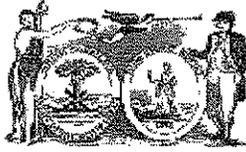


STATE OF SOUTH CAROLINA  
*State Budget and Control Board*  
OFFICE OF STATE BUDGET

MARK SANFORD, CHAIRMAN  
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STATE TREASURER

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EXECUTIVE DIRECTOR

1201 MAIN STREET, SUITE 870  
COLUMBIA, SOUTH CAROLINA 29201  
(803) 734-2280  
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LES BOLES  
DIRECTOR

May 26, 2009

The Honorable Hugh K. Leatherman, Sr., Chairman  
Joint Bond Review Committee  
111 Gressette Senate Office Building  
Columbia, South Carolina 29201

Dear Senator Leatherman:

The Office of State Budget submits the following items for review at the June 3, 2009 meeting of the Joint Bond Review Committee.

From the General Services Division:

- 1) Medical University of South Carolina Lease of Rutledge Tower Parking Garage

From the Office of State Budget:

- 2) Summary 6-2009, including 52 permanent improvement project requests and one land acquisition.

If you have any questions or need additional information on these items, please do not hesitate to call me at 803-737-0699.

Sincerely,

A handwritten signature in cursive script that reads "Carol P. Routh".

Carol P. Routh  
Assistant Director, Capital Budgeting

Enclosures

cc: George Dorn, Tim Rogers, Lib Croft, Scott English, Grant Gillespie, Brandon Gaskins, Frank Rainwater, Rick Harmon, Nat Kaminski, Les Boles, Charles Shawver, Stephen Gardner, John White, Patricia Dennis, Courtney Blake, Sandy Williams, Jeff Beaver, Tom Quasney, J. P. McKee, John Malmrose, Mandy Kibler, Gary Grant, Dan Marlow, Shirley Wilson, Marsha Kjoller, Carl Chase, John McEntire, Rick Elam, Monica Scott, Jim Berry

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 3, 2009

Regular Agenda

**1. Submitted by:**

- (a) Agency: General Services Division
- (b) Authorized Official Signature:

  
M. Richbourg Roberson, Director

**2. Subject:** Medical University of South Carolina Lease of Rutledge Tower Parking Garage

**3. Summary Background Information:**

The Medical University of South Carolina (MUSC) requests approval to sublease from University Medical Associates (UMA), a 772 space parking garage located at 81 Vanderhorst Street in Charleston commonly known as the Rutledge Tower Parking Garage. The property is owned by the Medical University of South Carolina Foundation (Foundation) and leased to UMA. The Foundation purchased the property in 1993. UMA is the physician group of the MUSC Medical Center and supports MUSC's educational, medical and research purposes. MUSC first occupied a portion of the parking garage in 1995 and has occupied the entire premises from UMA operating on the same terms since 1997. Lease terms were approved by General Services Division in 2001.

The lease term will be five years commencing on July 1, 2009 with two automatic renewal terms of five years each. The monthly rental rate will be \$40,833.33 (rounded), resulting in an annual rent amount of \$490,000.00. The rent equates to \$52.89 (rounded) per space, per month. Rent will be fixed for the initial term and both renewal terms. The total rent to be paid over 15 years is \$7,350,000.00. In addition to rent, MUSC is responsible for all operating and maintenance costs. The estimated annual operating costs for the garage are \$159,483 or \$17.22 per space per month. The garage is used by MUSC for employee parking and MUSC recoups \$595,712 annually from its employees who park there.

Comparables of similar state agency and commercial parking space leases in the Charleston area are as follows:

Lease Date	Agency/Location	Monthly Rate per Space
3/09	MUSC 21 Courtenay Drive Parking Garage	\$98.41
Commercial	N/A-CLC, LLC (Owner) 61 Gadsden Street	\$125.00
Commercial	N/A-City of Charleston (Owner) Charleston County Aquarium Garage	\$110.00

MUSC has adequate funds for the lease according to a Budget Approval Form submitted May 15, 2009, which also includes a multi-year plan. Lease payments will be made from parking revenues. No option to purchase the property is included in the lease. The parking garage was constructed in 1984. No environmental assessment report is available. This lease was approved by Stephen Valerio on behalf of UMA, the MUSC Board of Trustees, and Lisa P. Montgomery on behalf of MUSC. The lease was approved by CHE on May 7, 2009.

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**4. What is JBRC asked to do?** Approve the proposed five year lease and two renewal terms of five years each.

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**5. What is recommendation of the General Services Division?** Approval of the proposed five year lease and two renewal terms of five years each.

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**6. List of Supporting Documents:**

- (a) Letter from MUSC dated April 30, 2009
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



Office of Integrated Planning  
and Assessment  
2810 Richard St  
MUSC  
Charleston, SC 29425-2010  
Tel: 843-792-5908  
Fax: 843-792-5908  
www.musc.edu

April 30, 2009

Lisa H. Catalanotto  
South Carolina State Budget and  
Control Board  
General Services Division  
1201 Main Street, Suite 420  
Columbia, SC 29201

RE: Rutledge Tower Lease #002653

Dear Mrs. Catalanotto:

The Medical University of South Carolina (MUSC) requests BCB & JBRC approval of the following lease agreement for 284,044 square feet of space consisting of 772 parking spaces at the Rutledge Tower Parking Garage, 81 Vanderhorst Street/Rutledge Avenue, Charleston, South Carolina. This property is currently occupied by Parking Management and used for employee parking. The Rutledge Tower Parking Garage is owned by the MUSC Foundation and leased to University Medical Associates (UMA) with the entire building subleased to MUSC.

MUSC requests to continue the current a sub-lease agreement between the UMA and MUSC under the following terms and conditions.

Landlord:	University Medical Associates
Square Feet:	284,044
Parking Spaces:	772
Lease Term:	5 Years
	7/1/2009-6/30/2014
Annual Rent:	\$490,000.00
Total Lease Rent:	\$2,450,000.00
Cost per Space:	\$52.89 month
Annual Operating Expenses:	\$159,483.00 (estimated-utilities, maintenance, grounds)
Extended Terms:	2 Terms, 5 Years each
Annual Rent:	\$490,000.00
Total Extended Term Rent:	\$4,900,000.00

Total Rent with Extended Terms: \$7,350,000.00

Sincerely,  
  
Rachel K. Jones  
Leasing Manager

**SECTION 1-11-55. Leasing of real property for governmental bodies.**

(1) "Governmental body" means a state government department, commission, council, board, bureau, committee, institution, college, university, technical school, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.

(2) The Budget and Control Board is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section.

(3) When any governmental body needs to acquire real property for its operations or any part thereof and state-owned property is not available, it shall notify the Office of General Services of its requirement on rental request forms prepared by the office. Such forms shall indicate the amount and location of space desired, the purpose for which it shall be used, the proposed date of occupancy and such other information as General Services may require. Upon receipt of any such request, General Services shall conduct an investigation of available rental space which would adequately meet the governmental body's requirements, including specific locations which may be suggested and preferred by the governmental body concerned. When suitable space has been located which the governmental body and the office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board as provided for in subsection (5) of this section, General Services shall give its written approval to the governmental body to enter into a lease agreement. All proposed lease renewals shall be submitted to General Services by the time specified by General Services.

(4) The board shall adopt procedures to be used for governmental bodies to apply for rental space, for acquiring leased space, and for leasing state-owned space to nonstate lessees.

(5) Any participant in a property transaction proposed to be entered who maintains that a procedure provided for in this section has not been properly followed, may request review of the transaction by the Director of the Office of General Services or his designee.

**SECTION 1-11-56. Program to manage leasing; procedures.**

The State Budget and Control Board, in an effort to ensure that funds authorized and appropriated for rent are used in the most efficient manner, is directed to develop a program to manage the leasing of all public and private space of state agencies. The board's regulations, upon General Assembly approval, shall include procedures for:

(1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;

(2) establishing standards for the quality and quantity of space to be leased by a requesting agency;

(3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:

(a) a nonappropriation for the renting agency,

(b) a dissolution of the agency, and

(c) the availability of public space in substitution for private space being leased by the agency;

(4) rejecting an agency's request for additional space or space at a specific location, or both;

(5) directing agencies to be located in public space, when available, before private space can be leased;

(6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and

(7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 1. Agency: H17 Coastal Carolina University                      Project: 9569, Central Cooling and Heating Plant Construction

CHE Approval Date: 04/23/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design Funding

Budget After Action Proposed

Total budget ..... \$60,000.00  
 [9] Other, Institutional Capital Project Funds ..... \$60,000.00

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	60,000.00
<b>Total Funds</b>	<b>60,000.00</b>

Purpose: To begin design work to construct a new central cooling and heating plant at Coastal Carolina. The university is beginning a multi-phased project to develop a central cooling and heating system for the main buildings on campus to accommodate planned building growth. Currently, each building has its own equipment. Development of a central HVAC system will allow the university to develop long-range operating efficiencies in utility costs, manpower, and land and building space utilization. The first phase will provide heating and cooling capacity for the Smith Science Building and planned science annexes and the Kimbel Library and a planned library annex. It will also be sized for future service to other buildings.

Ref: Supporting document pages 1-4

Item 2. Agency: H17 Coastal Carolina University                      Project: 9570, Commons Dining Hall Addition

CHE Approval Date: 04/23/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design Funding

Budget After Action Proposed

Total budget ..... \$30,000.00  
 [9] Other, Food Service Auxiliary ..... \$30,000.00

<u>Source</u>	<u>Amount</u>
Other, Food Service Auxiliary	30,000.00
<b>Total Funds</b>	<b>30,000.00</b>

Purpose: To begin design work to expand the Commons Dining Hall at Coastal Carolina. The work will include constructing a 6,500 square foot addition to provide 270 additional seats, expanding the restrooms, and relocating gas, water and electrical lines surrounding the dining hall. The dining hall was constructed in 1996 when the student population was 4,477. In Fall 2008, it was 8,154 and approximately 1,500 required freshmen and an additional 1,000 others purchased meal plans. The dining hall has 430 seats and, during the busiest three hours at lunchtime, dining seating has to turn over almost six times. The additional seating is needed to meet the demand for on-campus meals.

Ref: Supporting document pages 5-8

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 3. Agency: H21 Lander University Project: 9527, Chipley Hall Life Safety Upgrades/Renovations

CHE Approval Date: 03/13/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Total budget ..... \$15,000.00  
 [9] Other, Auxiliary Enterprises..... \$15,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Auxiliary Enterprises	15,000.00
<b>Total Funds</b>	<b>15,000.00</b>

Purpose: To begin design work to make life safety upgrades and renovations to Chipley Hall dormitory at Lander. The work will include upgrading the fire protection and fire alarm systems, improving the electrical, plumbing and ventilation systems and ADA access, replacing the roof and gutters, and abating asbestos in bathroom flooring. Chipley Hall was constructed in 1925 and is the oldest campus building. The upgrades are needed to ensure student safety, comply with current building codes, and improve student living conditions.

Ref: Supporting document pages 9-11

Item 4. Agency: H21 Lander University Project: 9528, Carnell Learning Center Roof Replacement

CHE Approval Date: 04/23/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Total budget ..... \$17,000.00  
 [9] Other, Institutional Capital Project Funds ..... \$17,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	17,000.00
<b>Total Funds</b>	<b>17,000.00</b>

Purpose: To begin design work to replace the roof on the Carnell Learning Center at Lander. The work will include removing the existing roof, replacing it with a built-up roof, reconfiguring the roof edge scuppers and removing asbestos, if necessary. The roof is 27 years old, has exceeded its expected life, has deteriorated and leaks, and water enters the building on a regular basis. Patching is no longer effective and the roof needs to be replaced to protect the building's interior.

Ref: Supporting document pages 12-14

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 5. Agency: H27 USC - Columbia Project: 6064, Columbia Campus Elevator Upgrades

CHE Approval Date: 03/18/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Budget After Action Proposed

Total budget ..... \$31,500.00  
 [9] Other, Institutional Capital Project Funds ..... \$31,500.00

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	31,500.00
<b>Total Funds</b>	<b>31,500.00</b>

Purpose: To begin design work to upgrade elevators in the Russell House, Thomas Cooper Library and the Coker Life Sciences Building at USC. The work will include replacing and repairing controllers, control systems, door equipment, signal fixtures, and elevator HVAC systems, and renovating elevator cabs. Two of the ten elevators are 53 years old and the remainder are approximately 35 years old. The buildings are three of the highest traffic buildings on campus. The vendor for the elevator maintenance contract has prioritized these upgrades as the ones of highest need in USC's academic facilities. Modernization will reduce the number and frequency of shutdowns and reduce elevator maintenance.

Ref: Supporting document pages 15-17

Item 6. Agency: H27 USC - Columbia Project: 6065, Williams Brice Stadium West Side Suite Renovations

CHE Approval Date: 03/18/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Budget After Action Proposed

Total budget ..... \$42,000.00  
 [8] Athletic ..... \$42,000.00

<u>Source</u>	<u>Amount</u>
Athletic	42,000.00
<b>Total Funds</b>	<b>42,000.00</b>

Purpose: To begin design work to renovate suites on the west side of Williams Brice Stadium at USC. The renovations will be done in 18 executive suites and six club areas, including the television press broadcasting area. The work will include installing new carpets, ceilings, lighting and plumbing fixtures, seating, wall coverings, casework, HVAC systems, furniture, handrails and stair treads. In addition, the existing fixed glass in the television press broadcasting area and 600 level club area will be replaced with operable windows. The renovations are needed to maintain the appearance of these heavily used areas, make the suites more marketable, improve game day experiences, and are being done in conjunction with new fee schedules for these areas.

Ref: Supporting document pages 18-20

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

**SUMMARY 6-2009 Page 4 of 27  
 Forwarded to JBRC 05/26/09**

Item 7. Agency: H27 USC - Columbia                      Project: 6066, Jones PSC North Tower Ceiling Asbestos Removal

CHE Approval Date: 04/21/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design Funding

Total budget ..... \$50,000.00  
 [9] Other, Institutional Capital Project Funds ..... \$50,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	50,000.00
<b>Total Funds</b>	<b>50,000.00</b>

Purpose: To begin design work to remove asbestos fire proofing in the Jones Physical Science Center at USC. The work will include removing the friable, sprayed-on asbestos fire proofing above the ceilings in the North Tower and basement of the facility and replacing it with another fire resistive material. The fire proofing is delaminating and falling onto the tops of the ceilings, creating a potential safety hazard. Upon completion of the work, all sprayed-on fire proofing will be removed and asbestos risks will be reduced in the facility.

Ref: Supporting document pages 21-23

Item 8. Agency: H27 USC - Columbia                      Project: 6068, Farmers Market Development

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design Funding

Total budget ..... \$235,000.00  
 [8] Athletic ..... \$235,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Athletic	235,000.00
<b>Total Funds</b>	<b>235,000.00</b>

Purpose: To begin design work to develop approximately 50 acres of property into USC athletic event parking. The work on the property, formerly owned by the Department of Agriculture, will include traffic control elements, parking, drainage, walkways, lighting and landscaping. Development of the property is the first step in a master plan to renovate Williams Brice Stadium and move parking from the stadium area to the Farmers Market area to create a safe pedestrian corridor.

Ref: Supporting document pages 24-26





**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

**SUMMARY 6-2009 Page 7 of 27  
 Forwarded to JBRC 05/26/09**

Item 13. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6000, Northeastern - Dillon Campus Construction      CHE Approval Date: 04/24/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding      Budget After Action Proposed

Total budget.....	\$16,091.00	<u>Source</u>	<u>Amount</u>
[6] Appropriated State .....	\$16,091.00	Appropriated State	16,091.00
		Total Funds	16,091.00

Purpose: To begin design work to construct an approximately 4,320 square foot classroom building on Northeastern Tech’s Dillon campus. The facility will house classrooms, labs, restrooms and storage spaces for the allied health curriculum and continuing education classes. The existing facility has reached its capacity, scheduling has become a problem because of lack of classroom space, and continuing education classes are held in off-site facilities. The new facility will enhance the college’s ability to offer allied health and continuing education programs to meet the local demand, provide needed lab space, and alleviate scheduling problems.

Ref: Supporting document pages 39-41

Item 14. Agency: E24 Office of the Adjutant General      Project: 9742, Walterboro Roof Repair      CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding      Budget After Action Proposed

Total budget .....	\$4,660.00	<u>Source</u>	<u>Amount</u>
[7] Federal.....	\$4,660.00	Federal	4,660.00
		Total Funds	4,660.00

Purpose: To begin design work to replace the roof on the Walterboro Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a built-up roof system. The roof is 39 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 42-44

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 15. Agency: E24 Office of the Adjutant General                      Project: 9743, Varnville Roof Repair

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget ..... \$8,700.00  
 [7] Federal..... \$8,700.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	8,700.00
<b>Total Funds</b>	<b>8,700.00</b>

Purpose: To begin design work to replace the roof on the Varnville Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a standing seam metal roof. The roof is 25 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 45-47

Item 16. Agency: E24 Office of the Adjutant General                      Project: 9744, Orangeburg Roof Repair

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget ..... \$4,725.00  
 [7] Federal..... \$4,725.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	4,725.00
<b>Total Funds</b>	<b>4,725.00</b>

Purpose: To begin design work to replace the roof on the Orangeburg Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a built-up roof system. The roof is 38 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 48-50

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 17. Agency: E24 Office of the Adjutant General                      Project: 9745, Mullins Roof Repair

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Total budget ..... \$5,250.00  
 [7] Federal..... \$5,250.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	5,250.00
Total Funds	5,250.00

Purpose: To begin design work to replace the roof on the Mullins Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a standing seam metal roof. The roof is 22 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 51-53

Item 18. Agency: E24 Office of the Adjutant General                      Project: 9746, Mount Pleasant Roof Repair

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Total budget..... \$6,000.00  
 [7] Federal..... \$6,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	6,000.00
Total Funds	6,000.00

Purpose: To begin design work to replace the roof on the Mount Pleasant Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a built-up roof system. The roof is 46 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 54-56

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 19. Agency: E24 Office of the Adjutant General                      Project: 9747, Marion Roof Repair

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$5,250.00  
 [7] Federal..... \$5,250.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	5,250.00
<b>Total Funds</b>	<b>5,250.00</b>

Purpose: To begin design work to replace the roof on the Marion Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a standing seam metal roof. The roof is 30 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 57-59

Item 20. Agency: E24 Office of the Adjutant General                      Project: 9748, Kingstree Roof Repair

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget ..... \$6,000.00  
 [7] Federal..... \$6,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	6,000.00
<b>Total Funds</b>	<b>6,000.00</b>

Purpose: To begin design work to replace the roof on the Kingstree Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a standing seam metal roof. The roof is 31 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 60-62

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 21. Agency: E24 Office of the Adjutant General                      Project: 9749, Darlington Roof Repair

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Budget After Action Proposed

Total budget ..... \$6,750.00  
 [7] Federal..... \$6,750.00

<u>Source</u>	<u>Amount</u>
Federal	6,750.00
<b>Total Funds</b>	<b>6,750.00</b>

Purpose: To begin design work to replace the roof on the Darlington Readiness Center. The work will include evaluating the roof and developing specifications to replace the existing roof system with similar components. The existing roof is a standing seam metal roof. The roof is 23 years old, is original to the facility, has exceeded its life expectancy, and leaks.

Ref: Supporting document pages 63-65

Item 22. Agency: F03 Budget and Control Board                      Project: 9873, McEachern Parking/Brown Building Emergency Generator Replacement

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Budget After Action Proposed

Total budget ..... \$4,950.00  
 [9] Other, Depreciation Reserve ..... \$4,950.00

<u>Source</u>	<u>Amount</u>
Other, Depreciation Reserve	4,950.00
<b>Total Funds</b>	<b>4,950.00</b>

Purpose: To begin design work to replace the emergency generator serving the McEachern Parking Facility and parts of the Brown Building. A new emergency generator will provide sufficient power to operate parking garage lights, some elements in the Brown Building and a fire pump during a power failure. The existing generator is obsolete and parts are difficult and expensive to find. If the emergency generator did not operate during a power failure, the loss of an operating fire pump to protect surrounding buildings in a fire would result.

Ref: Supporting document pages 66-68



**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 January 15, 2009 through May 6, 2009**

Item 25. Agency: N04 Department of Corrections      Project: 9692, Wateree Radium Drinking Water Compliance

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Total budget ..... \$58,475.49  
 [0] Capital Improvement Bonds..... \$58,475.49

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Improvement Bonds	58,475.49
Total Funds	58,475.49

Purpose: To begin design work for installation of corrective actions to meet public drinking water standards on radium at the Wateree River Correctional Institution. The Department of Corrections operates a public drinking water system at the institution that is not in compliance with Environmental Protection Agency drinking water standards for radium. Quarterly tests have frequently exceeded the standard and DHEC has issued a consent order requiring corrective action for radium removal by the Department. The engineering study will evaluate methods of radium removal and disposal and recommend options and costs for installation of a new water treatment system and for disposing of the residuals produced by the system.

Ref: Supporting document pages 75-78

Item 26. Agency: U12 Department of Transportation      Project: 9711, Supply and Equipment Storage Building Demolition

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Establish Project for A&E Design Funding

Total budget ..... \$7,500.00  
 [9] Other, Insurance Reserve Fund ..... \$7,500.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Insurance Reserve Fund	7,500.00
Total Funds	7,500.00

Purpose: To begin design work to demolish a supply and storage building for the Department of Transportation on Shop Road. The 55,781 square foot warehouse facility was severely damaged by fire in September 2007. The repair cost has been estimated at \$1.5 million and the Department only received \$373,925 from the insurance claim. The warehouse is outdated and larger than needed by the Department, so it will be demolished.

Ref: Supporting document pages 79-81

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Item 27. Agency: H12 Clemson University                      Project: 9887, Manning Hall Renovation

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$3,693,000.00

(Add \$3,534,000.00 [9] Other, Housing Improvement Funds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Improvement Funds	3,693,000.00
<b>Total Funds</b>	<b>3,693,000.00</b>

Purpose: To replace the HVAC system in the Manning Hall residence facility at Clemson. The project was established in November 2008 to begin pre-design work which is now complete. The work will include replacing the two-pipe HVAC system with a four-pipe system and upgrading the primary electrical service to accommodate the new system. Major HVAC piping problems in the building are causing ongoing damage to the facility and to the personal property of students residing in the building. Dissimilar piping materials are causing piping failures in the building. All HVAC equipment installed will be energy efficient. The agency reports the total projected cost of this project is \$3,693,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2010 and for completion of construction is August 2010.

Ref: Supporting document pages 82-84

Item 28. Agency: H17 Coastal Carolina University                      Project: 9556, Science Building Lab/Office Annex Construction

CHE Approval Date: 04/23/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$15,000,000.00

(Add \$15,000,000.00 [2] Institution Bonds)  
 (Subtract \$ 170,000.00 [9] Other, Renovation Reserve)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	15,000,000.00
<b>Total Funds</b>	<b>15,000,000.00</b>

Purpose: To construct an approximately 39,060 square foot science annex at Coastal Carolina. The project was established in August 2008 for pre-design services which are now complete. The annex will include teaching and research labs, prep rooms, faculty and staff offices, and support spaces for the biology, chemistry and health promotion programs. The College of Natural and Applied Sciences is the largest of the University's four academic colleges. The Smith Science Center was constructed in 1980 when the student population was one quarter of the Fall 2008 enrollment of 8,154. The college's programs are currently spread out in four locations on the main and east campuses. The facility will be constructed to LEED Silver standard and will include sustainable site, water and energy efficiency, atmosphere, materials and resources, and indoor environmental quality measures. The agency reports the total projected cost of this project is \$15 million and additional annual operating costs of \$256,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2010 and for completion of construction is March 2012.

Ref: Supporting document pages 85-89

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Item 29. Agency: H17 Coastal Carolina University Project: 9557, Student Recreation/Convocation Center Construction

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$35,000,000.00

(Add \$35,000,000.00 [2] Institution Bonds)  
 (Subtract \$ 310,000.00 [9] Other, Renovation Reserve)

Purpose: To construct an approximately 130,000 square foot student recreation center, convocation center sports venue, and bookstore at Coastal Carolina. The project was established in August 2008 for pre-design services to renovate an existing facility and construct an addition, but during pre-design, an addition was determined to be prohibited by the size of the site and the need to bring the existing building up to code. The new facility will include a convocation center with seating for 3,600 for men's and women's basketball, women's volleyball and public events, related practice facilities, a recreation center for intramural sports including fitness space and an indoor running track, a bookstore, offices, locker rooms, and concessions. The existing recreation and athletic facilities were constructed for a much smaller student population and competition level and do not meet the needs of the current enrollment. The facility will be constructed to LEED Silver standard and include sustainable site, water and energy efficiency, atmosphere, materials and resources, and indoor environmental quality measures. The agency reports the total projected cost of this project is \$35 million and additional annual operating costs of \$364,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is January 2010 and for completion of construction is October 2011.

Ref: Supporting document pages 90-94

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	35,000,000.00
Total Funds	35,000,000.00

Item 30. Agency: H17 Coastal Carolina University Project: 9558, Kimbel Library/Information Commons Expansion/Renovation

CHE Approval Date: 04/23/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$6,000,000.00

(Add \$4,502,000.00 [9] Other, Institutional Capital Project Funds)  
 (Add \$1,498,000.00 [9] Other, Foundation)  
 (Subtract \$ 75,000.00 [9] Other, Renovation Reserve)

Purpose: To construct an approximately 18,678 square foot addition to the Kimbel Library at Coastal Carolina. The project was established in August 2008 for pre-design services which are now complete. The addition will include open study and reference space, study rooms, a technology classroom, a reading room and a lobby. Kimbel library was built in 1976 when the student population was 1,976, while in Fall 2008, it was 8,154. The addition is needed to address SACS accreditation recommendations for improvements needed on the library's electrical and electronic infrastructure, seating and study capacity for students, shelving and building layout. The addition will be constructed to LEED Silver standard and include sustainable site, water and energy efficiency, atmosphere, materials and resources, and indoor environmental quality measures. The agency reports the total projected cost of this project is \$6 million and additional annual operating costs of \$426,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is June 2010 and for completion of construction is August 2011.

Ref: Supporting document pages 95-100

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	4,502,000.00
Other, Foundation	1,498,000.00
Total Funds	6,000,000.00

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Item 31. Agency: H17 Coastal Carolina University                      Project: 9565, Baseball Batting Facility Construction

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,200,000.00

(Add \$1,100,000.00 [2] Institution Bonds)

Purpose: To construct a batting and infield practice facility for the baseball team at Coastal Carolina. The pre-design work was done under a deferred maintenance project when renovation of existing batting cages was originally considered and pre-design is now complete. The facility will be a 15,625 square foot, covered, open air structure with astroturf flooring and include batting cages and infield practice areas for use by the baseball and softball teams and for other campus activities. The existing batting cages are inadequate and in need of repair, are located on the tennis courts with no turf or roof, and are limited to use in good weather only. No covered infield practice area exists for the teams to use. The project will include installation of energy efficient lighting. The agency reports the total projected cost of this project is \$1.2 million and additional annual operating costs of \$3,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is October 2009 and for completion of construction is February 2010.

Ref: Supporting document pages 101-105

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	1,200,000.00
<b>Total Funds</b>	<b>1,200,000.00</b>

Item 32. Agency: H27 USC - Columbia                      Project: 6043, Columbia Campus Utility Infrastructure Repairs

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,500,000.00

(Add \$1,350,000.00 [9] Other, Institutional Funds)

Purpose: To replace or reroute buried condensate and steam lines on the USC Columbia campus. The project was established in December 2007 for pre-design work which is now complete. The work will include replacing and/or rerouting the lines around the Russell House, in front of Thomas Cooper Library, and under Sumter and Greene Streets. Repairs and replacements are needed to address line failures and maintenance of the aging infrastructure and will ensure the dependable, safe and efficient supply of steam and condensate infrastructure to campus facilities. The rerouting will make the campus utility loop more continuous and provide redundancy for energy facilities that may go offline. Equipment to be installed will be energy efficient equipment. The agency reports the total projected cost of this project is \$1.5 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is May 2010 and for completion of construction is October 2010.

Ref: Supporting document pages 106-110

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Institutional Funds	1,500,000.00
<b>Total Funds</b>	<b>1,500,000.00</b>

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Item 33. Agency: H27 USC - Columbia Project: 6050, Preston College Fire Protection/Renovation

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,500,000.00

(Add \$1,220,000.00 [9] Other, Housing Maintenance Reserve)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	1,500,000.00
<b>Total Funds</b>	<b>1,500,000.00</b>

Purpose: To install a fire protection system in the Preston College dormitory at USC. The project was established in August 2008 for pre-design work which is now complete. The system will include installing a fire sprinkler system and upgrading the existing fire alarm system to meet current life safety and building code requirements. The dorm does not currently have a fire sprinkler system and the fire alarm system has reached the end of its useful life and does not meet current code requirements. The new system will protect the life safety of students. The agency reports the total projected cost of this project is \$1.5 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is May 2010 and for completion of construction is July 2010.

Ref: Supporting document pages 111-115

Item 34. Agency: H27 USC - Columbia Project: 6053, Athletic Venues Construction

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$5,300,000.00

(Add \$4,550,000.00 [3] Athletic Revenue Bonds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Athletic Revenue Bonds	5,300,000.00
<b>Total Funds</b>	<b>5,300,000.00</b>

Purpose: To construct a new tennis facility at USC. The project was established in August 2008 to begin pre-design work which is now complete. The work will include demolishing five buildings at the Roost complex and constructing 12 hard-surface tennis courts, a 720-person seating facility, restrooms, concessions, and a connecting entry plaza to the Roost area pedestrian spine. The complex is needed to centrally locate the men's and women's tennis programs for operational efficiency and to provide modern facilities to support the competitive efforts of the athletic programs. Low flow toilets, water controls on sink faucets, and stormwater containment are conservation measures to be included. The agency reports the total projected cost of this project is \$5.3 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2010 and for completion of construction is December 2010.

Ref: Supporting document pages 116-120

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Item 35. Agency: H27 USC - Columbia                      Project: 6054, Athletic Coaches Support Building Construction

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$19,000,000.00

(Add \$17,000,000.00 [3] Athletic Revenue Bonds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Athletic Revenue Bonds	19,000,000.00
Total Funds	19,000,000.00

Purpose: To construct an approximately 68,774 square foot athletic coaches support facility at USC as part of the Athletic Master Plan and redevelopment of the Roost area. The project was established in August 2008 for pre-design services which are now complete. The facility will include offices for coaches, athletic administration and other athletic support functions. The facility is needed to replace the current athletic administrative building which has structural issues and is not large enough to accommodate all coaching staff. The facility will consolidate athletic coaches offices scattered around campus in one location in the heart of the Athletic Village. The facility will be constructed to LEED Silver standard for energy efficiency and conservation and will include sustainable site, water and energy efficiency, materials, resources and environmental quality measures. The agency reports the total projected cost of this project is \$19 million and additional annual operating costs ranging from \$373,650 to \$411,150 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is February 2010 and for completion of construction is May 2011.

Ref: Supporting document pages 121-126

Item 36. Agency: H27 USC - Columbia                      Project: 6055, Athletic Village Garage and Maintenance Facility Construction

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$8,800,000.00

(Add \$8,150,000.00 [3] Athletic Revenue Bonds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Athletic Revenue Bonds	8,800,000.00
Total Funds	8,800,000.00

Purpose: To construct a five-level parking garage for the new Athletic Village at USC. The project was established in August 2008 for pre-design services which are now complete. The facility will include spaces to accommodate 368 vehicles and a maintenance area for equipment and functions required to maintain athletic fields on the site. Existing parking lots in the Roost area will be demolished for construction of the Athletic Village and the garage will replace these and accommodate future parking requirements for the approximately 185,000 square feet of facilities to be constructed in the Village. Energy efficiency measures to be installed include use of light-colored roofing material to reduce heat gain and installation of lighting on two circuits. The agency reports the total projected cost of this project is \$8.8 million and additional annual operating costs of \$14,600 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2010 and for completion of construction is December 2010.

Ref: Supporting document pages 127-132

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Item 37. Agency: H27 USC - Columbia                      Project: 6056, Athletic Village Infrastructure Development Construction

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$16,600,000.00

(Add            \$15,400,000.00    [3]    Athletic Revenue Bonds)

Purpose: To construct the infrastructure needed for facilities included in the Athletic Master Plan for creation of the Athletic Village at USC. The project was established in August 2008 for pre-design work which is now complete. The work will include grading for buildings and venues, constructing retaining walls, sidewalks, walkways, and utilities, landscaping, installing fencing and lighting, and connecting to and upgrading the central energy plant. Upgrades to the energy plant will include installing a new chiller and boiler and expanding the building to accommodate new equipment. The work under this phase will include the infrastructure needed to accommodate existing projects in the new Athletic Village. Energy efficient equipment to be installed include chillers, boilers and pumps in the energy plant. The agency reports the total projected cost of this phase is \$16.6 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is January 2010 and for completion of construction is December 2011.

Ref:            Supporting document pages 133-136

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Athletic Revenue Bonds	16,600,000.00
<b>Total Funds</b>	<b>16,600,000.00</b>

Item 38. Agency: H27 USC - Columbia                      Project: 6057, Patterson Hall Renovation

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$38,100,000.00

(Add            \$38,100,000.00    [3]    Housing Revenue Bonds)  
 (Subtract    \$ 3,200,000.00    [9]    Other, Housing Maintenance Reserve)

Purpose: To renovate the Patterson Hall dormitory at USC. The project was established in August 2008 for pre-design services which are now complete. The work will include reconfiguring and converting student rooms to a 560-bed suite style arrangement and creating office space for housing administration which is located in various locations around campus. It will also include interior electrical upgrades and painting, elevator and lobby restoration, and new furniture and carpets. Patterson Hall was constructed in the mid 1960's and renovation is needed to modernize the facility, meet life safety code requirements, replace worn finishes and reconfigure the space to meet student preferences. The facility will be renovated to LEED Silver standard and will include sustainable site, water and energy efficiency, atmosphere, materials, resources, and indoor environmental quality conservation measures. The agency reports the total projected cost of this project is \$38.1 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2010 and for completion of construction is August 2011.

Ref:            Supporting document pages 137-142

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Housing Revenue Bonds	38,100,000.00
<b>Total Funds</b>	<b>38,100,000.00</b>

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Item 39. Agency: H27 USC - Columbia                      Project: 6067, Thomas Cooper Library Exterior Safety Repairs

CHE Approval Date: 04/02/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$3,500,000.00

(Add \$3,500,000.00 [9] Other, Institutional Capital Project Funds)

Purpose: To make emergency exterior repairs to Thomas Cooper Library at USC. During construction of the Special Collections addition, it was discovered that the mechanical support system for the Library's exterior marble panels had failed and only weatherproofing sealant was holding the panels in place, presenting serious safety and property damage concerns. Because of the safety concerns, the University declared an emergency and is repairing the exterior under emergency procurement procedures. The work includes removing the marble panels, removing and replacing the mechanical support system and brick base, making waterproofing and drainage improvements, and adding safety railings. The request is to ratify the project underway as an emergency procurement. The agency reports the total projected cost of this project is \$3.5 million and no additional annual operating costs will result from the project. The agency also reports that work on the project will begin in July 2009 and the projected date for completion of construction is July 2010.

Ref: Supporting document pages 143-147

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	3,500,000.00
<b>Total Funds</b>	<b>3,500,000.00</b>

Item 40. Agency: H51 Medical University of South Carolina                      Project: 9803, Clinical Sciences Building Third Floor Renovations

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,305,000.00

(Add \$1,260,000.00 [9] Other, Neurosciences Practice Plan)

Purpose: To renovate approximately 8,200 square feet of space in the Clinical Sciences Building at MUSC. The project was established in December 2008 for pre-design services which are now complete. The renovation will create 15 offices, six open office areas, a reception area, a conference room, a classroom and include renovations to three restrooms for ADA compliance. The renovation will provide for consolidation of administrative functions for MUSC's Department of Neurosciences and allow for increased efficiency and reduced administrative costs for the department. The renovation will include use of sustainable materials and energy efficient lighting for conservation measures. The agency reports the total projected cost of this project is \$1,305,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2010 and for completion of construction is December 2010.

Ref: Supporting document pages 148-151

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Neurosciences Practice Plan	1,305,000.00
<b>Total Funds</b>	<b>1,305,000.00</b>

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Item 41. Agency: E24 Office of the Adjutant General                      Project: 9733, Donaldson Army Aviation Support Facility Construction

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$42,467,000.00

(Add \$41,606,500.00 [7] Federal)

Purpose: To construct an approximately 82,314 square foot Army Aviation Support Facility at the Donaldson Center in Greenville. The project was established in January 2008 for pre-design work which is now complete. The facility will include maintenance hangars, administration and flight operations offices, supply and shop areas and related support facilities. The Army Aviation reorganization will assign six new Chinook helicopters and four new Lakota helicopters to the SC Air National Guard. The existing army aviation support facility at McEntire cannot support the Chinooks, is not large enough to support the requirements of other helicopters for maintenance hangar space, and does not have enough clear area to construct an addition or new facility. The facility will be built adjacent to the existing National Guard armory at the Donaldson Center and will support 91 full-time personnel. It will be constructed to LEED Silver Certification and will include sustainable site, water and energy efficiency, materials, resources and environmental quality measures. The agency reports the total projected cost of this project is \$42,467,000 and additional annual operating costs ranging from \$138,953 to \$168,133 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2010 and for completion of construction is March 2012.

Ref: Supporting document pages 152-156

<u>Budget After Action Proposed</u>	
<u>Source</u>	<u>Amount</u>
Federal	42,467,000.00
<b>Total Funds</b>	<b>42,467,000.00</b>

Item 42. Agency: F03 Budget and Control Board                      Project: 9857, State Library Plaza Waterproofing

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$307,000.00

(Add \$258,000.00 [9] Other, Depreciation Reserve)

Purpose: To waterproof the plaza in front of the State Library. The project was established in January 2008 for pre-design services which are now complete. The work will include caulking joints, installing control joints, pressure washing, applying a deck coating and installing new drains. The plaza currently leaks into the basement and sub-basement areas of the library where library stacks are located. Continued leaks will lead to mold growth, diminished indoor air quality, and damage to the library structure and contents. The agency reports the total projected cost of this project is \$307,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is September 2009 and for completion of construction is February 2010.

Ref: Supporting document pages 157-161

<u>Budget After Action Proposed</u>	
<u>Source</u>	<u>Amount</u>
Other, Depreciation Reserve	307,000.00
<b>Total Funds</b>	<b>307,000.00</b>

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Item 43. Agency: F03 Budget and Control Board      Project: 9870, State House Exterior Walls and Windows Repair/Renovation

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$706,901.00

(Add \$ 97,410.80 [0] Capital Improvement Bonds)  
 (Add \$599,043.20 [9] Other, Depreciation Reserve)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Improvement Bonds	97,410.80
Other, Depreciation Reserve	609,490.20
<b>Total Funds</b>	<b>706,901.00</b>

Purpose: To repair the exterior walls and windows at the State House. The project was established in November 2008 for pre-design work which is now complete. The work will include caulking window joints, tuck pointing between masonry joints, sealing and other processes to prevent water intrusion. Water leaks have developed in the State House's exterior walls and in some window seals. The leaks have caused water intrusion to the interior walls leading to plaster damage. Repairs are needed to keep the leaks from damaging valuable artifacts attached to the State House walls. The agency reports the total projected cost of this project is \$706,901 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is September 2009 and for completion of construction is February 2010.

Ref: Supporting document pages 162-165

Item 44. Agency: H73 Vocational Rehabilitation      Project: 9554, Lyman VR Center - Land Purchase/Building Construction

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$9,031,485.00

(Add \$2,115,742.00 [7] Federal)  
 (Add \$2,115,743.00 [9] Other, Workshop Production Revenue)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Reserve Fund	1,500,000.00
Appropriated State	758,100.00
Federal	4,470,742.00
Other, Workshop Production Revenue	2,302,643.00
<b>Total Funds</b>	<b>9,031,485.00</b>

Purpose: To construct Phase II of the Lyman VR Center for the Vocational Rehabilitation Department. The project was established in 2006 to purchase land for the center, increased for Phase I construction in January 2008, and revised in October 2008 to begin pre-design services for Phase II, which are now complete. Phase I construction with space for counseling, career planning, employment coaching and specialized services is almost complete and Phase II will include construction of an 18,000 square foot training center and a 10,000 square foot storage building. The facilities are needed because the VR centers in Greenville and Spartanburg have no room for expansion. Lyman is strategically located between the two, and the unemployment rate for those with disabilities is high in this area compared with the general population. The new facilities will be constructed using energy efficient lighting and HVAC systems for energy conservation. The agency reports the total projected cost of Phase II is \$4,231,485 and of both phases is \$9,031,485 and additional annual operating costs of \$230,891 will result in the three years following project completion. The agency also reports the projected date for execution of the Phase II construction contract is March 2010 and for completion of construction is March 2011.

Ref: Supporting document pages 166-170

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Item 45. Agency: H73 Vocational Rehabilitation      Project: 9591, Marlboro VR Center Production Area Addition

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$2,947,906.00

(Add            \$2,797,906.00 [7] Federal)

Purpose: To construct a 27,000 square foot addition to the Marlboro Vocational Rehabilitation Center in Bennettsville. The project was established in January 2008 for pre-design work which is now complete. The addition will include workshop production space, storage areas for materials, two offices and a break room and minor renovations to the existing facility. The existing production area is inadequate in size to accommodate the growing number of clients in the area. The addition will enable the center to accommodate 20 to 25 more clients and consolidate lumber production activities in this part of the state to reduce costs. Energy efficient lighting will be installed throughout the addition and an energy efficient HVAC unit will be installed in the offices and break room. The agency reports the total projected cost of this project is \$2,947,906 and additional annual operating costs of \$9,600 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2009 and for completion of construction is August 2010.

Ref: Supporting document pages 171-175

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	2,947,906.00
<b>Total Funds</b>	<b>2,947,906.00</b>

Item 46. Agency: H15 College of Charleston      Project: 9567, Physical Education and Athletics Center Complex Construction

CHE Approval Date: 04/22/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Increase budget from \$47,000,000.00 to \$50,100,000.00

(Add            \$2,965,000.00 [9] Other, Capital Improvement Project Funds)  
 (Add            \$ 290,000.00 [9] Other, Private)  
 (Subtract     \$ 155,000.00 [9] Other, College Fees)

Purpose: To cover additional work and costs incurred in construction of the Carolina First Arena and renovation of the Johnson Center at the College of Charleston. The project was established in 1999 when partial state funds were authorized, funding for construction was established in 2005, and work on the facilities is almost complete. In construction of the new arena, mechanical, electrical, and plumbing changes are necessary as a result of unforeseen conditions and scoreboards and associated electrical work have been added. In the Johnson Center, the College reevaluated and revised plans for the classrooms as a result of changes in instruction delivery methods and information technology requirements. A state-of-the-art hydrotherapy pool was added by the College because of improvements in the equipment since the project started. These changes and the addition of a construction project manager have increased the professional services fees for the project. The agency reports the final projected cost of this project is \$50.1 million and additional annual operating costs of \$1,704,943 will result in the three years following project completion.

Ref: Supporting document pages 176-180

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Improvement Bonds	12,000,000.00
Revenue Bonds	28,000,000.00
Other, Capital Improvement Project Funds	5,965,000.00
Other, Private	4,135,000.00
<b>Total Funds</b>	<b>50,100,000.00</b>

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 January 15, 2009 through May 6, 2009**

Item 47. Agency: H15 College of Charleston      Project: 9570, Simons Center for the Arts Expansion

CHE Approval Date: 05/07/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Increase budget from \$23,600,000.00 to \$27,250,000.00

(Add \$3,650,000.00 [9] Other, Capital Improvement Project Funds)

Purpose: To cover additional work and costs incurred in the expansion of the Simons Center for the Arts at the College of Charleston. The project was established in 2000 for design work when partial state funds were authorized, funding for construction was established in 2005, and work on the facility is almost complete. As a result of unforeseen conditions, design errors, and owner-directed changes during construction, general mechanical, electrical and plumbing changes are necessary. In the process of completing seismic upgrades, structural and foundation issues were identified that must be corrected. Construction delays have required the College to extend the contracts of the construction manager and architectural firm, which has resulted in increased professional services fees. The agency reports the final projected cost of this project is \$27,250,000 and additional annual operating costs of \$1,161,295 will result in the three years following project completion.

Ref: Supporting document pages 181-184

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Improvement Bonds	6,000,000.00
Revenue Bonds	15,500,000.00
Other, Private	600,000.00
Other, Capital Improvement Project Funds	5,150,000.00
<b>Total Funds</b>	<b>27,250,000.00</b>

Item 48. Agency: H17 Coastal Carolina University      Project: 9563, Meade Fire Tower Site Acquisition

CHE Approval Date: 3/23/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Increase budget from \$1,125,000.00 to \$1,210,500.00

(Add \$85,500.00 [9] Other, Renovation Reserve/Plant Expansion)

Purpose: To purchase approximately ten acres of land for Coastal Carolina University. The property is a surplus fire tower site owned by the Forestry Commission located on Highway 544 near the Coastal Carolina campus and is needed by Coastal Carolina for facilities and student recreation space. JBRC approved the acquisition at its meeting on February 18, 2009, based on an appraised value of \$1,120,000 as of September 30, 2008. Subsequent to JBRC's approval, the Forestry Commission secured another appraisal showing an appraised value of \$1.2 million. Proviso 80A.55 states the Forestry Commission may sell this tract of land in Horry County at or above fair market value. The budget increase is needed to allow Coastal Carolina to purchase the property at the current appraised value of \$1.2 million. The Office of State Budget has reviewed the new appraisal and approves its use in granting this request. The agency reports the total projected cost of this acquisition is \$1,210,500, including the cost of investigative studies, and no additional annual operating costs will result from the acquisition.

Ref: Supporting document pages 185-188

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Renovation Reserve/Plant Expansion	1,210,500.00
<b>Total Funds</b>	<b>1,210,500.00</b>

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Item 49. Agency: H59 State Board for Technical and Comprehensive Education      Project: 9805, Lowcountry - Wildy Gym Parking Lot Construction      CHE Approval Date: 05/01/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Increase budget from \$249,000.00 to \$275,000.00      Budget After Action Proposed

(Add      \$26,000.00 [9] Other, Local)      Source      Amount

Purpose: To cover increased costs for construction of a 40-space parking lot at Lowcountry Tech. The project was established in 2000 but did not go forward until 2008. The low bid of seven bids received on the project was \$230,000. The college negotiated changes to reduce the construction cost to comply with the budget. In the final review, the City of Beaufort requested changes in landscaping and lighting that increased the project cost. Changes for value engineering also increased the architect's fees for redesign and the college wishes to add irrigation to the landscaped areas of the parking lot not included in the original budget. The agency reports the final projected cost of this project is \$275,000 and annual operating cost savings of \$1,000 will result in the three years following project completion.

Other, Local      275,000.00

Total Funds      275,000.00

Ref: Supporting document pages 189-191

Item 50. Agency: H59 State Board for Technical and Comprehensive Education      Project: 9894, Horry-Georgetown - Grand Strand Campus Former Base Hospital Renovation      CHE Approval Date: 02/09/09  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Increase budget from \$9,601,000.00 to \$9,739,000.00      Budget After Action Proposed

(Add      \$138,000.00 [9] Other, College)      Source      Amount

Purpose: To cover final costs for renovation of the former base hospital into a new allied health facility on Horry-Georgetown Tech's Grand Strand campus. The project was established in December 2004 and the renovation is nearing completion. Additional funds are needed to cover the increased costs of water and sewer fees, change orders and materials during the construction phase. The additional water and sewer fees exceeded original estimates and are needed to receive the certificate of occupancy. Change orders to complete two academic areas, originally planned as vacant space, were made to finish the spaces to save on the cost. Building materials also increased weekly during construction due to Hurricane Katrina, backlogs in supply, expanding residential construction and the rising cost of crude oil. The agency reports the final projected cost of this project is \$9,739,000 and additional annual operating costs of \$143,000 will result in the three years following project completion.

Federal      1,500,000.00  
 Other, Foundation & College      1,397,000.00  
 Other, County Bonds      3,111,000.00  
 Other, Myrtle Beach Redevelopment      3,731,000.00

Total Funds      9,739,000.00

Ref: Supporting document pages 192-195



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Item 53. Agency: E24 Office of the Adjutant General                      Project: 9737, Anderson Readiness Center Purchase

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
Proposed: Final Land Acquisition and A&E Design Funding

(Add            \$8,097,250.00 [7] Federal)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	8,172,250.00
Total Funds	8,172,250.00

Purpose: To acquire a 74,812 square foot facility by purchase and 11.87 acres of land by donation and begin design work for roof and HVAC repairs for the National Guard in Anderson. The project was established in September 2008 to procure investigative studies required to acquire property. The property is currently leased by the National Guard as a readiness center and will provide the permanent home for two Guard units. The seller has agreed to sell the building for \$8,050,000 and will donate the land. The Office of State Budget has reviewed the environmental study and building condition assessment and approves their use in granting this request. An update on the appraisal is currently in process, so approval of the acquisition is requested contingent on the Office of State Budget’s review and approval of the updated appraisal. The agency reports the total projected cost of this project for acquisition and renovation is \$11.2 million, which is 100% federally funded, and no additional annual operating costs will result from the project.

Ref: Supporting document pages 204-211