July 25, 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 August 2, 2011 meeting of the Joint Bond Review Committee.

From the Division of General Services:

1) Department of Revenue Lease at 300 Outlet Pointe Boulevard in Columbia.

From the State Budget Division:

2) Summary 1-2012, including 17 permanent improvement project requests and two 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
Manager, Capital Budgeting

Enclosures

cc: George Dorn, Tim Rogers, Ted Pitts, Jamie Shuster, Bill Leidinger, Frank Rainwater, Rick Harmon, Jim Holly, John White, Patricia Dennis, Courtney Blake, Les Boles, Charles Shawver, Stephen Gardner, Sandy Williams, Gary Grant, Bill McCallum, Suzette Porter, Tom Quasney, John McEntire, John Malmrose, Mandy Kibler
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: August 2, 2011

1. Submitted by:
   (a) Agency: Division of General Services
   (b) Authorized Official Signature: Carla Griffin, Deputy Director

2. Subject: Department of Revenue Lease at 300 Outlet Pointe Boulevard in Columbia

3. Summary Background Information:

   The South Carolina Department of Revenue (DOR) requests approval to lease from Marketplace Development, LLC (Landlord) 158,988 square feet at Market Pointe Centre (formerly Outlet Pointe Mall) located at 300 Outlet Pointe Boulevard in Columbia. Landlord is a South Carolina limited liability company with its principal office in Columbia, South Carolina.

   Presently, DOR leases 91,949 square feet at Market Pointe Centre under four leases at an annual cost of $1,000,616.04 for FY 2012 plus electricity charges of approximately $144,000 annually. Additionally, one lease is subject to annual increases in operating expenses, which amount was $15,228 last year. Three leases at Market Pointe Centre expire June 30, 2014 and one lease expires May 31, 2014. DOR also occupies 100,079 square feet of state-owned space at the Columbia Mills Building in Columbia at an annual cost of $1,028,699.64 plus additional and special utility costs of approximately $310,460 annually. Collectively, DOR’s projected annual cost for all occupied space in FY 2012 is approximately $2,441,471.66 ($12.71 per square foot average). The proposed lease at Market Pointe Center will allow DOR to consolidate its operations in Columbia at one location and realize an overall reduction in occupied space of 33,040 square feet.

   The new lease was negotiated after a solicitation for space was issued. The lease term will be ten years with the commencement date estimated to be October 2012. Rent will be $153,555.91 per month or $1,842,670.92 per year ($11.59 per square foot rounded) for the first year of the lease; thereafter, rent increases 2 percent per year (rounded) through the remainder of the term. DOR will obtain new cubicles from Prison Industries, which will supplement the cubicles DOR will move from Columbia Mills and those currently at Market Pointe Centre. The estimated cost of new cubicles is $810,000, which amount DOR will have funded through the State Treasurer’s Office Master Lease Program for a term of three years with interest accruing at a rate of 1.57% annually ($22,399.74 total interest). In addition to rent, DOR will continue to be responsible for its electricity charges, estimated to cost $255,971 annually. All other operating costs are included with rent and DOR is not responsible for any increases of such expenses.

   Landlord will make all renovations to the leased space and will provide adequate surface parking adjacent to the building for all employees and visitors. As a leasing incentive, the landlord will forgive the balance owed by DOR of approximately $52,000 for cubicles financed under leases currently in place at Market Pointe Centre. Moving costs to relocate from Columbia Mills to Market Pointe Centre are estimated to total $440,000; however, DOR anticipates saving $132,950 annually in security and office expenses as a result of consolidating locations. The proposed lease will save DOR an estimated $4,240,833.26 over ten years. DOR plans to move out of Columbia Mills and into the additional space at Market Pointe in phases prior to the commencement date, which would result in additional savings.
The maximum rent over the term of the lease with estimated electricity charges is as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Rent</th>
<th>Rent Rate/SF</th>
<th>Electricity (estimated)</th>
<th>Total Cost (estimated)</th>
<th>Total Cost/SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$1,842,670.92</td>
<td>$11.59</td>
<td>$255,971.00</td>
<td>$2,098,641.92</td>
<td>$13.20</td>
</tr>
<tr>
<td>2</td>
<td>$1,879,238.16</td>
<td>$11.82</td>
<td>$255,971.00</td>
<td>$2,135,209.16</td>
<td>$13.43</td>
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<td>3</td>
<td>$1,917,395.28</td>
<td>$12.06</td>
<td>$255,971.00</td>
<td>$2,173,366.28</td>
<td>$13.67</td>
</tr>
<tr>
<td>4</td>
<td>$1,955,552.24</td>
<td>$12.30</td>
<td>$255,971.00</td>
<td>$2,211,523.24</td>
<td>$13.91</td>
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<tr>
<td>5</td>
<td>$1,995,299.40</td>
<td>$12.55</td>
<td>$255,971.00</td>
<td>$2,251,270.40</td>
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<tr>
<td>8</td>
<td>$2,117,720.16</td>
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<td>$255,971.00</td>
<td>$2,373,691.16</td>
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<td>$2,160,646.92</td>
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<td>$255,971.00</td>
<td>$2,416,617.92</td>
<td>$15.20</td>
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<tr>
<td>10</td>
<td>$2,203,573.68</td>
<td>$13.86</td>
<td>$255,971.00</td>
<td>$2,459,544.68</td>
<td>$15.47</td>
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</tbody>
</table>

Ten year total $20,183,526.44
Ten year average $2,018,352.64 $12.70 $2,274,323.64 $14.31

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

<table>
<thead>
<tr>
<th>Lease Date</th>
<th>Agency/Location</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/10</td>
<td>Vocational Rehabilitation, 1244 Boston Avenue, Cayce</td>
<td>$12.86</td>
</tr>
<tr>
<td>9/08</td>
<td>Public Service Commission, 101 Executive Center Dr., Columbia</td>
<td>$14.19</td>
</tr>
<tr>
<td>7/07</td>
<td>Health &amp; Environmental Control, 8901 Farrow Road, Columbia</td>
<td>$16.00</td>
</tr>
</tbody>
</table>

DOR has adequate funds for the lease according to a Budget Approval Form dated July 21, 2011, which also includes a multi-year plan. The space allocation of the new lease is 212 square feet for each of the 750 employees housed at Market Pointe Centre. This includes all office space, conference rooms, reception areas, copy/fax area, storage, file cabinets, work areas, break room/kitchenette areas, computer server room and common areas.

No option to purchase the property is included in the lease. Market Pointe Centre was constructed in 1984. An environmental assessment dated January 6, 2000 recommends no further assessment is necessary. The lease was approved by James F. Etter, Director of the Department of Revenue, and by Alfred L. Saad, III on behalf of Landlord.

4. **What is JBRC asked to do?** Approve the proposed ten year lease for the Department of Revenue at 300 Outlet Pointe Boulevard in Columbia.

5. **What is recommendation of the Division of General Services?** Approval of the proposed ten year lease for the Department of Revenue at 300 Outlet Pointe Boulevard in Columbia.

6. **List of Supporting Documents:**
   (a) Letter from the Department of Revenue dated July 21, 2011
   (b) SC Code of Laws Sections 1-11-55 and 1-11-56
Re: Dept. of Revenue Market Pointe Lease

Dear Members of the Joint Bond Review Committee and Members of the Budget and Control Board:

The South Carolina Department of Revenue is requesting approval of a 10-year lease for the move of our DOR offices located in downtown Columbia to the Market Pointe location on Bush River Road and I-20.

DOR currently has the Office Operations Division and a portion of the Field Services Division located at this site. As proposed in the lease, the move of the downtown employees to the Bush River Road location allows the agency to have all processing, administrative, audit and collection functions along with the technical support team in one location.

The 10-year lease will generate savings for both the state and the agency in direct rent, travel and salary. Benefits to the agency include elimination of the travel for staff between the Bush River Road and The Columbia Mill’s offices on a daily basis. The single floor facility at Market Pointe promotes more efficient workflows for collecting, processing and auditing of tax returns. In addition, the total square footage rented will be reduced by approximately 33,000 square feet and will generate savings of $367,845 in the first year of
the lease and an estimated $4,240,833 over 10 years. The other state agencies that plan to move into our vacated space will generate additional savings for the state and their agencies.

Located on Bush River Road, the Market Pointe building is convenient to both I-20 and I-26 and is only minutes from downtown Columbia. Taxpayers will have easy access to this location from all areas of the state.

Approval of this lease as soon as possible is essential for a smooth transition of the other state agencies impacted as well as the existing tenants at Market Pointe that will have to relocate before the department can begin its necessary remodeling efforts.

Respectfully submitted,

James F. Etter
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.
Summary of Permanent Improvement Project Actions Proposed by Agencies
May 3, 2011 to June 28, 2011

Item 1. Agency: H17 Coastal Carolina University
Project: 9587, Tennis Complex Construction

Action Proposed: Establish Project for A&E Design

Total budget: $30,000.00
[9] Other, Renovation Reserve/Plant Expansion: $30,000.00

Purpose: To begin design work to construct a new tennis complex at Coastal Carolina. The new facility will include twelve tennis courts, coaches' offices, a press box, locker rooms, restrooms, equipment storage, lighting, scoreboards, a public address system, and bleachers. The university currently has six tennis courts for tennis team use and two courts for student use and recreational classes. The two student courts will be demolished to renovate the baseball stadium because of their proximity to the outfield and the six tennis team courts are insufficient and have only a small equipment storage area and portable bleachers. Increased court availability is needed due to student growth. Once the new complex is completed, the six tennis team courts will become available for general student and recreational use.

Ref: Supporting document pages 1-5

Item 2. Agency: H17 Coastal Carolina University
Project: 9588, Science Annex II Construction

Action Proposed: Establish Project for A&E Design

Total budget: $210,000.00
[2] Institution Bonds: $210,000.00

Purpose: To begin design work to construct a second Science Annex at Coastal Carolina. The annex will be approximately 40,000 square feet and will house six large classrooms, nine teaching labs, six small research labs and 40 faculty offices. The College of Natural and Applied Sciences is the largest of the university's four academic colleges. The science departments are spread throughout several locations on campus. One new science annex is currently under construction and construction of this second science annex will provide needed labs, classrooms and faculty offices to accommodate the expanding student population and faculty growth, which have each increased approximately 50% in the past five years.

Ref: Supporting document pages 6-10
Item 3. Agency: E24 Adjutant General  
Project: 9764, Greenville Field Maintenance Shop Construction

Action: Establish Project for A&E Design

Purpose: To begin design work to construct a new field maintenance shop for the National Guard in Greenville. The new 49,165 square foot facility will include maintenance work bays, administrative areas, parking, access roads, fencing, lighting, and related amenities. The three maintenance facilities this new one will replace are not adequate to accommodate the equipment assigned to the units. The shops are in poor condition, do not meet current building codes, and are one quarter the size authorized to support the facilities' missions. The slopes of the existing sites cause surface runoff to flow into workbays, creating safety hazards and causing lost maintenance hours. Continued use of inadequate maintenance facilities will reduce the training and mobilization readiness of the units.

Total budget: $186,195.00

Ref: Supporting document pages 11-17

Item 4. Agency: F03 Budget and Control Board  
Project: 9902, Capitol Complex Lot Electrical Infrastructure Renovation

Action: Establish Project for A&E Design

Purpose: To begin design work to renovate the electrical infrastructure for the eight Capitol Complex buildings. The work will include removing and replacing transformers serving the buildings, demolishing existing switchgear, installing new conduit, and other related electrical work. The existing electrical service for the Capitol Complex is approximately 40 years old, employs an obsolete and rarely used voltage, and replacement parts are difficult to find. The new service will be more reliable and efficient, employing a more standard voltage, and will allow for more effective maintenance.

Total budget: $31,025.00

Ref: Supporting document pages 18-23
State Budget and Control Board, State Budget Division – Capital Budgeting Unit

Summary of Permanent Improvement Project Actions Proposed by Agencies

May 3, 2011 to June 28, 2011

Item 5. Agency: U12 Department of Transportation
Project: 9719, Headquarters Building Elevator Machine Upgrade

Action Proposed: Establish Project for A&E Design

Total budget ........................................ $4,050.00
[9] Other, State Highway Fund ................ $4,050.00

Purpose: To begin design work to upgrade the elevators in the Department of Transportation's headquarters building. The work will include replacing the three passenger elevator machines. The passenger elevator controls were replaced in 2000, but the machines were not replaced. The elevator machines are 34 years old, replacement parts are no longer manufactured, and replacement parts are only available from salvage yards.

Ref: Supporting document pages 24-28

Item 6. Agency: U12 Department of Transportation
Project: 9720, Greenville District 3 Office Building Elevator Upgrade

Action Proposed: Establish Project for A&E Design

Total budget ........................................ $5,400.00
[9] Other, State Highway Fund ................ $5,400.00

Purpose: To begin design work to upgrade the elevators in the Department of Transportation's Greenville District 3 Office Building. The upgrade will include replacing the controller and motors and upgrading the car controls on each floor of the five-story building. The elevators are 36 years old and original to the building. Elevator replacement parts are no longer available and can only be found in salvage yards.

Ref: Supporting document pages 29-33
Item 7. Agency: U12 Department of Transportation

Project: 9721, Upstate Salt Storage Facility Construction

Action Proposed: Establish Project for A&E Design

Total budget: $22,600.00
[9] Other, State Highway Fund: $22,600.00

Purpose: To begin design work to construct a new salt storage facility to serve the Upstate area for the Department of Transportation. The new storage facility, which will serve the counties that are the state’s biggest salt users, will be approximately 17,722 square feet to hold 10,000 tons of salt, will be constructed of salt resistant materials, and will be located on right of way property in Spartanburg County. The new facility will allow for purchasing and storing salt during warm weather when costs are the lowest, will reduce transportation costs for salt having to come from Columbia, and will provide enough salt storage for most South Carolina winters for the Upstate area.

Ref: Supporting document pages 34-38

Item 8. Agency: U12 Department of Transportation

Project: 9722, Cherokee Salt Shed Construction

Action Proposed: Establish Project for A&E Design

Total budget: $4,500.00
[9] Other, State Highway Fund: $4,500.00

Purpose: To begin design work to construct a salt storage shed at the Cherokee County Maintenance Complex for the Department of Transportation. The salt storage facility will be approximately 3,092 square feet and will be constructed of salt resistant building materials. Salt must be stored in a dry environment and enough should be stored for a three day weather event. Currently, adequate salt storage is not available in Cherokee County.

Ref: Supporting document pages 39-43
Item 9. Agency: H27 University of South Carolina  
Project: 6079, Close-Hipp Building Renovation

Action Proposed: Increase Budget for A&E Design to $781,250

(Add $331,250.00 [7] Federal)

Purpose: To continue pre-design work for renovation of the Close-Hipp Building at USC for the Department of Justice. When the project was submitted for pre-design work in June 2010, USC anticipated the project would follow a traditional design-bid-build construction approach. During development of pre-design, the program and anticipated scope of work were evaluated against a tight schedule and the project delivery method was changed to Construction Management at Risk, which allows early involvement of the contractor in rigorous cost controls during design that will mitigate the risk of future construction costs. In addition, program items, including costs to renovate to the new International Building Code, detailed analyses of LEED credits and cost implications, systems and design options for interior efficiencies, and infrastructure services upgrades, are needed to provide a more accurate cost estimate for construction funding. The increase will fund more extensive documentation by the design team during the schematic design phase, the addition of pre-design services and specialty consultants to provide information on these complex items, and the addition of Construction Management at Risk for pre-design services.

Ref: Supporting document pages 44-51

Item 10. Agency: H12 Clemson University  
Project: 9894, Indoor Football Practice Facility Construction

Action Proposed: Establish Construction Budget for $10,000,000.00

(Add $9,850,000.00 [9] Other, Private)

Purpose: To construct an approximately 80,000 square foot indoor football practice facility at Clemson. The project was established in May 2011 for pre-design work which is now complete. The facility will include a full-sized synthetic turf football field, a coaches tower, a training room, video recording platforms, and lighting and sound systems. The football program currently has no adequate indoor location for practice. The facility will benefit the football program by improving the efficiency in scheduling and in attracting the best student athletes. The building will also provide refuge for all groups participating in outdoor activities when dangerous weather alerts are issued. Energy savings and conservation measures will include the installation of high efficiency mechanical equipment, pumps and motors. The agency reports the total projected cost of this project is $10 million and additional annual operating costs of $240,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2011 and for completion of construction is January 2013.

Ref: Supporting document pages 52-58
Item 11. Agency: H27 University of South Carolina  
Project: 6073, Maxcy College Renovation  

Action Proposed: Establish Construction Budget for $3,750,000.00  
(Add $3,693,750.00 [9] Other, Housing Maintenance Reserve)  

Purpose: To renovate the 44,662 square foot Maxcy College residence hall at USC. The project was established in December 2009 for pre-design work which is now complete. The renovation will include replacing the mechanical system and converting the facility to an International House Living/Learning Center, including renovating an existing classroom, creating a dining/multipurpose space and accommodations for two visiting scholars, and reconfiguring two student rooms for improved ADA accessibility. The mechanical system will be replaced due to the current system’s inability to adequately control humidity levels. The remaining renovations will support the living/learning environment, which will foster interaction among students of varied nationalities and more fully integrate educational opportunities into the students’ residential life. The facility will be renovated 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 $277,654 over 30 years. The agency reports the total projected cost of this project is $3,750,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2012 and for completion of construction is July 2012.  

Ref: Supporting document pages 59-66  

Item 12. Agency: H51 Medical University of South Carolina  
Project: 9817, Hollings Cancer Center Third Floor Mammography Clinic Renovation  

Action Proposed: Establish Construction Budget for $2,200,000.00  
(Add $2,167,000.00 [9] Other, Clinical Revenue)  

Purpose: To renovate space on two floors of the Hollings Cancer Center to support the Mammography Clinic at MUSC. The project was established in May 2011 for pre-design work which is now complete. The renovation will consolidate the Mammography Clinic on the third floor and the Radiation Oncology Clinic on the first floor of the center. The work on both floors will include reconfiguring existing spaces, modifying the mechanical and electrical systems, and providing new interior finishes. The renovation will support the clinical trials of the new College of Medicine Dean in mammography technologies and will provide for areas for patient privacy, for logical work flow, and for integration of research space with clinical areas. Energy savings and conservation measures will include the installation of energy efficient lighting, low flow faucets and plumbing fixtures, the use of local materials, and the recycling of construction waste. The agency reports the total projected cost of this project is $2.2 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 December 2011 and for completion of construction is October 2012.  

Ref: Supporting document pages 67-73

Project: 6016, Trident - Nursing and Science Building Construction

Action Proposed: Establish Construction Budget for $30,000,000.00

(Add $29,550,000.00 [9] Other, Local County)

Purpose: To construct a new nursing and science building at Trident Tech. The project was established in June 2010 for pre-design work which is now complete. The 91,590 square foot facility will house nursing and science labs, general classrooms, study and meeting space for students, faculty offices, and the Nursing Resource Center. Trident Tech is the largest provider of nursing education in the Low Country. Enrollments in Nursing and pre-Nursing programs have increased by 554%, Allied Health programs and pre-programs have increased by 500% and biology programs have increased by 422% since the Health Sciences Building was constructed in 1989. The college does not have the space to accommodate the community’s need or students’ interests in these programs. The facility will be constructed to LEED Silver certification and will include water efficiency, energy and atmosphere, and indoor environmental quality measures. The LEED cost benefit analysis shows a positive cost benefit of $11,194,613 over 30 years. The agency reports the total projected cost of this project is $30 million and additional annual operating costs ranging from $717,300 to $775,831 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 July 2013.

Ref: Supporting document pages 74-88


Project: 6021, Trident - Building 700/800 Reroofing

Action Proposed: Establish Construction Budget for $850,000.00

(Add $837,250.00 [9] Other, Local Institutional)

Purpose: To replace the roof on Building 700/800 at Trident Tech. The project was established in September 2010 for pre-design work which is now complete. The work will include removing the existing roof and insulation, repairing the metal deck, installing new roofing and insulation, and sealing the joints at the top of the building. The existing roof is 32 years old and leaks, causing damage to the building’s interior finishes. Numerous repairs have been made, but the roof is at the end of its intended life. Energy savings and conservation measures will include installing a highly reflective roof to decrease heat load, replacing sealant joints on the building envelope, and increasing insulation to increase energy efficiency. The agency reports the total projected cost of this project is $850,000 and annual operating cost savings ranging from $3,510 to $3,796 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2012 and for completion of construction is September 2012.

Ref: Supporting document pages 89-95
Item 15. Agency: F03 Budget and Control Board
Project: 9900, Sumter Street Building Asbestos Abatement

Action Proposed: Establish Construction Budget for $430,500.00

(Add $333,021.15 [9] Other, Depreciation Reserve)
(Add $73,478.85 [9] Other, Manville Settlement)

Purpose: To abate asbestos in the Sumter Street Building. The project was established in June 2011 for pre-design work which is now complete. The work, currently in process under an emergency procurement, includes abating asbestos in the floor tiles, ceiling tiles and damaged gypsum board in identified areas, replacing the ceiling tiles, floor tiles and light fixtures, and moving tenants out of the building and back after abatement is completed. The abatement and emergency procurement were needed to ensure the health and welfare of tenants and visitors to the building when the ceiling tiles tested positive for asbestos. Energy savings and conservation measures will include the installation of energy efficient lighting and a reduced number of lighting fixtures. The agency reports the total projected cost of this project is $430,500 and annual operating cost savings of $6,472 will result in the three years following project completion. The agency also reports the date for execution of the construction contract was June 2011 and for completion of construction is September 2011.

Ref: Supporting document pages 96-100

Project: 6035, Horry-Georgetown - 454/460 Century Circle Land Acquisition

Action Proposed: Establish for Preliminary Land Studies

Total budget $20,000.00
[9] Other, Local College Plant $20,000.00

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Horry-Georgetown Tech is considering the purchase of two buildings totaling approximately 25,000 square feet on four acres of land across Highway 501 from the college. The facilities will provide academic space for the plumbing, refrigeration, welding, construction and weatherization programs and space for the college’s maintenance, shipping and receiving, and print shop operations, freeing up space for growth of instructional programs. The college’s enrollment has increased by approximately 2,000 students, or 35%, over the past three years.

Ref: Supporting document pages 101-106
Item 17. Agency: U12 Department of Transportation  
Project: 9723, Lexington County Maintenance Land Acquisition

Action Proposed: Establish for Preliminary Land Studies

Total budget: $20,000.00
[9] Other, State Highway Fund $20,000.00

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. The Department of Transportation is considering the purchase of approximately 25 acres of land in Lexington to replace the existing Lexington County Maintenance Complex. The existing maintenance shop and equipment storage shed are 56 years old and the facility is located in a heavily developed area in the Town of Lexington. Large equipment must traverse a residential community or a heavy commercial area to access the facility. By moving the facility out of the heavily populated area, DOT will have better access to the roads and be able to consolidate the county facility and two county section sheds.

Ref: Supporting document pages 107-111

Item 18. Agency: H17 Coastal Carolina University  
Project: 9579, Student Health Services Building Acquisition

Action Proposed: Final Land Acquisition

(Add $804,000.00  [9] Other, One Cent Sales Tax)

Purpose: To acquire an approximately 7,884 square foot building for Coastal Carolina. The project was established in March 2011 to procure the investigative studies required to evaluate property prior to purchase which are now complete. The building is owned by Conway Hospital, Inc. and is located on land owned by the Coastal Educational Foundation which will be donated to the University separately. The building provides much needed office space for the administrative departments of Student Health and Counseling Services and is currently leased by the university to house these functions. The building has been appraised for $1,050,000 and the seller has agreed to sell for $803,773. The State Budget Division 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, including investigative studies, is $824,000, and annual operating cost savings of $73,450 will result in the three years following acquisition.

Ref: Supporting document pages 112-120
Item 19. Agency: H17 Coastal Carolina University

Project: 9586, Parking Lot Construction Land Donation

Action
Proposed: Final Land Acquisition

Purpose: To accept the donation of 14.75 acres of land from the Coastal Educational Foundation to Coastal Carolina. The project was established in April 2011 to procure the investigative studies required to evaluate property prior to acquisition which are now complete. The property will be used to construct a 630 space parking lot and will provide the site for construction of a new public safety building. It also includes the land upon which the Student Health Services Building is sited, which will be purchased separately. The State Budget Division has reviewed the environmental study and approves its use in granting this request. The agency reports the total projected cost of the donation, including the investigative studies, is $20,000 and no additional annual operating costs will result from the donation.

Ref: Supporting document pages 121-128