott Renovations (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$56,250
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$56,250	\$56,250
<i>Total</i>	<i>\$0</i>	<i>\$56,250</i>	<i>\$56,250</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Housing Maintenance Reserve	\$0	\$56,250	\$56,250
<i>Total</i>	<i>\$0</i>	<i>\$56,250</i>	<i>\$56,250</i>

DESCRIPTION:

The University is requesting approval to establish a project to renovate Harper Elliott College. Renovations will include interior refurbishment, upgrades to building systems and exterior repairs. This project will address items required to maintain the facility.

This project was not included in the institution's FY 2009-10 CIP. Internal estimates project a cost of \$3,750,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$2,204,520 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.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Jones PSC North Tower Ceiling Asbestos Removal (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$5,450,000
INITIAL CHE APPROVAL DATE: April 21, 2009

Project Budget	Previous	Change	Revised
Professional Service Fees	\$50,000	\$329,000	\$379,000
Interior Building Renovations	\$0	\$3,865,387	\$3,865,387
Other Capital Outlay (Relocation Costs)	\$0	\$392,000	\$392,000
Other (Inflation, Owner Costs)	\$0	\$168,155	\$168,155
Contingency	\$0	\$695,458	\$695,458
Total	\$50,000	\$5,450,000	\$5,500,000

Source of Funds	Previous	Change	Revised
Federal ARRA Grant	\$0	\$5,450,000	\$5,450,000
Institutional Capital Project Fund (ICPF)	\$50,000	\$0	\$50,000
Total	\$50,000	\$5,450,000	\$5,500,000

DESCRIPTION:

The University is requesting approval to establish the construction budget to remove the friable, sprayed-on fire proofing insulation above the ceilings on the north and basement portions of the Jones Physical Science Center. The scope of work will include removal of the existing suspended ceilings, light fixtures, and fire proofing containing asbestos. After demolition is completed, new ceilings, light fixtures, and two hour fire protection will be installed. Existing floor and wall finishes will be repaired as necessary.

The current fire proofing contains asbestos and is delaminating and falling on to the top of the ceiling. Upon completion of the work, all sprayed on fire proofing will be removed and asbestos risks greatly reduced.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$18,409,982 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.

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: DeSaussure Fire Protection/Renovation (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$4,477,000
INITIAL CHE APPROVAL DATE: April 18, 2008

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$350,000	\$59,000	\$409,000
Interior Building Renovations	\$0	\$3,546,611	\$3,546,611
Other Capital Outlay (FF&E)	\$0	\$220,412	\$220,412
Other (Escalation)	\$0	\$470,746	\$470,746
Contingency	\$0	\$180,231	\$180,231
<i>Total</i>	<i>\$350,000</i>	<i>\$4,477,000</i>	<i>\$4,827,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Housing Maintenance Reserve	\$350,000	\$3,559,870	\$3,909,870
Institutional Capital Project Fund (ICPF)	\$0	\$917,130	\$917,130
<i>Total</i>	<i>\$350,000</i>	<i>\$4,477,000</i>	<i>\$4,827,000</i>

DESCRIPTION:

The University is requesting approval to establish the construction budget to renovate DeSaussure College and install a fire protection system. Constructed in 1809, DeSaussure College is the second oldest building on campus. Work will include the installation of a new fire protection system, fire alarm upgrades, HVAC/electrical/plumbing upgrades, kitchen renovations and interior finishes. This project will modernize the building to meet current life safety code requirements.

This project was approved as part of CPIP FY 2009-10 Year-one with a total budget of \$3,500,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$2,503,698 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.

THE CITADEL

PROJECT NAME: Bond Hall Building Envelope Repairs (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$565,000
INITIAL CHE APPROVAL DATE: January 12, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$25,000	\$5,000	\$30,000
Exterior Building Renovations	\$0	\$540,000	\$540,000
Contingency	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$25,000</i>	<i>\$565,000</i>	<i>\$590,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Funds (ICPF)	\$25,000	\$0	\$25,000
E&G Student Fees	\$0	\$565,000	\$565,000
<i>Total</i>	<i>\$25,000</i>	<i>\$565,000</i>	<i>\$590,000</i>

DESCRIPTION:

The University is requesting approval to establish the construction budget to repair the Bond Hall building envelope.

Bond Hall has experienced extensive termite damage. One of the main contributing factors to the termite problem is moisture penetrating the building envelope through cracks in the stucco, deteriorated window and door frames, and other moisture related problems. This project will repair the entire building envelope and prevent further moisture intrusion and related termite damage.

E&G MAINTENANCE NEEDS REDUCTION:

The project will reduce the amount of maintenance needs by \$428,093. There will be a 2nd tier of savings in that the University is battling active termite entry in Bond Hall that is partially attributed to water entry through the existing exterior walls. Cutting off the water source through the exterior renovation will allow reduction in termite activity and damage.

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: Academic Office/Classroom Building (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$165,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$165,000	\$165,000
<i>Total</i>	<i>\$0</i>	<i>\$165,000</i>	<i>\$165,000</i>

Source of Funds	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
One Cent Sales Tax	\$0	\$165,000	\$165,000
<i>Total</i>	<i>\$0</i>	<i>\$165,000</i>	<i>\$165,000</i>

DESCRIPTION:

The University is requesting approval to establish a project to construct a 46,000 SF academic office and classroom building. The facility will provide 112 faculty/staff offices, three 120 seat tiered classrooms, six 25 seat classrooms and six 30 seat classrooms.

The University is in need of faculty/staff office space and classroom space to support the expanding student population and faculty growth. Office space has been carved out of every academic building on campus to provide for this growth. Additionally, many faculty members are sharing office space which hinders student counseling and advisement. Several academic departments are currently housed in university leased facilities off of the main campus. This facility will enable some of those departments to return to office space on the main campus.

This project was not included in the institution's FY 2009-10 CPIP; however, there is a drive to reduce portable use and get faculty back on campus.

The project will be funded by the one cent sales tax and the total internal estimate for the project is \$11,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, supplies, and personnel will require additional operating costs of \$155,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Central Cooling and Heating Plant (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$6,340,000
INITIAL CHE APPROVAL DATE: April 23, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$60,000	\$455,808	\$515,808
Site Development	\$0	\$1,835,666	\$1,835,666
New Construction	\$0	\$3,724,523	\$3,724,523
Other (Furniture, Fixtures, & Equipment)	\$0	\$45,993	\$45,993
Contingency	\$0	\$278,010	\$278,010
<i>Total</i>	<i>\$60,000</i>	<i>\$6,340,000</i>	<i>\$6,400,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Fund (ICPF)	\$60,000	(\$60,000)	\$0
One Cent Sales Tax	\$0	\$6,400,000	\$6,400,000
<i>Total</i>	<i>\$60,000</i>	<i>\$6,340,000</i>	<i>\$6,400,000</i>

DESCRIPTION:

The University is requesting approval to establish the construction budget to construct a 7,200 SF facility to house a 1,000 ton Central Cooling and Heating Plant. The plant will service the Science Annexes Phase I and II, the Smith Science Building, the Library Annex and Kimbel Library, the Student Center, and Wheelwright Auditorium. The plant is sized for future service to additional main campus buildings.

Currently each building on campus has its own cooling and heating equipment. The central plant will maximize available land, provide internal space savings, provide long term utility savings, maximize equipment service life and increase operational workforce efficiency.

E&G MAINTENANCE NEEDS REDUCTION:

The project will reduce the amount of maintenance needs by \$1,328,703.

ANNUAL OPERATING COSTS/SAVINGS:

The institution indicates this project will result in a yearly savings of \$65,500.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Commons Dining Hall Addition (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$1,970,000
INITIAL CHE APPROVAL DATE: April 23, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$30,000	\$126,000	\$156,000
New Construction	\$0	\$1,364,000	\$1,364,000
Other (Furniture, Fixtures, & Equipment)	\$0	\$250,000	\$250,000
Contingency	\$0	\$230,000	\$230,000
<i>Total</i>	<i>\$30,000</i>	<i>\$1,970,000</i>	<i>\$2,000,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Food Service Auxiliary	\$30,000	\$1,970,000	\$2,000,000
<i>Total</i>	<i>\$30,000</i>	<i>\$1,970,000</i>	<i>\$2,000,000</i>

DESCRIPTION:

The University is requesting approval to establish the construction budget to construct a 5,400 SF addition to the Commons Dining Hall. The addition will increase the interior dining room seating capability by 175 and outdoor dining of 36 seats for a total of over 600 seats to service students, guests and participants in summer activities. In addition, the new space will add a new food concept, a new beverage station and improve space flow for the entire facility.

The main consideration for the addition is the need for additional seating. With student enrollment growth and the requirement that freshmen living in on-campus housing purchase a meal plan, the approximately 430 seats currently available are no longer sufficient to meet the dining halls demands.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities and supplies will require additional operating costs of \$47,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

COLLEGE OF CHARLESTON**PROJECT NAME:**School of Science & Mathematics Second Floor Completion
(Phase I)**REQUESTED ACTION:**

Establish Pre-design

REQUESTED ACTION AMOUNT:

\$180,000

INITIAL CHE APPROVAL DATE:

N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$180,000	\$180,000
<i>Total</i>	<i>\$0</i>	<i>\$180,000</i>	<i>\$180,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
College Fees	\$0	\$180,000	\$180,000
<i>Total</i>	<i>\$0</i>	<i>\$180,000</i>	<i>\$180,000</i>

DESCRIPTION:

The College requests approval to establish a project to complete the design to finish space on the second floor of the new science building for chemistry, the required infrastructure for biology, and all public areas. With federal stimulus funds, the College is moving forward to complete this facility. The College has also applied for a NIH grant to cover the costs of this project. Award notification is expected by mid – 2010.

Internal estimates project a cost of \$12,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

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 as proposed.

UNIVERSITY OF SOUTH CAROLINA UPSTATE

PROJECT NAME: Hodge Center Renovation/Addition (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$130,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$130,000	\$130,000
<i>Total</i>	<i>\$0</i>	<i>\$130,000</i>	<i>\$130,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Private	\$0	\$130,000	\$130,000
<i>Total</i>	<i>\$0</i>	<i>\$130,000</i>	<i>\$130,000</i>

DESCRIPTION:

The University is requesting approval to establish a project to renovate major portions of the Hodge Center. The project scope will include expansion of the building by approximately 9,000 SF, modernization of athletic service areas, building entrances and classrooms, and addressing the HVAC and electrical systems.

Renovations to the facility are included in years three and five of the institution's FY 2009-10 CPIP. Internal estimates project a cost of \$7 - \$9 million.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$2,849,009 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.

UNIVERSITY OF SOUTH CAROLINA UPSTATE

PROJECT NAME: Palmetto Villas Renovations
REQUESTED ACTION: Increase Budget, Revise Scope
REQUESTED ACTION AMOUNT: \$1,500,000
INITIAL CHE APPROVAL DATE: June 7, 2007

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$150,000	\$100,000	\$250,000
Site Development	\$0	\$150,000	\$150,000
Interior Building Renovations	\$1,850,000	\$850,000	\$2,700,000
Exterior Building Renovations	\$0	\$400,000	\$400,000
<i>Total</i>	<i>\$2,000,000</i>	<i>\$1,500,000</i>	<i>\$3,500,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Housing Revenue Bonds	\$2,000,000	\$1,500,000	\$3,500,000
<i>Total</i>	<i>\$2,000,000</i>	<i>\$1,500,000</i>	<i>\$3,500,000</i>

DESCRIPTION:

The University is requesting approval to increase the budget and revise scope to continue renovations and improvements to the Palmetto Villas. The planned work includes renovations to the exterior, roof replacement, creation of a central service area for the Villas, and parking lot improvements. As funding allows, mechanical systems in the units will also be replaced.

This project was initially approved as one component of the Housing Acquisition Construction and Renovation project. The New Residence Hall Construction project #9537 is nearing close-out with funds remaining in the approved budget. In an effort to fully utilize available funds, a portion of the remaining balance will be transferred to fund additional improvements to the Palmetto Villas.

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.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

WINTHROP UNIVERSITY

PROJECT NAME: Phelps Hall Renovation (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$4,644,000
INITIAL CHE APPROVAL DATE: July 8, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$60,000	\$234,000	\$294,000
New Construction	\$0	\$4,200,000	\$4,200,000
Contingency	\$0	\$210,000	\$210,000
<i>Total</i>	<i>\$60,000</i>	<i>\$4,644,000</i>	<i>\$4,704,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Higher Education Revenue Bonds	\$60,000	\$4,644,000	\$4,704,000
<i>Total</i>	<i>\$60,000</i>	<i>\$4,644,000</i>	<i>\$4,704,000</i>

DESCRIPTION:

The University requests approval to establish the construction budget 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 institution's FY 2009-10 CPIP; however, it was deemed as an unanticipated critical need by the institution in July 2009. 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.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

MIDLANDS TECHNICAL COLLEGE

PROJECT NAME: Northeastern Classroom/Engineering Science Facility
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$27,605,000
INITIAL CHE APPROVAL DATE: October 5, 2007

Project Budget	Previous	Change	Revised
Professional Service Fees	\$495,000	\$1,920,534	\$2,415,534
Equipment and/or Materials	\$0	\$2,600,000	\$2,600,000
Site Development	\$0	\$1,291,911	\$1,291,911
New Construction (68,000SF)	\$0	\$17,606,628	\$17,606,628
Builders Risk Insurance	\$0	\$13,000	\$13,000
Contingency	\$0	\$4,172,927	\$4,172,927
Total	\$495,000	\$27,605,000	\$28,100,000

Source of Funds	Previous	Change	Revised
Institution Bonds	\$0	\$14,198,157	\$14,198,157
Appropriated State	\$495,000	\$505,000	\$1,000,000
Institutional Capital Project Funds (ICPF)	\$0	\$9,331,616	\$9,331,616
Local	\$0	\$3,570,227	\$3,570,227
Total	\$495,000	\$27,605,000	\$28,100,000

DESCRIPTION:

The College is requesting approval to increase the budget to construct a 68,000 SF facility to include engineering technology labs, classrooms, faculty offices, and administrative spaces. Utility infrastructure and parking will be expanded. The facility will be immediately adjacent to the existing Center of Excellence for Technology and will house the remainder of the engineering technologies relocated from the Lindau Engineering Technology (LET) Building on the Beltline campus. The relocation will create a focal point for all high-technology engineering instruction and development for the College. The facility will be predominately instructional with minimal administrative space. Once the facility is constructed, the LET Building can be renovated or replaced. The LET building has severe seismic, mechanical, air quality and safety code deficiencies.

This project was included as priority #1 in year-two of the institution's FY 2009-10 Comprehensive Permanent Improvement Plan (CPIP). Energy efficiency measures are being undertaken to meet LEED Silver standard. The projected date for execution of the construction contract is November 2011 with completion by October 2013.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, maintenance, custodial, insurance, security, and information technology will require additional operating costs ranging between \$426,000 and \$452,000 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

NORTHEASTERN TECHNICAL COLLEGE

PROJECT NAME: Dillon Campus Construction (Phase II)
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$1,110,329
INITIAL CHE APPROVAL DATE: April 24, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$16,091	\$68,909	\$85,000
Site Development	\$0	\$40,000	\$40,000
New Construction (4,800 SF)	\$0	\$870,800	\$870,800
Contingency	\$0	\$130,620	\$130,620
<i>Total</i>	<i>\$16,091</i>	<i>\$1,110,329</i>	<i>\$1,126,420</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Appropriated State	\$16,091	\$304,594	\$320,685
Federal	\$0	\$645,000	\$645,000
Allied Health Funding/Lottery 08-09	\$0	\$160,735	\$160,735
<i>Total</i>	<i>\$16,091</i>	<i>\$1,110,329</i>	<i>\$1,126,420</i>

DESCRIPTION:

The College requests approval to establish the construction budget to construct a new building adjacent to the existing facility on its ten acre satellite campus in Dillon County. The new building will be approximately 4,800 SF and will be of traditional and customary construction and will match the existing building size, scale, and appearance. The lack of training labs and an increasing need for RN's in the health care industry requires more space at the campus.

This project was included as priority #2 in year-one of the institution's FY 2009-10 Comprehensive Permanent Improvement Plan (CPIP). Phase I (pre-design) was processed as an interim capital project in April 2009 in an effort to expedite; therefore, it was removed from CPIP and requires full Commission approval.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – New Construction

ANNUAL OPERATING COSTS/SAVINGS:

Utilities, operations & maintenance, supplies, and part time employees will require additional operating costs of \$44,543 in the three years following project completion.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

YORK TECHNICAL COLLEGE

PROJECT NAME: Griffin Motors Property Acquisition (Phase II)
REQUESTED ACTION: Increase Budget, Revise Scope (Purchase Land)
REQUESTED ACTION AMOUNT: \$2,487,500
INITIAL CHE APPROVAL DATE: July 21, 2009

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Building & Land Purchase – Parcel 1	\$0	\$1,000,000	\$1,000,000
Building & Land Purchase – Parcel 2	\$0	\$1,500,000	\$1,500,000
Professional Service Fees	\$20,000	(\$12,500)	\$7,500
<i>Total</i>	<i>\$20,000</i>	<i>\$2,487,500</i>	<i>\$2,507,500</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
College Reserve Fund	\$20,000	\$2,487,500	\$2,507,500
<i>Total</i>	<i>\$20,000</i>	<i>\$2,487,500</i>	<i>\$2,507,500</i>

DESCRIPTION:

The College requests approval to purchase two properties contiguous to the south side of campus.

Parcel one is a closed Mitsubishi dealership with two buildings on 2.18 acres. Parcel two is a closed Pontiac, Buick and GMC dealership with two buildings on 6.28 acres. Both properties are adjoining each other with no break between them. The College has plans to use the Mitsubishi dealership property for operations and operations support. The Pontiac, Buick and GMC property will be used for the automotive technology program and a planned automotive body repair program along with classrooms for other programs planned at the site. The parking lot of both parcels will be used for the professional truck driver training program and the vacant land will be used for the electrical line worker training program. The College has completed a boundary land survey, a property cost appraisal, a building condition assessment, a phase I site assessment and an automobile lift appraisal on both parcels. The property has no environmental hazards.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land/Building Acquisition

ANNUAL OPERATING COSTS/SAVINGS:

One full-time custodian, utilities, insurance and maintenance will require additional operating costs of \$69,336 in the first year following project completion.

RECOMMENDATION:

Staff recommends approval of this project contingent upon the approval of State Board for Technical and Comprehensive Education (SBTCE) on November 17, 2009.

INFORMATION ITEM

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

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
9/22/2009	New	TC of the Lowcountry	111 Elliott Street Land Acquisition ¹	establish (phase I - environmental study)	\$0	\$20,000
10/14/2009	9567	Coastal Carolina	Student Recreation/Covocation Center Land Donation ²	revise scope	\$0	\$2,500
10/19/2009	New	The Citadel	Capers Hall Repairs ³	establish pre-design	\$0	\$40,000
10/19/2009	New	Coastal Carolina	Quail Creek Golf Course Acquisition ¹	establish (phase I - environmental study)	\$0	\$20,000
10/20/2009	New	USC Columbia	Moore School of Business New Facility Construction ³	establish pre-design	\$0	\$1,350,000
10/20/2009	New	Lander	104 Court Avenue Property Acquisition ¹	establish (phase I - environmental study)	\$0	\$45,000
10/20/2009	New	USC Aiken	Pedestrian Bridge Construction ¹	establish pre-design	\$0	\$15,000
10/20/2009	9537	USC Upstate	New Residence Hall Construction ⁴	decrease budget	(\$1,500,000)	\$19,500,000
10/21/2009	6065	USC Columbia	Williams Brice Stadium West Side Suite Renovations ³	establish construction budget	\$3,058,000	\$3,100,000
10/27/2009	New	College of Charleston	5 College Way ¹	establish pre-design	\$0	\$22,500
10/27/2009	New	College of Charleston	Hungry Cougar Renovation & Expansion ¹	establish pre-design	\$0	\$15,000
10/27/2009	9566	Winthrop	Softball Complex Upgrade ³	establish construction budget	\$981,756	\$996,756

¹See Supporting Narrative.

²This is a request to accept the donation of 10.09 acres of land from the Coastal Educational Foundation for construction of the Student Recreation/Convocation Center.

³Approved by Commission on June 4, 2009 as part of CPIP FY 2009-10 Year-One.

⁴Transfer funds to project #9538 Palmetto Villas Renovation.

Leases Processed by Staff
October 2009

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term
10/13/2009	Renew	MUSC	Cannon Park Place, Third Floor	To continue to provide space for Senator Hollings and the Office of Development and Alumni Affairs	Cost Per SF - \$18.90; Monthly Rental Rate - \$6,900.78; Annual Rent - \$82,809.41	1 year
10/21/2009	New	USC Upstate	Valley Falls Road Property	To resolve campus storage problems and provide for more effective master planning development as track and field facilities are designed and constructed in the sector.	Monthly Rental Rate - \$6,500; Annual Rent - \$78,000	10 years

FOR INFORMATION – PROJECT ESTABLISHMENTS PROCESSED BY STAFF
FOR OCTOBER 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.

COASTAL CAROLINA UNIVERSITY

PROJECT NAME: Quail Creek Golf Course Acquisition
REQUESTED ACTION: Establish (Phase I – Environmental Study)
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>
Operating Budget	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$20,000</i>	<i>\$20,000</i>

DESCRIPTION:

The University requests approval to establish a project to perform an environmental study and building condition assessment of 188.08 acres of land to include a golf course and driving range as well as a club house and maintenance facility.

The owners of the golf course and driving range have offered the facility to the University at a cost significantly below market value. The University is currently leasing the property to support its Professional Golf Management Program. As of Fall 2009, approximately 255 students are enrolled in this program. Additionally, the golf course is utilized with a shared academic program with Horry-Georgetown Technical College. The College trains over 80 students enrolled in the Turf Management Program at this facility.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land Acquisition

ANNUAL OPERATING COSTS/SAVINGS:

The project is not expected to generate additional operating costs as the University currently leases this facility and already covers utilities, supplies, and personnel costs associated with it in the current operating budget.

COLLEGE OF CHARLESTON

PROJECT NAME: 5 College Way Renovation (Phase I)
REQUESTED ACTION: Establish Pre-design
REQUESTED ACTION AMOUNT: \$22,500
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$22,500	\$22,500
<i>Total</i>	<i>\$0</i>	<i>\$22,500</i>	<i>\$22,500</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
College Fees	\$0	\$22,500	\$22,500
<i>Total</i>	<i>\$0</i>	<i>\$22,500</i>	<i>\$22,500</i>

DESCRIPTION:

The College requests approval to establish a project to complete the design to renovate 5 College Way, a 4,821 SF facility, which was built in 1826. The building was vacated by School of Education faculty members in March 2007. The facility has not received a major renovation in over 30 years. Upon completion of the project, the space will be used by School of Humanities and Social Sciences faculty members.

The College established a renovation project for this facility in May 2007. However, bids received came in over budget, coupled with a dramatic change in the economic climate, the College made the decision to suspend the project. With the federal stimulus funds, the College can now move forward with this project.

The projected internal estimate of this project is \$1,500,000.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$579,580 in existing maintenance needs.

ANNUAL OPERATING COSTS/SAVINGS:

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

COLLEGE OF CHARLESTON

PROJECT NAME: Hungry Cougar Renovation & Expansion (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>
Auxiliary	\$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 renovate and expand the Hungry Cougar.

The Hungry Cougar is a food service facility located on the ground floor of the Joe E. Berry Jr. residence hall in the north central area of campus. This facility was last updated in 2002 to serve as a retail operation and provide a convenient dining alternative to the 600 students residing in Berry Hall. The College has added over 1,000 beds to the northern quadrant of campus. Many residents choose the Hungry Cougar as their primary dining location due to its proximity to their residence halls. Additionally, 59% of academic traffic is closer to the Hungry Cougar or equidistant from the College's main cafeteria. As a result, the demand for meals at the Hungry Cougar has soared and 1,735 meals on average are served at the facility each day.

The dining facility is in need of a major renovation in order to meet the demand for meals served and to ensure customer satisfaction among students and faculty/staff. The systems in place are meant to serve approximately half of the current number of diners. The Hungry Cougar is functioning as a residential dining facility with 89% of students using meal equivalency versus paying cash or using dining dollars. When Hungry Cougar is updated, it will be converted from a retail operation into a residential location providing an all-you-care-to-eat meal alternative.

The projected internal estimate of this project 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.

LANDER UNIVERSITY

PROJECT NAME: 104 Court Avenue Property Acquisition
REQUESTED ACTION: Establish (Phase I – Environmental Study)
REQUESTED ACTION AMOUNT: \$45,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$25,000	\$25,000
Other: Environmental Study, Building Condition Assessment, Survey	\$0	\$20,000	\$20,000
<i>Total</i>	<i>\$0</i>	<i>\$45,000</i>	<i>\$45,000</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Property Acquisition Fund	\$0	\$45,000	\$45,000
<i>Total</i>	<i>\$0</i>	<i>\$45,000</i>	<i>\$45,000</i>

DESCRIPTION:

The University requests approval to establish a project to perform an environmental study and a building condition assessment for a 36,543 SF, three story building accompanied by a .45 acre parking lot located at 104 Court Avenue in Greenwood, SC. The business operating the building is known as Inn on the Square. Currently, the Inn is in a state of bankruptcy and has ceased operations. The University obtained an approval to lease the building and is currently housing 92 students in the former hotel.

The University experienced a substantial increase for campus housing requests for the Fall 2009 semester. The housing requests exceeded the University's available housing facilities. In an attempt to meet the student requests, the University entered into a lease agreement for the Inn. This project will allow for the fundamental property investigations to be conducted as a first step in determining the value of the property and subsequent Building Code compliance requirements. The University is interested in evaluating available housing options, to include the possible purchase of the property and the conversion into student housing.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Land Acquisition

ANNUAL OPERATING COSTS/SAVINGS:

Electrical, water/sewer, and natural gas for utilities will require additional operating costs ranging between \$67,500 and \$70,227 in the three years following project completion.

UNIVERSITY OF SOUTH CAROLINA AIKEN

PROJECT NAME: Pedestrian Bridge Construction
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>
Institutional Funds	\$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 construct an elevated walkway to span the Robert Bell Highway. The crosswalk will be high enough to permit unrestricted traffic flow below it, as well as wide enough to permit planned expansion of the highway in years to come.

The University's baseball field and convocation center are located on property west of the main campus. The Robert Bell Highway, which separates these facilities from the main campus, is a 55 mile per hour major throughway. This creates potential safety issues for students attending athletic events, concerts, and community activities at these facilities.

This project is included in year-three of the institution's FY 2009-10 CIP. The projected internal estimate of this project is \$1,000,000.

E&G MAINTENANCE NEEDS REDUCTION:

N/A – Site Development

ANNUAL OPERATING COSTS/SAVINGS:

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

TECHNICAL COLLEGE OF THE LOWCOUNTRY

PROJECT NAME: 111 Elliott Street Land Acquisition
REQUESTED ACTION: Establish (Phase I – Environmental Study)
REQUESTED ACTION AMOUNT: \$20,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Preliminary Acquisition Costs	\$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	\$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 perform an environmental study of .43 acres of land and a house of approximately 1,073 SF. The property is contiguous to the College's property and is the final parcel of four properties which are located between Elliott Street and Reynolds Street. The college plans to use the land for future expansion. The property is currently listed on the market for \$175,000.

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.