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Office of State Budget
Les Boles
DIRECTOR

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

February 2, 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 February 10, 2010 meeting of the Joint Bond Review Committee.

From the General Services Division:

- 1) Vocational Rehabilitation Department Lease at 1244 Boston Avenue in Cayce
- 2) State Board for Technical and Comprehensive Education Lease at 4900 Lacross Road in North Charleston
- 3) Trident Technical College Sale of 0.775 Acre to Department of Transportation.

From the Office of State Budget:

- 4) Summary 3-2010, including 24 permanent improvement project requests and four 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, Sandy Williams, Betty Jenkins, Tom Quasney, Mandy Kibler, Gary Grant, Pete Morrison, Shirley Wilson, Dewey Yeatts, David Simms, John Malmrose, Jon Castro, Laura Pace, Carole Collins

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: February 10, 2010

Regular Agenda

1. Submitted by:

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



M. Richbourg Roberson, Director

Subject: Vocational Rehabilitation Department Lease at 1244 Boston Avenue in Cayce

2. Summary Background Information:

The Vocational Rehabilitation Department requests approval to lease from Dr. Marvin Efron and Mrs. Sara T. Efron, 51,788 square feet at its current location at 1244 Boston Avenue in Cayce (formerly known as 1709 Mobile Avenue, West Columbia, SC), consisting of two separate buildings.

The Disability Determination Services (DDS) Columbia Regional Office and Administrative Office of the Vocational Rehabilitation Department currently leases 50,952 square feet at the location under two leases expiring October 31, 2010. 47,185 square feet is leased at a current rate of \$14.41 per square foot and 3,767 square feet is leased at a current rate of \$16.65 per square foot. Both leases include all operating expenses. Under the new lease, Vocational Rehabilitation will occupy the remaining 836 square feet available at the location, which will help alleviate a shortage of space. The lease payments and the salaries of the staff that will occupy the leased space are federally funded.

The new lease was negotiated after a solicitation for space was issued. The lease term will be seven years commencing November 1, 2010, with one optional renewal term of three years. Rent will be \$55,499.47 per month or \$665,993.68 per year (\$12.86 per square foot) for the first year of the lease. Thereafter, rent increases 3% per year for years two (2) through five (5) and will remain at a rate of \$14.48 per square foot for the last three (3) years initial term. The proposed lease will save Vocational Rehabilitation \$76,663 in the first year of the lease and \$161,694 over the initial seven year term of the lease based on its current lease rate and square foot area occupied.

The landlords will continue to provide surface parking adjacent to the buildings for all employees and visitors. As part of renovations to be made, the landlords will enclose the breezeway connecting the two buildings. Vocational Rehabilitation will not incur any additional expenses above the rent amount for renovations.

All operating costs are included with rent and Vocational Rehabilitation is not responsible for any annual increases of such expenses. The maximum rent over the term of the lease is as follows:

Initial Term

Year	Date	Rate/SF	Rent
1	11-1-2010	\$12.86	\$665,993.68
2	11-1-2011	\$13.25	\$686,191.00
3	11-1-2012	\$13.65	\$706,906.20
4	11-1-2013	\$14.06	\$728,139.28
5	11-1-2014	\$14.48	\$749,890.24
6	11-1-2015	\$14.48	\$749,890.24
7	11-1-2016	\$14.48	\$749,890.24
Total for 7 years			\$5,036,900.88
Average for 7 years		\$13.89	\$719,557.27

Renewal Term

Year	Date	Rate/SF	Rent
8	11-1-2017	\$14.91	\$772,159.08
9	11-1-2018	\$14.91	\$772,159.08
10	11-1-2019	\$14.91	\$772,159.08
Total for 10 years			\$7,353,378.12
Average for 10 years		\$14.20	\$735,337.81

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

Lease Date	Agency/Location	Rate
7-07	Department of Health & Environmental Control 8901 Farrow Road	\$16.00
9-08	Public Service Commission 101 Executive Center Drive	\$13.71
7-07	State Accident Fund 800 Dutch Square Boulevard	\$13.10

Vocational Rehabilitation has adequate funds for the lease according to a Budget Approval Form submitted January 26, 2010, which also includes a multi-year plan. The space allocation of the new lease is 29,950 square feet of office space for 221 employees. 1,765 square feet is allocated for a large conference room that is used for meetings of 135 plus people at a time and staff training. 750 square feet is allocated for a document scanning room, 720 square feet is allocated for a computer training room for clients, and 120 square feet is allocated for a confidential interview room. The remaining 18,483 square feet is to be utilized for smaller conference rooms, reception area, copy/fax/network printer areas, storage, file cabinets, mailroom, break room/kitchenette area, computer server room and HVAC room.

No option to purchase the property is included in the lease. The leased buildings were constructed in 1986 and 1995, and an addition to the original building was constructed in 2005.

No environmental assessment has been performed on the property. The lease was approved by Marvin Efron and Sara T. Efron as the landlords and by Barbara Hollis, Commissioner of the South Carolina Vocational Rehabilitation Department.

4. **What is JBRC asked to do?** Approve the proposed seven year lease and optional renewal term of three years for the Vocational Rehabilitation Department at 1244 Boston Avenue in Cayce.
-

5. **What is recommendation of the General Services Division?** Approval of the proposed seven year lease and optional renewal term of three years for the Vocational Rehabilitation Department at 1244 Boston Avenue in Cayce.
-

6. **List of Supporting Documents:**

- (a) Letter from the Vocational Rehabilitation Department dated January 27, 2010.
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

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.



Disability Determination Services
South Carolina Vocational Rehabilitation Department

Providing quality disability determination services to South Carolinians in a responsive, timely and cost-effective manner.

Barbara G. Hollis, Commissioner

Disability Determination Services ■ P.O. Box 60 ■ West Columbia, SC 29171
Phone: (803) 896-6400 ■ Toll-free: (800) 868-5355 ■ Administrative Fax: (803) 896-6426

January 27, 2010

Ms. Lisa H. Catalanotto, Program Manager
General Services Division
Real Property Services
1201 Main Street, Suite 420
Columbia, SC 29201

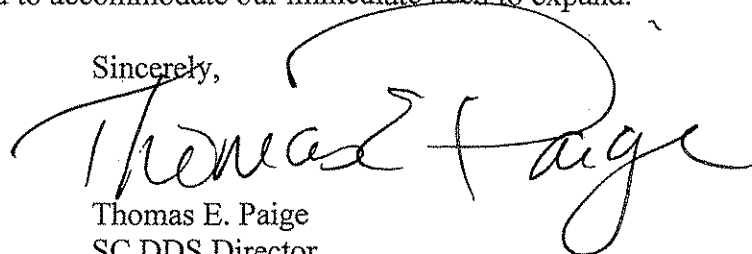
Dear Ms Catalanotto:

The Disability Determination Services (DDS) of the South Carolina Vocational Rehabilitation Department is 100% federally funded, exclusively by The Social Security Administration. Our agency processes over 80,000 disability claims each year, serving constituents through offices in Charleston, Columbia and Greenville. This includes approximately 2,000 SC Retirement System claims, 11,500 DHHS Medicaid Disability claims and 50 Homestead exemption claims.

The DDS Columbia Regional Office houses 137 employees and the DDS State Office houses 64 currently. Additional SSA hiring over the next two years and beyond will bring the combined office staff to 221 employees, including about 31 contracted medical consultants, 12 temporary contractors and several other contractual employees. The entire Columbia complex provides 51,788 sq ft of useable rentable space and parking. However this lease expires in October, 2010. The proposed lease will provide the requested space and an immediate savings with the new rate of \$12.86 per sq ft.

It is our preference to remain at this location to avoid relocation for several reasons. Due to the SSA case processing requirements, any new facility would have to provide category 6 data cables and dedicated outlets for approximately 250 computer terminals. It also would have to include security measures consistent with SSA requirements. Moving costs, which would include moving over 200 employees, modular workstations, computer terminals (which could only be moved under supervision of SSA personnel), file cabinets, scanners, and furnishings would cost approximately \$178,500. It would also cause considerable and costly case processing delays. Consequently, we request that you take the necessary and appropriate actions to secure our agency the office space needed to accommodate our immediate need to expand.

Sincerely,



Thomas E. Paige
SC DDS Director

cc: Richard Elam
Ken Norris

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: February 10, 2010

Regular Agenda

1. Submitted by:

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


M. Rickbourg Roberson, Director

Subject: State Board for Technical and Comprehensive Education Lease at 4900 Lacross Road in North Charleston

2. Summary Background Information:

The State Board for Technical and Comprehensive Education (SBTCE) requests approval to lease from the City of North Charleston ("Landlord"), the entire five story building known as the former City of North Charleston City Hall located at 4900 Lacross Road in North Charleston consisting of 56,000 square feet.

The leased space will be used for readySC services as part of the State's commitment to the Boeing Company for the new Boeing Assembly Plant in North Charleston, and will accommodate recruiting and/or training services for existing employees, approximately 650 new employees replacing existing contract workers and 3,800 new second line production employees. The Employment Security Commission will also provide services from this facility in partnership with SBTCE. SBTCE will sublease approximately half of the space to the Trident Workforce Development Board and the Boeing Company, which will accomplish having all partners of the project at one location.

The lease term will be five years commencing March 1, 2010 with one optional renewal term of five years. Rent will be \$250,000 (\$4.46 per square foot) fixed for the initial term of the lease for a total of \$1,250,000 over the term. Rent for the renewal term will be \$281,250 (\$5.02 per square foot) fixed for the term for a total of \$1,406,250. SBTCE will additionally be responsible for all operating and maintenance costs, including utilities, estimated to be \$150,000 annually. Approximately half of all rent and operating and maintenance costs will be recouped from the Workforce Development Board and Boeing as subtenants.

Landlord will provide surface parking adjacent to the building for all employees and visitors. SBTCE is responsible for all upfit, which will not exceed \$50,000.

SBTCE has adequate funds for the lease according to a Budget Approval Form submitted January 21, 2010, which also includes a multi-year plan. Lease payments will be made from state appropriations. The leased space as currently configured will support the program's training needs and will accommodate approximately 170 employees of SBTCE, the Workforce Development Board and Boeing.

No option to purchase the property is included in the lease. The leased building was

constructed in 1979. No environmental assessment has been performed on the property. The lease was approved by R. Keith Summey, Mayor of the City of North Charleston, and by Mandy M. Kibler, Vice President for Finance of the State Board for Technical and Comprehensive Education.

4. What is JBRC asked to do? Approve the proposed five year lease and optional renewal term of five years for the State Board for Technical and Comprehensive Education at 4900 Lacross Road in North Charleston.

5. What is recommendation of the General Services Division? Approval of the proposed five year lease and optional renewal term of five years for the State Board for Technical and Comprehensive Education at 4900 Lacross Road in North Charleston.

6. List of Supporting Documents:

- (a) Letter from the State Board for Technical and Comprehensive Education dated January 25, 2010.
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

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.

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(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.



Barry W. Russell
System President

January 25, 2010

South Carolina
State Board for Technical and
Comprehensive Education

Board Members

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At-Large

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Wm. Brantley Harvey, Jr.
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Bruce Herbert Ellis
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At-Large

James H. Rex
Ex Officio

Joe E. Taylor, Jr.
Ex Officio

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

Dear Ms. Catalanotto:

The State Board for Technical and Comprehensive Education is requesting approval from the Joint Bond Review Committee and the Budget and Control Board for a lease with the City of North Charleston. The State Board for Technical and Comprehensive Education will lease the 56,000 square foot former City Hall building from the City of North Charleston to provide space for the State's commitment to Boeing Charleston.

The lease will provide space for readySC™ services including necessary gap training for existing employees, recruiting and training for the estimated 650 new employees replacing existing contract workers and recruiting and training for the estimated 3,800 new second line production employees; Trident One-Stop Employment Security Commission; and providing space for Boeing Company. The location of all partners in one centralized location will enhance the efficiency and effectiveness of recruitment and assessment efforts for new production line employees.

We are requesting the lease for five years commencing March 1, 2010 and ending February 28, 2015.

Thank you for your consideration of this matter.

Sincerely,

Mandy M. Kibler
Vice President for Finance
Technical College System

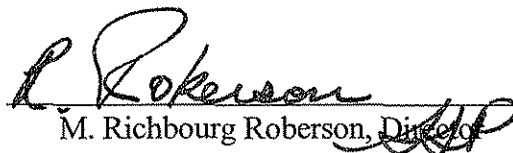
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: February 10, 2010

Regular Agenda

1. Submitted By:

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


M. Richbourg Roberson, Director

2. Subject: Trident Technical College Sale of 0.775 Acre to Department of Transportation

3. Summary Background Information:

Trident Technical College owns approximately 35 acres at 1001 S. Live Oak Drive (Highway 17A) in Moncks Corner, which serves as the College's Berkeley Campus. The Department of Transportation (DOT) plans to widen Highway 17A and needs to acquire land along the frontage of the Berkeley Campus for a highway right-of-way. The highway widening project will benefit the College by enhancing access to its campus.

The College requests approval to sell 0.775 acre to DOT for \$63,992, which is the appraised value of \$52,310 plus \$12,682 the cost of replacing the College's entrance sign. Proceeds from the sale will be distributed in accordance with 2009 S.C. Act No. 23, Part 1B, §80A.43 and SC Code of Laws §59-53-53.

The proposed property sale was approved by the Trident Technical College Area Commission on July 28, 2009 and the State Board for Technical and Comprehensive Education on November 18, 2009.

4. What is the Joint Bond Review Committee asked to do?

Approve the sale of 0.775 acre from Trident Technical College to the Department of Transportation.

5. What is the recommendation of the General Services Division?

Approval of the property conveyance as requested.

6. List of Supporting Documents:

- (a) Letter from Trident Technical College dated December 9, 2009
- (b) SC Code of Laws Sections 1-11-65 and 59-53-53
- (c) 2009 S.C. Act No. 23, Part 1B, § 80A.43



TRIDENT TECHNICAL COLLEGE

December 9, 2009

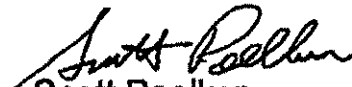
SC Budget and Control Board
Division of General Services
Real Property Services
Linda M. Gordon
1201 Main Street, Suite 420
Columbia, SC 29201

Dear Linda,

Trident Technical College agrees with giving SCDOT a temporary license agreement to allow the road widening project for Highway 17A/South Live Oak Drive to continue until final approval of the Joint Bond Review Committee and the Budget and Control Board is obtained. We do not expect that this temporary license will jeopardize the arrangement we have made with SCDOT. However, request you include language to this effect in the temporary license and forward the proposed agreement to me for review.

Thank you for your help in this matter.

Sincerely,



Scott Poelker
Vice President
Finance and Administration

SP/sm

SECTION 1-11-65. Approval and recordation of real property transactions involving governmental bodies.

(A) All transactions involving real property, made for or by any governmental bodies, excluding political subdivisions of the State, must be approved by and recorded with the State Budget and Control Board. Upon approval of the transaction by the Budget and Control Board, there must be recorded simultaneously with the deed, a certificate of acceptance, which acknowledges the board's approval of the transaction. The county recording authority cannot accept for recording any deed not accompanied by a certificate of acceptance. The board may exempt a governmental body from the provisions of this subsection.

(B) All state agencies, departments, and institutions authorized by law to accept gifts of tangible personal property shall have executed by its governing body an acknowledgment of acceptance prior to transfer of the tangible personal property to the agency, department, or institution.

SECTION 59-53-53. Borrowing by area commissions; special fees; disposing of excess real property.

(A) The area commission of any technical education institution under the jurisdiction of the South Carolina technical education system may borrow for capital improvements from a federal or other lending agency an amount not to exceed its ability to repay the loan through the imposition of a special fee. The terms of the loan may not exceed forty years. An area commission may issue covenants, enter into mortgages, and grant liens limiting the sale or use of certain parcels of real or personal property in its possession when required as a condition of accepting a grant, loan, or donation for specified capital improvement projects.

To amortize the loan, a special fee must be imposed within the limits established by the state board, the proceeds of which must be deposited in a special account to be used for payment of the loan in accordance with the terms negotiated by the commission and the lender. No funds other than the revenue from the special fee may be pledged for payment of the loan.

(B) The governing body for each technical college shall review the real property titled in the name of its institution to determine if such property is in excess of the institution's anticipated needs and is available for disposal. All real properties determined to be in excess may be disposed of with the approval of the State Board for Technical and Comprehensive Education, the Budget and Control Board, and the Joint Bond Review Committee. The proceeds of such sales are to be disposed of as follows:

(1) if the property was acquired by gift, or through tuition, student fees, county funds, or earned income, the proceeds may be retained by the selling institution for use in accord with established needs;

(2) if the property was acquired through state appropriations, state capital improvement bonds, or formula funds, the proceeds shall revert to the state general fund.

The responsibility for providing any necessary documentation including, but not limited to, documenting the fund source of any real property proposed for sale rests with each respective institution.

2009 S.C. Act No. 23, Part 1B, §80A.43. BCB: Sale of Surplus Real Property.

Up to 50% of the proceeds, net of selling expenses, from the sale of surplus real properties shall be retained by the Budget and Control Board and used for the deferred maintenance of state-owned buildings. The remaining 50% of the net proceeds shall be returned to the agency that the property is owned by, under the control of, or assigned to and shall be used by that agency for non-recurring purposes. This provision applies to all state agencies and departments except: institutions of higher learning; the Public Service Authority; the Ports Authority; the MUSC Hospital Authority; the Myrtle Beach Air Force Redevelopment Authority; the Department of Transportation; the Columbia State Farmers Market; the Department of Agriculture's Columbia Metrology Lab building and property; the Charleston Naval Complex Redevelopment Authority; the Department of Commerce's Division of Public Railways; the Midlands Technical College Enterprise Campus Authority; the Trident Technical College Enterprise Campus Authority; the Commissioners residence at the Department of Corrections and the Educational Television Commission's Key Road property.

The Educational Television Commission shall be authorized to retain the net proceeds from the sale of its property on Key Road, and such proceeds shall only be used for the renovation of the ETV Telecommunications Center. If it is determined that sufficient net proceeds are not to be derived from the sale of its property on Key Road to cover the cost of all renovations of the Telecommunications Center, the property on Key Road shall not be sold. Any proposed sale hereunder shall, prior to said sale, be submitted to the Budget and Control Board for approval as being in compliance with the requirements of this subsection.

The Department of Corrections shall be authorized to retain the net proceeds from the sale of the residence provided for the Commissioner of the Department of Corrections and use such proceeds for deferred maintenance needs at the Department of Corrections.

The Forestry Commission shall be authorized to retain the net proceeds from the sale of a tract of land containing a total of ten acres or less in Horry County. Receipts generated by the sale of this tract shall be utilized for the agency's capital improvement and/or facility maintenance program. The commission may sell this tract of land at or above fair market value as determined by independent appraisal.

The Department of Agriculture, the Educational Television Commission, the Department of Corrections, and the Forestry Commission shall annually submit a report, within sixty days after the close of the fiscal year, to the Senate Finance Committee and the House Ways and Means Committee on the status of the sale of the identified property and a detailed accounting on the expenditure of funds resulting from such sale.

This provision is comprehensive and supersedes any conflicting provisions concerning disposition of state owned real property whether in permanent law, temporary law or by provision elsewhere in this act.

Any unused portion of these funds may be carried forward into succeeding fiscal years and used for the same purposes.

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 18, 2009 through January 8, 2010**

Item 1. Agency: H17 Coastal Carolina University Project: 9574, Public Safety Facility Construction

CHE Approval Date: 12/07/09
Committee Review Date:
B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget \$15,000.00
 [9] Other, One Cent Sales Tax \$15,000.00

<u>Source</u>	<u>Amount</u>
Other, One Cent Sales Tax	15,000.00
Total Funds	15,000.00

Purpose: To begin design work to construct a new public safety facility at Coastal Carolina. The approximately 5,000 square foot facility will include 15 offices, a dispatch and communication center, a training room and a locker room area. The Public Safety Department is currently housed in a part of Atheneum Hall, which is planned for renovation into a alumni facility. The new location will provide an increased security presence for the University’s east campus while maintaining its current standards for security on the main campus.

Ref: Supporting document pages 1-4

Item 2. Agency: H24 SC State University Project: 9645, Campus-wide Energy Performance Contract

CHE Approval Date: 02/04/10
Committee Review Date:
B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget \$300,000.00
 [7] Federal \$300,000.00

<u>Source</u>	<u>Amount</u>
Federal	300,000.00
Total Funds	300,000.00

Purpose: To begin detailed energy audits toward implementation of a campus-wide energy performance contract at SC State. Detailed energy audits of approximately 50% of the buildings on campus, totaling 750,000 square feet, will be done by three energy service companies before a performance contractor is selected. The audits will include assessment of lighting, lighting controls, water conservation, HVAC equipment, energy management systems and controls, steam and condensate optimization, and window upgrades or replacements for guaranteed energy and operational savings. The assessment will determine the requirements and scope of work to be done under the construction and replacement phase.

Ref: Supporting document pages 5-7

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 18, 2009 through January 8, 2010**

Item 3. Agency: H27 University of South Carolina Project: 6074, Spigner House Renovation

CHE Approval Date: 12/11/09
 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, Auxiliary Funds..... \$13,500.00

<u>Source</u>	<u>Amount</u>
Other, Auxiliary Funds	13,500.00
Total Funds	13,500.00

Purpose: To begin design work to renovate the Spigner House at USC. The renovations will include providing space on the first floor for receptions and special events and space on the second floor for food service vendor offices. The facility is currently unoccupied and renovations will adapt the space for new use. All existing building systems are outdated and will be upgraded to meet current codes and requirements for the new function.

Ref: Supporting document pages 8-10

Item 4. Agency: H59 State Board for Technical and Comprehensive Education Project: 6013, Piedmont - Newberry County Center Renovation

CHE Approval Date: 12/03/09
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget \$120,000.00
 [9] Other, Local \$120,000.00

<u>Source</u>	<u>Amount</u>
Other, Local	120,000.00
Total Funds	120,000.00

Purpose: To begin design work to renovate approximately 77,000 square feet of space for use as the Newberry campus of Piedmont Technical College. Former retail facilities on Wilson Road will be purchased by the county and renovated for use as both county offices and the college's Newberry County campus. The college currently leases a 30,000 square foot facility from the county as the Newberry campus, which was an old National Guard armory. As the Newberry student enrollment escalates, the facility does not meet current space needs and does not allow room for growth for future programs.

Ref: Supporting document pages 11-17

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
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Item 5. Agency: H59 State Board for Technical and Comprehensive Education Project: 6014, Horry-Georgetown - Conway Building 300 Replacement

CHE Approval Date: 02/04/10
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget \$187,500.00
 [9] Other, One Cent Sales Tax \$187,500.00

<u>Source</u>	<u>Amount</u>
Other, One Cent Sales Tax	187,500.00
Total Funds	187,500.00

Purpose: To begin design work to demolish an outdated, 10,000 square foot academic building and replace it with an approximately 45,000 square foot academic building at Horry-Georgetown Tech's Conway campus. The new facility will contain classrooms, labs and faculty offices and house the engineering, construction management, and aviation mechanics programs, general education classes and labs. The existing facility is more than 30 years old, antiquated for instructional use, not energy efficient, and no longer meets the physical growth or technological needs of the college. The new facility will be more energy efficient and will help to accommodate the additional growth in student enrollment, which in Fall 2009 was more than 20% greater than the prior year.

Ref: Supporting document pages 18-21

Item 6. Agency: H59 State Board for Technical and Comprehensive Education Project: 6015, Trident - Building 950 Renovation Phase II

CHE Approval Date: 02/04/10
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget \$84,000.00
 [9] Other, Institutional \$84,000.00

<u>Source</u>	<u>Amount</u>
Other, Institutional	84,000.00
Total Funds	84,000.00

Purpose: To begin design work to complete renovations to Building 950 at Trident Tech. Approximately 42,000 square feet of space were renovated after the industrial building was purchased in 2001 and the remaining 29,358 square feet of unfinished space will be renovated as Phase II. The renovation will provide space for the media arts and exercise science programs and for student study and food service areas. It will allow for consolidation of the media arts program which has grown 67% from Fall 2005 to Fall 2009 to 799 students and is located in several buildings on campus. The renovation will provide student study and food service areas to support expanded training in aircraft manufacturing located adjacent to the facility and for the growth on the north side of campus. It will provide space for exercise science classrooms, labs and faculty offices which will fill a void in the Charleston area and provide cutting edge educational opportunities.

Ref: Supporting document pages 22-25

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
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Item 7. Agency: E24 Office of the Adjutant General Project: 9753, Pine Ridge Joint Operation Center Addition

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\$11,250.00
 [7] Federal.....\$11,250.00

<u>Source</u>	<u>Amount</u>
Federal	11,250.00
Total Funds	11,250.00

Purpose: To begin design work to construct an approximately 2,100 square foot addition to the Pine Ridge Readiness Center’s Joint Operation Center. The addition will include restrooms, showers and ten offices. The Joint Operation Center is the National Guard’s counterpart to the Emergency Management Division which is called into operation in the event of an emergency situation. Since September 11, 2001, fulltime National Guard staff in the center have increased from 4 to 25 and, if a major event occurs, will increase to 50 per 12 hour shift. The existing facility does not have the restroom, shower and office facilities to accommodate the current staffing level.

Ref: Supporting document pages 26-28

Item 8. Agency: E24 Office of the Adjutant General Project: 9754, Laurens Readiness Center Addition Construction

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.....\$99,555.00
 [7] Federal.....\$99,555.00

<u>Source</u>	<u>Amount</u>
Federal	99,555.00
Total Funds	99,555.00

Purpose: To begin design work to construct an approximately 20,049 square foot addition and make related alterations to the Laurens Readiness Center for the National Guard. The Laurens Readiness Center houses the 1055th Transportation Company, which is authorized 41,295 square feet of space. The Laurens Center has only 18,321 square feet and lacks adequate classroom, simulation, kitchen, administrative, supply, fitness, locker and other space. The lack of authorized readiness center space has a negative impact on the unit’s ability to meet its mission in readiness, recruiting, retention and training.

Ref: Supporting document pages 29-31

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
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Item 9. Agency: E24 Office of the Adjutant General Project: 9755, Florence Readiness Center Addition Construction

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 \$88,785.00
 [7] Federal..... \$88,785.00

<u>Source</u>	<u>Amount</u>
Federal	88,785.00
Total Funds	88,785.00

Purpose: To begin design work to construct an approximately 17,278 square foot addition and make related alterations to the Florence Readiness Center for the National Guard. The Florence Readiness Center houses the 51st Military Police Unit, which is authorized 40,176 square feet of space. The Florence Center has only 22,724 square feet and lacks adequate classroom, simulation, kitchen, administrative, supply, fitness, locker and other space. The lack of authorized readiness center space has a negative impact on the unit's ability to meet its mission in readiness, recruiting, retention and training.

Ref: Supporting document pages 32-34

Item 10. Agency: E24 Office of the Adjutant General Project: 9756, Barnwell Readiness Center Addition Construction

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..... \$82,860.00
 [7] Federal..... \$82,860.00

<u>Source</u>	<u>Amount</u>
Federal	82,860.00
Total Funds	82,860.00

Purpose: To begin design work to construct an approximately 14,651 square foot addition and make related alterations to the Barnwell Readiness Center for the National Guard. The Barnwell Readiness Center houses the 741st Quarter Master Company, which is authorized 39,533 square feet of space. The Barnwell Center has only 14,974 square feet and lacks adequate classroom, simulation, kitchen, administrative, supply, fitness, locker and other space. The lack of authorized readiness center space has a negative impact on the unit's ability to meet its mission in readiness, recruiting, retention and training.

Ref: Supporting document pages 35-37

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 18, 2009 through January 8, 2010**

Item 11. Agency: F03 Budget and Control Board Project: 9887, Four Buildings Emergency Generator Replacement

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 \$13,335.00
 [9] Other, Deferred Maintenance \$13,335.00

<u>Source</u>	<u>Amount</u>
Other, Deferred Maintenance	13,335.00
Total Funds	13,335.00

Purpose: To begin design work to replace the emergency generator serving the Brown Building and McEachern Parking Facility and provide emergency power to the Calhoun and Wade Hampton Buildings. The generator will supply emergency power for exit lighting, elevators, fire pumps, fire alarm and security systems, communications and computer rooms. The emergency generator serving the Brown and McEachern facilities is 37 years old, is obsolete and parts are no longer available. Currently, no emergency power exists for the Calhoun and Wade Hampton Buildings. If the existing generator did not operate during a power failure, the loss of an operating fire pump would potentially lead to the loss of buildings.

Ref: Supporting document pages 38-41

Item 12. Agency: F03 Budget and Control Board Project: 9888, Supreme Court Metal Gutters/Roof Replacement

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 \$12,000.00
 [9] Other, Deferred Maintenance \$12,000.00

<u>Source</u>	<u>Amount</u>
Other, Deferred Maintenance	12,000.00
Total Funds	12,000.00

Purpose: To begin design work to replace the gutters and metal roofing on the Supreme Court Building. The work will include covering the existing metal sloped portion of the roof with new metal roofing and replacing all gutters and flashing. The metal roof and gutters date to the original construction in 1920 and have been coated many times with waterproofing treatments which contain lead and asbestos. Ongoing leaks require increasing maintenance and are damaging wall coverings and casework inside the building. Additional funds are requested for pre-design work to cover the cost of the preliminary design, a load support evaluation, and lead and asbestos testing.

Ref: Supporting document pages 42-45

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 18, 2009 through January 8, 2010**

Item 13. Agency: F03 Budget and Control Board Project: 9889, SLED Storage and Logistics Facility Construction

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
 [9] Other, SLED..... \$7,500.00

<u>Source</u>	<u>Amount</u>
Other, SLED	7,500.00
Total Funds	7,500.00

Purpose: To begin design work to construct an approximately 12,000 square foot storage and logistics facility for SLED at its Broad River Road headquarters. The facility will include climate controlled space with physical and electronic security measures for secure evidence and case file storage and for law enforcement supply storage and distribution. The facility will allow SLED to consolidate materials stored in leased space throughout the state, provide greater efficiency through tighter control on the items stored, relieve much needed space within SLED's headquarters facilities, and provide for cost savings.

Ref: Supporting document pages 46-48

Item 14. Agency: J16 Disabilities and Special Needs Project: 9837, Whitten Center Outdoor Recreation Area Construction

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 \$5,250.00
 [9] Other, Whitten Center Special Contributions..... \$5,250.00

<u>Source</u>	<u>Amount</u>
Other, Whitten Center Special Contributions	5,250.00
Total Funds	5,250.00

Purpose: To begin design work to construct an outdoor recreation area at the Department of Disabilities and Special Needs' Whitten Center. The project will be constructed in two phases and Phase I will provide for a multi-purpose court and a covered shelter. Phase II, to be done in the future, will provide for a sensory garden. Residents of Whitten Center are more physically disabled and older than residents in the past. The new outdoor area will be a focal point for outdoor activities and will be within walking distance of the dorms and physically accessible to all. Currently, no focal point for outdoor activities exists at Whitten Center. The project will be funded completely with private donations restricted for this purpose.

Ref: Supporting document pages 49-52

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 18, 2009 through January 8, 2010**

Item 15. Agency: H09 The Citadel Project: 9604, Capers Hall Repairs

CHE Approval Date: 01/12/10
 Committee Review Date:
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,750,000.00

Budget After Action Proposed

(Add \$1,710,000.00 [9] Other, Education and General Student Fees)

<u>Source</u>	<u>Amount</u>
Other, Education and General Student Fees	1,750,000.00
Total Funds	1,750,000.00

Purpose: To repair the HVAC system in Capers Hall at The Citadel. The project was established in December 2009 for pre-design work which is now complete. The work will include removing ceilings in corridors, replacing the fan coil units, installing new ductwork, piping, steam devices, heat exchangers and controls, and installing new ceilings and lighting in corridors. The existing HVAC system was installed in 1977 when an addition to the facility was constructed. The system is more than 30 years old and does not meet current codes for indoor air quality. The repairs will be designed with sustainable features for improved energy efficiency including variable air volume terminal units, demand control ventilation, and energy efficient fan motors and lighting. The agency reports the total projected cost of this project is \$1,750,000 and annual operating cost savings of \$28,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is May 2010 and for completion of construction is January 2011.

Ref: Supporting document pages 53-57

Item 16. Agency: H17 Coastal Carolina University Project: 9571, Athletic Training/Locker Room Renovation

CHE Approval Date: 01/07/10
 Committee Review Date:
 B&C Board Approval Date:

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

Budget After Action Proposed

(Add \$791,000.00 [9] Other, Renovation Reserve/Plant Expansion)

<u>Source</u>	<u>Amount</u>
Other, Renovation Reserve/Plant Expansion	800,000.00
Total Funds	800,000.00

Purpose: To renovate approximately 4,700 square feet of space at Coastal Carolina's Brooks Stadium. The project was established in August 2009 for pre-design work which is now complete. Upon completion of the University's field house, the football locker room will relocate from the stadium to the field house. This will allow the university to join the training room in the stadium with the locker room to create an expanded athletic training facility to serve all university athletic teams. The renovation will include installing a hydroworks pool and two whirlpools, creating training staff offices, an exam room, space for training tables, and a taping area, and converting the existing men's restroom into men's and women's restrooms. The two existing training areas are not fully equipped, are located in different buildings, and cannot adequately serve the 430 athletes on campus. Energy savings measures will include installation of occupancy sensors, energy efficient lighting, and energy efficient therapy pools. The agency reports the total projected cost of this project is \$800,000 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 July 2010 and for completion of construction is December 2010.

Ref: Supporting document pages 58-63

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
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Item 17. Agency: H36 USC - Beaufort Project: 9511, Library Second Floor Upfit/Hargray Renovation

CHE Approval Date: 12/11/09
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$4,000,000.00

(Add \$2,800,000.00 [2] Institution Bonds)
 (Add \$ 694,138.50 [9] Other, Institutional Capital Project Funds)
 (Add \$ 450,000.00 [9] Other, Private)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	2,800,000.00
Other, Institutional Capital Project Funds	750,000.00
Other, Private	450,000.00
Total Funds	4,000,000.00

Purpose: To upfit unfinished space in the Library Building and renovate portions of the Hargray Building at USC-Beaufort. The project was established in June 2009 for pre-design work which is now complete. The library was constructed in 2005 as a two-story building, finished on the first floor only. The work on the second floor will include installing interior partitions and doors, electrical power and lighting, HVAC system, plumbing, casework, ceilings and room finishes to house the University College Center, multi-function and computer classrooms, study rooms, and faculty and other offices. As functions are relocated to the library space, building modifications in the Hargray Building will also be made to convert its space for other uses. The renovation will use energy savings and conservation measures including a high efficiency air handling unit, low flow plumbing fixtures and flow restrictors, energy efficient lighting, and occupancy sensors. The agency reports the total projected cost of this project is \$4 million and additional annual operating costs of \$72,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2010 and for completion of construction is December 2011.

Ref: Supporting document pages 64-68

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
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Item 18. Agency: H59 State Board for Technical and Comprehensive Education Project: 6009, Florence-Darlington - Manufacturing Incubator Center Construction

CHE Approval Date: 02/04/10
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$4,253,952.00

Budget After Action Proposed

(Add \$1,200,000.00 [6] Appropriated State)
 (Add \$1,500,000.00 [7] Federal)
 (Add \$1,250,000.00 [9] Other, County Appropriation)
 (Add \$ 253,952.00 [9] Other, Foundation)

<u>Source</u>	<u>Amount</u>
Appropriated State	1,200,000.00
Federal	1,500,000.00
Other, County Appropriation	1,300,000.00
Other, Foundation	253,952.00
Total Funds	4,253,952.00

Purpose: To construct an approximately 25,000 square foot manufacturing incubator center at Florence-Darlington Tech. The project was established in December 2009 for pre-design work which is now complete. The facility will provide manufacturing space for up to five start-up companies and will be constructed adjacent to the Advanced Manufacturing Center, which will provide employee training and development resources to the companies. The college is taking a leading role in economic development activities in the Pee Dee region, with the goal of creating jobs in its service area, and does not have the facilities to accomplish this. The building will be constructed to LEED Silver Certification and include water and energy efficiency, materials and resources conservation, and indoor environmental quality measures. The agency reports the total projected cost of this project is \$4,253,952 and additional annual operating costs ranging from \$140,000 to \$145,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is June 2010 and for completion of construction is December 2011.

Ref: Supporting document pages 69-76

Item 19. Agency: F03 Budget and Control Board Project: 9885, B&CB Buildings Incandescent/Fluorescent Lighting Replacement

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

Action

Proposed: Establish Construction Budget for \$1,064,130.00

Budget After Action Proposed

(Add \$1,048,170.00 [7] Federal)

<u>Source</u>	<u>Amount</u>
Federal	1,064,130.00
Total Funds	1,064,130.00

Purpose: To replace the lighting in 12 Budget and Control Board buildings. The project was established in December 2009 for pre-design work which is now complete. The work will include replacing existing light fixtures with more energy efficient fixtures. It will result in lower energy use and utility savings and will pay for itself in approximately three years. The agency reports the total projected cost of this project is \$1,064,130 and annual operating cost savings of \$344,705 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is May 2010 and for completion of construction is December 2010.

Ref: Supporting document pages 77-80

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
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Item 20. Agency: P28 Department of Parks, Recreation and Tourism Project: 9715, Paris Mountain State Park - Camp Buckhorn Renovations

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

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

Budget After Action Proposed

(Add \$295,500.00 [9] Other, Donation)

<u>Source</u>	<u>Amount</u>
Other, Donation	300,000.00
Total Funds	300,000.00

Purpose: To renovate the lodge and restrooms at Paris Mountain State Park’s Camp Buckhorn. The project was established in December 2009 for pre-design work which is now complete. The renovations will include replacing the HVAC and electrical systems, roof, plumbing fixtures and appliances, and making other minor repairs. Camp Buckhorn was constructed in the 1930’s, is listed on the National Register of Historic Places and has not been renovated since the 1980’s. Fixtures and finishes are worn and renovations are needed to protect and preserve the facility so it can continue to be used for public meetings and gatherings. The renovation will include installing an energy efficient HVAC system and increased insulation in the building. The agency reports the total projected cost of this 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 December 2010 and for completion of construction is October 2011.

Ref: Supporting document pages 81-85

Item 21. Agency: H51 Medical University of SC Project: 9787, Energy Performance Contract Implementation

CHE Approval Date: 12/22/09
Committee Review Date:
B&C Board Approval Date:

Action Proposed: Increase budget from \$16,400,000.00 to \$18,341,305.00

Budget After Action Proposed

(Add \$1,511,139.00 [7] Federal)
 (Add \$ 430,166.00 [9] Other, Institutional Capital Project Funds)

<u>Source</u>	<u>Amount</u>
Federal	1,511,139.00
Other, Master Lease Program	16,400,000.00
Other, Institutional Capital Project Funds	430,166.00
Total Funds	18,341,305.00

Purpose: To revise the project scope and implement an additional energy efficiency measure in MUSC’s energy performance contract. The project was established in September 2008 to allow MUSC to implement 23 energy efficiency measures in buildings campus-wide with guaranteed annual energy savings of approximately \$2.5 million. The additional measure will involve replacing the existing electric reheat system in the Clinical Sciences Building with a new hot water reheat system. The measure will result in guaranteed annual savings of approximately \$91,000 and funding is provided mainly from energy stimulus funds through the State Energy Office. The agency reports the total projected cost of this measure is \$1,941,305 and of the entire project is \$18,341,305 and annual operating cost savings of \$2,599,733 will result in the three years following project completion. The agency also reports the projected date for execution of the performance contract amendment is March 2010 and for completion of all construction is December 2010.

Ref: Supporting document pages 86-89

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
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Item 22. Agency: E24 Office of the Adjutant General Project: 9725, TAG Facility Emergency Generator Replacement

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

Action Proposed: Increase budget from \$250,000.00 to \$285,799.26

Budget After Action Proposed

(Add \$35,799.26 [7] Federal)

<u>Source</u>	<u>Amount</u>
Federal	285,799.26
Total Funds	285,799.26

Purpose: To cover the full cost of replacing the emergency generator in the Adjutant General’s headquarters building. The project was established in August 2006 to replace the emergency generator for vital areas, including purchasing, contracting, and payroll, at the headquarters facility. During the design phase, additional work was needed when it was found that the HVAC intakes were too close to the generator and dampers would have to be designed to shut down when the generator was operational. The additional design and work needed to correct this issue resulted in higher costs to install the generator than originally anticipated. The work is complete and, upon approval of the additional funds, the project will be closed. The final cost of the project is \$285,799 and no additional annual operating costs resulted from the project.

Ref: Supporting document pages 90-92

Item 23. Agency: H75 School for the Deaf and Blind Project: 9538, Safety/Accessibility/ADA Renovations

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

Action Proposed: Increase Budget from \$1,690,472.00 to \$2,130,216.00

Budget After Action Proposed

(Add \$439,744.00 [7] Federal)

<u>Source</u>	<u>Amount</u>
Capital Reserve Fund	1,690,472.00
Federal	439,744.00
Total Funds	2,130,216.00

Purpose: To continue renovations to Thackston Hall at the School for the Deaf and Blind. The project was established in August 2007 to do safety, accessibility and ADA renovations to several campus buildings including Thackston Hall. Additional funds have been received to replace the hotwater boiler, controls and piping at Thackston Hall. This facility receives heating from a central steam plant which is more than 50 years old and has a long distribution piping system. Several hundred linear feet of the steam distribution system can be closed, resulting in energy savings, with the installation of a new boiler for the building. The agency reports the total projected cost of this project, including renovations already completed, is \$2,130,216 and annual operating cost savings of \$46,138 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2010 and for completion of construction is December 2010.

Ref: Supporting document pages 93-99

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
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Item 24. Agency: N20 Criminal Justice Academy Project: 9594, Criminal Justice Academy Renovations

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

Action Proposed: Increase budget from \$1,289,330.62 to \$2,089,330.62

Budget After Action Proposed

(Add \$800,000.00 [9] Other, Court Fines)

<u>Source</u>	<u>Amount</u>
Capital Reserve Fund	1,000,000.00
Other, Court Fines	1,089,330.62
Total Funds	2,089,330.62

Purpose: To reroof the administration classroom building and related areas at the Criminal Justice Academy. The project was established in January 2007 to begin design work which is almost complete. The project has been delayed because the design was more involved than originally anticipated due to different roofing materials and slopes and because the agency found the kitchen has to be taken offline to reroof it and timing became an issue. Current estimates to replace the roofs on the administration classroom building, portions of the kitchen, storage areas, classroom wraparound, gym and connecting areas and to repair inside damage from leaking roofs requires additional funds. The roofs are more than 35 years old and have a long history of leaking. The agency reports the total projected cost of this project is \$2,089,331 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 2010 and for completion of construction is April 2011.

Ref: Supporting document pages 100-102

Item 25. Agency: H17 Coastal Carolina University Project: 9572, Quail Creek Golf Course Acquisition

CHE Approval Date: 12/07/09
 Committee Review Date:
 B&C Board Approval Date:

Action Proposed: Final Land Acquisition

Budget After Action Proposed

(Add \$3,180,000.00 [9] Other, One Cent Sales Tax)

<u>Source</u>	<u>Amount</u>
Other, One Cent Sales Tax	3,200,000.00
Total Funds	3,200,000.00

Purpose: To acquire the 188-acre Quail Creek Golf Course and driving range for Coastal Carolina University. The university leases the property, which includes a clubhouse and maintenance facilities, to support its Professional Golf Management Program. The course is the lab for the program and provides proximity and accessibility needed by the 255 students enrolled in the program and for approximately 80 students enrolled in Horry-Georgetown Tech's Turf Management Program who also train there. The property has been appraised for \$3,775,000 and the seller has agreed to sell for \$3,039,107. 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 acquisition is \$3.2 million, including investigative studies and closing costs, and annual operating cost savings of \$353,000 will result in the three years following acquisition.

Ref: Supporting document pages 103-114

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Item 26. Agency: H59 State Board for Technical and Comprehensive Education Project: 6012, Florence-Darlington - Cosmetology Center Land Acquisition

CHE Approval Date: 01/12/10
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	75,000.00
Total Funds	75,000.00

Purpose: To purchase 1.7 acres of land for Florence-Darlington Tech. The project was established in December 2009 for investigative studies which are now complete. The property is located in Darlington County less than one mile from the main campus, adjacent to the college's Cosmetology program. It contains a small house in poor condition that will be demolished and recently became available upon the death of the owner. The property will be used for additional parking and for future expansion of the Cosmetology instructional program, which has grown over recent years and has a waiting list of more than 100 students. The property has been appraised for \$116,000 and the seller has agreed to sell for \$70,000. 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, is \$75,000 and additional annual operating costs of \$3,000 will result in the three years following acquisition.

Ref: Supporting document pages 115-121

Item 27. Agency: P24 Department of Natural Resources Project: 9913, Newberry/Laurens - Belfast Tract Land Acquisition

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

Action Proposed: Final Land Acquisition

Budget After Action Proposed

(Add \$4,438,654.00 [7] Federal)
 (Add \$ 100,000.00 [9] Other, Deer Revenue)
 (Add \$ 589,779.00 [9] Other, Timber Revenue)
 (Add \$2,602,007.00 [9] Other, Heritage Land Trust)

<u>Source</u>	<u>Amount</u>
Federal	5,981,154.00
Other, Conservation Bank	2,000,000.00
Other, Heritage Land Trust	7,037,567.00
Other, Timber Revenue	739,779.00
Other, Deer Revenue	100,000.00
Other, Wild Turkey Federation	58,000.00
Total Funds	15,916,500.00

Purpose: To purchase approximately 2,436 acres of undeveloped land to complete acquisition of the 4,664-acre Belfast tract for the Department of Natural Resources. The project was established in May 2008 for preliminary studies to purchase the property in two phases. Phase I containing 2,228 acres in Newberry and Laurens Counties was approved for purchase in September 2008 and acquired for \$8,148,560. The Phase II 2,436-acre tract in Newberry County has been appraised for \$7,710,440 and the seller has agreed to sell for that amount. The property will be used to create a conservation corridor between two ranger districts of the Sumter National Forest and will increase public recreational opportunities in the area. 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 Phase II acquisition is \$7,730,440, including investigative studies, and of the entire acquisition is \$15,916,500 and no additional annual operating costs will result from the acquisition.

Ref: Supporting document pages 122-132

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Item 28. Agency: P28 Department of Parks, Recreation and Tourism Project: 9716, Jones Gap State Park Land and Donation

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

Action Proposed: Final Land Acquisition

Budget After Action Proposed

Purpose: To accept the donation of 305 acres of land adjacent to Jones Gap State Park for the Department of Parks, Recreation and Tourism. The donation will allow for expanding the boundaries of Jones Gap State Park to preserve the area, protect it from unwanted development and expand recreational activities. The Office of State Budget has reviewed the environmental study and approves its use in granting this request. The agency reports there is no projected cost for the acquisition as the donor is paying all associated costs and no additional annual operating costs will result from the acquisition.

<u>Source</u>	<u>Amount</u>
Total Funds	0.00

Ref: Supporting document pages 133-138