



## 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 May 7

**DATE:** April 28, 2009

Attached are items for your review and consideration at the May 7 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 May 7. 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. Clemson University
  - i. Manning Hall Renovation
    - *establish construction budget*
- B. University of South Carolina Columbia
  - a. Farmers Market Development Construction
    - *establish pre-design*
  - b. Jones PSC North Tower Ceiling Asbestos Removal
    - *establish pre-design*
  - c. Columbia Campus Utility Infrastructure Repairs
    - *establish construction budget*
  - d. Preston College Fire Protection/Renovation
    - *establish construction budget*
  - e. Patterson Hall Renovation
    - *establish construction budget*
  - f. Athletic Village Infrastructure Development Construction
    - *establish construction budget*
  - g. Athletic Coaches Support Building Construction
    - *establish construction budget*
  - h. Athletic Village Garage & Maintenance Facility Construction
    - *establish construction budget*

- i. Athletic Venues Construction
    - *establish construction budget*
- C. Medical University of South Carolina
  - a. CSB 3<sup>rd</sup> Floor Renovations for Neurosciences
    - *establish construction budget*
- D. Coastal Carolina University
  - a. Student Recreation/Convocation Center
    - *establish construction budget*
  - b. Baseball Batting Facility
    - *establish construction budget*
- E. College of Charleston
  - i. Simons Center for the Arts Expansion
    - *increase budget, revise scope*

#### **7.04B Leases**

- A. Clemson University
  - i. 1201 Main Street – 19<sup>th</sup> Floor
    - *renewal*
- B. Medical University of South Carolina
  - i. Rutledge Tower Parking Garage
    - *revised lease*
  - ii. Fishburne Street Parking Lot
    - *renewal*
- C. College of Charleston
  - i. Lowcountry Graduate Center
    - *renewal*

#### **7.04C List of Capital Projects & Leases Processed by Staff for April 2009 (For Information)**

Eleven Interim Capital Projects coming from The University of South Carolina Columbia, Coastal Carolina University and Northeastern Technical College were part of FY 2009-2010 CPIP Year 1. However, because of funding sources and the need to expedite, these projects have been pulled from Year 1 and are presented for approval as Interim Capital Projects. The Phase I establishments for Coastal Carolina's "Central Cooling and Heating Plant" and Northeastern Technical College's "Dillon Campus Expansion" were staff approved.

Projects being pulled from CPIP Year 1 are highlighted in the table below, summaries follow.

<b><u>2009 CPIP - Year One Summary</u></b>				
<b><u>Institution</u></b>	<b><u>Project</u></b>	<b><u>Estimated Project Cost</u></b>	<b><u>IP</u></b>	<b><u>Proposed Source of Funds</u></b>
USC Columbia	Williams-Brice Stadium West Side Suite Renovations	\$2,800,000	20	Athletics
	Athletic Village Infrastructure Development Construction	\$12,000,000	15	Athletics; Athletic Revenue Bonds
	Athletic Coaches Support Building Construction	\$20,000,000	16	Athletics; Athletic Revenue Bonds
	Athletic Village Garage & Maintenance Facility Construction	\$6,500,000	17	Athletics; Athletic Revenue Bonds
	Athletic Venues Construction	\$7,500,000	18	Athletics; Athletic Revenue Bonds
	Farmers Market Development	\$33,000,000	19	Athletics; Athletic Revenue Bonds
	Williams-Brice Stadium South End Zone Renovations	\$34,000,000	21	Athletics; Athletic Revenue Bonds
	Preston College Fire Protection/Renovation	\$2,800,000	7	Housing
	Rutledge College Renovations	\$1,089,570	8	Housing
	Wade Hampton Renovations/Fire Protection	\$2,825,000	9	Housing
	Patterson Hall Renovation	\$32,000,000	10	Housing Revenue Bonds
	McClintock Renovation/Fire Protection	\$5,000,000	11	Housing Revenue Bonds
	DeSaussure College Fire Protection & Renovation	\$3,500,000	12	Housing Revenue Bonds
	Woodrow College Façade Improvements/ Window Upgrades	\$2,100,000	13	Housing
	South Quad Exterior Waterproofing	\$750,000	14	Housing
	Columbia Campus Utility Infrastructure Repairs	\$1,500,000	1	Institutional
	Health Sciences Renovation	\$18,000,000	2	Institutional
	Computer Annex Backup Power Installation	\$1,100,000	3	Institutional
	Davis College HVAC Replacement	\$2,000,000	4	Institutional
	South Sumter Street Streetscaping	\$1,000,000	5	Institutional
Coastal Carolina	Columbia Campus Elevator Upgrades	\$2,100,000	6	Institutional Capital Project
	Moore School of Business New Facility Construction	\$85,000,000	22	Revenue Bonds; Institution Bonds; Private
	Student Recreation/Convocation Center	\$31,000,000	1	Institution Bonds
	Campus Road Improvements - Final Phase	\$1,000,000	2	Institution Bonds; HCHEC
Northeastern TC	Campus Development Infrastructure	\$500,000	3	Institution Bonds
	Central Campus Cooling and Heating Plant	\$12,000,000	4	One Cent Sales Tax
	Dillon Campus Expansion	\$1,118,642	2	Appropriated State; Federal; Local

## **DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION**

May 7, 2009

### **CLEMSON UNIVERSITY**

**PROJECT NAME:** Manning Hall Renovation (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$3,534,000  
**INITIAL CHE APPROVAL DATE:** August 1, 2008

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$130,000	\$267,445	\$397,445
Interior Building Renovations	\$0	\$3,082,000	\$3,082,000
Labor Costs	\$15,000	\$31,230	\$46,230
Other	\$0	\$43,410	\$43,410
Contingency	\$14,000	\$109,915	\$123,915
<b><i>Total</i></b>	<b><i>\$159,000</i></b>	<b><i>\$3,534,000</i></b>	<b><i>\$3,693,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Housing Improvement Fund	\$159,000	\$3,534,000	\$3,693,000
<b><i>Total</i></b>	<b><i>\$159,000</i></b>	<b><i>\$3,534,000</i></b>	<b><i>\$3,693,000</i></b>

### **DESCRIPTION:**

The University requests approval to establish the construction budget to demolish the existing two-pipe HVAC system and replace it with a four-pipe system that will allow for ample temperature control in the building. Along with the HVAC improvements, the primary electrical service will also to be upgraded. In Phase I, the project scope included creating community space on each of the upper eight floors. This renovation has been deleted from the project scope due to budget and scheduling constraints.

Major HVAC piping problems in the facility are causing significant and ongoing damage to the facility and to the personal property of students residing in the building. A problem exists in the connection between dissimilar piping materials which is causing disbursed piping failures in the building.

The schematic design estimate for the total project is \$3,693,000. A construction contract is anticipated to be awarded early 2010 with the renovation scheduled for summer break (2010) while Manning Hall is not occupied.

### **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:** \*Farmers Market Development (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$235,000  
**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>
Professional Service Fees	\$0	\$235,000	\$235,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$235,000</i></b>	<b><i>\$235,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Athletics	\$0	\$235,000	\$235,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$235,000</i></b>	<b><i>\$235,000</i></b>

**\* Pulled from FY 2009-10 CPIP Year 1**

**DESCRIPTION:**

The University requests approval to establish a project to develop fifty acres of property, previously owned by the Department of Agriculture, into University Athletic Event Parking. The development will include significant landscaping, traffic control elements, walkways, and practice facilities.

Development of this property is the first step in the master plan to renovate Williams-Brice Stadium. This project will allow parking around the stadium area to be moved to the Farmers Market area to create a safe pedestrian corridor.

The current estimate to complete construction is \$15,500,000.

**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:** \*Columbia Campus Utility Infrastructure Repairs (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,350,000  
**INITIAL CHE APPROVAL DATE:** November 2, 2007  
 (On November 15, 2007, JBRC policy changed requiring project to be resubmitted for pre-design.)

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$150,000	(\$46,216)	\$103,784
Interior Building Renovations	\$0	\$1,132,000	\$1,132,000
Other	\$0	\$47,816	\$47,816
Contingency	\$0	\$216,400	\$216,400
<b>Total</b>	<b>\$150,000</b>	<b>\$1,350,000</b>	<b>\$1,500,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Institutional Funds	\$150,000	\$1,350,000	\$1,500,000
<b>Total</b>	<b>\$150,000</b>	<b>\$1,350,000</b>	<b>\$1,500,000</b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to repair/replace existing and failed direct buried condensate and steam lines on the campus. The repairs/replacements are needed to ensure dependable, safe, and efficient supply of steam and condensate infrastructure to facilities on campus.

Approximately 1,160 linear feet of piping is to be replaced from the Thomas Cooper Library through the west area of Davis Field and back to the Russell House. The existing triple-lid manhole on the west side of the library will be rebuilt to correct steam and condensate leak problems. Approximately 800 linear feet of steam and condensate piping from Main Street, east to Sumter Street, and then back to the steam manhole behind the Health Sciences Building is scheduled to be replaced. Lastly, the steam and condensate service from Sumter Street to Longstreet Theatre, which is approximately 30 linear feet of line, will be replaced. The project will include design and site restoration.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Infrastructure

**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:** \*Preston College Fire Protection/Renovation (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,220,000  
**INITIAL CHE APPROVAL DATE:** April 18, 2008

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$280,000	(\$164,381)	\$115,619
Interior Building Renovations	\$0	\$775,187	\$775,187
Other	\$0	\$352,394	\$352,394
Contingency	\$0	\$256,800	\$256,800
<b><i>Total</i></b>	<b><i>\$280,000</i></b>	<b><i>\$1,220,000</i></b>	<b><i>\$1,500,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Housing Maintenance Reserve	\$280,000	\$1,220,000	\$1,500,000
<b><i>Total</i></b>	<b><i>\$280,000</i></b>	<b><i>\$1,220,000</i></b>	<b><i>\$1,500,000</i></b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to renovate Preston College.

The facility was constructed in 1939 and is one of the University's historic buildings. Located between the Russell House and the Horseshoe, the facility houses 240 students and is one of the University's premier college facilities on campus. The building requires modernization to meet current life safety code requirements.

To improve the health and safety efforts of the facility, a fire suppression system will be installed. The scope of work will include the design of the fire suppression system, upgraded fire alarm system and emergency lighting. The project will also include renovations to upgrade interior finishes and domestic hot/cold water line replacement.

**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:** \*Patterson Hall Renovation (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$34,900,000  
**INITIAL CHE APPROVAL DATE:** May 1, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$3,200,000	(\$575,000)	\$2,625,000
Equipment and/or Materials	\$0	\$2,185,000	\$2,185,000
Site Development	\$0	\$1,678,648	\$1,678,648
Interior Building Renovations	\$0	\$28,566,804	\$28,566,804
Other	\$0	\$70,003	\$70,003
Contingency	\$0	\$2,974,545	\$2,974,545
<b>Total</b>	<b>\$3,200,000</b>	<b>\$34,900,000</b>	<b>\$38,100,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Housing Maintenance Reserve Fund	\$3,200,000	(\$3,200,000)	\$0
Housing Revenue Bonds	\$0	\$38,100,000	\$38,100,000
<b>Total</b>	<b>\$3,200,000</b>	<b>\$34,900,000</b>	<b>\$38,100,000</b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to renovate Patterson Hall. The facility is an all-female, nine-story, 156,000 SF residential hall constructed in the mid-1960s. The proposed project includes the conversion of the current rooms to a suite-style arrangement and the creation of office space for housing administration. The project also includes renovation of the facility to provide interior electrical upgrades, elevator restoration, interior painting, new furniture and carpet, and lobby restoration. Structural modifications will be made to address seismic issues, and a fire protection system will be installed.

In December 2007, the Commission voted to approve a project to address seismic upgrades and asbestos abatement of the facility. Since then, the University received a second estimate which indicated the proposed phased renovations would take five summers to complete rather than the previous estimate of three summers. During pre-design, it was determined it would be less expensive to complete the renovation at one time rather than phasing the project.

The proposed project will begin upon completion of the new honors residence hall, which will allow the University to maintain the current level of available beds. A migration plan will be developed to ensure that first-year students have appropriate residence hall space. The project will not impact the institution's guarantee that all first-year students can live on campus.

**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:** \*Athletic Village Infrastructure Development Construction (Phase II)

**REQUESTED ACTION:** Establish Construction Budget

**REQUESTED ACTION AMOUNT:** \$15,400,000

**INITIAL CHE APPROVAL DATE:** May 1, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$1,200,000	(\$46,819)	\$1,153,181
Site Development	\$0	\$3,917,557	\$3,917,557
New Construction	\$0	\$6,116,035	\$6,116,035
Building Utilities Renovations	\$0	\$1,668,422	\$1,668,422
Other Capital Outlay	\$0	\$950,101	\$950,101
Other	\$0	\$33,645	\$33,645
Contingency	\$0	\$2,761,059	\$2,761,059
<b>Total</b>	<b>\$1,200,000</b>	<b>\$15,400,000</b>	<b>\$16,600,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Athletic Revenue Bonds	\$1,200,000	\$15,400,000	\$16,600,000
<b>Total</b>	<b>\$1,200,000</b>	<b>\$15,400,000</b>	<b>\$16,600,000</b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to provide the infrastructure required for "The Roost" site development.

The proposed project is a critical component of the University's Athletic Master Plan. The project will include grading, landscaping, retaining walls, sidewalks, walkways, utilities, and connection to and upgrade of the central energy plant. The project will ensure utilities are available to implement all construction requirements in the Plan and ensure University design guidelines are maintained for each project.

**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:** \*Athletic Coaches Support Building Construction  
(Phase II)

**REQUESTED ACTION:** Establish Construction Budget

**REQUESTED ACTION AMOUNT:** \$17,000,000

**INITIAL CHE APPROVAL DATE:** May 1, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$2,000,000	(\$723,160)	\$1,276,840
Equipment and/or Materials	\$0	\$1,123,600	\$1,123,600
New Construction	\$0	\$15,068,380	\$15,068,380
Other	\$0	\$24,342	\$24,342
Contingency	\$0	\$1,506,838	\$1,506,838
<b>Total</b>	<b>\$2,000,000</b>	<b>\$17,000,000</b>	<b>\$19,000,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Athletic Revenue Bonds	\$2,000,000	\$17,000,000	\$19,000,000
<b>Total</b>	<b>\$2,000,000</b>	<b>\$17,000,000</b>	<b>\$19,000,000</b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct a 60,000 SF Coaches Support Building.

The proposed facility will replace the current athletic administrative building, the Roundhouse, which is experiencing significant structural issues. The building is included in the Athletic Master Plan, which will allow the consolidation of several athletic offices that are currently scattered around the campus.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Auxiliary

**ANNUAL OPERATING COSTS/SAVINGS:**

Administration, maintenance, grounds, custodial, environmental, utilities, and one time maintenance equipment costs will require additional operating costs ranging between \$373,650 and \$411,150 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** \*Athletic Village Garage & Maintenance Facility  
Construction (Phase II)

**REQUESTED ACTION:** Establish Construction Budget

**REQUESTED ACTION AMOUNT:** \$8,150,000

**INITIAL CHE APPROVAL DATE:** May 1, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$650,000	\$143,474	\$793,474
New Construction	\$0	\$7,213,397	\$7,213,397
Other	\$0	\$100,500	\$100,500
Contingency	\$0	\$692,629	\$692,629
<b>Total</b>	<b>\$650,000</b>	<b>\$8,150,000</b>	<b>\$8,800,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Athletic Revenue Bonds	\$650,000	\$8,150,000	\$8,800,000
<b>Total</b>	<b>\$650,000</b>	<b>\$8,150,000</b>	<b>\$8,800,000</b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct a 368-vehicle garage and maintenance area for equipment and functions required to maintain the athletic fields.

The proposed facility will support the new construction of "The Roost" site development, a part of the University's Athletic Master Plan. The Athletic Village will add approximately 185,000 SF to the Roost area. The parking garage will accommodate all future requirements.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Auxiliary

**ANNUAL OPERATING COSTS/SAVINGS:**

Maintenance, grounds, utilities will require additional operating costs ranging between \$7,300 and \$14,600 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** \*Athletic Venues Construction (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$4,550,000  
**INITIAL CHE APPROVAL DATE:** May 1, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$750,000	(\$401,460)	\$348,540
New Construction	\$0	\$4,090,800	\$4,090,800
Other	\$0	\$42,500	\$42,500
Contingency	\$0	\$818,160	\$818,160
<b>Total</b>	<b>\$750,000</b>	<b>\$4,550,000</b>	<b>\$5,300,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Athletic Revenue Bonds	\$750,000	\$4,550,000	\$5,300,000
<b>Total</b>	<b>\$750,000</b>	<b>\$4,550,000</b>	<b>\$5,300,000</b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct outdoor athletic venues as a part of the Athletic Master Plan. The concept of this plan is to create the Athletic Village, which will be mostly located in areas currently known as "The Roost."

Proposed athletic venues will utilize space made available by relocating the baseball stadium to provide a women's lacrosse field. This will meet a Title IX requirement for women's athletics, which requires a fair share of athletic programs for men and women. It will also provide a central location for practice and competition tennis courts for the men's team.

The project will include the construction of 12 tennis courts and one lacrosse field with associated seating, lighting, and scoreboards. Six of the practice courts are planned to be located on the upper deck of the new Athletic Village Parking Garage. In order to complete these venues and other development on the site, the proposed project will include the demolition of the existing baseball field, Spring Sports Center, and Roost Buildings A, B, and D. The functions housed in these facilities will be relocated to other athletic space within the Athletic Village.

**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.

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** CSB 3<sup>rd</sup> Floor Renovations for Neurosciences (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,260,000  
**INITIAL CHE APPROVAL DATE:** August 18, 2008

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$45,000	\$105,000	\$150,000
Interior Building Renovations	\$0	\$1,050,000	\$1,050,000
Contingency	\$0	\$105,000	\$105,000
<b><i>Total</i></b>	<b><i>\$45,000</i></b>	<b><i>\$1,260,000</i></b>	<b><i>\$1,305,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Neurosciences Practice Plan	\$45,000	\$1,260,000	\$1,305,000
<b><i>Total</i></b>	<b><i>\$45,000</i></b>	<b><i>\$1,260,000</i></b>	<b><i>\$1,305,000</i></b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to renovate 8,200SF of space on the third floor of the Clinical Sciences Building. This renovation will allow for the consolidation of administrative functions for the University's Department of Neurosciences as well as increase efficiency and reduce administrative costs for the Department.

The renovation will include fifteen offices, a six cubical open office area, one reception area, one conference room, one classroom, and miscellaneous support space. Three existing restrooms will be renovated for ADA compliance.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$6,183,838 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.

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** \*Student Recreation/Convocation Center (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$34,690,000  
**INITIAL CHE APPROVAL DATE:** April 18, 2008

<b>Project Budget</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Professional Service Fees	\$310,000	\$4,028,487	\$4,338,487
Site Development	\$0	\$1,330,129	\$1,330,129
New Construction	\$0	\$29,331,384	\$29,331,384
<b>Total</b>	<b>\$310,000</b>	<b>\$34,690,000</b>	<b>\$35,000,000</b>

<b>Source of Funds</b>	<b>Previous</b>	<b>Change</b>	<b>Revised</b>
Renovation Reserve Fund	\$310,000	(\$310,000)	\$0
Institution Bonds	\$0	\$35,000,000	\$35,000,000
<b>Total</b>	<b>\$310,000</b>	<b>\$34,690,000</b>	<b>\$35,000,000</b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct a 121,000 SF student recreation/convocation center. This is a revision to the Williams-Brice Building/Kimbel Arena Addition and Renovation project. The University originally considered adding to and renovating its current student recreation facilities located in the Williams-Brice/Kimbel Gym. The original project direction required the old facility to be brought to current code and Leed Silver status which made the project economically unfeasible. It was recommended to address the expanded student recreation needs through construction of a new facility.

The new facility will include a gym for the University's Men's and Women's Basketball and Volleyball teams with dual usage as convocation space and seating for 3,500. Venues for intramural sports and fitness offerings, an indoor running track, an indoor climbing wall, juice bar/concession space, retail area, bookstore, as well as coaching offices, locker and changing rooms will also be included.

The current recreation facility was built in 1971 when the student population was less than 800 students. The University currently has 8,154 enrolled and the current space is no longer sufficient. The new facility will allow for expanded intramural programming and fitness opportunities to meet the needs of the current student population and provide space for graduations and freshmen convocations.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities, personnel and supplies will require additional operating costs of \$298,000 in the first three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Baseball Batting Facility (Phase II)  
**REQUESTED ACTION:** Establish Construction Budget  
**REQUESTED ACTION AMOUNT:** \$1,100,000  
**INITIAL CHE APPROVAL DATE:** August 18, 2008

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$100,000	(\$3,000)	\$97,000
New Construction	\$0	\$887,000	\$887,000
Other	\$0	\$128,000	\$128,000
Contingency	\$0	\$88,000	\$88,000
<b><i>Total</i></b>	<b><i>\$100,000</i></b>	<b><i>\$1,100,000</i></b>	<b><i>\$1,200,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Institutional Bonds - 2006	\$100,000	\$500,000	\$600,000
Institutional Bonds - 2009	\$0	\$600,000	\$600,000
<b><i>Total</i></b>	<b><i>\$100,000</i></b>	<b><i>\$1,100,000</i></b>	<b><i>\$1,200,000</i></b>

**DESCRIPTION:**

The University requests approval to establish the construction budget to construct a covered 125'x125' batting and infield practice facility.

This project was originally established as part of project #9550 - Deferred Maintenance. During the pre-design phase it was determined that renovation would not be sufficient to improve the baseball batting facility, and the design for new construction was produced. The \$100,000 in Institution Bond Funds used for the pre-design phase in project #9550 has been decreased from that budget and moved to this project to reflect the pre-design for new construction.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities will require additional operating costs of \$3,000 in the first three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.

**COLLEGE OF CHARLESTON**

**PROJECT NAME:** Simons Center for the Arts Expansion  
**REQUESTED ACTION:** Increase Budget, Revise Scope  
**REQUESTED ACTION AMOUNT:** \$3,400,000  
**INITIAL CHE APPROVAL DATE:** February 17, 2000

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$1,750,000	\$1,161,786	\$2,911,786
Equipment and/or Materials	\$0	\$1,273,558	\$1,273,558
New Construction	\$19,350,000	\$2,457,771	\$21,807,771
Builders Risk Insurance	\$0	\$14,122	\$14,122
Other Capital Outlay	\$0	\$21,852	\$21,852
Interior Building Renovations	\$1,000,000	(\$1,000,000)	\$0
Other (Asbestos Abatement)	\$0	\$4,048	\$4,048
Contingency	\$1,500,000	(\$533,137)	\$966,863
<b><i>Total</i></b>	<b><i>\$23,600,000</i></b>	<b><i>\$3,400,000</i></b>	<b><i>\$27,000,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
CIB	\$6,000,000	\$0	\$6,000,000
Revenue Bonds	\$15,500,000	\$0	\$15,500,000
Private	\$600,000	\$0	\$600,000
Institutional Capital Project Fund	\$1,500,000	\$3,400,000	\$4,900,000
<b><i>Total</i></b>	<b><i>\$23,600,000</i></b>	<b><i>\$3,400,000</i></b>	<b><i>\$27,000,000</i></b>

**DESCRIPTION:**

The College requests approval to increase the project budget and revise the project scope. As a result of unforeseen conditions, design errors, and owner-directed changes; general mechanical, electrical, and plumbing changes are necessary. In the process of completing seismic upgrades, structural and foundation issues were identified. Construction delays have required the College to extend the contracts of the CM and architect firm, which has resulted in increased professional service fees.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

Utilities and building maintenance will require additional operating costs ranging between \$870,975 and \$1,161,295 in the three years following project completion.

**RECOMMENDATION:**

Staff recommends approval of this project as proposed.



## **DESCRIPTION OF LEASES FOR CONSIDERATION**

May 7, 2009

### **CLEMSON UNIVERSITY**

**LEASE NAME:** 1201 Main Street – 19<sup>th</sup> Floor  
**REQUESTED ACTION:** Lease Renewal  
**REQUESTED ACTION AMOUNT:** \$323,861

**DESCRIPTION:**

The University requests approval of a lease renewal for 2,608 SF of office space located in Columbia, SC at 1201 Main Street on the 19<sup>th</sup> floor. The purpose of the renewal is to continue to provide office space for the Office of Governmental Affairs.

The monthly rental rate will be approximately \$3,855.49, resulting in an annual cost of \$46,265.92. The requested lease term is for 7 years with an option to renew for one term of five years. The total lease cost is \$323,861.44 with a rate of \$17.74 per SF (\$9.90 per SF for rental space and \$7.84 per SF for building operating costs.) Tenant will pay its Pro Rata Share of increases in Building Operating Costs not to exceed as follows: Year One - \$7.84, Year Two - \$8.08, Year Three - \$8.32, Year Four - \$8.57, Year Five - \$8.82, Year Six - \$9.19, and Year Seven - \$9.36.

**RECOMMENDATION:**

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

### **MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**LEASE NAME:** Rutledge Tower Parking Garage  
**REQUESTED ACTION:** Revised Lease  
**REQUESTED ACTION AMOUNT:** \$2,450,000 (with two (2) five-year renewal options, same terms and conditions)

**DESCRIPTION:**

**Please note that this lease was approved as a two-year renewal at the March 5, 2009 CHE meeting; however due to future renewals and the monetary thresholds for leases, the SC Budget & Control Board staff is requesting a longer term period for its full board approval.**

The University requests approval to revise the lease for the Rutledge Tower Parking Garage consisting of 772 parking spaces. The purpose of the renewal is to continue to provide parking for the University's employees.

The monthly rental rate will remain at \$40,833, resulting in an annual cost of \$490,000. The requested lease is being revised to 5 years, with two extensions of five years each, at same terms and conditions. The lease cost for the first term is \$2,450,000 with a rate of \$52.89 per space, per month. If the University executes the extensions, the total lease cost would be \$7,350,000. Operating expenses are not included in the lease, and the University estimates those costs to be approximately \$102,658 per year, in addition to the lease. Operating expenses include utilities, maintenance, housekeeping and grounds.

**RECOMMENDATION:**

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

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**LEASE NAME:** Fishburne Street Parking Lot ("Hagood Lot")  
**REQUESTED ACTION:** Lease Renewal  
**REQUESTED ACTION AMOUNT:** \$888,774

**DESCRIPTION:**

The University requests approval of a lease renewal for the Fishburne Street Parking Lot consisting of 794 parking spaces. The purpose of the renewal is to continue to provide parking for the University's employees and students.

The monthly rental rate will be approximately \$23,962.13, resulting in an annual cost of \$287,545.51. The requested lease term is for 3 years. The total lease cost is \$888,774.43 with a rate of \$30.18 per space, per month. The rent will increase 3% annually. This lease is between the City of Charleston and MUSC. Operating expenses are not included in the lease, and the University estimates those costs to be approximately \$117,860 per year, in addition to the lease. Operating expenses include maintenance and public safety.

**RECOMMENDATION:**

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

**COLLEGE OF CHARLESTON**

**LEASE NAME:** Lowcountry Graduate Center  
**REQUESTED ACTION:** Lease Renewal  
**REQUESTED ACTION AMOUNT:** \$2,337,547

**DESCRIPTION:**

The College requests approval of a lease renewal for 24,046SF of space located at 5300 International Boulevard in North Charleston. The purpose of the renewal is to continue to provide space for the Lowcountry Graduate Center (LGC). LGC has been at this location since 2002. The Center is a consortium to provide graduate-level education to the region with courses offered by the College, The Citadel, the University of South Carolina, Clemson University, and the Medical University of South Carolina. The lease provides office space, smart classrooms, a library, a student union, and 200 parking spaces. As part of the renewal, the landlord will renovate some space based on the College's specifications at no cost to the College.

In the first year, the monthly rental rate will be approximately \$37,432, resulting in an annual cost of \$449,179. This represents an eight percent reduction from the current cost per square foot. Rent will increase two percent each year for years two through five. The lease includes a five-year renewal option, at which time, new terms will be negotiated. The total lease cost is \$2,337,547 with an averaged five-year rate of \$19.44 per SF (parking included). The requested lease is a full service lease; therefore, there are no additional operating expenses.

**RECOMMENDATION:**

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

**INFORMATION ITEM****Capital Projects & Leases Processed by Staff****April 2009**

<b>Date Approved</b>	<b>Project #</b>	<b>Institution</b>	<b>Project Name</b>	<b>Action Category</b>	<b>Budget Change</b>	<b>Revised Budget</b>
4/21/2009	New	USC Columbia	Jones PSC North Tower Ceiling Asbestos Removal (Phase I) <sup>1</sup>	establish pre-design	\$0	\$50,000
4/22/2009	9567	College of Charleston	Physical Education & Athletics Center Complex Construction <sup>2</sup>	increase budget, revise scope	\$3,100,000	\$50,100,000
4/23/2009	New	Lander	Roof Retrofit of the Carnell Learning Center (Phase I) <sup>1</sup>	establish pre-design	\$0	\$17,000
4/23/2009	New	MUSC	Microbiology & Immunology Renovations (Phase I) <sup>1</sup>	establish pre-design	\$0	\$75,000
4/23/2009	New	Coastal Carolina	Central Cooling & Heating Plant (Phase I) <sup>1,3</sup>	establish pre-design	\$0	\$60,000
4/23/2009	New	Coastal Carolina	Commons Dining Hall Addition (Phase I) <sup>1</sup>	establish pre-design	\$0	\$30,000
4/23/2009	New	Coastal Carolina	Science Annex Land Donation (Phase I) <sup>1</sup>	establish environmental study	\$0	\$2,500
4/23/2009	New	Coastal Carolina	Student Recreation/Convocation Center Land Donation (Phase I) <sup>1</sup>	establish environmental study	\$0	\$2,500
4/23/2009	New	Coastal Carolina	Kimbel Library Addition Land Donation (Phase I) <sup>1</sup>	establish environmental study	\$0	\$2,500
4/23/2009	9550	Coastal Carolina	Deferred Maintenance	decrease budget	(\$100,000)	\$2,059,000
4/23/2009	9556	Coastal Carolina	Science Building Lab/Office Annex Construction (Phase II) <sup>4</sup>	establish construction budget (increase, change source of funds)	\$14,830,000	\$15,000,000
4/23/2009	9558	Coastal Carolina	Kimbel Library/Information Commons Expansion/Addition (Phase II) <sup>3</sup>	establish construction budget (increase, change source of funds)	\$5,925,000	\$6,000,000
4/24/2009	New	Northeastern TC	Dillon Campus Expansion (Phase I) <sup>1,3</sup>	establish pre-design	\$0	\$16,091

<sup>1</sup> See supporting narrative.<sup>2</sup> Increases of 10% or less of total project budget can be approved by staff.<sup>3</sup> Project was part of FY 2009-10 CPIP Year 1; has been pulled and is presented as a staff approved Interim Capital Project.<sup>4</sup> Approved as part of FY 2008-09 CPIP Year 1.

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

**UNIVERSITY OF SOUTH CAROLINA COLUMBIA**

**PROJECT NAME:** Jones PSC N. Tower Ceiling Asbestos Removal (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$50,000  
**INITIAL CHE APPROVAL DATE:** April 21, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$50,000	\$50,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$50,000</i></b>	<b><i>\$50,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Institutional Capital Project Fund	\$0	\$50,000	\$50,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$50,000</i></b>	<b><i>\$50,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to remove the friable, sprayed-on fire proofing above the ceilings on the north and basement portions of Jones Physical Science Center. The fire proofing contains asbestos and is delaminating and falling on top of the ceiling. Upon completion of the work, all sprayed-on fire proofing will be removed and asbestos risks greatly reduced from this facility. Occupants will be relocated during the construction.

The current estimate to complete construction is \$3,300,000.

**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.

**MEDICAL UNIVERSITY OF SOUTH CAROLINA**

**PROJECT NAME:** Microbiology & Immunology Renovations (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$75,000  
**INITIAL CHE APPROVAL DATE:** April 23, 2009

<b>Project Budget</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Service Fees	\$0	\$75,000	\$75,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$75,000</i></b>	<b><i>\$75,000</i></b>

<b>Source of Funds</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Federal (NIH Grant)	\$0	\$75,000	\$75,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$75,000</i></b>	<b><i>\$75,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to renovate 11,607 NASF and 2,101 SF of building core area on the second floor of the Basic Sciences Building. The objective of the renovation 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 internal projected cost for this project is \$5,000,000.

**E&G MAINTENANCE NEEDS REDUCTION:**

The project will alleviate a portion of the \$5,331,185 in existing maintenance needs.

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** \*Central Campus Cooling and Heating Plant (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$60,000  
**INITIAL CHE APPROVAL DATE:** April 23, 2009

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

<b>Source of Funds</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Institutional Capital Project Fund	\$0	\$60,000	\$60,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$60,000</i></b>	<b><i>\$60,000</i></b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

The University requests approval to establish a project to construct a central cooling and heating plant on its main campus. The initial phase of the project will serve the proposed science complex (the current science building, two new annex buildings and the new science building) with initial piping sized to handle expansion as additional campus buildings are added to the central plant.

Conversion to a central energy plant will lead to both internal and external space savings and long term utility savings. The University has maximized the use of land mass on the main campus and future building expansion requires the elimination of individual building cooling and heating plants. The cooling and heating capacity of the central plant will be approximately 75% of the combined cooling and heating capacities of each individual plant resulting in improved interior and exterior space utilization and energy conservation.

**E&G MAINTENANCE NEEDS REDUCTION:**

TBD – The extent to which the project will reduce the buildings' maintenance needs will be identified in the design phase of the project.

**ANNUAL OPERATING COSTS/SAVINGS:**

The institution indicates this project will result in a yearly savings of \$102,500 for utilities.

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Commons Dining Hall Addition (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$30,000  
**INITIAL CHE APPROVAL DATE:** April 23, 2009

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

<b>Source of Funds</b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Food Service Auxiliary Fund	\$0	\$30,000	\$30,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$30,000</i></b>	<b><i>\$30,000</i></b>

**DESCRIPTION:**

The University requests approval to establish a project to construct an addition to the Commons Dining Hall.

Located in the heart of the University's main campus, the current structure is approximately 14,000 SF. The addition would add approximately 6,500 SF to the dining hall to include any required restroom expansion. Included in the project will be the relocation of the natural gas line, water lines and electrical for outdoor lights and sidewalks surrounding the dining hall and furnishings.

With student enrollment growth and the requirement that freshmen living in on-campus housing purchase a meal plan, the 430 seats currently available are no longer sufficient to meet the dining halls demands. The additional square footage will increase capacity by 270 seats to give the dining hall a total seating capacity of 700.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – Auxiliary

**ANNUAL OPERATING COSTS/SAVINGS:**

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

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Science Annex Land Donation (Phase I)  
**REQUESTED ACTION:** Establish Environmental Study  
**REQUESTED ACTION AMOUNT:** \$2,500  
**INITIAL CHE APPROVAL DATE:** April 23, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Services Fees	\$0	\$2,500	\$2,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$2,500</i></b>	<b><i>\$2,500</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Operating Budget	\$0	\$2,500	\$2,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$2,500</i></b>	<b><i>\$2,500</i></b>

**DESCRIPTION:**

The University is requesting approval to establish a project to perform an environmental study of 5.87 acres of land located adjacent to the Smith Science Building off of Chanticleer Drive. This land is being donated to the University from the Coastal Educational Foundation for the purpose of building a Science Annex and a Central Cooling and Heating Plant.

**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.



**COASTAL CAROLINA UNIVERSITY****PROJECT NAME:**Student Recreation/Convocation Center Land Donation  
(Phase I)**REQUESTED ACTION:**

Establish Environmental Study

**REQUESTED ACTION AMOUNT:**

\$2,500

**INITIAL CHE APPROVAL DATE:**

April 23, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Services Fees	\$0	\$2,500	\$2,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$2,500</i></b>	<b><i>\$2,500</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Operating Budget	\$0	\$2,500	\$2,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$2,500</i></b>	<b><i>\$2,500</i></b>

**DESCRIPTION:**

The University is requesting approval to establish a project to perform an environmental study of 10.09 acres of land located adjacent to the Santee Dormitory off of Founders Drive. This land is being donated to the University from the Coastal Educational Foundation for the purpose of building a Student Recreation/Convocation Center.

**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.

**COASTAL CAROLINA UNIVERSITY**

**PROJECT NAME:** Kimbel Library Addition Land Donation (Phase I)  
**REQUESTED ACTION:** Establish Environmental Study  
**REQUESTED ACTION AMOUNT:** \$2,500  
**INITIAL CHE APPROVAL DATE:** April 23, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Services Fees	\$0	\$2,500	\$2,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$2,500</i></b>	<b><i>\$2,500</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Operating Budget	\$0	\$2,500	\$2,500
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$2,500</i></b>	<b><i>\$2,500</i></b>

**DESCRIPTION:**

The University is requesting approval to establish a project to perform an environmental study of .74 acres of land located adjacent to the current Kimbel Library off of James Blanton Circle. This land is being donated to the University from the Coastal Educational Foundation for the purpose of building an addition to the Kimbel Library.

**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.

**LANDER UNIVERSITY**

**PROJECT NAME:** Roof Retrofit of the Carnell Learning Center (Phase I)  
**REQUESTED ACTION:** Establish Pre-Design  
**REQUESTED ACTION AMOUNT:** \$17,000  
**INITIAL CHE APPROVAL DATE:** April 23, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Services Fees	\$0	\$17,000	\$17,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$17,000</i></b>	<b><i>\$17,000</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Institutional Capital Reserves	\$0	\$17,000	\$17,000
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$17,000</i></b>	<b><i>\$17,000</i></b>

**DESCRIPTION:**

The University is requesting approval to establish a project to replace the roof on the Carnell Learning Center.

The Carnell Learning Center is an 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 project scope will entail an asbestos analysis, asbestos abatement if necessary, the mechanical removal of the existing roof system, an inspection of the roof deck and installing a built-up roof system with increased attention to water direction management and draining. The roof edge scuppers will be evaluated and enlarged to comply with current secondary roof drainage criteria.

**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.

**NORTHEASTERN TECHNICAL COLLEGE**

**PROJECT NAME:** \*Dillon Campus Expansion (Phase I)  
**REQUESTED ACTION:** Establish Pre-design  
**REQUESTED ACTION AMOUNT:** \$16,091  
**INITIAL CHE APPROVAL DATE:** April 24, 2009

<b><u>Project Budget</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Professional Services Fees	\$0	\$16,091	\$16,091
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$16,091</i></b>	<b><i>\$16,091</i></b>

<b><u>Source of Funds</u></b>	<b><u>Previous</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>
Appropriated State – Allied Health Funding	\$0	\$16,091	\$16,091
<b><i>Total</i></b>	<b><i>\$0</i></b>	<b><i>\$16,091</i></b>	<b><i>\$16,091</i></b>

**\*Pulled from FY 2009-10 CPIP Year 1.**

**DESCRIPTION:**

Northeastern Technical College requests approval to establish a project 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 4,320 SF and will include larger classrooms, a lab, larger restroom facilities, and additional storage space.

The Dillon Campus has reached capacity and scheduling has become a problem because of the lack of classroom space. The current building is 4,200 SF and includes classrooms with seating capacity for 12 students. The new building will have classrooms with seating capacity for 20-33 students.

Currently, the Continuing Education division is holding classes off site due to capacity issues. These larger classrooms and lab space will allow the college to hold more continuing education classes on site. Also, now that the Associate Degree in Nursing has been established in Cheraw, plans are to branch out and offer this program in Dillon County as well.

**E&G MAINTENANCE NEEDS REDUCTION:**

N/A – New Construction

**ANNUAL OPERATING COSTS/SAVINGS:**

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