

January 24, 2005

**MEMORANDUM**

**TO:** Dalton B. Floyd, Jr., Chair,  
and Members, Commission on Higher Education

**FROM:** Rosemary Byerly, Chair, Committee on Finance and Facilities

**SUBJECT:** Interim Capital Projects for Consideration

Attached are the interim capital projects for your consideration on February 3, 2005. Please note, the Finance and Facilities Committee has not yet considered these projects. The Committee will meet at 9:30 a.m., prior to the Commission meeting, to develop recommendations for the full Commission. However, staff recommendations have been included for your information.

A list of the December staff approvals is also attached for information.

**Summary  
Interim Capital Projects for Consideration  
February 3, 2005**

1. Coastal Carolina	Campus Roads Improvements	\$ 2,050,000	-increase
2. College of Charleston	a. Replace Lightsey Roof & Chiller	1,800,000	-establish
	b. Restore Exterior of Randolph Hall and Porter's Lodge	700,000	-establish
	c. Physical Ed. & Athletics Ctr.	24,000,000	-increase
3. Orangeburg-Calhoun TC	Classroom & Auditorium Constr.	4,825,000	-increase/ revise scope
4. TC of the Low Country	Jasper County Land Purchase	338,000	-establish

## Descriptions of Interim Capital Projects

### Coastal Carolina

Campus Roads Improvements  
(Previous Budget = \$315,000)

\$ 2,050,000 -increase budget

#### Source of Funds:

\$ 1,000,000 -county funds

1,000,000 -SC Dept. of Transportation (DOT)

50,000 -inst. capital project funds (ICPF)

\$ 2,050,000

#### Description

One of Coastal Carolina's high priorities in its recently completed master plan is facilitating student access to the two buildings in the Atlantic Center across Highway 501 from the main campus. Due to a lack of space on the main campus, three of the academic departments in the College of Science are being relocated to the Atlantic Center during the spring semester. By fall 2005, there will be a full complement of courses and 300 to 500 students in the Coastal Science Center and/or the Center for Marine and Wetland Studies, which are located in the Atlantic Center.

Simplifying the access from the main campus to the Atlantic Center is a major campus safety issue. The current location of the University Boulevard and Highway 501 has a three-way traffic light and no direct access to the Atlantic Center Buildings. Students must turn left across Highway 501 to reach the Atlantic Center. Realigning University Boulevard, routing it across Highway 501, and installing a four-way stop light is crucial for student safety.

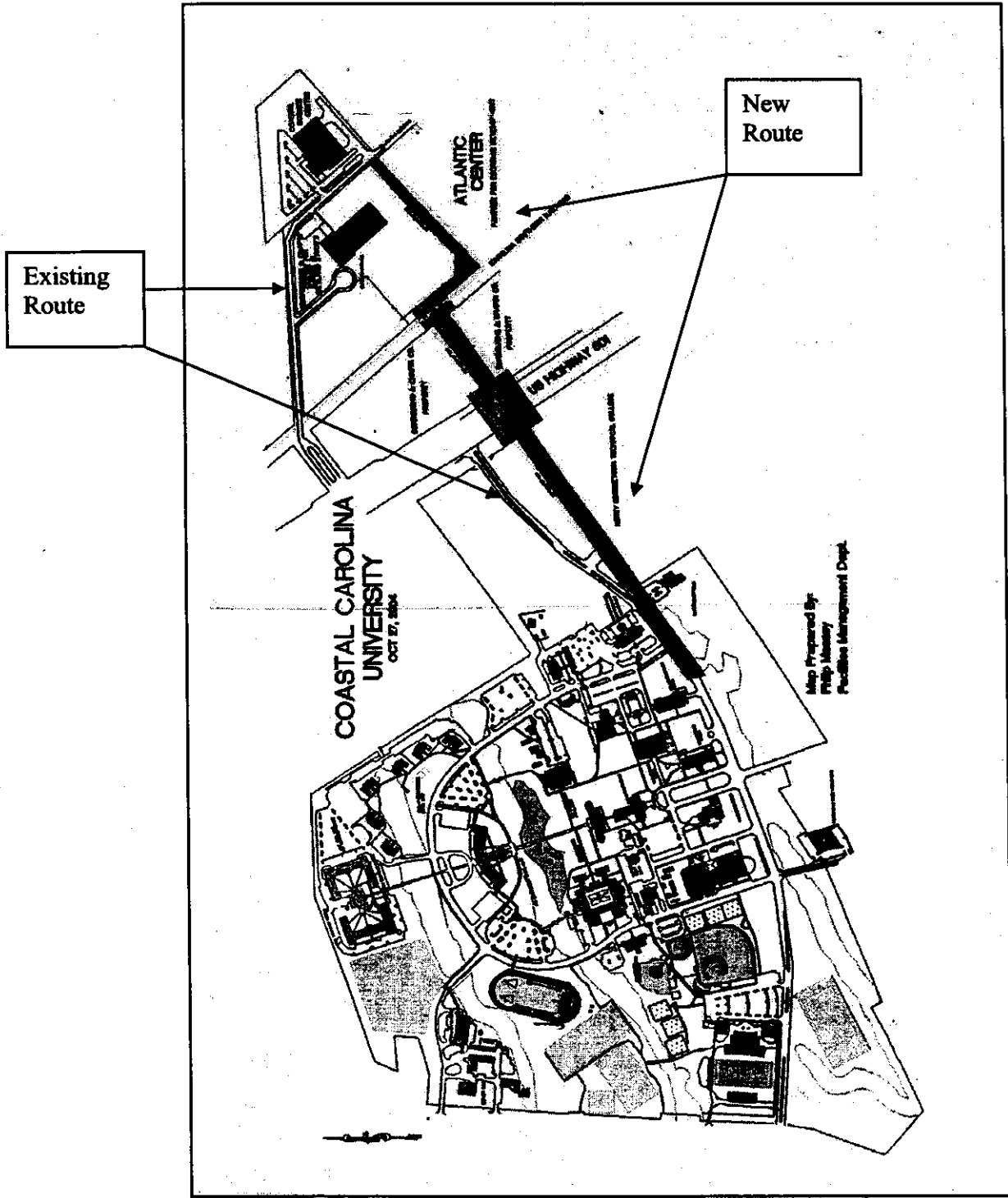
The SC DOT has indicated a willingness to work with the University to install a four-way light when the re-routing of the University Boulevard is complete. The new road location is part of the Campus Master Plan design, and will allow for better use of available campus space for buildings and parking lots. The new road location will be adjacent to the border of the Horry-Georgetown Technical College campus. The President of Horry-Georgetown has agreed to the plan and has been supportive of Coastal on this issue.

This project is Phase III of Coastal's plan to improve campus roads. Phases I and II are already underway. Although more precise figures will be available later this spring, the State Engineer's Office has suggested an approximate budget of \$2.05 million for the construction phase of this project. Coastal has held discussions with the county and hopes to secure \$1 million in county funds. In addition, Coastal is currently negotiating for matching funds from the SC DOT. To allow for possible infrastructure issues for which Coastal might be responsible, the University is committing \$50,000 in institutional capital project funds (ICPF) to this project. The ICPF would be used only for unforeseen costs which Coastal may wish to undertake outside of county and state resources.

The planned route for University Boulevard is shown in the diagram on the following page.

#### Recommendation

Staff recommends approval of this project as proposed.



**College of Charleston  
Lightsey Center Roof &  
Chiller Replacement**

\$ 1,800,000 -establish project

**Source of Funds:**

\$ 1,000,000 -tuition

800,000 -ICPF

\$ 1,800,000

**Description**

This project involves replacing the entire roof system on the Lightsey Center and adjacent annex building, replacing the chiller and cooling tower on the roof, and removing all air conditioning equipment that services the third floor and replacing it with a new HVAC system. The roof and HVAC systems are past the end of their useful life, are in poor condition, and need replacing. The College plans to fund the project with \$1 million in tuition funds and \$800,000 in capital project funds it has set aside for facilities maintenance.

The Lightsey Center is a three-story facility constructed in 1953 and consisting of 116,547 gross square feet. In 2003, the Budget and Control Board replacement cost for the building was listed as \$15,047,339 and the deferred maintenance needs were calculated to be approximately \$3 million. The College requested and received approval for interior renovations to the building in November 2003. The interior renovations were completed in April 2004.

The Lightsey Center serves as the student services center for the College of Charleston. All of the departments that directly serve the students are located in this facility. These include financial aid, registrar, advising, career services, disability services, new student programs, and others.

**Recommendation**

Staff recommends approval of this project as proposed.

**College of Charleston  
Exterior Restoration of Randolph  
Hall and Porter's Lodge**

\$ 700,000 -establish project

**Source of Funds:**

\$ 700,000 -tuition

**Description**

This project is to perform necessary exterior repairs on Randolph Hall and Porter's Lodge. These two buildings are the oldest facilities built by the College and along with Towell Library represent the original campus. Randolph Hall was constructed in 1828 and Porter's Lodge was constructed in 1850. Both facilities are on the Historic Register. Randolph Hall is a three story building with 623 linear feet of perimeter and contains the College's administrative offices. Porter's lodge is a smaller facility across the courtyard from Randolph Hall and contains faculty offices for the English Department.

**Recommendation**

Staff recommends approval of this project as proposed.

**College of Charleston**

Physical Education and Athletics Center (previous budget=\$12,000,000)	\$24,000,000	-increase budget
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**Source of Funds:** \$24,000,000 -institution bonds

### Description

**In the 1999 Capital Improvement Bond (CIB) Bill, the College requested approximately \$40 million either to construct a new physical education center or to expand and renovate the existing one. The College received \$12 million in CIBs toward this project. In November 2003, the institution's Board of Trustees made the decision to keep the Physical Education Center (Johnson Center) at the same location, expand and renovate the existing building.**

The Johnson Center was constructed in 1982 and has never had a major renovation. It consists of approximately 70,000 gross square feet. Johnson Center houses the institution's physical education programs.

In January 2004, the College acquired an adjacent 52-car surface parking lot necessary to accommodate the footprint of the expansion. New construction is expected to consist of 188,688 square feet at an approximate cost of \$143 per square foot. In addition to the expansion, a portion of the existing facility will need to be demolished and rebuilt. The remainder of the facility will be renovated. The total cost for the expanded and renovated facility is expected to be about \$36 million.

## Recommendation

**Staff recommends approval of this project as proposed.**

### Orangeburg-Calhoun TC

Classroom & Auditorium Construction	\$ 4,825,000	-increase budget/revise scope
(previous budget=\$275,000)		

Source of Funds:	\$ 1,825,000	-local (county) funds
	<u>3,000,000</u>	-bank loan (through State Treasurer)
Total:	\$ 4,825,000	

### Description

**This project is for construction of a 27,000 square foot, two-story structure with classrooms, an auditorium, and additional parking on campus land. The approximate gross cost of the facility will be \$174 per square foot excluding equipment and parking. This request is to add funds and modify the scope from architecture and engineering services to construction of the facility. The total project cost is estimated to be \$5,100,000. Funding will be from a combination of local plant funds and a bank loan.**

The construction of this academic facility is in direct response to significant and sustained increases in enrollment over the past three years. During that time, headcount enrollment has increased almost 34 percent. The structure will house primarily math and science classrooms. The auditorium can also function as a classroom for college instruction. The institution has stated there are no other alternatives to acquire the needed additional space, and the project will not require an increase in tuition.

The project has been approved by the State Board for Technical and Comprehensive Education.

**Recommendation**

Staff recommends approval of this project as proposed.

**Technical College of the Low-Country**

Jasper County Land Purchase	\$ 338,000	-purchase 15.839 acres of land; change scope from feasibility study to land purchase
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Source of Funds:	\$ 338,000	-local funds
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**Description**

This request is to purchase 15.839 acres of land in Jasper County adjacent to a 32.25 acre tract located in Beaufort County.

In November 2002, the Commission granted conceptual approval to TCL to establish a campus in the New River Tax Incentive Funding (TIF) District. At the time, the exact location of the property was not known. In 2003, TCL made a report to the Commission outlining its plan for obtaining a 32.4 acre tract in Beaufort County and an adjoining 15.839 acre tract in Jasper County for its new campus. Although the two tracts were owned by the same entity, the acquisition of the land required two separate transactions because of two different county TIF districts (Beaufort and Jasper).

Beaufort County has since purchased the Beaufort County tract for use by TCL and leases it to TCL for \$1 per year. When payment is concluded, the land will be titled to TCL. The contract for the Beaufort County property included an option for TCL to purchase the additional 15.5 acres of adjacent non-wetland property in Jasper County. A diagram showing the two tracts of land is on the following page.

The option on the Jasper County property was subject to the physical suitability of the property, including environmental concerns, for use by TCL. A level one environmental study was conducted and no environmental concerns were reported. The property has been appraised at \$790,000 and will be purchased from local plant funds. The total cost of the acquisition is \$338,500 including \$6,500 preliminary acquisition and closing costs (approximately \$21,000 per acre).

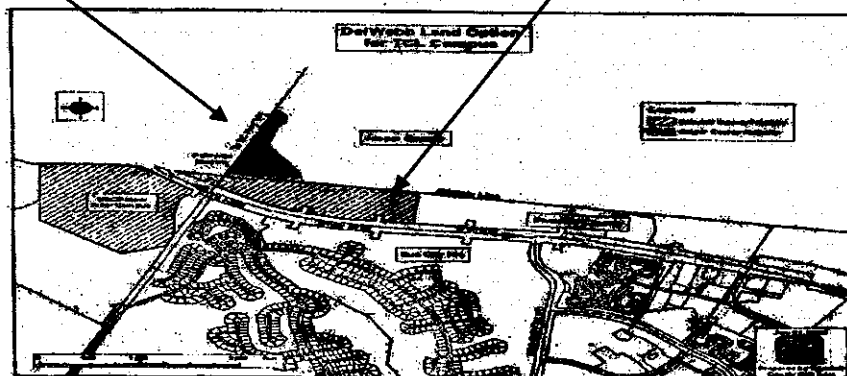
This project has been approved by the State Board for Technical and Comprehensive Education.

**Recommendation**

Staff recommends approval of this project as proposed, provided the Budget and Control Board finds the appraisal and environmental studies acceptable.

Jasper County Land

Beaufort County Land





# ATTACHMENT I

## PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF

Dec-04

Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
12/7/2004	9583	SC State	Student Housing Apartments	change source of funds		
12/10/2004	9808	Clemson	Lee Hall Renovations	decrease budget, close	\$ (417)	\$ 434,583
12/10/2004	9757	Clemson	Electrical Distribu. System Upgrades	decrease budget, close	\$ (8,455)	\$ 631,545
12/10/2004	9791	Clemson	Apparel Research Facility Addition	decrease budget, close	\$ (23,265)	\$ 576,735
12/10/2004	9518	Lander	Jackson Library Reroofing	increase budget	\$ 289,700	\$ 464,700
12/15/2004	9838	USC-Columbia	Basketball Arena Construction	increase budget	\$ 185,000	\$ 57,710,000
12/15/2004	New	USC-Columbia	513 Pickens Street Acquisition (MLA)*	establish	\$ 2,030,000	
12/21/2004	9598	Coll. Of Chas.	Sottle House Renovation	decrease budget	\$ (100,000)	\$ 510,000
12/21/2004	9585	SC State	Land Acq. 921/923 Pearl St.	increase budget	\$ 128,000	\$ 138,000
			Land Acq. 1997 Russell St. & 151			
12/21/2004	9584	SC State	Parker St.	increase budget	\$ 157,000	\$ 167,000

\*Master Land Acquisition Plan approved by CHE for five years. Projects may be approved at staff level provided no significant change from CHE approval.