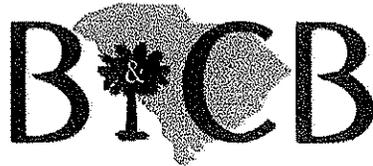


MARK SANFORD, CHAIRMAN  
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CONVERSE A. CHELLIS, III, CPA  
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COMPTROLLER GENERAL



SC BUDGET AND CONTROL BOARD

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EXECUTIVE DIRECTOR

Office of State Budget  
Les Boles  
DIRECTOR

(803) 734-2280  
Fax: (803) 734-0645

November 17, 2010

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 December 10, 2010 meeting of the Joint Bond Review Committee.

From the General Services Division:

- 1) Budget and Control Board Lease at 1201 Main Street in Columbia
- 2) Lander University Lease at Cokesbury Gardens Apartment Complex in Greenwood
- 3) Department of Public Safety Lease at 33 Villa Road in Greenville

From the Office of State Budget:

- 4) Summary 2-2011, including 44 permanent improvement project requests and five land acquisitions.

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

Sincerely,

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, Jim Holly, Les Boles, Charles Shawver, Stephen Gardner, John White, Patricia Dennis, Courtney Blake, Dewey Yeatts, John McEntire, Monica Scott, Cathy Swartz, Tom Quasney, John Malmrose, Mandy Kibler, Marsha Kjoller, Sandy Williams, Jim Berry, Suzette Porter, Pete Morrison, Jeff Beaver, J. P. McKee

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: December 10, 2010

Regular Agenda

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**1. Submitted by:**

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



M. Richbourg Roberson, Director

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**2. Subject:** Budget and Control Board Lease at 1201 Main Street in Columbia

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**3. Summary Background Information:**

The South Carolina Budget and Control Board (B&CB) requests approval to lease from U.S. REIF/MJW Capitol Center Fee, LLC (Landlord) 79,842 square feet (comprising the entire 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors and the 8<sup>th</sup> floor DSIT equipment room) at its current location at the Capitol Center building located at 1201 Main Street in Columbia. Landlord is a Delaware limited liability company with its principal office in Chicago, Illinois.

As of July 1, 2010, the B&CB leased 119,383 square feet (3<sup>rd</sup> through 8<sup>th</sup> floors) at the Capitol Center at the rate of \$14.22 per square foot plus all increases in operating expenses under a lease that expired June 30, 2010. The B&CB is currently in a holdover status and leases 101,298 square feet. Under the new lease, the space will be reduced by two floors and will house the Board's Employee Insurance Programs, Board Information Technology group, Office of General Counsel, Insurance and Grants Services, Materials Management Office, Office of Internal Operations, and Internal Audit Services. The reduction in leased area is being realized by consolidating space and relocating the B&CB's Office of Human Resources, Division of General Services and the Office of State Budget to state-owned space. In addition, the Office of Local Government will be relocated to the Capitol Center from 4,952 square feet of more expensive commercial space. The leased space under the new agreement is a reduction of 39,541 square feet in the Capitol Center.

The new lease was negotiated after a solicitation for space was issued. The lease term will be ten years beginning with a retroactive commencement date of July 1, 2010 (and a refund of excess rent paid), with one optional renewal term of five years. The optional renewal term will be subject to staff review and approval by the Division of General Services. Rent will be \$85,564 per month or \$1,026,768.10 per year (\$12.86 per square foot rounded) for the first five years of the lease. Rent for the last five years of the lease will be fixed at a rate of \$13.86 per square foot. Rent for the optional five year renewal term is fixed at \$14.36 per square foot. Beginning at the end of the second year, tenant will additionally be responsible for cumulative annual increases in operating costs, which increases are capped at three percent per year. Over the first five years, the B&CB will save \$3,077,921 over its total previously occupied space. The proposed lease further avoids moving, network wiring and other costs associated with relocating to a new location.

Assuming operating expenses increase at three percent per year or more, the maximum rent over the term of the lease is as follows:

Initial Term Maximum Rates

Year	Date	Base	Operating	Rate/SF	Rent
1	7-1-10	\$5.06	\$7.80	\$12.86	\$ 1,026,768.12
2	7-1-11	\$5.06	\$8.03	\$13.09	\$ 1,045,131.78
3	7-1-12	\$5.06	\$8.27	\$13.33	\$ 1,064,293.86
4	7-1-13	\$5.06	\$8.52	\$13.58	\$ 1,084,254.36
5	7-1-14	\$5.06	\$8.78	\$13.84	\$ 1,105,013.28
6	7-1-15	\$6.06	\$9.04	\$15.10	\$ 1,205,614.20
7	7-1-16	\$6.06	\$9.31	\$15.37	\$ 1,227,171.54
8	7-1-17	\$6.06	\$9.59	\$15.65	\$ 1,249,527.30
9	7-1-18	\$6.06	\$9.88	\$15.94	\$ 1,272,681.48
10	7-1-19	\$6.06	\$10.17	\$16.23	\$ 1,295,835.66
Total for 10 years					\$11,576,291.58
Average for 10 years				\$14.50	\$ 1,157,629.16

Renewal Term Maximum Rates

Year	Date	Base	Operating	Rate/SF	Rent
11	7-1-20	\$6.56	\$10.48	\$17.04	\$ 1,360,507.68
12	7-1-21	\$6.56	\$10.79	\$17.35	\$ 1,385,258.70
13	7-1-22	\$6.56	\$11.11	\$17.67	\$ 1,410,808.14
14	7-1-23	\$6.56	\$11.45	\$18.01	\$ 1,437,954.42
15	7-1-24	\$6.56	\$11.79	\$18.35	\$ 1,465,110.70
Total for 15 years					\$18,635,931.22
Average for 15 years				\$15.56	\$ 1,242,395.42

The B&CB will utilize an additional 21,456 square feet of space it occupies under the previous lease until renovations to accommodate the proposed consolidated leased area are completed. The B&CB will pay rent on the additional space at the same rate of \$12.86 per square foot and will return the additional space to Landlord upon completion of the renovations.

Comparables of similar state agency office space leased in the Columbia area are as follows:

Lease Date	Agency/Location	Rate
3/07	Department of Insurance, 1201 Main, 10 <sup>th</sup> floor	\$14.45
4/09	Department of Commerce, 1201 Main, 15 <sup>th</sup> and 16 <sup>th</sup> floors	\$14.65
5/09	Workers' Compensation Commission, 1333 Main Street, 5 <sup>th</sup> Floor	\$13.55

Landlord has committed up to \$200,000 to renovate the leased space at their expense—this will be used to accommodate the downsizing of space. Landlord is also providing a leasing incentive of \$100,000 to the B&CB primarily for data relocation resulting from the downsizing of space. In addition to the tenant improvement allowance and the leasing incentive, Landlord will also provide new carpet and paint in the common area hallways and lobby areas on the 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floors of the building over the first two years of the lease.

The B&CB has adequate funds for the lease according to a Budget Approval Form dated July 23, 2010, which also includes a multi-year plan. The space allocation of the new lease is 296 square feet for each of the 269 employees housed at the Capitol Center. This includes all office space, conference rooms, reception areas, copy/fax area, storage, file cabinets, work areas, break room/kitchenette areas, computer server room and common areas.

No option to purchase the property is included in the lease. The Capitol Center Building was constructed in 1989. An environmental assessment dated June 16, 2008 recommends no further assessment is necessary. The leases were approved by Frank Fusco, Executive Director of the Budget and Control Board, and by Zoran M. Urosevic on behalf of Landlord.

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- 4. What is JBRC asked to do?** Approve the proposed ten year lease and optional renewal term of five years subject to the review and approval by the Division of General Services for the Budget and Control Board at 1201 Main Street in Columbia.
- 

- 5. What is recommendation of the Division of General Services?** Approval of the proposed ten year lease and optional renewal term of five years subject to the review and approval by the Division of General Services for the Budget and Control Board at 1201 Main Street in Columbia.
- 

**6. List of Supporting Documents:**

- (a) Letter from the Budget and Control Board dated November 15, 2010
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

STATE OF SOUTH CAROLINA  
*State Budget and Control Board*  
OFFICE OF THE EXECUTIVE DIRECTOR



MARK SANFORD, CHAIRMAN  
GOVERNOR

CONVERSE A. CHELLIS III, CPA  
STATE TREASURER

RICHARD ECKSTROM, CPA  
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HUGH K. LEATHERMAN, SR.  
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DANIEL T. COOPER  
CHAIRMAN, WAYS AND MEANS COMMITTEE

FRANK W. FUSCO  
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P.O. BOX 12444  
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November 17, 2010

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

Re: Budget and Control Board Lease at 1201 Main Street, Columbia, S.C.

Dear Chairman Leatherman:

The South Carolina Budget and Control Board has been leasing office space at the Capitol Center, 1201 Main Street in Columbia since 1985. The current lease for this space expired June 30, 2010, and the remaining Board offices in the building are currently in holdover status. Consideration of the lease was continued from the meeting of August 5, 2010.

The Board's Division of General Services, Real Property Services initiated a competitive solicitation for available space in January 2009, in order to determine whether other suitable commercial office space alternatives were available that would achieve cost savings for the agency. The proposal received for the Capitol Center was the lowest of the four proposals submitted in response to the solicitation. The Division of General Services then worked with each office of the Budget and Control Board located in the Capitol Center to determine the most efficient space needs of the offices and negotiated a lease at the Capitol Center that results in substantial cost savings over all proposals submitted as well as the current lease.

We have been very sensitive of the budget crisis facing our agency and the State as a whole in negotiating terms for this lease. Our primary goals have been to achieve the best lease rate possible and most efficient space to accommodate current needs. As part of this effort, the Division of General Services identified vacant space at the Archives and History Center to house the Board's Office of Human Resources, previously split in two locations at the Capitol Center and state-owned space at 1401 Senate Street. The administrative offices of the Division of General Services have relocated from the Capitol Center to state-owned space at the Wade Hampton Building on the Capitol Complex and the Office of State Budget will be relocating from the Capitol Center to the Edgar Brown Building. The Board also plans to re-locate its Office of Local Government from more expensive commercial space at 1122 Lady Street in

Senator Leatherman  
November 17, 2010  
Page Two (2)

Columbia to the Capitol Center. Through careful space planning, the Board will realize a space reduction of 39,541 square feet leased in the Capitol Center and 27,912 square feet over its formerly occupied space in all buildings.

The proposed new lease with REIF/MJW Capitol Center Fee, LLC is to begin with a retroactive date of July 1, 2010, resulting in further cost savings for the Board, for a term of ten years ending June 30, 2020. The Division of General Services successfully negotiated a reduction in the lease rate at the Capitol Center from \$14.22 per square foot annually to \$12.86 per square foot annually for the first five years of the lease. The lease rate for the next five years of the lease will be fixed at \$13.86 per square foot annually and the rates for an optional renewal term of an additional five years are set at \$14.46 per square foot. The landlord will also provide a leasing incentive of \$100,000 (primarily for telephone and IT requirements necessitated by the downsizing), carpet and paint in the common area hallways and lobby areas throughout most of the leased space, and an additional \$200,000 in renovations necessitated by the Board's reduction of space.

The lower rate negotiated and the consolidation efforts headed by the Division of General Services will result in significant cost savings over the next five years of \$3,077,921 over its total previously occupied space. By successfully negotiating a new lease at our current location for many of the Board's offices, the Board also avoids relocation costs associated with moving to a new location.

I respectfully request the approval of the proposed lease at the Capitol Center.

Very truly yours,



Frank W. Fusco

**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.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: December 10, 2010

Regular Agenda

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**1. Submitted by:**

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



M. Richbourg Roberson, Director

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**2. Subject:** Lander University Lease at Cokesbury Gardens Apartment Complex in Greenwood

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**3. Summary Background Information:**

Lander University requests approval to lease from Bearcat Village, LLC (Landlord) 14.36 acres with improvements, located less than one mile from the main campus in Greenwood and will be used for student housing. The leased property consists of a 10.91 acre apartment complex commonly known as Cokesbury Gardens (a/k/a Bearcat Village), containing 13 apartment buildings with 104 units of approximately 99,936 square feet, an office/laundry facility building, parking and common grounds. The remaining 3.45 acres consists of 11 lots adjoining the apartment complex. The leased property will provide housing for 380 students. Bearcat Village, LLC is a South Carolina limited liability company, of which the Lander Foundation is the sole member. Lander previously received approval from the Joint Bond Review Committee (JBRC) at its June 2, 2010 meeting to establish a project for preliminary land studies related to considering a purchase of the property. Lander has since elected not to proceed with a purchase of this property.

Upon approval of the proposed lease by JBRC and the Budget and Control Board, the 10.91 acre Cokesbury Gardens property and ten of the 11 adjoining lots will be purchased by Landlord. Landlord anticipates purchasing the additional adjoining lot during the term for Lander to use for additional parking and site improvements, at which time an amendment to the lease will be created to include this property for no additional consideration. If the property is not purchased by Landlord during the term, the final annual rent payment will be reduced by \$70,000.

Lander currently leases from Cokesbury Gardens, a Limited Partnership, 52 units at Cokesbury Gardens, which accommodates 199 beds, at an annual cost of \$276,928.80 (\$1,391.60 per bed annually) under a one year lease that expires May 31, 2011. Lander also currently leases from IOS, LLC, a 36,543 square foot hotel known as Inn on the Square (a/k/a Lander on the Square), which accommodates 92 beds, at an annual cost of \$310,000 (\$3,370 per bed annually) under a one year lease expiring June 14, 2011. In addition to rent, Lander is additionally responsible for all maintenance and operating costs at both locations, totaling \$571,000 annually. The current average annual cost per bed under these two leases is \$3,979.14.

The leased property will consolidate all student housing from Cokesbury Gardens and Inn on the Square to one location. The apartments will also temporarily replace 100 beds currently provided by Chipley Hall on the main campus while it is undergoing major renovations. The adjoining lots will be used to provide parking, security, recreational area, and possible housing for resident assistants. In addition to securing Lander's immediate housing needs for the Fall 2011 semester, the leased property will also enable Lander to move student housing currently on its main campus at Thomason Hall and Brookside Hall in order to take these buildings offline, as they have reached the end of their useful life. The leased property is considered by Lander to be a short-term solution to its current housing needs. Lander anticipates that within five years, a new dormitory will be constructed on the main campus and construction to the existing dormitories on campus in need of renovations will be completed so that housing at Cokesbury Gardens will no longer be necessary.

The lease term will be five years commencing January 1, 2011, with successive renewal terms of one year each. Either Landlord or Lander may elect not to renew the lease by providing 90 days written notice to the other party. Rent for the first year of the lease will be \$1,330,237.32, which consists of rent in the amount of \$580,237.32 and a one-time payment of \$750,000 to offset the amount to be borrowed for the purchase of the leased property and the cost of improvements to be made by Landlord. Thereafter, rent will be determined by the purchase price of the property, cost of improvements to be made and facilities constructed on the property, associated loan rates and legal costs, amortized over the five year term with the annual rent not to exceed \$580,237.32 for the last four years of the initial term. Rent for any optional renewal term is \$1.00 per year. In addition to rent, Lander is responsible for all maintenance and operating costs for the property which is estimated at \$704,325 annually, and includes the cost of employees, security services, shuttle services, maintenance supplies, insurance, telephones, cable, utilities, etc. Based on the maximum rent Lander can pay under the lease and the expected maintenance and operating costs, the maximum amount Lander will pay over the term is as follows:

Year	Period	Rent	Operating	Total	Cost Per Bed
1	1-1-11 to 12-31-11	\$1,330,237.32	\$704,325	\$2,034,562.32	\$5,354.11
2	1-1-12 to 12-31-12	\$580,237.32	\$704,325	\$1,284,562.32	\$3,380.43
3	1-1-13 to 12-31-13	\$580,237.32	\$704,325	\$1,284,562.32	\$3,380.43
4	1-1-14 to 12-31-14	\$580,237.32	\$704,325	\$1,284,562.32	\$3,380.43
5	1-1-15 to 12-31-15	\$580,237.32	\$704,325	\$1,284,562.32	\$3,380.43
	Total for 5 years			\$7,172,811.60	
	Average for 5 years			\$1,434,562.32	\$3,775.17

At the commencement date of the lease, a portion of the apartment units will continue to be occupied by third party tenants under pre-existing leases. Lander will receive a reduction in rent equal to the actual amount of rent received by Landlord from such tenants during the period that Landlord is not able to deliver any units to Lander which, based on the current occupancy of units occupied by third party tenants, will not exceed \$18,861 per month. The leases with third party tenants expire not later than February 28, 2011 and all remaining units will be turned over to Lander by that date.

Before selecting Cokesbury Gardens as the most suitable location to meet its short-term housing needs, Lander considered several local hotels including the Comfort Inn, Hampton

Inn, Jameson Inn, Days Inn, and an apartment complex known as University Commons. These properties either were more expensive, could not accommodate the number of units needed, and/or would compromise the security and safety of students.

Lander has adequate funds for the lease according to a Budget Approval Form submitted September 23, 2010, which also includes a multi-year plan. Lease payments will be made from revenue received from student housing fees collected for Cokesbury Gardens, which is \$4,192 per bed for a single room or \$3,958 per bed for a double room annually. Lander has the option to purchase the property at the expiration of the initial term or during any extended term for \$1.00. If the Foundation sells the property either during or after the initial term or any extended term, the proceeds of such sale will be remitted to Lander. An environmental assessment dated July 2, 2010 revealed no environmental conditions associated with the property.

The lease was approved by Daniel W. Ball, President of Lander University and by Glenda Ridgely, Manager of Bearcat Village, LLC. The lease was approved by the Commission on Higher Education at its October 8, 2010 meeting.

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**4. What is JBRC asked to do?** Approve the proposed five year lease, contemplated lease amendment, and automatic renewal terms of one year each for Lander University at Cokesbury Gardens (a/k/a Bearcat Village) and the adjoining 11 lots in Greenwood.

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**5. What is recommendation of the Division of General Services?** Approval of the proposed five year lease, contemplated lease amendment, and automatic renewal terms of one year each for Lander University at Cokesbury Gardens (a/k/a Bearcat Village) and the adjoining 11 lots in Greenwood.

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**6. List of Supporting Documents:**

- (a) Letter from Lander University dated November 2, 2010
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



founded in 1872

**LANDER UNIVERSITY**

*Vice President for Business and Administration*

Date: November 2, 2010

To: Lisa H. Catalanotto  
 Program Manager/Attorney  
 South Carolina Budget and Control Board  
 Division of General Services  
 Real Property Services

From: Glenda E. Ridgely, Vice President for Business and Administration *GR*

Subject: Lease for Consideration by Joint Bond Review Committee and Budget and Control Board

Lander University respectfully requests consideration of the attached lease at the December 2010 meetings of the Joint Bond Review Committee and Budget and Control Board.

Lease Name:	Cokesbury Gardens Apartments
Requested Action:	Lease Approval for 380 Beds
Annual Lease Cost:	\$580,237.32
Total Lease Cost:	\$3,651,187
Annual Lease Cost per Bed:	\$1,527

**Justification:**

The table below provides an overview 1503 beds available for University Housing at Lander this year.

Dorm Name	Status	Room Capacity	Current Private Owner Lease Cost Per Bed
Centennial Hall	On Campus – Continuing Service	300	
Lide	On Campus – Continuing Service	224	
Williamston	On Campus – Continuing Service	124	
Chiple Hall	On Campus – Renovations Needed	100	
Brookside	On Campus – End of Useful Life – Demolish & Replace	280	
Thomason	On Campus – End of Useful Life – Demolish & Replace	68	
	<b>Subtotal On Campus Housing</b>	<b>1096</b>	
University Place	Foundation Lease – Deeded to University with B&CB Approval	64	\$1500
McGhee Court	Foundation Lease – Deeded to University with B&CB Approval	28	\$1570
	<b>Subtotal Foundation Lease with Deed Option</b>	<b>92</b>	
University Place	Private Owner Lease - July 2010 to June 2013	24	\$1990
Cokesbury Gardens	Private Owner Lease – July 2011	199	\$1347
Lander on the Square	Private Owner Lease – 2011 Only	92	\$3370
	<b>Total Beds Available for 2011</b>	<b>1503</b>	
	<b>Total Private Owner Leased Beds</b>	<b>315</b>	<b>\$1987</b>

The University's validated Fall 2010 housing occupancy is 1487 students or 99% of our total college owned and leased housing capacity of 1503 beds. Lander continues to experience increased demand for student housing as demonstrated by a growth from 914 students in Fall 2008 to 1198 students in Fall 2009 to 1487 students in Fall 2010. Based on the current housing, the University needs to secure alternative housing to replace the 291 beds currently provided by the one year leases for Cokesbury Gardens and Lander on the Square as well as temporarily replace the 100 beds currently provided by Chipley Hall in order that it undergo a major renovation. Additionally, the beds secured by the proposed lease would enable Lander to take the 68 beds located at Thomason and a portion of the 280 beds located at Brookside offline as those properties have reached the end of useful life and the intent would be to demolish those buildings and prepare for future on campus construction after the proposed Cokesbury lease is no longer viable.

### **Description of current and proposed Leases:**

In Spring 2011, the University was approved to lease (42) forty-two apartment units or approximately 39,163 square feet from Cokesbury Gardens Apartments, LP to house approximately 199 students. Cokesbury Gardens Apartments is a 13 building complex with approximately 104 apartment units and 99,936 square feet. The current lease was for one (1) year beginning on June 1, 2010 and unless terminated, ended on May 31, 2011 with an option to renew for one additional year. The University was also approved to begin a phase I study of the building conditions, environmental assessment and appraisal of the facility to ultimately purchase the entire complex. This property is located less than ¼ mile for the University's May Complex and less than 1 mile from the main campus. Lander University is responsible for all utilities, cable, and internet and custodial of the leased units and provides police protection of the property for the safety and security of our students which is included in the annual operating costs. The landlord is responsible for all ad valorem taxes, insurance, garbage pickup, grounds and maintenance of the property.

The University is actively developing a new campus master plan with the goal of providing 1500 student beds on the main campus within the next five years. The proposed new Student Housing system will include:

- New beds on campus to replace the currently leased beds from private owners,
- Replacement of the Brookside & Thomason beds, and
- Renovation of the Chipley Hall.

With the assistance of our Foundation, the University has an opportunity to enter into a five year lease agreement to secure 100% of the Cokesbury Gardens facility described above as well as additional adjoining lots to provide parking, security, RA housing, and recreational areas. The entire facility will provide 380 beds in a single off-campus site at an annual per bed lease cost of \$1,527 or \$580,237.32 per year. The annual square footage cost of the leased space is approximately \$5.81. Please note that our current average per bed private owned lease cost is \$1,987 per bed. The University requests approval to lease the entire facility from Bearcat Village, LLC, a wholly owned subsidiary of The Lander Foundation for use as student housing. The major components of the proposed lease agreement include:

1. The Lease term will be from December 17, 2010 to December 31, 2015.
2. This Lease will rent the entire Cokesbury Gardens facility of 104 apartment units with approximately 99,936 square feet to house approximately 380 students as well as additional adjoining lots to provide parking, security, recreational area and possible RA housing.
3. This property is located less than ¼ mile from the University's May Complex and less than 1 mile from the main campus.
4. The Lease amount stands at \$580,237.32 per year to equal \$2,901,187. The lease allows for a one-time sum of \$750,000 to offset the amount borrowed and necessary for the Foundation to make agreed upon improvements and renovations. The total cost associated with this agreement will be \$3,651,187.
5. The lease is renewable on an annual basis at the sole discretion of the University for the sum of one (\$1.00) dollar per year after the initial term for as many successive terms as the University desires.
6. Student housing fees for this residence will be used to make the lease payments, repay the housing maintenance reserve pool for the \$750,000 initial improvement investment, and operate the facility (See enclosed Annual Operating Budget).
7. The acquisition of the property by Bearcat Village, LLC, and the lease is contingent upon Joint Bond Review Committee and Budget and Control Board approval.

Additional general terms include:

1. Lander University will pay all utilities to include cable, television, and internet.
2. Lander University will provide custodial, grounds, maintenance, residence life, and security services for the rental units.
3. Lander University will be responsible for providing insurance on the properties.

**Alternatives:**

Lander University looked at several other housing alternatives in FY 2011 to include:

- Extended Stay Hotel was in very poor condition and unsuitable for our students.
- Economy Inn was not suitable as they operate a lounge and Lander would be unable to control pedestrian traffic in and out of the hotel.
- Holiday Inn Express was priced too high at \$70 per night.
- Fairfield Inn was priced too high at \$80 per night.
- Hampton Inn was priced too high at \$70 per night.
- University Commons Apartments presented, what the University felt, to be an unsafe environment for our students.
- Lander on the Square's current lease expires in June 2011. It provides 102 beds at a per bed cost of \$3370 which is more than double the proposed per bed lease price for BearCat Village of \$1527.
- Turn away 380 students currently being served by our housing system.

Should you have any questions, please feel free to contact me at 864.388.8305.

**Extended Multi-year Lease – Cokesbury Gardens**

**Annual Operating Budget**

<b>Operating &amp; Long Term Lease Payment:</b>		
Long Term Lease Payment		\$ 580,238
Repayment of Housing Maintenance Reserve (\$750,000 / 5 Years)		150,000
Regular Salaries (Residence Life)		71,635
Regular Salaries (Physical Plant)		30,000
Student Assistants - LW		7,500
Fringe Benefits		35,673
Expenditure Budget Pool		5,000
Auxiliary Chargeback		177,415
Insurance		9,495
Maintenance Supplies		35,000
Telephones		8,755
Cable		27,686
Utility Budget Pool		118,944
Scholarship Budget Pool		97,000
Security Services		55,500
Shuttle Bus Services		25,000
<b>Total Operating &amp; Debt Service Costs</b>		<b>1,434,841</b>

<b>Revenues:</b>	<b>Full Capacity</b>	<b>92% Occupancy</b>
One bedroom units	126,656	116,524
Two bedroom units	870,760	801,099
Three bedroom units	189,984	174,785
(1 double; 2 singles)	201,216	185,119
Four bedroom units	63,328	58,262
(1 double; 3 singles)	100,608	92,559
General Revenues	20,000	20,000
<b>Total Revenues</b>	<b>1,572,552</b>	<b>1,448,348</b>
<b>Revenue Less Costs</b>	<b>\$ 137,711</b>	<b>\$ 13,507</b>

**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.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: December 10, 2010

Regular Agenda

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**1. Submitted by:**

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



M. Richbourg Roberson, Director

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**2. Subject:** Department of Public Safety Lease at 33 Villa Road in Greenville

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**3. Summary Background Information:**

The Department of Public Safety (DPS) requests approval to lease from Piedmont Center, LLC (Landlord) 18,207 square feet on the second floor of 33 Villa Road at the Piedmont Center Office Park in Greenville. Landlord is a Florida limited liability company. The space requested is an increase over the current total space occupied in the Greenville area of 6,119 square feet. Additional space is requested by DPS for a telecommunications center to upgrade equipment, increase staffing, and reduce the number of telecommunications centers statewide. The additional space at the proposed location is also requested to accommodate a training center for the Highway Patrol that currently does not exist.

Presently, the Greenville Highway Patrol Headquarters and Troop 3 Office, State Transport Police and Highway Patrol Piedmont Multidisciplinary Accident Investigation Teams (MAIT) are located at 211 Century Drive, Suites 210-C, 200-D and 100-D and 24 Vardry Street under four leases. These groups lease collectively 11,088 square feet at an annual cost of \$166,215 (\$14.99 per square foot average), which includes all maintenance and operating expenses. The leases at 211 Century Drive expire December 31, 2010. The lease at 24 Vardry Street expires December 31, 2011 and the MAIT Team that occupies that space will not relocate to Piedmont Center until the expiration of their current lease. In addition, DPS also operates two telecommunications centers of 500 square feet each (1,000 SF total) in space provided by Anderson County and Spartanburg County at no cost. The proposed lease at Piedmont Center will allow DPS to consolidate the aforementioned operations in contiguous space at one location.

The new lease was negotiated after a solicitation for space was issued. The lease term will be ten years with an estimated commencement date of April 1, 2011. DPS will not pay rent on the portion of the space allocated to MAIT (2,227 square feet) until that space is occupied after the expiration of its current lease on December 31, 2011. Rent will be at an annual rate of \$12.50 per square foot for the first three years of the lease. Thereafter, the rent rate increases to \$13.00 per square foot for years four through six, \$13.50 for years seven through nine, and \$13.75 for the final tenth year of the lease. All operating costs are included with rent and DPS is not responsible for any increases of expenses.

The maximum rent DPS can pay over the term of the lease is as follows:

Year	Period	Area	Rate/SF	Monthly Rent	Rent for Period
1	4-1-11 to 12-31-11	15,980 SF	\$12.50	\$16,645.83	\$149,812.47
1	1-1-12 to 3-31-12	18,207 SF	\$12.50	\$18,965.63	\$56,896.89
2	4-1-12 to 3-31-13	18,207 SF	\$12.50	\$18,965.63	\$227,587.56
3	4-1-13 to 3-31-14	18,207 SF	\$12.50	\$18,965.63	\$227,587.56
4	4-1-14 to 3-31-15	18,207 SF	\$13.00	\$19,724.25	\$236,691.00
5	4-1-15 to 3-31-16	18,207 SF	\$13.00	\$19,724.25	\$236,691.00
6	4-1-16 to 3-31-17	18,207 SF	\$13.00	\$19,724.25	\$236,691.00
7	4-1-17 to 3-31-18	18,207 SF	\$13.50	\$20,482.88	\$245,794.56
8	4-1-18 to 3-31-19	18,207 SF	\$13.50	\$20,482.88	\$245,794.56
9	4-1-19 to 3-31-20	18,207 SF	\$13.50	\$20,482.88	\$245,794.56
10	4-1-20 to 3-31-21	18,207 SF	\$13.75	\$20,862.19	\$250,346.28
	Total for 10 years				\$2,359,687.44

Comparables of similar state agency office space leased in the Greenville area are as follows:

Lease Date	Agency/Location	Rate/SF
9/06	Governor's Office-Continuum of Care, 37 Villa Rd.	\$17.06
1/01	Vocational Rehabilitation, 301 N. Main Street	\$15.30
9/09	Dept. of Social Services, 714 N. Pleasantburg Dr.	\$13.40

DPS has adequate funds for the lease according to a Budget Approval Form submitted November 8, 2010, which also includes a multi-year plan. Lease payments will be made from funds received for the issuance of titles through the Department of Motor Vehicles. The space allocation of the new lease is 146 square feet for each of the 125 employees that will be housed at Piedmont Center. Up to 102 additional employees will also utilize the facility's training and evidence rooms. The allocated space includes all office space, a day room/work room to be utilized by up to 45 troopers at a time, call center, communications room, evidence room, conference rooms, training room, copy/fax area, storage, files, work areas, break room, data/equipment room and restrooms.

No option to purchase the property is included in the lease. The building at 33 Villa Road was constructed in 1974, with a major renovation in 1995. An environmental assessment dated January 29, 2007 revealed no environmental conditions associated with the property. The lease was approved by Mark A. Keel, Director of DPS and Roger W. Kellogg, sole member of Piedmont Center, LLC.

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**4. What is JBRC asked to do?** Approve the proposed ten year lease for the Department of Public Safety at 33 Villa Road in Greenville.

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**5. What is recommendation of the Division of General Services?** Approval of the proposed ten year lease for the Department of Public Safety at 33 Villa Road in Greenville.

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**6. List of Supporting Documents:**

- (a) Letter from Department of Public Safety dated November 15, 2010
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



## South Carolina Department of Public Safety

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November 15, 2010

Ms. Lisa H. Catalanotto  
Program Manager/Attorney  
Budget and Control Board  
Real Property Services  
1201 Main Street, Suite 420  
Columbia, SC 29201

**RE: DEPARTMENT OF PUBLIC SAFETY GREENVILLE CONSOLIDATION**

Dear Ms. Catalanotto:

In 1993, the Department of Highways and Public Transportation was restructured to create both the Department of Public Safety (DPS) and the Department of Transportation (DOT). At the time of restructuring, both of these agencies shared a facility on Laurens Road in Greenville. This arrangement continued until the mid 1990's when DOT determined that the Laurens Road facility was in poor condition and beyond improvement. DOT moved out of the location to a new facility which left DPS to seek a new location of their own. DPS entered into several leases over the next few years as a short term solution for their operations. Currently, DPS law enforcement divisions operate in four separate leased facilities in the Greenville area. Due to space constraints, DPS lacks a centralized training facility and Emergency Operations Center as is available in other areas of the state.

A consolidated facility in Greenville is a necessity for the agency to accomplish its mission. Like all state agencies, DPS is tasked with accomplishing more while working with fewer resources and less funding. The logistics of trying to manage the largest division of DPS in six different locations across three upstate counties is difficult at least. There is also a real loss of productivity, work time, and other inefficiencies in the current arrangement.

The current facilities that DPS lease and operate out of cannot be consolidated to create a productive and efficient work place. The proposed lease of the facility on Villa Road offers the agency an opportunity to provide a better work place for our employees and customers while actually reducing agency costs per square foot. The landlord has agreed to include all utility and building up fit costs in the proposed price per square foot. This is a tremendous savings to the department as the up fit costs for a facility of this size could easily be in the hundreds of thousands of dollars. It is important that DPS have a modern, consolidated facility to operate out of in the Greenville area, and this lease is the most cost efficient option in both the long and short term.

In 2002, DPS received an executive order to consolidate thirteen telecommunications centers statewide. This order has been fulfilled in all areas with the exception of the Greenville area. DPS currently continues to operate two separate telecommunications centers because of a lack of space. These two centers operate in county owned facilities that do not allow DPS to properly equip or staff the telecommunications centers. Since we operate currently in county properties, we do not have the capability to update or modify the technology in these facilities.

In a consolidated facility in Greenville, DPS will have a suitable telecommunications center and permanently reduce the number of centers statewide to five. Relocating to the new facility would afford DPS with the opportunity to update the radio equipment that would provide improved communications between Telecommunication Operators and Troopers. All Telecommunication Operator positions could be consolidated into one room which would allow for one supervisor to monitor all operators versus two supervisors in two different locations.

By merging the telecommunication facilities into one central facility:

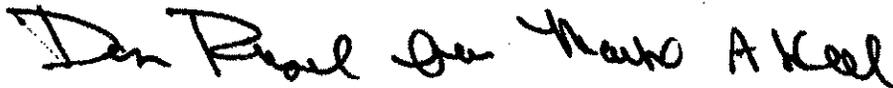
- Staffing problems that exist in manning two separate facilities will be minimized. The single communications center could be manned with one supervisor instead of two while providing a centralized facility for the region.
- Radio dispatch consoles could be utilized instead of hand held radio systems currently in use due to space constraints.
- Use of the CAD (Computer Aided Dispatch) system could be implemented which would enhance the TCC operation.
- A cost saving Voice over Internet Phone technology could be installed which would produce better sound quality at a lower cost.
- With this facility the Agency would have a centralized Emergency Command center for use during hazardous weather or disasters with the ability to coordinate efficiently within our Agency and the public to provide needed services.

The cost of proposed operations in the Greenville area will be as follows: \$12.50 per square foot for years 1 through 3, \$13.00 per square foot for years 4 through 6, \$13.50 per square foot for years 7 through 9 and \$13.75 per square foot for year 10.

The SC Department of Public Safety (SCDPS) has reviewed the property and proposal offered by The Burgess Company for lease at 33 Villa Road, Suite 200, Greenville, SC, 29615, for consolidation of agency operations in the Greenville area and would like to proceed with this offer.

Therefore, please proceed with the appropriate approvals of this lease by the Joint Bond Review Committee and the Budget and Control Board.

Sincerely,

A handwritten signature in black ink that reads "Mark A. Keel". The signature is written in a cursive style and is positioned above the printed name and title.

Mark A. Keel  
Director

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

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(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  
 June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 1 of 25  
 Forwarded to JBRC 11/17/10**

Item 1. Agency: H09 The Citadel Project: 9605, Daniel Library Building Envelope Renovation

CHE Approval Date: 10/27/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$23,232.00  
 [9] Other, Student Fees ..... \$23,232.00

<u>Source</u>	<u>Amount</u>
Other, Student Fees	23,232.00
Total Funds	23,232.00

Purpose: To begin design work to address deferred maintenance and renovate the building envelope on the Daniel Library at The Citadel. The work will include repairing the stucco finish, applying a waterproof coating, replacing all window units, and making limited roof repairs. The building envelope has deteriorated over the 51-year life of the building and extensive cracking in the stucco finish is visible. The poor condition of the stucco allows moisture into the building interior, causing deterioration of the structure and increasing the likelihood of mold growth and other indoor air quality issues. The windows are non-insulated, not energy efficient and do not close properly, allowing air and moisture into the building.

Ref: Supporting document pages 1-4

Item 2. Agency: H12 Clemson University Project: 9892, Highway 93 Pedestrian Safety Improvements

CHE Approval Date: 10/18/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

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

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

Purpose: To begin design work to provide pedestrian safety modifications along approximately 2,100 feet of Highway 93 on the Clemson campus. The work will include constructing retaining walls, landings and walkways between the Mell Hall parking lot and Williamson Road. Environmental factors and severe topographic limitations require construction of a raised walkway to meet safety needs. The existing sidewalks are too narrow for this heavily traveled pedestrian path and are hampered by the presence of a chain-link fence that forces pedestrians and joggers into vehicular traffic when passing other pedestrians. The need to improve safety at this location has long been recognized by the city, university and DOT and, in the past five years, four pedestrian/vehicle accidents have occurred in this area of campus.

Ref: Supporting document pages 5-9

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 2 of 25**  
**Forwarded to JBRC 11/17/10**

Item 3. Agency: H15 College of Charleston                      Project: 9645, Grice Marine Lab Complex Structural and Envelope Repairs

CHE Approval Date: 09/28/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$22,500.00  
 [9] Other, College Fees ..... \$22,500.00

<u>Source</u>	<u>Amount</u>
Other, College Fees	22,500.00
Total Funds	22,500.00

Purpose: To begin design work to address deferred maintenance on two buildings at the College of Charleston’s Grice Marine Lab Complex at Fort Johnson. The buildings were constructed in 1933 and 1974 and house the college’s academic programs in Marine Biology. The work will include repairing and sealing the foundation and stucco, restoring portions of the exterior finishes, and replacing plumbing lines and electrical conduit. The facilities have been subjected to saltwater intrusion and flooding, and the repairs are needed to improve the structural integrity, indoor air quality and energy efficiency in the buildings. The plumbing is rusting and replacing it and the electrical conduit will make the exterior repairs easier to accomplish.

Ref: Supporting document pages 10-16

Item 4. Agency: H18 Francis Marion University                      Project: 9562, Office Services Building Replacement

CHE Approval Date: 09/30/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$9,900.00  
 [9] Other, Maintenance Reserve ..... \$9,900.00

<u>Source</u>	<u>Amount</u>
Other, Maintenance Reserve	9,900.00
Total	9,900.00

Purpose: To begin design work to construct an approximately 3,900 square foot replacement Office Services Building at Francis Marion. The existing facility, which houses campus mail and printing services, was constructed in the 1950’s and served initially as a student canteen. It is dilapidated and hazardous to employees, lacks proper mechanical ventilation for printing equipment fumes and has improper safety clearances around the equipment due to lack of space. The existing building cannot be repaired or renovated without extensive costs that would be associated with upgrading the electrical and mechanical systems to meet current building codes.

Ref: Supporting document pages 17-21



**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 4 of 25  
 Forwarded to JBRC 11/17/10**

Item 7. Agency: H27 USC - Columbia                      Project: 6082, South Tower Mechanical Renovation

CHE Approval Date: 10/19/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$93,000.00  
 [9] Other, Housing Maintenance Reserve..... \$93,000.00

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	93,000.00
<b>Total Funds</b>	<b>93,000.00</b>

Purpose: To begin design work to replace the mechanical system in the South Tower residence hall at USC. The work will include replacing all air handlers, fan coil units, building exhaust systems, associated pumps, piping, variable speed drives, valves and controls. Other parts of the system will be cleaned, inspected, tested and balanced. The work is needed because all systems are well beyond their expected lives and are no longer providing an acceptable environment for student residents. The renovation will significantly reduce deferred maintenance on the 45-year old facility and improve control of humidity and outside air supply.

Ref: Supporting document pages 32-36

Item 8. Agency: H27 USC - Columbia                      Project: 6083, Capstone Campus Room Renovations

CHE Approval Date: 10/19/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$10,500.00  
 [9] Other, Housing Maintenance Reserve..... \$10,500.00

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	10,500.00
<b>Total Funds</b>	<b>10,500.00</b>

Purpose: To begin design work to renovate the Campus Room at USC's Capstone residence hall, which is used by the entire campus community and the Capstone Scholars program. The work will include replacing three air handlers supporting this meeting and conference center, improving lighting, installing smart room audiovisual systems, and replacing room finishes. The air handler units are beyond their life expectancy and generate excessive noise levels that distract from functions held in the venue. The renovations will significantly reduce deferred maintenance for this portion of the facility and bring it up to today's meeting room standards.

Ref: Supporting document pages 37-41

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 9. Agency: H27 USC - Columbia                      Project: 6084, McBryde Renovations

CHE Approval Date: 10/19/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$13,500.00  
 [9] Other, Housing Maintenance Reserve ..... \$13,500.00

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	13,500.00
<b>Total Funds</b>	<b>13,500.00</b>

Purpose: To begin design work to renovate the McBryde residence hall at USC. The work will include painting hallways and rooms, replacing interior, exterior, and corridor doors, replacing hardware, ceiling tiles in corridors and water fountains, installing a card access system, and addressing life safety issues requiring immediate replacement. The work is needed to address immediate life safety and deferred maintenance issues and to improve the living conditions for student residents, including the pre-medical, pre-law and music learning communities.

Ref: Supporting document pages 42-46

Item 10. Agency: H51 Medical University of SC                      Project: 9814, Institute of Psychiatry 30 Bathrooms Renovation

CHE Approval Date: 09/20/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$11,250.00  
 [9] Other, Hospital Revenue ..... \$11,250.00

<u>Source</u>	<u>Amount</u>
Other, Hospital Revenue	11,250.00
<b>Total Funds</b>	<b>11,250.00</b>

Purpose: To begin design work to renovate 30 patient bathrooms in the Institute of Psychiatry at MUSC. The work will include installing new plumbing fixtures, replacing doors, lighting, exhaust fans and smoke detectors, coating floors with non-slip materials, and making other modifications to decrease the chances of patient self harm. The work is needed to improve the safety of patients in the facility and to meet the requirements of DHEC and the Joint Commission on Accreditation of Healthcare Organizations.

Ref: Supporting document pages 47-50

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 11. Agency: H51 Medical University of SC      Project: 9815, Basic Science Building Fire Alarm System Replacement

CHE Approval Date: 09/20/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$9,300.00  
 [9] Other, Institutional Capital Project Fund..... \$9,300.00

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Fund	9,300.00
<b>Total Funds</b>	<b>9,300.00</b>

Purpose: To begin design work to replace the fire alarm system in the Basic Science Building at MUSC. The work will include replacing horn and strobe devices, pull stations, smoke detectors, and control panels with a new addressable system and installing equipment for air handlers to shut down and elevators to be recalled when the system is activated. The existing system is 40 years old, not code compliant and does not have the full addressing capabilities that are required.

Ref: Supporting document pages 51-55

Item 12. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6026, Aiken - Buildings 300 and 100/200 Renovations

CHE Approval Date: 10/25/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$22,500.00  
 [9] Other, Local College ..... \$22,500.00

<u>Source</u>	<u>Amount</u>
Other, Local College	22,500.00
<b>Total Funds</b>	<b>22,500.00</b>

Purpose: To begin design work to renovate portions of Buildings 300 and 100/200 at Aiken Tech. The work will include replacing ceilings and lighting, upgrading the electrical systems, and reconfiguring space to meet current classroom and administrative needs. The buildings were constructed in 1972, have been reconfigured for numerous purposes over the years, and are no longer efficient for their current uses. Building 300 houses two small classrooms, Student Services, Financial Aid and Admissions and does not have a secure records storage area, is not code compliant and has an inefficient configuration. Building 100/200 houses various offices and classrooms and needs to be reconfigured and renovated to meet program growth needs.

Ref: Supporting document pages 56-59

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

Item 13. Agency: H59 State Board for Technical and Comprehensive Education

Project: 6027, Spartanburg - Downtown Campus Renovation

CHE Approval Date: 09/28/10  
Committee Review Date:  
B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$127,500.00  
 [9] Other, Local College ..... \$127,500.00

<u>Source</u>	<u>Amount</u>
Other, Local College	127,500.00
Total Funds	127,500.00

Purpose: To begin design work to renovate the 105,177 square foot Evans Building for Spartanburg Community College. The work will include renovating and reconfiguring the interior to create educational classrooms, science labs, special purpose meeting rooms and faculty and staff offices, installing new fire protection and life safety systems, renovating restrooms, and replacing windows and selected HVAC equipment. The building will be acquired from Spartanburg County to serve as a downtown campus to draw up to 3,000 students to the college of pre-college coursework, general education courses, Technology and University Transfer programs, and distance learning classes.

Ref: Supporting document pages 60-64

Item 14. Agency: N04 Department of Corrections

Project: 9698, Manning Correctional Institution Boiler Addition/Renovation

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

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget ..... \$7,500.00  
 [7] Federal ..... \$7,500.00

<u>Source</u>	<u>Amount</u>
Federal	7,500.00
Total Funds	7,500.00

Purpose: To begin design work to construct a new boiler facility and renovate the existing boiler facility at Manning Correctional Institution. The work will include constructing a new boiler facility, installing energy efficient boilers, demolishing the existing boilers, removing asbestos, and renovating the existing boiler facility into a new laundry facility. The existing boilers are more than 30 years old, beyond their useful lives, are not energy efficient, and expensive to maintain. The laundry renovation is needed to relocate smaller existing commercial laundry equipment from the recently closed Prison Industries Central Laundry.

Ref: Supporting document pages 65-71

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 15. Agency: H15 College of Charleston      Project: 9638, 74 George Street Renovation

CHE Approval Date: 10/08/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,250,000.00

Budget After Action Proposed

(Add \$1,222,156.00 [9] Other, College Fees)

<u>Source</u>	<u>Amount</u>
Other, College Fees	1,222,156.00
Other, Capital Improvement Project Fund	27,844.00
<b>Total Funds</b>	<b>1,250,000.00</b>

Purpose: To renovate and address deferred maintenance and safety issues on the 74 George Street building at the College of Charleston. The project was established in May 2008 for pre-design work, which is now complete. The work will include replacing the mechanical, electrical and plumbing systems, repairing the stucco exterior, replacing the roof, restoring historic wood finishes, and making structural repairs to the exterior porch. The building, which houses English Department faculty and has a high level of student traffic, was constructed in 1837 and has not had a major renovation in more than 30 years. The exterior porch walking surfaces and structural support are not safe, stucco has begun to fall from the building, and the interior staircase accessing the second and third floors needs major renovation. Energy savings and conservation measures will include the installation of high efficiency toilets, faucets and HVAC equipment, insulation in the attic and walls, and lighting controls with occupancy sensors and dimming capabilities. The agency reports the total projected cost of this project is \$1,250,000 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 June 2011 and for completion of construction is December 2011.

Ref: Supporting document pages 72-78

Item 16. Agency: H17 Coastal Carolina University      Project: 9573, Academic Office/Classroom Building Construction

CHE Approval Date: 11/04/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$12,000,000.00

Budget After Action Proposed

(Add \$5,835,000.00 [9] Other, One Cent Sales Tax)  
 (Add \$6,000,000.00 [9] Other, Institutional Capital Project Fund)

<u>Source</u>	<u>Amount</u>
Other, One Cent Sales Tax	6,000,000.00
Other, Institutional Capital Project Fund	6,000,000.00
<b>Total Funds</b>	<b>12,000,000.00</b>

Purpose: To construct an approximately 48,562 square foot office and classroom building at Coastal Carolina. The project was established in December 2009 for pre-design work, which is now complete. The building will include faculty and staff offices with conference rooms and support spaces, various sized classrooms, and a small food service venue. The university needs office and classroom space to support the expanding student population and faculty growth. Office space has been carved out of every academic building on campus and many faculty members share offices, which hinders student counseling and advisement. Several academic departments are also housed in leased facilities off the main campus. The building will be constructed to LEED Silver certification and will include water reduction, recycling, and energy efficient HVAC and lighting measures. The LEED cost benefit analysis shows a positive benefit of \$689,587 over 20 years. The agency reports the total projected cost of this project is \$12 million and additional annual operating costs of \$168,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2011 and for completion of construction is May 2012.

Ref: Supporting document pages 79-85

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

Item 17. Agency: H17 Coastal Carolina University      Project: 9574, Public Safety Facility Construction

CHE Approval Date: 05/06/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,640,000.00

Budget After Action Proposed

(Add \$1,625,000.00 [9] Other, Renovation Reserve/Plant Expansion)

<u>Source</u>	<u>Amount</u>
Other, Renovation Reserve/Plant Expansion	1,640,000.00
<b>Total Funds</b>	<b>1,640,000.00</b>

Purpose: To construct an approximately 5,594 square foot public safety facility at Coastal Carolina. The project was established in February 2010 for pre-design work, which is now complete. The new facility will include offices, a communication room, locker rooms, a training and conference room, and a reception area for the university's Public Safety Department. The department currently resides in Atheneum Hall which is planned for renovation into an alumni facility. The new building will provide the department easy access to University Boulevard with a centralized location in proximity to the main campus, east campus and student housing. Energy savings and conservation measures will include the installation of energy efficient lighting, insulation and HVAC systems, low flow plumbing fixtures, and demand control ventilation. The agency reports the total projected cost of this project is \$1,640,000 and additional annual operating costs of \$19,800 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is August 2011 and for completion of construction is May 2012.

Ref: Supporting document pages 86-90

Item 18. Agency: H18 Francis Marion University      Project: 9559, Ervin Dining Hall Renovation

CHE Approval Date: 10/12/10  
 Committee Review Date:  
 B&C Board Approval Date:

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

Budget After Action Proposed

(Add \$1,470,000.00 [9] Other, Capital Reserve Fund)

<u>Source</u>	<u>Amount</u>
Other, Capital Reserve Fund	1,470,000.00
Other, Private Vendor Contract	30,000.00
<b>Total Funds</b>	<b>1,500,000.00</b>

Purpose: To renovate the main dining hall at Francis Marion University. The project was established in December 2009 for pre-design work, which is now complete. The work will include completely renovating the food service and dining areas, installing new millwork, furnishings, soffits, signage, storefront walls and doors, and replacing equipment. The facility was constructed in 1986 and has not had a major renovation since. The method of serving students has changed since the original construction, resulting in the need for reconfiguring the facility. The equipment is old and parts are hard to find. Energy savings and conservation measures will include the installation of energy efficient lighting and dishwashing 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 2011 and for completion of construction is August 2011.

Ref: Supporting document pages 91-95

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 19. Agency: H27 USC - Columbia                      Project: 6059, McClintock/Wade Hampton Fire Protection Upgrades

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

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

Budget After Action Proposed

(Add \$1,425,000.00 [9] Other, Housing Maintenance Reserve)

<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 make fire protection system upgrades in the McClintock and Wade Hampton residence halls at USC. The project was established in June 2009 for pre-design work for renovation of McClintock, but revised to do only fire protection upgrades in both facilities during the pre-design phase, which is now complete. The work in both buildings will include upgrading the emergency lighting and installing a new fire sprinkler and fire alarm systems. The upgrades are needed to meet current code requirements, to protect the safety of students housed in the facilities, and to address deteriorating conditions with the existing systems. Energy savings and conservation measures are not applicable to this fire protection project. 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 April 2011 and for completion of construction is August 2011.

Ref: Supporting document pages 96-101

Item 20. Agency: H27 USC - Columbia                      Project: 6060, Davis College HVAC Replacement

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,730,000.00

Budget After Action Proposed

(Add \$1,700,000.00 [9] Other, Institutional)

<u>Source</u>	<u>Amount</u>
Other, Institutional	1,730,000.00
<b>Total Funds</b>	<b>1,730,000.00</b>

Purpose: To replace the HVAC system on Davis College at USC. The project was established in June 2009 for pre-design work which is now complete. The work will include removing existing fan coil units, installing a new ducted HVAC system, air handling units, pipes and electrical equipment, doing structural framing and support work to accommodate the new equipment, replacing sprinkler system piping and sprinkler heads, and other associated work. The existing HVAC system is more than 30 years old. The units are in poor condition and do not meet mechanical code requirements for provision of outside air ventilation. The fire sprinkler system does not comply with National Fire Protection Association standards. Energy savings and conservation measures will include the installation of variable volume fan controls and pumps, sensors, and insulation. The agency reports the total projected cost of this project is \$1,730,000 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 May 2011 and for completion of construction is December 2011.

Ref: Supporting document pages 102-107

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 15 of 25**  
**Forwarded to JBRC 11/17/10**

Item 21. Agency: H27 USC - Columbia                      Project: 6062, Woodrow College Window Upgrades/Life Safety Improvements

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$2,100,000.00

Budget After Action Proposed

(Add \$2,068,500.00 [9] Other, Housing Maintenance Reserve)

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	2,100,000.00
<b>Total Funds</b>	<b>2,100,000.00</b>

Purpose: To make window upgrades and life safety improvements on the Woodrow College residence hall at USC. The project was established in June 2009 for pre-design work, which is now complete. The work will include installing a new fire suppression system, improving interior stairwells including handrails, installing new entry doors to all living units, replacing all windows and exterior doors, removing exterior metal stairwells, and making ADA access improvements. The window upgrades are needed to improve energy efficiency and other improvements are needed to address life safety issues for residents. Energy savings and conservation measures will include the installation of energy efficient windows. The agency reports the total projected cost of this project is \$2.1 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 April 2011 and for completion of construction is July 2012.

Ref: Supporting document pages 108-113

Item 22. Agency: H27 USC - Columbia                      Project: 6068, Farmers Market Development

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$15,500,000.00

Budget After Action Proposed

(Add \$15,265,000.00 [3] Athletic Revenue Bonds)

<u>Source</u>	<u>Amount</u>
Athletic Revenue Bonds	15,500,000.00
<b>Total Funds</b>	<b>15,500,000.00</b>

Purpose: To develop approximately 52 acres of property, formerly the State Farmers Market, into a multi-purpose park for USC. The project was established in June 2009 for pre-design work, which is now complete. The demolition work will include removing asbestos and lead paint from the buildings and demolishing most of the buildings and asphalt on the site. The construction work will include creating a festive walkway to be used by the football team and band on game day, creating paved and grass parking areas to accommodate up to 3,000 vehicles, doubling access points to the property, constructing restrooms and an amphitheater, and installing fencing, lighting and trees. Development will be done in several phases and will create a premium tailgate facility for football events that can be used for other purposes throughout the year, aesthetically enhance this industrial area of the City, and improve storm water management in the area. Energy savings and conservation measures will include the installation of downward directional lighting and hand dryers in restrooms. The agency reports the total projected cost of this project is \$15.5 million and additional annual operating costs of \$39,100 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2011 and for completion of construction is August 2012.

Ref: Supporting document pages 114-119

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 12 of 25  
 Forwarded to JBRC 11/17/10**

Item 23. Agency: H27 USC - Columbia                      Project: 6069, Darla Moore School of Business Construction

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$91,500,000.00

(Add            \$15,000,000.00 [2] Institution Bonds)  
 (Add            \$65,000,000.00 [3] Revenue Bonds)  
 (Add            \$ 1,500,000.00 [9] Other, Institutional)  
 (Add            \$ 250,000.00 [9] Other, Gift of A/E Services)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	15,000,000.00
Revenue Bonds	65,000,000.00
Other, Gift of A/E Services	8,650,000.00
Other, Institutional	1,500,000.00
Other, Private	1,350,000.00
<b>Total Funds</b>	<b>91,500,000.00</b>

Purpose: To construct a new, approximately 250,000 square foot building for the Darla Moore School of Business at USC. The project was established in December 2009 for pre-design work, which is now complete. The new facility will include state-of-the-art classroom and meeting space, faculty and staff offices, and common areas to support the mission of the school. As a collaborative effort between the Schools of Business and Music, it will also include a 500-seat auditorium with versatility to support both academic and music events. The new facility is needed to provide for the growth and development of the Moore School and to continue the excellence of its nationally recognized International Business and other programs. The facility will be constructed to LEED Platinum certification and include sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality measures. The LEED cost benefit analysis shows a positive benefit of \$9,577,260 over 30 years. The agency reports the total projected cost of this project is \$91.5 million and additional annual operating costs ranging from \$2,050,200 to \$2,140,200 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is June 2011 and for completion of construction is December 2013.

Ref: Supporting document pages 120-127

Item 24. Agency: H27 USC - Columbia                      Project: 6075, Arena Basketball Locker Room Renovations

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$1,000,000.00

(Add            \$985,000.00 [9] Other, Private)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Private	1,000,000.00
<b>Total Funds</b>	<b>1,000,000.00</b>

Purpose: To renovate the men's and women's basketball locker rooms at Colonial Life Arena for USC. The project was established in June 2010 for pre-design work, which is now complete. The work will include reconfiguring the existing locker rooms to create a reception lobby, enhancing and combining the film and lounge areas, relocating and enhancing the locker rooms for men's and women's teams, and relocating the special event locker room. Renovations will include new finishes and furnishings to upgrade the overall appearance of the facilities. The renovations are needed to enhance the basketball locker rooms so these facilities are competitive with other institutions in the SEC and ACC with whom USC competes for recruits. Energy savings and conservation measures will include the installation of energy efficient lighting and lighting controls. The agency reports the total projected cost of this project is \$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 April 2011 and for completion of construction is October 2011.

Ref: Supporting document pages 128-133

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 13 of 25  
 Forwarded to JBRC 11/17/10**

Item 25. Agency: H27 USC - Columbia                      Project: 6076, School of Medicine VA Campus Central Plant  
 Chiller Replacement

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,600,000.00

Budget After Action Proposed

(Add \$1,576,000.00 [9] Other, Institutional)

<u>Source</u>	<u>Amount</u>
Other, Institutional	1,600,000.00
<b>Total Funds</b>	<b>1,600,000.00</b>

Purpose: To replace two chillers in Building 1 at the USC School of Medicine’s VA Campus. The project was established in June 2010 for pre-design work, which is now complete. The work will include replacing the two 250-ton chillers with 350-ton chillers, constructing a 600 square foot brick veneer building adjacent to Building 1 to relocate and house them, replacing the pumps, and installing a new control system. The chillers supply chilled water to four buildings and are critical to the daily operation of the research labs and offices in those buildings. They are 28 years old, undersized, inefficient, and have exceeded their expected life cycles. Replacement and relocation will improve the reliability of the system, reduce deferred maintenance on the facility, and provide better access for maintenance. Energy savings and conservation measures will include the installation of centrifugal compressor technology, high efficiency pumps with variable frequency drives, and a new control system. The agency reports the total projected cost of this project is \$1.6 million and additional annual operating costs of \$35,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is May 2011 and for completion of construction is December 2011.

Ref: Supporting document pages 134-138

Item 26. Agency: H27 USC - Columbia                      Project: 6077, Earth/Water/Coker Life Sciences Fire Alarm Replacement

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$850,000.00

Budget After Action Proposed

(Add \$838,000.00 [9] Other, Institutional Capital Project Fund)

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Fund	850,000.00
<b>Total Funds</b>	<b>850,000.00</b>

Purpose: To replace the fire alarm systems in the Earth and Water Sciences and Coker Life Sciences Buildings at USC. The project was established in June 2010 for pre-design work, which is now complete. The work will include replacing the existing fire alarm system in the adjoining buildings with an upgradable, addressable system, including smoke and heat detectors, pull stations, speakers, strobe alarm units, and fireman’s phone jacks. The buildings share existing systems which are outdated, original to the buildings, and no longer supported by the manufacturer for replacement parts. Energy savings and conservation measures are not applicable to this fire alarm project. The agency reports the total projected cost of this project is \$850,000 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 April 2011 and for completion of construction is October 2011.

Ref: Supporting document pages 139-144

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 27. Agency: H27 USC - Columbia                      Project: 6078, Booker T. Washington Renovations

CHE Approval Date: 10/19/10  
Committee Review Date:  
B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$2,450,000.00

(Add            \$1,682,850.00 [9] Other, Private)  
 (Add            \$ 250,000.00 [9] Other, Institutional)  
 (Add            \$ 484,150.00 [9] Other, Institutional Capital Project Fund)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Private	1,715,850.00
Other, Institutional	250,000.00
Other, Institutional Capital Project Fund	484,150.00
<b>Total Funds</b>	<b>2,450,000.00</b>

Purpose: To renovate the auditorium and make other improvements to the Booker T. Washington Building at USC. The project was established in June 2010 for pre-design work, which is now complete. The renovations on the auditorium will include installing an HVAC system, replacing the seats, refinishing the stage floor, upgrading lighting, and installing audio-visual systems. Additional renovations to the building will include constructing a 2,140 square foot addition modifying the entrance to house a new elevator, stairs and restrooms and improving the fire suppression and fire alarm systems. The renovations are needed to improve usage of the facility, comply with building code and ADA requirements, and enhance the student learning environments for the theater, dance and other programs using the facility. Energy savings and conservation measures will include the installation of energy efficient HVAC and lighting systems and low flow plumbing fixtures. The agency reports the total projected cost of this project is \$2,450,000 and additional annual operating costs of \$78,390 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is June 2011 and for completion of construction is May 2012.

Ref: Supporting document pages 145-151

Item 28. Agency: H51 Medical University of SC                      Project: 9800, Quad E Building Roof Replacement

CHE Approval Date: 10/08/10  
Committee Review Date:  
B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$550,000.00

(Add            \$538,000.00 [2] Institution Bonds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	538,000.00
Other, Institutional Capital Project Fund	12,000.00
<b>Total Funds</b>	<b>550,000.00</b>

Purpose: To replace a majority of the roof on the south side of Quad E Building at MUSC and make minor repairs to the roof on the north side. The project was established in November 2008 for pre-design work which is now complete. The work will include replacing the roofing and insulation, making minor decking repairs, and removing non-friable asbestos roofing materials. The existing roof is 21 years old, past its useful life, has multiple leaks, and is a constant maintenance problem. Energy savings and conservation measures will include the installation of roofing insulation and coating materials that reduce thermal conductivity through the roof system. The agency reports the total projected cost of this project is \$550,000 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 April 2011 and for completion of construction is September 2011.

Ref: Supporting document pages 152-156

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 15 of 25**  
**Forwarded to JBRC 11/17/10**

Item 29. Agency: H51 Medical University of SC      Project: 9801, Clinical Sciences Building Air Handler #6 Replacement

CHE Approval Date: 10/08/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,000,000.00

(Add \$985,000.00 [2] Institution Bonds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	985,000.00
Other, Institutional Capital Project Fund	15,000.00
<b>Total Funds</b>	<b>1,000,000.00</b>

Purpose: To replace air handler #6 and address deferred maintenance in the Clinical Sciences Building at MUSC. The project was established in November 2008 for pre-design work, which is now complete. The work will include replacing air handler #6 and associated equipment as the second step in the replacement of air handlers serving the eighth and ninth floors of the building. The air handler is more than 30 years old, is beyond its useful life, and repairs are no longer a viable option. Energy savings and conservation measures will include the installation of premium efficiency motors, variable speed drives, and electronic controls, steam pre-heat coils, and pre and post cooling coils for energy efficiency. The agency reports the total projected cost of this project is \$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 April 2011 and for completion of construction is October 2011.

Ref: Supporting document pages 157-161

Item 30. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6022, Tri-County - Anderson Welding/HVAC Renovation

CHE Approval Date: 11/09/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$2,987,000.00

(Add \$1,300,000.00 [7] Federal)  
 (Add \$1,654,000.00 [9] Other, Local)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Federal	1,300,000.00
Other, Local	1,687,000.00
<b>Total Funds</b>	<b>2,987,000.00</b>

Purpose: To renovate and upfit a recently acquired 43,008 square foot industrial facility in Anderson for Tri-County Tech. The project was established in September 2010 for pre-design work, which is now complete. The work will include reconfiguring interior spaces to provide classrooms, labs and offices, constructing restrooms, installing new HVAC and plumbing systems, upgrading the electrical, telecommunications and fire protection systems, replacing the roof, and making seismic structural upgrades. The renovation is needed to accommodate growth in the Welding and HVAC programs. Over the past five years, enrollment in the welding program has more than tripled and the HVAC program has grown by 90%. Energy savings and conservation measures will include the installation of low flow plumbing fixtures, water-efficient landscaping, energy efficient HVAC and lighting systems, and improved insulation. The agency reports the total projected cost of this project is \$2,987,000 and additional annual operating costs of \$60,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2011 and for completion of construction is January 2012.

Ref: Supporting document pages 162-168

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

Item 31. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6024, Central Carolina - Campus Civil/Site Renovations

CHE Approval Date: 10/08/10  
Committee Review Date:  
B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$663,671.00

Budget After Action Proposed

Total budget ..... \$663,671.00  
 [9] Other, Local College ..... \$663,671.00

<u>Source</u>	<u>Amount</u>
Other, Local College	663,671.00
Total Funds	663,671.00

Purpose: To make site renovations on the Central Carolina Tech campus to increase safety and improve traffic flow. The project was originally estimated to be under the \$500,000 permanent improvement project level and design work was started under that premise. During the later design phase, the cost was determined to exceed the \$500,000 level, requiring project approval and establishment. The work will include changing driveways and driving patterns on the two high volume campus roads, adding a loop drive on the campus, making renovations to existing parking lots, and installing new site lighting. The college completed a Facilities Master Plan in 2009 which determined this work was needed to accommodate the college's rapidly expanding enrollment, which increased 36% in two years, and to solve traffic safety and circulation issues. Energy savings and conservation measures will include the installation of energy efficient lighting. The agency reports the total projected cost of this project is \$663,671 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 2011 and for completion of construction is July 2011.

Ref: Supporting document pages 169-174

Item 32. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6025, Central Carolina - Campus Plaza/Landscape Renovations

CHE Approval Date: 10/08/10  
Committee Review Date:  
B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$982,435.00

Budget After Action Proposed

Total budget ..... \$982,435.00  
 [9] Other, Local College ..... \$982,435.00

<u>Source</u>	<u>Amount</u>
Other, Local College	982,435.00
Total Funds	982,435.00

Purpose: To construct new gathering spaces and improve sidewalks on the Central Carolina Tech campus. The project was originally estimated to be under the \$500,000 permanent improvement project level and design work was started under that premise. During the later design phase, the cost was determined to exceed the \$500,000 level, requiring project approval and establishment. The work will include constructing two new plaza gathering spaces for students and employees, installing new sidewalks and softscaping, and making ADA accessibility improvements. The college completed a Facilities Master Plan in 2009 which determined this work was needed to help accommodate the college's rapidly expanding enrollment, which increased 36% in two years, and to improve pedestrian traffic flow. Energy savings and conservation measures are not applicable to this site development project. The agency reports the total projected cost of this project is \$982,435 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 February 2011 and for completion of construction is August 2011.

Ref: Supporting document pages 175-180

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 33. Agency: J12 Department of Mental Health                      Project: 9719, Harris Hospital Chiller Replacement

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

Action

Proposed: Establish Construction Budget for \$607,775.00

Budget After Action Proposed

Total budget ..... \$607,775.00  
 [4] Excess Debt Service..... \$607,775.00

<u>Source</u>	<u>Amount</u>
Excess Debt Service	607,775.00
<b>Total Funds</b>	<b>607,775.00</b>

Purpose: To replace two chillers at the Department of Mental Health’s Harris Hospital in Anderson. The work is being done under emergency procurement procedures, has already been designed and bid, an is being established to meet the low bid received. The project was begun under emergency procurement procedures to ensure the new chillers are operational for 2011 cooling season. The work will include replacing two chillers, associated piping, valves, pumps, and controls, repairing the cooling tower, and other associated mechanical upgrades. The chillers are 26 years old, are continually leaking and unreliable, and repairs have been costly over the past two years. Energy savings and conservation measures will include the installation of more energy efficient chillers and replacing the old pneumatic control system with a more efficient control system. The agency reports the total projected cost of this project is \$607,775 and annual operating cost savings of \$12,000 will result in the three years following project completion. The agency also reports the date for execution of the construction contract was October 2010 and the projected date for completion of construction is April 2011.

Ref: Supporting document pages 181-185

Item 34. Agency: N04 Department of Corrections                      Project: 9696, Kirkland Correctional Institution Outdoor Lighting Upgrades

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

Action

Proposed: Establish Construction Budget for \$283,460.00

Budget After Action Proposed

(Add            \$279,208.00 [6] Federal)

<u>Source</u>	<u>Amount</u>
Federal	283,460.00
<b>Total Funds</b>	<b>283,460.00</b>

Purpose: To make outdoor lighting upgrades at Kirkland Correctional Institution in Columbia. The project was established in June 2010 for pre-design work, which is now complete. The work will include replacing 187 existing outdoor light fixtures with 72 new fixtures requiring less wattage and installing four retractable poles. The four strategically placed poles can be retracted for maintenance purposes and will provide sufficient light to cover the entire yard and the perimeter of the institution, eliminating shadowed areas. Energy savings and conservation measures will include the installation of energy efficient lighting which will result in significant energy and cost savings. The agency reports the total projected cost of this project is \$283,460 and annual operating cost savings of \$27,440 will result in the three years following project completion. The agency also reports the project will be started using inmate labor in December 2010 and the projected date for completion of construction is January 2011.

Ref: Supporting document pages 186-192

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 35. Agency: P20 Clemson University - PSA      Project: 9545, Farm Animal Research Center Construction/  
 Renovation

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

Action Proposed: Establish Construction Budget for \$920,000.00

Budget After Action Proposed

(Add \$890,000.00 [6] Appropriated State)

<u>Source</u>	<u>Amount</u>
Appropriated State	920,000.00
Total Funds	920,000.00

Purpose: To construct new and renovate existing facilities at Clemson PSA’s Farm Animal Research Center. The project was established in December 2009 for pre-design work, which is now complete. The work will include renovating existing facilities and constructing new facilities for beef cattle, sheep and swine animal sciences at the Starkey Swine Center, Dalton Corral, Steer Barn and Sheep Biosecurity Facility. New construction will include a post-op building, an enclosed dry lab, and a new sheep facility. The existing animal facilities are more than 30 years old and need renovation to ensure continued accreditation by the American Association of Laboratory Animal Care and continued compliance with state and federal biosecurity and DHEC waste management regulations. Energy savings and conservation measures will include installing double insulated windows and foam insulation in the Starkey Swine Center and the new dry lab. The agency reports the total projected cost of this project is \$920,000 and additional annual operating costs ranging from \$14,580 to \$15,467 will result in the three years following projection completion. The agency also reports the projected date for execution of the construction contract is June 2011 and for completion of construction is November 2011.

Ref: Supporting document pages 193-200

Item 36. Agency: U12 Department of Transportation      Project: 9715, Research and Materials Lab HVAC  
 Replacement

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

Action Proposed: Establish Construction Budget for \$1,860,052.00

Budget After Action Proposed

(Add \$1,841,302.00 [9] Other, State Highway Fund)

<u>Source</u>	<u>Amount</u>
Other, State Highway Fund	1,860,052.00
Total Funds	1,860,052.00

Purpose: To replace the HVAC system in the Department of Transportation’s Research and Materials Lab on Shop Road. The project was established in August 2009 for pre-design work, which is now complete. The work will include replacing the existing boiler and air handler with a more energy efficient air handling unit and a high efficiency boiler and chiller to aid in meeting the requirement to reduce energy usage 20% by 2020. The system is 46 years old and past its useful life. While the replacement systems will be more energy efficient, changes in operation of the facility and the building code requirement for fresh air in lab areas have almost doubled the heating and cooling loads from the original design, resulting in additional anticipated operating costs. The agency reports the total projected cost of this project is \$1,860,052 and additional annual operating costs ranging from \$11,920 to \$12,320 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is September 2011 and for completion of construction is October 2012.

Ref: Supporting document pages 201-207

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 20 of 25**  
**Forwarded to JBRC 11/17/10**

Item 37. Agency: U12 Department of Transportation      Project: 9716, Traffic Management/Richland Signal Building Construction

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

Action

Proposed: Establish Construction Budget for \$4,254,308.00

Budget After Action Proposed

(Add            \$4,186,863.00 [9] Other, State Highway Fund)

<u>Source</u>	<u>Amount</u>
Other, State Highway Fund	4,254,308.00
Total Funds	4,254,308.00

Purpose: To construct a 17,492 square foot facility to house traffic and signal management staff for the Department of Transportation. The project was established in August 2009 for pre-design work, which is now complete. The new facility will house statewide traffic engineering staff and signal staff supporting five midlands counties and include space for constructing or programming electronic control boxes, storage, administrative and support spaces, and a loading dock. The staffs are vital in managing traffic cameras to aid traffic flow and operating 993 traffic signals in the midlands. The traffic management staff is housed in a leased facility and the signal staff is housed in a 30-year old facility that no longer meets its needs. The facility will be constructed to LEED Silver certification and will include water efficiency, energy and atmosphere, and indoor air quality measures. The LEED cost benefit analysis shows a positive benefit of \$127,483 over 30 years. The agency reports the total projected cost of this project is \$4,254,308 and annual operating cost savings ranging from \$67,200 to \$67,600 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is August 2011 and for completion of construction is August 2012.

Ref: Supporting document pages 208-214

Item 38. Agency: H15 College of Charleston      Project: 9643, Robert Scott Small Building Second Floor Classroom Conversion

CHE Approval Date: 10/18/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$1,020,000.00

Budget After Action Proposed

(Add            \$1,005,000.00 [9] Other, College Fees)

<u>Source</u>	<u>Amount</u>
Other, College Fees	1,020,000.00
Total Funds	1,020,000.00

Purpose: To convert the former dance studio in the Robert Scott Small Building into six classrooms at the College of Charleston. The project was established in June 2010 for pre-design work, which is now complete. The work will include installing interior walls, renovating the electrical, HVAC and information technology systems, and installing new finishes and furnishings to create six classrooms with 181 seats. The space was vacated when the dance studio moved to a new facility. The additional classrooms are needed to allow for the renovation of other classroom space and to meet the demand for more modern classroom space. Energy savings and conservation measures will include the installation of energy efficient lighting and HVAC systems and the use of sustainable materials. The agency reports the total projected cost of this project is \$1,020,000 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 2011 and for completion of construction is August 2011.

Ref: Supporting document pages 215-220

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

Item 39. Agency: H15 College of Charleston                      Project: 9644, Center for Social Science Research Renovation

CHE Approval Date: 10/18/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,900,000.00

Budget After Action Proposed

(Add            \$1,000,000.00 [7] Federal)  
 (Add            \$ 871,500.00 [9] Other, College Fees)

<u>Source</u>	<u>Amount</u>
Federal	1,000,000.00
Other, College Fees	900,000.00
<b>Total Funds</b>	<b>1,900,000.00</b>

Purpose: To renovate approximately 7,270 square feet in the Bell Building to create a Center for Social Science Research at the College of Charleston. The project was established in June 2010 for pre-design work, which is now complete. The work will include gutting the existing space and rebuilding it to meet the functional needs of the center and improving the HVAC, electrical and information technology systems. The renovation will create a wet lab, labs for testing, computer rooms, a seminar room and a conference room. The center will enable discoveries across various disciplines and will transform social science research at the college. The building is located adjacent to a large parking facility, improving disability access and participation in human subject research. Energy savings and conservation measures will include the installation of energy efficient lighting and equipment, indoor air quality measures, and the use of recycled or recyclable materials. The agency reports the total projected cost of this project is \$1.9 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 September 2011 and for completion of construction is July 2012.

Ref: Supporting document pages 221-226

Item 40. Agency: H09 The Citadel                                      Project: 9502, Daniel Library Renovations

CHE Approval Date: 10/27/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Increase Budget from \$1,635,000.00 to \$1,685,000.00

Budget After Action Proposed

(Add            \$50,000.00 [9] Other, Gifts)

<u>Source</u>	<u>Amount</u>
Other, Gifts	1,685,000.00
<b>Total Funds</b>	<b>1,685,000.00</b>

Purpose: To replenish the contingency allowance with privately donated funds for renovations to the Daniel Library at The Citadel. The project was established in November 2007 for design work, increased to establish the construction budget in February 2009, and is nearing completion. The increase is needed to replenish the contingency allowance which was used to fund renovation work included in the original design, but which was not included in the bid documents to ensure the bids were received within approved funding. The original work included constructing an Information Commons area and new central stairway, improving the HVAC and electrical systems, replacing ceiling tiles in renovated areas, upgrading the entrance, and painting. The additional work included installing a new ceiling system and lighting in the Information Commons area, replacing flooring in the Technical Services area, and painting additional areas. The work was added to provide a complete project when the bid came in below the projected cost estimate and approved budget. The agency reports the total projected cost of this project is \$1,685,000 and no additional annual operating costs will result from this request.

Ref: Supporting document pages 227-233

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 22 of 25  
 Forwarded to JBRC 11/17/10**

Item 41. Agency: H39 USC - Sumter Project: 9514, Deferred Maintenance

CHE Approval Date: 10/19/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Increase Budget from \$250,000.00 to \$300,000.00

Budget After Action Proposed

(Add \$50,000.00 [9] Other, Private)

<u>Source</u>	<u>Amount</u>
Appropriated State	250,000.00
Other, Private	50,000.00
<b>Total Funds</b>	<b>300,000.00</b>

Purpose: To continue to address deferred maintenance at USC-Sumter. The project was established in December 2005 after state funds were appropriated for campus deferred maintenance. The originally planned work has been completed and some state funding remains. USC-Sumter requests to add privately donated funds to the project to renovate the restrooms on the first floor of the Administration Building. The work will include modifying stall spacing, reworking sink areas, removing a janitor's closet for more space, and installing new floor tiles, ceilings, counters and partitions. The building was constructed in 1966 and the restrooms have not been renovated since. The renovations are needed to create ADA compliant stalls and to improve interior finishes. Energy savings and conservation measures will include the installation of water conserving bathroom fixtures. The agency reports the total projected cost of this renovation is \$130,000 and of the entire project is \$300,000 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 February 2011 and for completion of construction is May 2011.

Ref: Supporting document pages 234-239

Item 42. Agency: H51 Medical University of SC Project: 9794, Thurmond/Gazes Research Building Air Handler Unit Replacement

CHE Approval Date: 11/04/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Increase Budget from \$2,500,000.00 to \$3,200,000.00

Budget After Action Proposed

(Add \$700,000.00 [2] Institution Bonds)

<u>Source</u>	<u>Amount</u>
Institution Bonds	3,102,750.00
Other, Indirect Cost Recovery	97,250.00
<b>Total Funds</b>	<b>3,200,000.00</b>

Purpose: To replace an existing air handler unit in the Thurmond/Gazes Research Building at MUSC. The project was established in September 2007 prior to the pre-design requirement and placed on hold in 2008 due to economic conditions. The pre-design work and a revised cost estimate were recently completed within the existing project budget. Since the original project was established, estimated costs have increased for the unit equipment, its installation, and associated electrical work, ductwork, and insulation. The work will include replacing air handler unit #1 which serves floors one through six and is the last of four air handlers in the building to be replaced. The existing unit is unreliable and severely corroded. Energy savings and conservation measures will include the installation of premium efficiency motors, variable speed drives, state-of-the-art electronic controls, steam pre-heat coils, and pre and post cooling coils for energy efficiency. The agency reports the total projected cost of this project is \$3.2 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 2011 and for completion of construction is March 2012.

Ref: Supporting document pages 240-244

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

**Item 43.** Agency: F03 Budget and Control Board      Project: 9886, SLED Forensic Lab Chiller/Cooling Tower Replacement

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

Action Proposed: Increase Budget from \$246,697.00 to \$344,062.35

Budget After Action Proposed

(Add \$97,365.35 [9] Other, Miscellaneous Revenue)

<u>Source</u>	<u>Amount</u>
Other, Miscellaneous Revenue	344,062.35
Total Funds	344,062.35

Purpose: To meet the low bid to replace the chiller and cooling tower at SLED’s Forensic Lab. The project was established in December 2009 for pre-design work, the construction budget was established in May 2010, and the project was recently been bid. The bids came in higher than the estimated construction budget and additional funds are needed to meet the low bid. This was due to adding additional work to the project scope after the construction budget was established, including work needed to meet current code requirements. Energy savings and conservation measures will include the installation of an energy efficient chiller and cooling tower. The agency reports the total projected cost of this project is \$344,062 and annual operating cost savings of \$27,345 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is December 2010 and for completion of construction is June 2011.

Ref: Supporting document pages 245-250

**Item 44.** Agency: H17 Coastal Carolina University      Project: 9577, Procurement Building and Land Acquisition

CHE Approval Date: 10/18/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for Preliminary Land Studies

Budget After Action Proposed

Total budget ..... \$20,000.00  
 [9] Other, One Cent Sales Tax ..... \$20,000.00

<u>Source</u>	<u>Amount</u>
Other, One Cent Sales Tax	20,000.00
Total Funds	20,000.00

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Coastal Carolina is considering the purchase of approximately two acres of land with a 20,000 square foot building which it currently leases to house the University’s Procurement, Shipping and Receiving Departments. The building contains much needed office space, warehouse space and loading docks for the departments’ use. The building is located on the east campus and is consistent with the University’s goal of moving administrative services to the east campus to allow more space for academic services on the main campus.

Ref: Supporting document pages 251-256

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

**SUMMARY 2-2011 Page 24 of 25**  
**Forwarded to JBRC 11/17/10**

Item 45. Agency: H17 Coastal Carolina University      Project: 9575, Prudential Building and Land Acquisition

CHE Approval Date: 10/18/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Final Land Acquisition

Budget After Action Proposed

(Add            \$1,350,000.00 [9] Other, One Cent Sales Tax)

<u>Source</u>	<u>Amount</u>
Other, One Cent Sales Tax	1,370,000.00
Total Funds	1,370,000.00

Purpose: To purchase approximately .83 acres of land with a 5,752 square foot building for Coastal Carolina University. The project was established in September 2010 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property is currently leased by Coastal Carolina for its Human Resources and Payroll Departments and contains 18 offices, a lobby and reception area, workroom spaces, and a conference/training room. Moving these departments to the east campus allowed the university to utilize their former office spaces on campus for much needed faculty offices to meet growth needs. The property has been appraised for \$1.4 million and the seller has agreed to sell for \$1,350,000. The Office of State Budget has reviewed the appraisal, environmental study and building condition assessment and approves their use in granting this request. The agency reports the total projected cost of this project, including investigative studies and closing costs, is \$1,370,000 and annual operating cost savings of \$24,000 will result in the three years following acquisition.

Ref: Supporting document pages 257-265

Item 46. Agency: H21 Lander University      Project: 312 Barksdale Street Property Acquisition

CHE Approval Date: 09/28/10  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Final Land Acquisition

Budget After Action Proposed

(Add            \$274,000.00 [9] Other, Housing Revenue)

<u>Source</u>	<u>Amount</u>
Other, Housing Revenue	289,000.00
Total Funds	289,000.00

Purpose: To acquire approximately .75 acres of land with a 3,948 square foot residence for Lander University. The project was established in May 2010 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property is adjacent to an existing university parking lot and across the street from the university's largest student housing complex in a residential neighborhood with limited opportunities for campus expansion. The university will demolish the residence to create a green space for students. The property has been appraised for \$235,000 and the seller has agreed to sell for that amount. The Office of State Budget has reviewed the appraisal and environmental study and approves their use in granting this request. The agency reports the total projected cost of this project, including investigative studies and demolition, is \$289,000 and additional annual operating costs of \$1,800 will result in the three years following acquisition.

Ref: Supporting document pages 266-276

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**June 22, 2010 through October 15, 2010**

Item 47. Agency: H47 Winthrop University      Project: 9568, City of Rock Hill Operations Center Land Acquisition

CHE Approval Date: 10/26/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Final Land Acquisition

Budget After Action Proposed

(Add \$1,820,000.00 [9] Other, Auxiliary Revenues)  
 (Add \$ 350,000.00 [9] Other, Institutional Capital Project Fund)

<u>Source</u>	<u>Amount</u>
Other, Auxiliary Revenues	1,820,000.00
Other, Institutional Capital Project Fund	400,000.00
<b>Total Funds</b>	<b>2,220,000.00</b>

Purpose: To acquire the City of Rock Hill Operations Center for Winthrop University. The project was established in December 2009 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property consists of 12.38 acres and eight structures including an office complex, two warehouses and other buildings. Winthrop will use the property to house Maintenance and Operations, Facilities Management and Construction Services which are housed in a former Coca Cola bottling plant and the boiler plant. Winthrop does not own a warehouse and stores furniture and materials all over campus, under buildings and in the old motor lodge. Consolidating these offices will allow for economies of scale, proper storage facilities, and shared job responsibilities. The property has been appraised for \$2,670,000 and the City has agreed to sell for that amount. Winthrop will pay \$2,170,000 for the property and deed 8.27 acres that the City currently leases, valued at \$500,000 to the City to complete the acquisition. The Office of State Budget has reviewed the appraisals, environmental study and building condition assessment and approves their use in granting this request. The agency reports the total projected cost of this acquisition, including investigative studies, is \$2,220,000 and additional annual operating costs ranging from \$100,000 to \$106,626 will result in the three years following acquisition.

Ref: Supporting document pages 277-288

Item 48. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6020, Greenville - Information Technology/Logistics Building Parking Lot Acquisition

CHE Approval Date: 09/28/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Final Land Acquisition

Budget After Action Proposed

(Add \$55,000.00 [9] Other, Local)

<u>Source</u>	<u>Amount</u>
Other, Local	70,000.00
<b>Total Funds</b>	<b>70,000.00</b>

Purpose: To purchase 2.935 acres of land for Greenville Technical College. The project was established in May 2010 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property is a paved parking lot which will be upgraded to provide parking for the new adjacent Information Technology/Logistics Building under construction. Upgrades to the parking lot will also assist the college in meeting the LEED certification requirements for construction of the new building. The property has been appraised for \$55,000 and the seller has agreed to sell for that amount. The Office of State Budget has reviewed the appraisal and environmental study and approves their use in granting this request. The agency reports the total projected cost of this project is \$70,000, including the investigative studies, and additional annual operating costs ranging from \$4,300 to \$4,562 will result in the three years following acquisition.

Ref: Supporting document pages 289-298

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 June 22, 2010 through October 15, 2010**

Item 49. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6023, Spartanburg - Downtown Campus Acquisition/Exchange

CHE Approval Date: 10/08/10  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Final Land Acquisition

Budget After Action Proposed

(Add            \$3,340,000.00 [9] Other, Local)

<u>Source</u>	<u>Amount</u>
Other, Local	3,405,000.00
Total Funds	3,405,000.00

Purpose: To acquire 4.59 acres of land and the 105,177 square foot Evans Building in Spartanburg for Spartanburg Community College. The project was established in September 2010 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property, owned by Spartanburg County, will be used to develop a downtown campus to draw up to 3,000 students for pre-college coursework, general education courses, and to be the home of the Honors College program, ultimately allowing for University Transfer. The property has been appraised for \$4,890,000 and Spartanburg County has agreed to sell the Evans Building to the College in exchange for the College's Dent Building, currently leased to the County and appraised for \$1,550,000, and a cash consideration of \$3,340,000. This request also includes approval for Spartanburg Community College to convey the Dent Building to the County. The Office of State Budget has reviewed the appraisals, environmental study, and building condition assessment and approves their use in granting this request. The agency reports the total projected cost of this project, including investigative studies, is \$3,405,000 and additional annual operating costs ranging from \$100,000 to \$340,000 will result in the three years following acquisition.

Ref: Supporting document pages 299-315