



South Carolina Commission on Higher Education

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

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

SUBJECT: Items for Consideration on April 2

DATE: March 27, 2009

Attached are items for your review and consideration at the April 2 Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on items 7.04B and 7.04C but is scheduled to review and develop recommendations at its meeting scheduled for 9:30 a.m. on April 2. 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 Approval of Criteria & Evaluation Method for scoring the FY 2009-10 CPIP Year-two CIB requests

7.04B Interim Capital Project

- A. University of South Carolina
 - i. Thomas Cooper Library Exterior Safety Repairs
- *establish project with concurrent approval of Phase II*
- B. University of South Carolina Aiken
 - i. Etherredge Center Cooling System Repairs/Replacement
- *establish project with concurrent approval of Phase II*
 - ii. Penland Cooling Tower Replacement
- *establish project with concurrent approval of Phase II*
 - iii. Aiken Campus Elevator Renewal
- *establish project with concurrent approval of Phase II*

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

**SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
CAPITAL FUNDING GOALS FOR
PUBLIC HIGHER EDUCATION INSTITUTIONS**

The following goals have been formulated to guide the Commission on Higher Education in making capital funding recommendations to the Governor and the General Assembly.

STATEWIDE GOALS

- To ensure campus health and safety by supporting projects designed to remedy existing issues that adversely affect human well being
- To address critical maintenance needs of the institutions, thereby protecting the State's capital investment in higher education
- To alleviate problems resulting from critical enrollment and/or programmatic growth, including needs for state-of-the-art academic space
- To support needs that are significant to continuing economic development in the state or service area

Points will be assigned to Related Standards, Rating Criteria, and Other Considerations. A maximum of 80 points may be generated through Related Standards and a maximum of 120 points may be generated through Rating Criteria. An additional 5 points may be generated based on Other Considerations. Projects will be rated according to the total combined number of points generated up to a maximum of 205 points.

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(REVISED FEBRUARY 2009)

SECTION I – RELATED STANDARDS

Each proposed project will be reviewed and rated for consistency and compatibility with the following related standards:

- ❖ **STANDARD 1. The proposed project is consistent with the institutions master plan and is critical and central to the institution's approved mission. (If project does not meet these criteria, request will not be scored, prioritized, or recommended for state bond funding.)**

➤ **EVALUATION**

- a. Evaluated against approved mission statement augmented by institution data which can include the project's consistency with the institution's Master Plan and Strategic Plan.

- ❖ **STANDARD 2. The degree to which the proposed project's ultimate outputs (e.g., degrees awarded by discipline, number of graduates, type and volume of research, etc.) are adding critical capacity and functionality to address defined state needs. (up to 24 points)**

➤ **EVALUATION**

- a. Academic space per FTE and/or Sq Ft of research space per research \$ expended, augmented by institutional data if available.
 - i. Equal to or under standard = 24
 - ii. Over standard plus confirming documentation = 20
 - iii. Over standard but no documentation or documentation N/A = 0

- ❖ **STANDARD 3. The degree to which the need for the quantity and type of space can be defended through the application of objective space analysis, including space guidelines and appropriateness of offerings. (up to 20 points)**

- 1. **EVALUATION**

- a. Measured against fall 2008 space factor for classroom utilization, augmented by institutional data if available (studies showing that additional space or different space is needed)
 - i. Under standard = 20
 - ii. External documentation of accreditation deficiencies = 20
 - iii. Over standard plus confirming documentation = 16
 - iv. Over standard but no documentation or documentation N/A = 0

- ❖ **STANDARD 4. The degree of non-capital improvement bond funding beyond the required local support included in the project. (up to 20 points)**

- 1. **EVALUATION**

- a. Information from CPIP, augmented by data provided by institution if available
 - i. Documented external funding of 20% or more of total project= 20
 - ii. Documented external funding <20% of total project = 15
 - iii. Documented external funding < or = 15% of total project = 10
 - iv. Documented external funding <or = 10% of total project = 5
 - v. Documented external funding < 5% of total project = 0

- ❖ **STANDARD 5. Documented Operational Savings or Documented Reduction in Maintenance Needs. (up to 10 points)**

- 1. **EVALUATION**

- a. Verification that project has operational savings, or reduction in maintenance needs
 - i. Both verifications = 10
 - ii. One of the above = 7

- ❖ **STANDARD 6. Documentation that all alternatives have been explored and that the proposed remedy is the best option available. (up to 6 points)**

- 1. **EVALUATION**

- a. Documentation included in CPIP – 6

Maximum Points for Related Standards = 80

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SECTION II – RATING CRITERIA

1) HEALTH & SAFETY (up to 30 points)

a. The degree to which an existing condition can be documented to be unsafe and/or unhealthy for human well being. (up to 15 points)

➤ **EVALUATION**

- ❖ Verified by professional study or institutional evaluation:
 - i. Air quality, code issues, or life safety issues (professional study) = 15
 - ii. Air quality, code issues, or life safety issues (institutional justification) = 7

b. The appropriateness of the proposed solution to the defined health or safety issue.

➤ **EVALUATION**

- ❖ Institutional documentation = 7.5

c. The degree that the institution's and the State's well being would be adversely impacted through discontinuance of activities if the defined health and safety issue(s) are not addressed.

➤ **EVALUATION**

- ❖ Information from CPIP, studies on file at CHE, and institutional documentation if provided
 - i. Institutional verification that activities could not be conducted in alternate facilities so as to require discontinuance = 7.5

2) MAINTENANCE NEEDS (MN) (up to 30 points)

a. The degree to which the proposed project addresses maintenance needs as reported in the institution's CHEMIS submission using a rolling average over the most recent three-year period.

➤ **EVALUATION**

- ❖ Information will be obtained from Building Data Summary, generated by CHEMIS. Points assigned based on range of building condition codes (below):

<u>Building or Infrastructure Condition Code</u>	<u>Points</u>
<u>Assigned</u>	
New Construction or N/A	0
90-100	0
80-89	7.5
70-79	12.5
0-69	15

b. The degree to which the institution's expenditures for building maintenance compare with the amount generated for building maintenance¹ in the MRR (according to the percent funded to the institution) using a rolling average for the most recent three-year period.

➤ **EVALUATION**

- ❖ Institutions report amount expended for routine maintenance (from any source) for E&G Buildings. Data will be compared with the amounts

generated by MRR (at the percent funded to the institution) and averaged for the most recent three-year period.

- i. Expenditure for E&G maintenance equal to or greater than MRR estimates = 15
- ii. Expenditure not reported but data for estimate available to CHE = 15
- iii. Expenditure less than MRR estimate or not reported and estimate not available = 0

3) ENROLLMENT & PROGRAMMATIC GROWTH (up to 30 points)

a. The degree to which a space shortage can be objectively supported through space analysis – both on an institutional macro level as well as the micro level of a particular program.

➤ **EVALUATION**

❖ Data to be supplied by institution

- i. External confirming documentation/data = 15
- ii. Internal confirming documentation/data = 12.5
- iii. None Reported or N/A = 0

b. The degree to which the need for the outputs of the additional proposed space cannot be met through alternative delivery systems (e.g., distance learning technologies, etc.).

➤ **EVALUATION**

❖ Data to be supplied by institution, if applicable.

- i. If none can be met based on program of study = 15
- ii. If all dedicated to distance learning = 15
- iii. If can be partially met = 11
- iv. No documentation or N/A = 0

4) ECONOMIC DEVELOPMENT (up to 30 points)

a. The proposed project is consistent with the State's and/or service area's priorities for continuing economic development as supported by appropriate economic development entities (e.g., State, Local, or Regional Departments of Commerce).

➤ **EVALUATION**

❖ Documented evidence – 10

b. The proposed project is a critical component of an articulated State, regional, or community comprehensive economic development plan.

➤ **EVALUATION**

❖ Documented evidence – 10

c. Funding critical to the overall success of the economic development initiative was provided by external parties (e.g. Local funding).

➤ **EVALUATION**

❖ Documented evidence of funding amounts – 10

Maximum Points for Rating Criteria = 120

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SECTION III – OTHER CONSIDERATIONS

1. Previously Approved Capital Improvement Bonds (CIBs) & State Funding

Projects that have previously received CIBs and/or State funding (documentation to be provided by the institution) will be scored in the following manner:

- If percentage of previous amount funded is greater than 25% of the current project = 4 points
- If percentage of previous amount funded is less than 25% of the current project = 2 points

2. Longevity of Request for CIB Funding

- If institution has previously requested state bond funding (in year two of the CPIP) for this project continuously for five or more years = 1 point
(Institutions must provide appropriate documentation.)

3. Essential Sequencing of Multiple Projects

Projects that require a phasing sequence with other projects in the ranking list will be listed in the order required. An example of a phasing requirement would be a utility plant expansion request that would need to be completed before a new building request could come online due to insufficient existing utilities capacities. If the rankings established by the process outlined in this document do not place projects in the appropriate phasing sequence, then the project rankings will be revised accordingly. This would be accomplished by ranking all other projects involved in the phasing sequence behind the initial project. If the second project has a higher percentage point total, then it will be moved to immediately after the first project. The rationale would continue for the third and subsequent projects as necessary. *(This may be used for projects that have received partial funding and for which the institution can document a continuing critical need and/or to differentiate between projects that have the same scores.)*

Maximum Points for Other Considerations = 5 points

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¹ **Building Maintenance** is defined as the work necessary to keep a building in good appearance and usable condition and prevent the building from deterioration once it has been placed in first class condition for that type and age of building. Building maintenance includes minor repairs and alterations, costs of materials, hire of personnel, and other necessary expenses for the repair and/or painting of the following: roofs, exterior walls, foundations, flooring, ceilings, partitions, doors, windows, plaster, structural ironworks, screens, windows shades, blinds, plumbing, heating and air conditioning equipment within or a part of the building, electric wiring, light fixtures (including the replacement of lamps), washing of all outside window surfaces, built-in shelving, and other related items.

DESCRIPTION OF INTERIM CAPITAL PROJECTS FOR CONSIDERATION

April 2, 2009

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Thomas Cooper Library Exterior Safety Repairs
REQUESTED ACTION: Establish Project with Concurrent Approval of Phase II
REQUESTED ACTION AMOUNT: \$3,500,000
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$0	\$210,000	\$210,000
Exterior Renovations	\$0	\$3,100,000	\$3,100,000
Contingency	\$0	\$190,000	\$190,000
Total	\$0	\$3,500,000	\$3,500,000

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Fund	\$0	\$3,500,000	\$3,500,000
Total	\$0	\$3,500,000	\$3,500,000

DESCRIPTION:

The University requests to establish a project to repair the primary exterior concerns for the Thomas Cooper Library. Repairs include: marble cladding attachment rework, plaza waterproofing and paving material replacement, brick base veneer removal and replacement, safety railing addition, and proper water run-off changes.

During the course of new construction of the Special Collection Addition to the Library, it was discovered that the support system for the existing marble panel cladding has failed and presents serious safety as well as property damage concerns. As a result of water intrusion, the mechanical system designed to support the panels has deteriorated to the point of failure. Only the weatherproof sealant is holding the marble panels in place. Due to safety concerns, removal and re-installation of the panels as well as the rework of the deck waterproofing and the brick base veneers are proceeding as an emergency procurement.

The Thomas Cooper Library is the main library and an important center of academic life at the University. Over the years the exterior materials of the library have deteriorated. The marble clad columns and roof drainage system are leaking, which has resulted in rust and deterioration of the marble connections. The plaza deck surrounding the library is designed for heavy pedestrian traffic in the central part of campus. The failure of the panels presents a serious safety and welfare concern to the campus population and visitors.

The Thomas Cooper Library exterior safety has been declared as an emergency and is proceeding as such. This project is being submitted for the entire budget of \$3,500,000 with concurrent approval of Phase I and II.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$23,212,168 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 AIKEN

PROJECT NAME: Etherredge Center Cooling System Repairs/Replacement
REQUESTED ACTION: Establish Project with Concurrent Approval of Phase II
REQUESTED ACTION AMOUNT: \$495,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$34,643	\$34,643
Equipment and/or Materials	\$0	\$229,500	\$229,500
Labor Costs	\$0	\$20,000	\$20,000
Bond Issue Costs	\$0	\$59,388	\$59,388
Other	\$0	\$101,879	\$101,879
Contingency	\$0	\$49,590	\$49,590
Total	\$0	\$495,000	\$495,000

Source of Funds	Previous	Change	Revised
Institution Bonds	\$0	\$495,000	\$495,000
Total	\$0	\$495,000	\$495,000

DESCRIPTION:

The University requests to establish a project to repair/replace the air conditioning system (including chillers, compressor, and controls) in the Etherredge Center.

The Etherredge Center air conditioning system is original to the 24 year old building and must be overhauled to avert breakdown. The unit will be replaced with a single chiller system with two compressors to increase plant capacity and efficiency.

As this project was considered initially as a routine maintenance project with costs under the normal \$500,000 threshold, the institution has already completed the preliminary actions normally conducted in Phase I of the approval process. Accordingly, this project is being submitted for the entire budget of \$495,000 with concurrent approval of Phase I and Phase II. Typically this type of project would not fall under the purview of CHE however; the project must now be established as a state project due to the use of Institution Bonds as the funding source.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$422,164 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 AIKEN

PROJECT NAME: Penland Cooling Tower Replacement
REQUESTED ACTION: Establish Project with Concurrent Approval of Phase II
REQUESTED ACTION AMOUNT: \$250,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$17,493	\$17,493
Equipment and/or Materials	\$0	\$43,000	\$43,000
Labor Costs	\$0	\$20,000	\$20,000
Bond Issue Costs	\$0	\$29,988	\$29,988
Other	\$0	\$109,969	\$109,969
Contingency	\$0	\$29,550	\$29,550
Total	\$0	\$250,000	\$250,000

Source of Funds	Previous	Change	Revised
Institution Bonds	\$0	\$250,000	\$250,000
Total	\$0	\$250,000	\$250,000

DESCRIPTION:

The University requests to establish a project to replace a 36 year old cooling tower for the Robert E. Penland Administrative/Classroom Building.

The Penland Building cooling tower replacement is required due to the age of the unit. Parts are becoming scarce resulting in costly repairs and potential breakdown. Replacement of the tower will increase plant reliability and efficiency.

As this project was considered initially as a routine maintenance project with costs under the normal \$500,000 threshold, the institution has already completed the preliminary actions normally conducted in Phase I of the approval process. Accordingly, this project is being submitted for the entire budget of \$250,000 with concurrent approval of Phase I and Phase II. Typically this type of project would not fall under the purview of CHE however; the project must now be established as a state project due to the use of Institution Bonds as the funding source.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$1,155,943 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 AIKEN

PROJECT NAME: Aiken Campus Elevator Renewal
REQUESTED ACTION: Establish Project with Concurrent Approval of Phase II
REQUESTED ACTION AMOUNT: \$250,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Service Fees	\$0	\$17,864	\$17,864
Equipment and/or Materials	\$0	\$63,800	\$63,800
Labor Costs	\$0	\$20,000	\$20,000
Bond Issue Costs	\$0	\$38,280	\$38,280
Other	\$0	\$84,736	\$84,736
Contingency	\$0	\$25,320	\$25,320
Total	\$0	\$250,000	\$250,000

Source of Funds	Previous	Change	Revised
Institution Bonds	\$0	\$250,000	\$250,000
Total	\$0	\$250,000	\$250,000

DESCRIPTION:

The University requests to establish a project to renew/replace the elevator systems in the Penland Building, the Humanities and Social Sciences Building, and the Gregg-Graniteville Library.

Elevator renewal/replacement is required because each of the academic buildings has only one elevator and all are more than 30 years old. System parts have become obsolete resulting in increased downtimes and growing concerns about accessibility.

As this project was considered initially as a routine maintenance project with costs under the normal \$500,000 threshold, the institution has already completed the preliminary actions normally conducted in Phase I of the approval process. Accordingly, this project is being submitted for the entire budget of \$250,000 with concurrent approval of Phase I and Phase II. Typically this type of project would not fall under the purview of CHE however; the project must now be established as a state project due to the use of Institution Bonds as the funding source.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$1,379,283 in combined existing maintenance needs for each of the academic buildings.

ANNUAL OPERATING COSTS/SAVINGS:

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

RECOMMENDATION:

Staff recommends approval of this project as proposed.

INFORMATION ITEM

Capital Projects & Leases Processed by Staff

March 2009

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget
2/26/2009	9556	Francis Marion	Deferred Maintenance-Indoor Pool Repair	decrease budget, close project	(\$41,984)	\$925,288
3/12/2009	9570	The Citadel	Stadium Replacement - Demolition & New Construction	decrease budget, close project	(\$22,229)	\$8,077,771
3/13/2009	New	Lander	Chipley Hall Life Safety Upgrades & Utility Improvements (Phase I) ¹	establish pre-design	\$0	\$15,000
3/18/2009	New	USC Columbia	Columbia Campus Elevator Upgrades (Phase I) ¹	establish pre-design	\$0	\$31,500
3/18/2009	New	USC Columbia	Williams-Brice Stadium West Side Suite Renovations (Phase I) ¹	establish pre-design	\$0	\$42,000
3/18/2009	New	USC Beaufort	Library Second Floor Upfit/Hargray Renovation (Phase I) ¹	establish pre-design	\$0	\$55,862
3/23/2009	9563	Coastal Carolina	Meade Fire Tower Site Acquisition ²	increase budget	\$85,500	\$1,210,500

¹ See supporting narrative.

²Part of approved 2007 Master Land Acquisition Plan.

LEASES APPROVED BY STAFF

March 2009

Date Approved	Lease #	Institution	Project Name	Purpose/Additional Info	Rates	Term
3/16/2009	revised lease	Greenville TC	Academic Building on Brashier Campus	The College will use the leased space for night and weekend classes. Sub-lease to Brashier Middle College Charter High School to be used for their day time operations.	Annual Rate - \$274,699; Monthly Rental Rate - \$22,892	40 years

**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: Columbia Campus Elevator Upgrades (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$31,500
INITIAL CHE APPROVAL DATE: N/A

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Services Fees	\$0	\$31,500	\$31,500
<i>Total</i>	<i>\$0</i>	<i>\$31,500</i>	<i>\$31,500</i>

<u>Source of Funds</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Institutional Capital Project Fund	\$0	\$31,500	\$31,500
<i>Total</i>	<i>\$0</i>	<i>\$31,500</i>	<i>\$31,500</i>

DESCRIPTION:

The University is requesting approval to establish a project to upgrade elevators in the Russell House, Thomas Cooper Library and Coker Life Sciences Building on the Columbia Campus.

In the Russell House, three traction elevators will be renovated by upgrading the controllers, providing HVAC for the control systems, replacing door equipment, upgrading signal fixtures, and repairing machine equipment. In the Thomas Cooper Library, four traction elevators will be upgraded with new control systems and a group controller, door equipment upgrades, HVAC for the equipment, and renovation of the elevator cabs. Repairs in the machine room will also be included. In the Coker Life Sciences Building, three traction elevators will be upgraded with controller upgrades, door equipment upgrades, HVAC equipment, signal fixture modifications, safety fencing and repairs to the machine room.

The University has a multi-year contract for elevator maintenance. The vendor submits an annual prioritized listing of elevators needing major upgrades and modernization. The Russell House, Thomas Cooper Library and Coker Life Sciences Building are the three highest traffic buildings on campus and consequently the three most significant E&G Facilities which are of high priority. The age of the equipment in the Russell House varies. Two are 53 years old, and one is 34 years old. The elevator equipment in the Thomas Cooper Library is 36 years old, and equipment in the Coker Life Sciences Building is 35 years old. Modernization of these older elevators will reduce the number and frequency of shutdowns and entrapments which negatively affect academic and administrative programming.

Internal estimates project a total cost of \$2,100,000. A more definite cost estimate will be developed during Phase I planning stage.

E&G MAINTENANCE NEEDS REDUCTION:

The project will alleviate a portion of the \$43,469,326 in combined existing maintenance needs in each of the academic buildings.

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA COLUMBIA

PROJECT NAME: Williams-Brice Stadium West Side Suite Renovation (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$42,000
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$42,000	\$42,000
Total	\$0	\$42,000	\$42,000

Source of Funds	Previous	Change	Revised
Athletic	\$0	\$42,000	\$42,000
Total	\$0	\$42,000	\$42,000

DESCRIPTION:

The University is requesting approval to establish a project to renovate eighteen Executive Suites and five Club Areas on the west side of Williams-Brice Stadium.

Renovations to the Executive Suites will include new carpet, ceilings, lighting fixtures, plumbing fixtures, televisions, seating, wall coverings, casework, HVAC, furniture, stadium seats and handrails/stair treads. Renovations to the Club Area on the 600 level of Williams-Brice Stadium will include installation of new interior finishes and modifications to the Television Press Broadcasting Area. The window façade will be modified to replace existing fixed glass with operable windows.

This project is needed to refurbish interior finishes and furnishings to maintain the appearance of these heavily used areas. The renovations are to be performed prior to the 2010 football season.

Internal estimates project a total cost of \$2,800,000. A more definite cost estimate will be developed during Phase I planning stage.

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: Chipley Hall Life Safety Upgrades & Utility Improvements (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 Services 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 Enterprises	\$0	\$15,000	\$15,000
<i>Total</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$15,000</i>

DESCRIPTION:

The University is requesting approval to establish a project to evaluate the life safety and utility systems of Chipley Hall.

Chipley Hall is a three story 20,694 SF dormitory. Built in 1925, it is one of the oldest buildings on campus. This project will have the existing fire protection system and the fire alarm system evaluated for effectiveness and building code compliance. Building utilities such as the electrical, plumbing, and ventilation systems will be evaluated with the intent of improving conditions.

The roof system and gutter system have deteriorated and the effective life of the shingled roof has expired. ADA access is limited and is in need of improvement. A comprehensive asbestos analysis has already been performed. The asbestos containing material is encapsulated in the bathroom flooring material and is not friable. Asbestos abatement will be performed to facilitate bathroom improvements.

E&G MAINTENANCE NEEDS REDUCTION:

N/A - Auxiliary

ANNUAL OPERATING COSTS/SAVINGS:

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

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

PROJECT NAME: Library Second Floor Upfit/Hargray Renovation (Phase I)
REQUESTED ACTION: Establish Pre-Design
REQUESTED ACTION AMOUNT: \$55,862
INITIAL CHE APPROVAL DATE: N/A

Project Budget	Previous	Change	Revised
Professional Services Fees	\$0	\$55,862	\$55,862
Total	\$0	\$55,862	\$55,862

Source of Funds	Previous	Change	Revised
Institutional Capital Project Fund	\$0	\$55,862	\$55,862
Total	\$0	\$55,862	\$55,862

DESCRIPTION:

The University is requesting approval to establish a project to finish the second floor of the two story Library Building and increase usable floor space to 45,306 SF.

The Library Building was designed and constructed in 2005 as a two story building, finished on the first floor only. It is planned for the second floor space to contain the University College Center with 12-15 offices in a suite configuration containing two to three rooms for tutoring, an office for the Director of Career Services, an office for Disability Services, and three offices for the Opportunity Scholars Program function with reception, conference room, work/file room, and an office storage room. Two multi-function classrooms with 70-80 capacity each with reception and a classroom for the Osher Lifelong Learning Institute will also be included, as well as four IT offices, thirty faculty offices, 10-12 open study tables with 5-6 capacity each, and two 20 seat computer classrooms that can open up to one 40 seat room. Work will include new interior partitions and doors, electrical lighting and power, HVAC, plumbing, casework, acoustical ceilings, and room finishes.

This project is required to complete the Library Building, providing finished space to accommodate academic/programmatic needs. As functions are relocated to the newly completed space in the Library, the project will also fund building modifications required in the Hargray Building to convert the spaces for function improvements.

Internal estimates project a total cost of \$3,724,100. A more definite cost estimate will be developed during Phase I planning stage.

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.