

Capital Project Status Report

June 27, 2006

New Construction and Renovation Projects

Health Education Complex

Site work continues on the land. The State Engineer has released the plans and the construction bid process can begin. The ad will run in SCBO on June 26, with a pre-bid conference scheduled for July 6 and bid opening on July 27.

Pond Beautification

The planting plan is being funded by CPF. Pond cleanup has expended about \$29,000 as of May 2006. A fountain selection is being developed for review with detailed cost and installation requirements.

Modular Classroom Building

Grading is in progress and unit has been ordered. Unit will provide five (5) classrooms and bathrooms. Contract work for infrastructure and building pad has been established and project is on schedule for fall opening.

Tukey Theater Renovation

Renovation plans have been approved, adjustments made in project related to exterior to meet budget requirements. Demolition work complete; contractors and University staff making renovations as directed for each group. Furniture specifications are being finalized for bid by architect for table and chairs for both the lecture hall and the conference room. Distance-ed type technology will be installed with plan being established. Project will be completed during the fall term.

North Campus Parking Lot

Simultaneously, but in a separate project, the parking lot adjacent to the Health Education Complex has begun construction. This area has previously been used for auxiliary parking with a gravel surface. Initially the lot will add 153 new spaces that will be available in mid-August for the start of fall semester. The remainder will be completed at the end of the HEC construction project.

Deferred Maintenance Projects

HPAC Roof

Roof replacement is underway with official completion date during fall term. With good weather conditions, it may be completed ahead of schedule.

Administration Building Elevator

Repair and installation of elevator is underway, with completion expected within two weeks and pending final inspection.

Capital Leases

McAlister Square Mall - Unit D-2 (located on the Greenville campus)

225 S. Pleasantburg Drive
Greenville, South Carolina 29607

This will provide additional laboratory space for the School of Nursing program in Greenville. This location is adjacent to the current laboratory within the McAlister Square Mall near the University Center Greenville facility. To accomplish this, a computer lab will be relocated to another area. No other space is available within University Center Greenville, but there is an appropriate retail unit nearby containing 2,650 square feet, that is currently vacant that can be leased through the GTF McAlister, LLC. It will accommodate two classroom/lab areas for the existing computer program and another new computer course. The landlord will make necessary changes in the space to create the two classroom/lab areas. The rate is \$17.50 per square feet, which includes a maintenance fee of \$2.00 per square feet. The lease does not require BOT approval and staff approval by SCCHE, which is expected pending receipt of the document.

Landlord: Greenville Technical Foundation, McAlister, LLC.
Lease term: One term (one-year) beginning July 1, 2006 - June 30, 2007 (up to 2 renewals)
Lease rate: \$46,375 per year

Modular Classroom Building (property located on the USC Upstate campus)

Rental Company: M Space Holdings, LLC.

As a temporary solution, pending completion of the Health Education Complex, a modular building with 5,880 square feet containing five (5) classrooms has been leased and is being placed adjacent to the existing modular classroom structure, providing an additional 215 seats. After completion of the Health Education building, the unit will be removed.

Lease term: Three-year term scheduled to begin June 1, 2006
Lease rate: \$71,377 per year (including installation and removal).

Valley Falls Rd./Shell Road Properties (contiguous campus property, see Master Plan)

Spartanburg, S. C. 20303

Carolina Piedmont Foundation has completed the purchase of two acres containing four (4) lots with residential houses located at the corner of Valley Falls Rd. and University Way. These four parcels were left, following the acquisition by SCDOT for the I-585 roadway and interchange project. The total investment by the Foundation is approximately \$440,000. We plan to use two of the homes for offices by the Athletic Department. The other two homes facing the Valley Falls interchange are being removed by the Foundation. This will integrate the contiguous property into the campus master plan providing program space and land for marketing the University at this high-profile corner. This lease has been approved by the USC BOT; only staff approval is required by SCCHE, which is expected pending receipt of the signed document.

Landlord: Carolina Piedmont Foundation
Lease term: One 1-year term beginning July 1, 2006 - June 30, 2007 (automatic unlimited renewals with option to buy)

Lease rate: \$90,000 per year, not to exceed debt service.