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November 28, 2011

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

Dear Senator Leatherman:

The State Budget Division submits the following items for review at the December 7, 2011 meeting of the Joint Bond Review Committee.

From the State Budget Division:

- 1) Summary 4-2012, including nine permanent improvement project requests.

No major lease or technical college disposal items were received from the General Services Division for this meeting. 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
Manager, Capital Budgeting

Enclosures

cc: George Dorn, Tim Rogers, Ted Pitts, Jamie Shuster, Bill Leidinger, Rick Harmon, Jim Holly, John White, Patricia Dennis, Courtney Blake, Les Boles, Charles Shawver, Stephen Gardner, Sandy Williams, Tom Quasney, Gary Grant, John McEntire, Laura Pace

State Budget and Control Board, State Budget Division – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
September 30, 2011 to November 10, 2011

Item 1.	Agency: H17 Coastal Carolina University	Project: 9590, Food Service Catering Kitchen/Dining Facility Construction	CHE Approval Date: 11/14/11 Committee Review Date: B&C Board Approval Date:	
	Action Proposed: Establish Project for A&E Design		Budget After Action Proposed	
	Total budget.....	\$45,000.00	<u>Source</u>	<u>Amount</u>
	[9] Other, Auxiliary Services.....	\$45,000.00	Other, Auxiliary Services	45,000.00
	Purpose: To begin design work to construct an approximately 7,000 square foot dining facility with catering kitchen at Coastal Carolina. The facility will seat approximately 150 students, faculty and staff and will serve as the dining facility for the academic hub of campus and for the athletic facilities. Construction of the new facility will address growth in the student population and free up space in Hicks Dining Hall, making increased seating available for residential students in that area. Food Service caters 25-60 events per week and all catering on campus takes place in the Hicks Dining Hall kitchen. The proposed catering kitchen will free up kitchen space in Hicks to allow more space for food preparation to service residential student dining.		Total Funds	45,000.00
	Ref: Supporting document pages 1-5			

Item 2.	Agency: H27 University of South Carolina	Project: 6092, Rutledge College Comprehensive Renovation	CHE Approval Date: 10/20/11 Committee Review Date: B&C Board Approval Date:	
	Action Proposed: Establish Project for A&E Design		Budget After Action Proposed	
	Total budget.....	\$130,500.00	<u>Source</u>	<u>Amount</u>
	[9] Other, Housing Maintenance Reserve.....	\$130,500.00	Other, Housing Maintenance Reserve	130,500.00
	Purpose: To begin design work to do a comprehensive renovation of the housing portion of Rutledge College at USC. The work in the housing portion will include replacing the mechanical, electrical, and plumbing systems, installing new finishes, replacing all doors and windows, installing a card access system, electronic locks, and fire suppression system, and replacing all case work and furnishings. The work in the non-housing portion of the facility will be limited to modifications of systems and exterior improvements required to coordinate with upgrades in the housing section. The renovation is needed to support the University's mission by maintaining residence halls in a manner that attracts and retains a high achieving student population, to address deferred maintenance, and to protect the institutional asset built in 1805.		Total Funds	130,500.00
	Ref: Supporting document pages 6-11			

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 September 30, 2011 to November 10, 2011**

Item 3. Agency: H27 University of South Carolina Project: 6093, LeGare/Pinckney Comprehensive Renovation CHE Approval Date: 10/20/11
 Committee Review Date:
 B&C Board Approval Date:

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

Total budget.....	\$119,250.00	<u>Source</u>	<u>Amount</u>
[9] Other, Housing Maintenance Reserve.....	\$119,250.00	Other, Housing Maintenance Reserve	119,250.00
		Total Funds	119,250.00

Purpose: To begin design work to do a comprehensive renovation of the housing portion of LeGare/Pinckney at USC. The work in the housing portion will include replacing the mechanical, electrical, and plumbing systems, installing new finishes, replacing all doors and windows, installing a card access system, electronic locks, and fire suppression system, and replacing all case work and furnishings. The work in the non-housing portion of the facility will be limited to modifications of systems and exterior improvements required to coordinate with upgrades in the housing section. The renovation is needed to support the University's mission by maintaining residence halls in a manner that attracts and retains a high achieving student population, to address deferred maintenance, and to protect the institutional asset built in 1837.

Ref: Supporting document pages 12-17

Item 4. Agency: E24 Office of the Adjutant General Project: 9766, SCE&G Lease Maintenance Building Reroofing 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.....	\$6,000.00	<u>Source</u>	<u>Amount</u>
[6] Appropriated State.....	\$6,000.00	Appropriated State	6,000.00
		Total Funds	6,000.00

Purpose: To reroof the maintenance building in Columbia leased by the Adjutant General's Office to SCE&G for its fleet maintenance shop. The work will include replacing existing roofing and insulation, relocating existing drains and replacing flashing. The roof is approximately 30,036 square feet, may be original to the 58 year-old building, is well past its useful life, and leaks. Large paste drums are currently used to catch water when it rains. Replacement is needed to protect the interior of the state's building and the contents belonging to SCE&G. The lease requires any major repairs to be done by the Adjutant General's Office.

Ref: Supporting document pages 18-25

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
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Item 5. Agency: H12 Clemson University

Project: 9892, Highway 93 Pedestrian Safety Improvements

CHE Approval Date: 11/03/11

Committee Review Date:

B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$3,752,000.00

(Add \$1,688,800.00 [9] Other, Athletic Private)
 (Add \$1,013,200.00 [9] Other, Institutional Capital Project Funds)
 (Add \$1,000,000.00 [9] Other, Federal/State Grants)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Athletic Private	1,688,800.00
Other, Institutional Capital Project Funds	1,063,200.00
Other, Federal/State Grants	1,000,000.00
Total Funds	3,752,000.00

Purpose: To provide pedestrian safety improvements on the Clemson University campus. The project was established in December 2010 for pre-design work which is now complete. The work along 2,100 feet of Highway 93 will include constructing retaining walls, landings and walkways, including an elevated pedestrian walkway, and constructing new north stands in the soccer stadium adjacent to the elevated walkway. Existing sidewalks in this area are severely limited with a substandard width and the presence of a chain link fence that forces pedestrians into traffic when passing others and has resulted in four pedestrian/vehicular accidents in the past five years. The soccer stadium's north stands are inadequate and do not meet current code requirements. By including redevelopment of the stands in the project, the walkway and stands can be built together more efficiently. Energy savings and conservation measures will include installation of energy efficient site lighting fixtures. The agency reports the total projected cost of this project is \$3,752,000 and additional annual operating costs of \$20,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2012 and for completion of construction is June 2013.

Ref: Supporting document pages 26-36

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 September 30, 2011 to November 10, 2011**

Item 6. Agency: H17 Coastal Carolina University Project: 9580, Softball and Baseball Complex Improvements

CHE Approval Date: 11/14/11
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$10,200,000.00

(Add \$4,200,000.00 [9] Other, Athletic Foundation)
 (Add \$3,880,000.00 [9] Other, Institutional Capital Project Funds)
 (Add \$1,970,000.00 [9] Other, Renovation Reserve/Plant Expansion)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Athletic Foundation	4,200,000.00
Other, Institutional Capital Project Funds	4,000,000.00
Other, Renovation Reserve/Plant Expansion	1,970,000.00
Other, Auxiliary	30,000.00
Total Funds	10,200,000.00

Purpose: To make improvements to the softball and baseball complex at Coastal Carolina. Two projects were established for pre-design services, which are now complete, in March 2011 and combined in October 2011 for cost savings when the same architectural firm was chosen for both projects. The work will include constructing new facilities for softball and baseball, including new seating, locker and team rooms, hitting and pitching tunnels, press spaces, restrooms and concession areas, while keeping the existing fields. Existing softball facilities are inadequate and are needed to comply with federally mandated Title IX guidelines. Existing baseball facilities are inadequate, are not comparable with other Division I baseball programs in the state, and have forced the university to move baseball events off-campus. The complex will be constructed to LEED Silver certification and will include sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality measures. The LEED cost benefit analysis shows a positive cost benefit of \$857,616 over 30 years. The agency reports the total projected cost of this project is \$10.2 million and additional annual operating costs of \$212,050 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is December 2012 and for completion of construction is February 2014.

Ref: Supporting document pages 37-43

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
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 September 30, 2011 to November 10, 2011**

Item 7. Agency: H17 Coastal Carolina University Project: 9585, Parking/Pedway Construction

CHE Approval Date: 11/14/11
 Committee Review Date:
 B&C Board Approval Date:

Action

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

(Add \$1,500,000.00 [9] Other, One Cent Sales Tax)
 (Add \$1,500,000.00 [9] Other, Renovation Reserve/Plant Expansion)
 (Add \$ 940,000.00 [9] Other, Parking Operations)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, One Cent Sales Tax	1,500,000.00
Other, Renovation Reserve/Plant Expansion	1,500,000.00
Other, Parking Operations	1,000,000.00
Total Funds	4,000,000.00

Purpose: To construct new parking and make sidewalk improvements at Coastal Carolina. The project was established in June 2011 for pre-design work which is now complete. The work will include constructing three parking lots to provide approximately 1,530 additional parking spaces on campus, making sidewalk improvements, and making associated storm water management, site development and lighting improvements. The new parking lots will provide additional parking capability, while the university reduces surface parking within the main campus academic core. The parking and sidewalk improvements will provide for increased pedestrian and bicycle safety, free sites for future academic buildings to support planned growth, and enhance campus aesthetics with improved greenscapes for student use. Energy savings and conservation measures are not applicable to this site development project. The agency reports the total projected cost of this project is \$4 million and additional annual operating costs of \$26,400 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is May 2012 and for completion of construction is December 2013.

Ref: Supporting document pages 44-48

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 September 30, 2011 to November 10, 2011**

Item 8.	Agency: H27 University of South Carolina	Project: 6052, Health Sciences Renovation	CHE Approval Date:	10/20/11
			Committee Review Date:	
			B&C Board Approval Date:	
	Action Proposed: Establish Construction Budget for \$18,000,000.00		Budget After Action Proposed	
	(Add	\$16,200,000.00 [2] Institution Bonds)	<u>Source</u>	<u>Amount</u>
	Purpose: To renovate the Health Services Building to provide a new home for the School of Journalism and Mass Communications at USC. The project was established in August 2008 for pre-design work which is now complete. The renovation will include reconfiguring all interior spaces to provide classrooms, faculty offices, studios and newsroom areas, upgrading the mechanical, electrical and plumbing systems, making building envelope repairs including a new roof, adding sprinkler and fire alarm systems and seismic retrofits, and constructing a 3,000 square foot addition. Renovation is needed to modify the interior to meet new program requirements, replace worn finishes, upgrade or replace existing building systems, and maintain the exterior of the 50 year-old building. The renovation will be constructed to LEED Silver certification and will include sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality measures. The LEED cost benefit analysis shows a positive cost benefit of \$1,282,749 over 30 years. The agency reports the total projected cost of this project is \$18 million and additional annual operating costs of \$28,500 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is September 2013 and for completion of construction is August 2014.		Institution Bonds	18,000,000.00
	Ref: Supporting document pages 49-55		Total Funds	18,000,000.00

Item 9.	Agency: N20 Criminal Justice Academy	Project: 9607, CJA Village Construction	CHE Approval Date:	N/A
			Committee Review Date:	
			B&C Board Approval Date:	
	Action Proposed: Increase Budget from \$14,405,607.36 to \$14,455,607.36		Budget After Action Proposed	
	(Add	\$50,000.00 [9] Other, Surcharges)	<u>Source</u>	<u>Amount</u>
	Purpose: To meet the final contractual obligation for construction of the Criminal Justice Academy Village. The project was established in November 2008 for pre-design services and increased for the estimated construction cost in June 2010. Construction has been completed and final accounting with the contractor is in process. During construction, unanticipated change orders were required by the Office of State Engineer regarding fire protection in the buildings and by the City of Columbia regarding water and sewer service, costing an additional \$82,472 and resulting in additional costs to the contractor. While a small contingency was provided for in the project, it is not sufficient to cover these unanticipated costs. With this budget increase, final project payments can be completed and the project will be closed.		Other, Third Party Loan	9,500,000.00
	Ref: Supporting document pages 56-60		Other, Surcharges	4,900,000.00
			Other, Court Fines	55,607.36
			Total Funds	14,455,607.36