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SC BUDGET AND CONTROL BOARD

Office of State Budget
Les Boles
DIRECTOR

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

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January 24, 2011

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

Dear Senator Leatherman:

The Office of State Budget submits the following items for review at the February 2, 2011 meeting of the Joint Bond Review Committee.

From the Division of General Services:

- 1) College of Charleston Lease Amendment for Warren Place Apartments in Charleston.

From the Office of State Budget:

- 2) Summary 3-2011, including 22 permanent improvement project requests and one land acquisition.

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

Sincerely,

Carol P. Routh
Manager, Capital Budgeting

Enclosures

cc: George Dorn, Tim Rogers, Ted Pitts, Justin Evans, Frank Rainwater, Rick Harmon, Jim Holly, John White, Patricia Dennis, Courtney Blake, Les Boles, Charles Shawver, Stephen Gardner, Sandy Williams, Jeff Beaver, Tom Quasney, John Malmrose, Mandy Kibler, Cathy Swartz

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: February 2, 2011

Regular Agenda

1. Submitted by:

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


M. Richbourg Roberson, Director

2. Subject: College of Charleston Lease Amendment for Warren Place Apartments in Charleston

3. Summary Background Information:

The Joint Bond Review Committee approved on April 20, 2004 and the Budget and Control Board approved on May 4, 2004 a lease between the College of Charleston and Warren Place, a Joint Venture, which is owned by GWB Associates, L.L.C., a South Carolina Limited Liability Company, and Brumley Properties Limited Partnership, a South Carolina Limited Partnership, for space at Warren Place in Charleston for student housing. The leased space is two blocks from the main campus and consists of approximately 108,048 square feet in three buildings located at 1, 10 and 20 Warren Street as well as 121 parking spaces in the surface lot contiguous to the buildings. The College leases 24,107 SF on a portion of the 1st floor and the entire 2nd and 3rd floors of the three-story, 27,491 SF building located at 1 Warren Street. The College leases 47,941 square feet on a portion of the 1st floor and the entire 2nd, 3rd, 4th, and 5th floors of the five-story, 52,448 square foot building located at 10 Warren Street. The College also leases the entire four-story, 36,000 square foot building located at 20 Warren Street. The leased space provides individual housing for 289 students.

The College currently leases the described space at Warren Place under a nine-year lease expiring August 14, 2013 at an annual cost of \$1,000,000 with annual adjustments made after the second year of the lease based on changes in the Residential Consumer Price Index (CPI). The total annual rent for the current period beginning August 15, 2010 and ending August 14, 2011 is \$1,161,330. In addition to rent, the College is responsible for all maintenance and operating costs, totaling approximately \$860,500 annually, and includes the cost of employees, maintenance and repairs, taxes, insurance and utilities. Including maintenance and operating costs, the average annual cost per bed is \$6,995.95. Assuming rent remains at its current rate and maintenance and operating costs remain constant, the total annual cost of the lease is \$2,021,830 (\$18.71 per square foot).

In order to secure the long-term continued use of the leased space for student housing, the College requests approval to amend the lease to extend the term ten years, which would change the termination date of the lease to August 14, 2023, with six optional renewal terms of one year each. In addition, the lease amendment will place a 3% cap on annual increases of rent

and a 3% floor on annual decreases in rent resulting from annual adjustments due to CPI fluctuations. No other terms of the lease will be modified.

Assuming the cost of utilities per apartment are the same as at Warren Place, comparables of similar housing with parking leased in Downtown Charleston within five blocks of campus are as follows:

Location	Annual Cost per Individual Bed
145-B Coming Street	\$10,928.52
117-A Wentworth Street	\$11,924.52
65-J Vanderhorst Street	\$11,924.52
235-A St. Philip Street	\$14,780.52

The College has adequate funds for the lease according to a Budget Approval Form submitted January 12, 2011, which also includes a multi-year plan. Lease payments will be made from revenue received from student housing fees collected for Warren Place, which is \$8,944 per bed annually. Assuming the leased space is one hundred percent (100%) occupied with two beds reserved for staff and that rent has no CPI fluctuations, the College will realize a positive cash flow of \$545,098 annually. The College has the right of first negotiation for the purchase of the properties in the event of a sale. No environmental assessment has been performed on the subject properties.

The lease was approved by Stephen C. Osborne, Executive Vice President for Business Affairs on behalf of the College of Charleston and by Frank W. Brumley, Managing Partner of Warren Place, a Joint Venture. The lease is contingent upon the approval of the Commission on Higher Education at its meeting on February 3, 2011.

4. What is JBRC asked to do? Approve the proposed amendment to extend the lease term ten years with six optional renewal terms of one year each subject to the review and approval of the Division of General Services for the College of Charleston at 1, 10 and 20 Warren Street in Charleston, contingent upon the approval of the Commission on Higher Education.

5. What is recommendation of the Division of General Services? Approval of the proposed amendment to extend the lease term ten years with six optional renewal terms of one year each subject to the review and approval of the Division of General Services for the College of Charleston at 1, 10 and 20 Warren Street in Charleston, contingent upon the approval of the Commission on Higher Education.

6. List of Supporting Documents:

- (a) Letter from the College of Charleston dated January 19, 2011
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

January 19, 2011

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

RE: WARREN PLACE APARTMENTS/LEASE NUMBER 002727

Dear Ms. Catalanotto:

The College requests approval of a second amendment to the Warren Place lease, number 002727. The purpose of the amendment is to extend the initial term for ten years with an end date of August 14, 2023, followed by the right to extend the term for up to six consecutive periods of one year each. All other terms and conditions will remain unchanged.

This lease provides the College with 289 beds and 121 parking spaces located within two blocks of the center of campus. The beds and parking spaces are used by upperclassmen students.

We are requesting an amendment at this time in order to secure the long-term continued use of this dorm space and parking lot. There are no other facilities with a comparable number of beds and parking spaces located within equal or closer proximity to campus. If this amendment is not approved, the College will have less than two years to come up with an alternative in order to meet our current student housing and parking needs.

We appreciate your assistance in obtaining JBRC and Budget and Control Board approval for the requested amendment of this lease.

Sincerely,



Stephen C. Osborne
Executive Vice President for Business Affairs

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

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

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

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

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

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

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

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

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

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

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

(a) a nonappropriation for the renting agency,

(b) a dissolution of the agency, and

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

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

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

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

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

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 1. Agency: H17 Coastal Carolina University

Project: 9580, Softball Complex Improvements

CHE Approval Date: 11/15/10
Committee Review Date:
B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget \$30,000.00
 [9] Other, Horry County Higher Education Commission..... \$30,000.00

<u>Source</u>	<u>Amount</u>
Other, Horry County Higher Education Commission	30,000.00
Total Funds	30,000.00

Purpose: To begin design work to make improvements to the women’s softball complex at Coastal Carolina. The work will include constructing a clubhouse with team and coaches’ locker rooms, improving the home dugout, concessions and fan restrooms, adding an additional hitting/pitching tunnel, improving the existing tunnel, and upgrading the pressbox. The university is deficient in stadium, practice and team facilities for women’s softball compared with men’s baseball and with conference and peer institution softball programs. Deficiencies include lack of a dedicated locker and team room, inadequate hitting and pitching tunnels, and inefficient media space and fan amenities. Upgrades are needed to ensure compliance with federally mandated Title IX guidelines.

Ref: Supporting document pages 1-6

Item 2. Agency: H17 Coastal Carolina University

Project: 9581, Baseball Complex Improvements

CHE Approval Date: 12/03/10
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, Institutional Capital Project Funds \$120,000.00

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	120,000.00
Total Funds	120,000.00

Purpose: To begin design work to construct a new baseball stadium at Coastal Carolina. The work will include demolishing the existing facility, replacing it with a new grandstand with 2,500 permanent seats and 3,000 additional seats on grass berms, and constructing restroom and concession areas, media work space, and a team clubhouse with team, coaches’ and umpires’ locker rooms and an athletic training room. The university is deficient in stadium and team facilities for its baseball program compared to other Division I baseball programs in the state. Deficiencies include overall seating capacity, ADA required seating and restroom facilities, inadequate media work space, and sub-standard public restrooms and concession areas. These deficiencies have forced the university to move baseball events, including NCAA Regional and Super Regional championships, to an off-campus venue.

Ref: Supporting document pages 7-12

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 3. Agency: H17 Coastal Carolina University

Project: 9582, Student Center Annex Construction

CHE Approval Date: 12/03/10

Committee Review Date:

B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Total budget \$360,000.00
 [9] Other, Renovation Reserve/Plant Expansion..... \$360,000.00

Purpose: To begin design work to construct additional space for student activities at Coastal Carolina. The work will include constructing two, approximately 50,000 square foot annexes to the existing 28,980 square foot student center. The existing center was constructed in 1978 when the enrollment was 1,760 students and the Fall 2010 enrollment was 8,706. The student center provides only 5,652 square feet of meeting room, game room and lounge space and is predominantly used for student activities office space, dining space, and food service preparation. The center lacks lobby, lounge and general social space for students and, as the university has grown, smaller social spaces within academic buildings have been renovated to meet other space needs. Additional student life space will improve student retention and provide space for after class activities to develop a stronger student community on the campus.

Ref: Supporting document pages 13-18

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Renovation Reserve/ Plant Expansion	360,000.00
Total Funds	360,000.00

Item 4. Agency: H21 Lander University

Project: 9532, Student Housing Construction

CHE Approval Date: 01/06/11

Committee Review Date:

B&C Board Approval Date:

Action

Proposed: Establish Project for A&E Design

Total budget \$240,000.00
 [9] Other, Housing Reserves \$240,000.00

Purpose: To begin design work to construct a new 300-bed student housing facility at Lander University. The facility will include 300 bedspaces in approximately 80,000 to 120,000 square feet, a small dining hall, and flexible floor spaces for meetings and student activities. The university currently has 1,096 beds on campus while housing 407 students in leased property off campus. Constructing new housing will allow the university to begin eliminating off campus housing to meet the university's mission, to provide swing space for other housing renovations, and to consider demolishing older, antiquated housing on campus.

Ref: Supporting document pages 19-24

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Reserves	240,000.00
Total Funds	240,000.00

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 5. Agency: H27 University of South Carolina

Project: 6085, Women’s Quadrangle Renovations

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

Action

Proposed: Establish Project for A&E Design

Total budget \$408,000.00
 [9] Other, Housing Maintenance Reserve \$408,000.00

Purpose: To begin design work to renovate the Sims, McClintock and Wade Hampton residence halls on the Women’s Quadrangle at USC. The work will include making interior repairs, installing new finishes and furnishings, upgrading the mechanical, electrical and plumbing systems, installing new elevators, and improving the buildings’ shells and underground utilities. Conversion to suite-style rooms and renovating all three halls in the same year for cost savings will also be evaluated during the pre-design phase. The buildings were constructed between 1939 and 1959. The renovations are needed due to the age and condition of the existing systems and to keep the facilities in desirable condition. The work will significantly reduce the deferred maintenance associated with these buildings.

Ref: Supporting document pages 25-30

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	408,000.00
Total Funds	408,000.00

Item 6. Agency: H27 University of South Carolina

Project: 6086, Preston College Bathroom and Flooring Renovations

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

Action

Proposed: Establish Project for A&E Design

Total budget \$22,500.00
 [9] Other, Housing Maintenance Reserve \$22,500.00

Purpose: To begin design work to make bathroom and flooring renovations at the Preston College residence hall at USC. The work on the 80 bathrooms will include replacing plumbing fixtures, repairing water leaks and damaged wall surfaces, replacing floor and ceiling tiles, painting and other associated repairs. The work in the 120 student rooms will include replacing the vinyl tile flooring with tile or simulated wood vinyl planking. Some of the plumbing and flooring are original to the 1939 building. The plumbing systems are past their expected lives and leaking. The flooring replacements are needed to correct damage from the plumbing leaks and to protect the building from normal usage. The work will significantly reduce the deferred maintenance associated with this building.

Ref: Supporting document pages 31-36

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	22,500.00
Total Funds	22,500.00

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 7. Agency: H27 University of South Carolina Project: 6087, Assembly Street Tunnel and Crossing Modifications

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

Action

Proposed: Establish Project for A&E Design

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

Budget After Action Proposed

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

Purpose: To begin design work to make accessibility and safety modifications to the pedestrian tunnel under Assembly Street between the Law Center and the Coliseum at USC. The tunnel is accessible only by a set of steps with a 36-foot grade change from the Law Center to the fountain plaza outside the tunnel and no ADA access is provided. The work will include modifying a green space to provide a gentle, ADA-compliant ramp to the fountain plaza, replacing the fountain with an outdoor amphitheater, installing an elevator to provide efficient ADA access, landscaping both sides of the ramp, and improving traffic signaling and crossing at the intersection of Greene and Assembly Streets. The modifications will allow a safer, more accessible alternative to students crossing Assembly Street to attend classes in the new Darla Moore School of Business, the Coliseum and the developing Innovista District.

Ref: Supporting document pages 37-41

Item 8. Agency: H34 USC - Upstate Project: 9541, Administration Building Repairs and Renovation

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

Action

Proposed: Establish Project for A&E Design

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

Budget After Action Proposed

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

Purpose: To begin design work to renovate the 43,000 square foot Administration Building at USC-Upstate. The building houses many central administrative functions and information technology services for the campus. The work will include replacing the mechanical, electrical and plumbing systems, upgrading the fire detection system, and renovating interior space to provide adequate and proper space for all building functions that directly support the academic mission. The building was constructed in 1969 and most systems are original to the building. They are outdated, past their useful lives, do not meet capacity needs, and replacement parts are no longer manufactured. The renovations will significantly reduce deferred maintenance associated with the building.

Ref: Supporting document pages 42-47

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 9.	<u>Agency:</u> H27 University of South Carolina	Project: 6063, Sumter Street Safety Improvements	CHE Approval Date: 10/19/10
			Committee Review Date:
			B&C Board Approval Date:
			Budget After Action Proposed
	<u>Action</u>		
	<u>Proposed:</u> Establish Construction Budget for \$1,000,000.00		
	(Add \$985,000.00 [9] Other, Institutional)		
	<u>Purpose:</u>		
	To make pedestrian safety improvements along Sumter Street for USC. The project was established in June 2009 for pre-design work which is now complete. The work has been scaled back to match available funding and will include constructing a pedestrian/bicycle bridge and sidewalks connecting the bridge to the Band/Dance facility and the Blatt PE Recreation Field, installing additional street lighting, constructing stream bank protection, erosion control and water quality components, and landscaping. The work is needed to improve campus safety by addressing a hazardous situation that exists on Sumter Street where pedestrians cross over Rocky Branch Creek. The area is prone to flooding during storm events and has no connecting sidewalks or permanent bridge structure to cross the creek, which forces students to walk in the street. Energy savings and conservation measures will include the installation of energy efficient lighting. The agency reports the total projected cost of this project is \$1 million and additional annual operating costs of \$297 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2011 and for completion of construction is May 2012.		
	<u>Ref:</u>	Supporting document pages 48-53	

Item 10.	<u>Agency:</u> H27 University of South Carolina	Project: 6074, Spigner House Renovation	CHE Approval Date: 10/19/10
			Committee Review Date:
			B&C Board Approval Date:
			Budget After Action Proposed
	<u>Action</u>		
	<u>Proposed:</u> Establish Construction Budget for \$1,000,000.00		
	(Add \$986,500.00 [9] Other, Auxiliary)		
	<u>Purpose:</u>		
	To renovate the 9,500 square foot Spigner House at USC. The project was established in February 2010 for pre-design work, which is now complete. The first floor will be renovated to provide space for business use suited for seminar classroom and conference space and the second floor will be renovated to create offices for the University's food service provider. The work will include replacing the mechanical, electrical, plumbing, and window systems, installing new fire suppression and fire alarm systems, upgrading water supply piping to the house, creating ADA compliant restrooms, restoring all interior finishes and repainting. The facility is unoccupied and renovations will adapt the space for new use. The building systems are outdated and do not meet current code requirements. The renovation will be done to LEED Silver certification and will include water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality measures. The LEED cost benefit analysis shows a positive cost benefit of \$191,350 over 30 years. The agency reports the total projected cost of this project is \$1 million and additional annual operating costs ranging from \$85,880 to \$92,880 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is July 2011 and for completion of construction is February 2012.		
	<u>Ref:</u>	Supporting document pages 54-60	

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 11. Agency: H51 Medical University of South Carolina Project: 9808, Thurmond Gazes Building Envelope and Exhaust Systems Renovations

Action Proposed: Establish Construction Budget for \$7,000,000.00

(Add \$6,895,000.00 [2] Institution Bonds)

Purpose: To renovate the exhaust systems and building envelope on the Thurmond Gazes Building at MUSC. The project was established in September 2010 for pre-design work which is now complete. The work will include replacing the exhaust system, providing a separate exhaust chase for two floors, sealing floor to floor penetrations, replacing wall flashing, recaulking and resealing windows, and replacing the exterior finish on the penthouse. The building lacks exterior envelope moisture resistance and mold and mildew are becoming a serious problem. The building exhaust system contributes to the problem because it runs at 100% all the time and there is not enough air supply to balance the system. This project, along with a previously approved air handler replacement, will correct the indoor air quality issues that exist in the building. Energy savings and conservation measures will include the installation of energy efficient exhaust fans with variable speed drives, digital electronic controls, and phoenix valves to control return air and exhaust air flow. The agency reports the total projected cost of this project is \$7 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 August 2011 and for completion of construction is August 2012.

Ref: Supporting document pages 61-65

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Institution Bonds	6,895,000.00
Other, Institutional Capital Project Fund	105,000.00
Total Funds	7,000,000.00

Item 12. Agency: H51 Medical University of South Carolina Project: 9809, Harborview Office Tower Chilled Water Risers Replacement

Action Proposed: Establish Construction Budget for \$650,000.00

(Add \$635,000.00 [2] Institution Bond)

Purpose: To replace the chilled water piping risers in the Harborview Office Tower at MUSC. The project was established in September 2010 for pre-design work which is now complete. The work will include demolishing the existing chilled water supply system, which carries chilled water throughout the buildings for cooling, and installing a new system including pumps, air separators, expansion tanks, variable speed drives, and controls. The existing risers are 31 years old, severely corroded, and in danger of failure. Energy savings and conservation measures will include the installation of pumps with variable speed drives and digital electronic controls. The agency reports the total projected cost of this project is \$650,000 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 2011 and for completion of construction is April 2012.

Ref: Supporting document pages 66-70

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Institution Bond	635,000.00
Other, Institutional Capital Project Fund	15,000.00
Total Funds	650,000.00

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 13. Agency: H51 Medical University of South Carolina Project: 9810, Storm Eye Institute Sanitary Sewer Riser Replacement

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$560,000.00

(Add \$551,600.00 [2] Institution Bond)

Purpose: To replace the sanitary sewer risers in the Storm Eye Institute at MUSC. The project was established in September 2010 for pre-design work which is now complete. The work will include replacing the existing copper pipe risers with acid resistant polypropylene piping and repairing portions of walls and ceilings resulting from installation of the new piping. The risers drain laboratory waste from sinks and plumbing, are 35 years old, severely corroded, and a continuous source of leaks. They need to be replaced to prevent further damage to the building and ongoing maintenance issues. Energy savings and conservation measures are not applicable to this piping replacement project. The agency reports the total projected cost of this project is \$560,000 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 August 2011 and for completion of construction is December 2011.

Ref: Supporting document pages 71-75

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bond	551,600.00
Other, Institutional Capital Project Fund	8,400.00
Total Funds	560,000.00

Item 14. Agency: H51 Medical University of South Carolina Project: 9811, Basic Science Building Dental Medicine Classroom/Office Renovation

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$2,600,000.00

(Add \$1,000,000.00 [2] Institution Bond)
 (Add \$1,561,750.00 [9] Other, College of Dental Medicine Reserve)

Purpose: To renovate approximately 22,253 square feet in the Basic Science Building for the College of Dental Medicine at MUSC. The project was established in September 2010 for pre-design work which is now complete. The work will include constructing two large, tiered lecture classrooms in the former dental clinic space, creating office and lab space for dental faculty, and abating asbestos where ceilings are disturbed. The work is needed to enable the College to increase class sizes to better address the demand for dental professionals in the state and to accommodate dental faculty relocating from another facility. The affected areas have not been renovated since the building was constructed 40 years ago. Energy savings and conservation measures will include the installation of energy efficient lighting, a lighting control system, an energy efficient HVAC system, and water-conserving plumbing fixtures. The agency reports the total projected cost of this project is \$2.6 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is August 2011 and for completion of construction is September 2012.

Ref: Supporting document pages 76-80

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bond	1,000,000.00
Other, College of Dental Medicine Reserve	1,600,000.00
Total Funds	2,600,000.00

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 16, 2010 to December 15, 2010**

Item 15. Agency: H51 Medical University of South Carolina Project: 9812, Basic Science Building East Side Exhaust/
 Emergency Power Improvements

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$2,550,000.00

(Add \$2,508,750.00 [2] Institution Bond)

Purpose: To renovate the exhaust and emergency power systems in the east half of the Basic Science Building at MUSC. The project was established in September 2010 for pre-design work which is now complete. The work will include installing a new exhaust system to support planned conversion of space to research labs, installing floor to floor dampers to allow air flow control, and extending the emergency electrical power distribution system to support the research space. The east half of the building does not have a lab exhaust system and emergency electrical power distribution is not sufficient to support the planned research space. Floor to floor air control does not exist, which is inefficient and results in poor temperature and humidity control. Energy savings and conservation measures will include the installation of variable frequency drives, energy efficient motors and fans, electronic controls, and energy efficient lighting and insulation. The agency reports the total projected cost of this project is \$2,550,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of construction contract is August 2011 and for completion of construction is April 2012.

Ref: Supporting document pages 81-85

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bond	2,508,750.00
Other, Institutional Capital Project Funds	41,250.00
Total Funds	2,550,000.00

Item 16. Agency: H51 Medical University of South Carolina Project: 9813, Basic Science Building East Side Air Handler
 Replacement

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$4,200,000.00

(Add \$4,140,000.00 [2] Institution Bond)

Purpose: To replace the air handler in the east half of the Basic Science Building at MUSC. The project was established in September 2010 for pre-design work which is now complete. The work will include installing a new 200,000 cubic feet per minute air handler, chilled water and steam supply lines, and supply air ductwork and upgrading the electrical systems to support the new equipment. The existing air handler is 40 years old, original to the building, well beyond its useful life, and does not have adequate capacity to support labs and classrooms. Energy savings and conservation measures will include the installation of variable frequency drives, energy efficient motors and fans, electronic controls, and energy efficient lighting and insulation. The agency reports the total projected cost of this project is \$4.2 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 August 2011 and for completion of construction is May 2012.

Ref: Supporting document pages 86-90

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bond	4,140,000.00
Other, Institutional Capital Project Fund	60,000.00
Total Funds	4,200,000.00

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Item 17. Agency: H51 Medical University of South Carolina Project: 9815, Basic Science Building Fire Alarm System Replacement

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$670,000.00

(Add \$450,000.00 [2] Institution Bond)
 (Add \$210,700.00 [9] Other, Institutional Capital Project Fund)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bond	450,000.00
Other, Institutional Capital Project Fund	220,000.00
Total Funds	670,000.00

Purpose: To replace the fire alarm system in the Basic Science Building at MUSC. The project was established in December 2010 for pre-design work which is now complete. The work will include installing a fully addressable network system for the building, replacing horns, strobe devices, pull stations, smoke detectors, the control panel and related devices, and connecting the new system to the campus network. The existing fire alarm system is 40 years old, obsolete, and not code compliant and does not have a voice announcement capability. Energy savings and conservation measures will include the installation of state-of-the-art energy efficient fire alarm devices. The agency reports the total projected cost of this project is \$670,000 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 October 2011.

Ref: Supporting document pages 91-95

Item 18. Agency: H59 State Board for Technical and Comprehensive Education Project: 6013, Piedmont - Newberry County Center Renovation

CHE Approval Date: 12/14/10
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$6,150,000.00

(Add \$3,933,100.00 [9] Other, Newberry County)
 (Add \$2,096,900.00 [9] Other, Local College)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Newberry County	3,933,100.00
Other, Local College	2,216,900.00
Total Funds	6,150,000.00

Purpose: To renovate approximately 45,000 square feet in a county-owned facility as the Newberry County location of Piedmont Tech. The project was established in February 2010 for pre-design work which is now complete. The work will include renovations to house general education classrooms, the veterinary technician program requiring wet labs, a surgery suite, and a boarding kennel, conference and meeting space, a learning resource center, computer rooms, an industrial arts lab area, and student vending and administrative space. Piedmont Tech will move the existing Newberry Center to meet current space, program design and parking needs. Existing facilities lack parking, have small rooms that do not meet current needs, are not energy efficient, and need building code upgrades. Energy savings and conservation measures will include the installation of energy efficient HVAC and lighting systems, motion detectors, instant hot water heaters, low flow plumbing devices, additional insulation, and an energy management system. The agency reports the total projected cost of this project is \$6,150,000 and additional annual operating costs ranging from \$152,150 to \$167,744 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 June 2012.

Ref: Supporting document pages 96-101

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Item 19. Agency: H59 State Board for Technical and Comprehensive Education Project: 6015, Trident - Building 950 Renovation Phase II

CHE Approval Date: 01/06/11
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$6,600,000.00

(Add \$6,516,000.00 [9] Other, Institutional)

Purpose: To renovate approximately 29,358 square feet in Building 950 at Trident Tech. The project was established in February 2010 for pre-design work which is now complete. The work will include renovations to create studios, labs, classrooms and offices for the Media Arts and the Fitness Specialist programs, student study and food service areas to support training in aircraft manufacturing, and an indoor classroom and office for the Electrical Line Worker program. The renovation is needed to provide space for Media Arts which has grown 72% in the last five years and is located in several buildings, to establish a Fitness Specialist program to fill a void in the area, to provide needed classroom space for the Electrical Line Worker program, and to provide study and food service areas for aircraft manufacturing students to eat and take breaks. The building will be renovated to LEED Silver certification and will include water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality measures. The LEED cost benefit analysis shows a positive benefit of \$882,211 over 30 years. The agency reports the total projected cost of this project is \$6.6 million and additional annual operating costs ranging from \$199,930 to \$216,242 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2011 and for completion of construction is November 2012.

Ref: Supporting document pages 102-109

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Other, Institutional	6,600,000.00
Total Funds	6,600,000.00

Item 20. Agency: H18 Francis Marion University Project: 9558, Center for the Performing Arts Construction

CHE Approval Date: 12/15/10
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Increase Budget from \$32,500,000.00 to \$34,180,000.00

(Add \$1,350,000.00 [9] Other, Interest Earned on Private Gift)

(Add \$ 330,000.00 [9] Other, Private Gift)

Purpose: To complete construction of the 73,665 square foot Center for the Performing Arts for Francis Marion University to house the university's fine arts programs, offices and classrooms. The project was established in September 2006 and is expected to be completed in April 2011. During the construction phase, the university received interest earned on the private funds donated for the center's construction and additional private gift funds specifically to make additional enhancements to the new facility. The increase will fund these additional enhancements, including a security system and fencing, a water feature in front of the facility, an enhanced lighting package, acoustic curtains, automatic window shades, and onyx glazing on windows. Many of these were included in the original design as alternates but were not awarded due to budget considerations. The agency reports the total projected cost of this project is \$34,180,000 and additional annual operating costs ranging from \$934,800 to \$969,677 will result in the three years following project completion.

Ref: Supporting document pages 110-115

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Appropriated State	11,000,000.00
Other, Private Gift	15,580,000.00
Other, City of Florence	3,000,000.00
Other, Maintenance Reserve	2,250,000.00
Other, Interest Earned on Private Gift	1,350,000.00
Other, Florence Redevelopment funds	1,000,000.00
Total Funds	34,180,000.00

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Item 21. Agency: H17 Coastal Carolina University Project: 9578, Coastal Science Center Building and Land Acquisition

CHE Approval Date: 11/15/10
 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 10.62 acres of land with a 69,480 square foot building on its east campus. The building is currently leased and provides office and classroom space for the Psychology, Sociology, Computer Sciences and Marine Sciences departments. The investigative studies will enable the university to make an informed decision regarding exercising the purchase option associated with the current lease. The facility provides much needed office and classroom space, including 40 offices, ten classrooms, a lab and work spaces.

Ref: Supporting document pages 116-119

Item 22. Agency: H17 Coastal Carolina University Project: 9579, Student Health Services Building and Land Acquisition

CHE Approval Date: 11/15/10
 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 2.58 acres of land with a 7,884 square foot building on its main campus. The building is currently leased and provides office space for Student Health and Counseling Services. The investigative studies will enable the university to make an informed decision regarding exercising the purchase option associated with the current lease. The facility provides much needed administrative space including 16 offices, two conference rooms, ten exam rooms, and a nurse's station. The acreage associated with the purchase will also provide the building site for the university's new Public Safety facility.

Ref: Supporting document pages 120-123

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Item 23. Agency: H17 Coastal Carolina University Project: 9576, Academic Classroom/Office Building Land Donation

CHE Approval Date: 11/15/10
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Final Land Acquisition

Budget After Action Proposed

Purpose: To accept the donation of 3.06 acres of land for Coastal Carolina University. The project was established in October 2010 to procure the investigative studies required to evaluate property prior to acquisition, which are now complete. The property is located on the main campus and will be the site for a new 48,562 square foot academic classroom and office building to support the expanding student population and faculty growth. The property will be donated by the Coastal Educational Foundation, which owns most of Coastal Carolina’s campus and historically has donated building footprints to the university. The Office of State Budget has reviewed the environmental study and approves its use in granting this request. The agency reports the total projected cost of this project is \$5,000 for the investigative studies and no additional annual operating costs will result from the donation.

<u>Source</u>	<u>Amount</u>
Other, Renovation Reserve/Plant Expansion	5,000.00
Total Funds	5,000.00

Ref: Supporting document pages 124-132