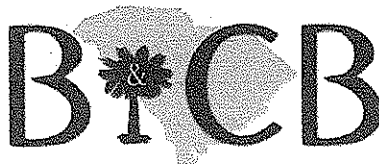


NIKKI HALEY, CHAIRMAN
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL



SC BUDGET AND CONTROL BOARD

State Budget Division
Les Boles
DIRECTOR

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

HUGH K. LEATHERMAN, SR.
CHAIRMAN, SENATE FINANCE COMMITTEE

W. BRIAN WHITE
CHAIRMAN, HOUSE WAYS AND MEANS
COMMITTEE

MARCIA S. ADAMS
EXECUTIVE DIRECTOR

November 27, 2012

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 4, 2012 meeting of the Joint Bond Review Committee:

For the General Services Division:

- 1) College of Charleston Lease at 4750 Goer Drive in North Charleston.

For the State Budget Division:

- 2) Summary 3-2013, including 14 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: Dianne Carraway, Tim Rogers, Ted Pitts, Bill Leidinger, Rick Harmon, Jim Holly, John White, Patricia Dennis, Courtney Blake, Les Boles, Charles Shawver, Stephen Gardner, John McEntire, Derek Gruner, Mandy Kibler, Gary Grant, John Malmrose, Bill McCallum, Scott Speares

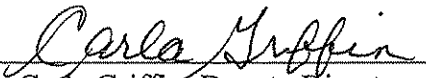
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 4, 2012

Regular Agenda

1. Submitted by:

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


Carla Griffin, Deputy Director

2. Subject: College of Charleston Lease at 4750 Goer Drive in North Charleston

3. Summary Background Information:

The College of Charleston requests approval to lease from Virgie C. Simmons Family, LLC (Landlord) 44,318 square feet at 4750 Goer Drive, Suites D & E in North Charleston. Landlord is a South Carolina limited liability company with its principal office in Charleston, South Carolina.

The College currently occupies the leased space at an annual cost of \$236,658.12 (\$5.34 per square foot) by lease agreement which expired October 14, 2011 and is currently in holdover status. In addition to rent, the College is responsible for electricity, janitorial and security charges of approximately \$23,477 annually. The College's total annual cost for the present year under the current lease is approximately \$260,135.12 (\$5.87 per square foot). The leased space is used to house the College's central warehouse and receiving department.

The new lease was negotiated after a solicitation for space was issued. The lease term will be ten years commencing December 15, 2012. Rent will be \$18,465.83 per month or \$221,590.00 per year (\$5.00 per square foot annually) for the first two years of the lease; thereafter, the annual rate per square foot will increase to \$5.10 for years three (3) and four (4), \$5.20 for years five (5) and six (6), \$5.30 for years seven (7) and eight (8), and \$5.40 for years nine (9) and ten (10). In addition to rent, the College will continue to be responsible for its electricity, janitorial and security charges. All other operating costs are included with rent and the College is not responsible for any increases of such expenses.

Landlord will continue to provide adequate surface parking adjacent to the building. The proposed lease will save the College \$15,068.12 in the first year of the lease and an estimated \$62,045.20 over ten years. The proposed lease further avoids moving, network wiring and other costs associated with relocating to a new facility.

The maximum rent over the term of the lease with estimated electricity, janitorial and security

charges (other charges) is as follows:

Year	Rent	Rent Rate/SF	Other Charges (est.)	Total Cost (estimated)	Total Cost/SF
1	\$ 221,590.00	\$ 5.00	\$ 23,477.00	\$ 245,067.00	\$ 5.53
2	\$ 221,590.00	\$ 5.00	\$ 23,477.00	\$ 245,067.00	\$ 5.53
3	\$ 226,021.80	\$ 5.10	\$ 23,477.00	\$ 249,498.80	\$ 5.63
4	\$ 226,021.80	\$ 5.10	\$ 23,477.00	\$ 249,498.80	\$ 5.63
5	\$ 230,453.60	\$ 5.20	\$ 23,477.00	\$ 253,930.60	\$ 5.73
6	\$ 230,453.60	\$ 5.20	\$ 23,477.00	\$ 253,930.60	\$ 5.73
7	\$ 234,885.40	\$ 5.30	\$ 23,477.00	\$ 258,362.40	\$ 5.83
8	\$ 234,885.40	\$ 5.30	\$ 23,477.00	\$ 258,362.40	\$ 5.83
9	\$ 239,317.20	\$ 5.40	\$ 23,477.00	\$ 262,794.20	\$ 5.93
10	\$ 239,317.20	\$ 5.40	\$ 23,477.00	\$ 262,794.20	\$ 5.93
Ten year total	\$2,304,536.00			\$2,539,306.00	
Ten year average	\$ 230,453.60	\$ 5.20		\$ 253,930.60	\$ 5.73

Comparables of similar commercial warehouse space leased in the Charleston area are as follows:

Lease Date	Agency/Location	Rate
Commercial	Shalom Byit, LLC (Owner), 1026 Legrand Blvd., Charleston	\$8.00
Commercial	311 Huger, LLC (Owner), 311 Huger Street, Charleston	\$7.28
Commercial	Amstar/CK Charleston LLC, 2345 Charleston Regional Parkway	\$6.13

The College has adequate funds for the lease according to a Budget Approval Form dated November 16, 2012, which also includes a multi-year plan. The leased space includes 28,492 square feet of non-climate-controlled warehouse space and 11,094 square feet of climate-controlled warehouse space. The remaining 4,732 square feet is office space to accommodate 6 employees and includes a restroom, entry area, break room, kitchen, and receiving area.

No option to purchase the property is included in the lease. The warehouse building at 4750 Goer Drive was constructed in 1979. An environmental assessment dated November 11, 2008 recommends no further assessment is necessary. The lease was approved by Stephen C. Osborne, Executive Vice President for Business Affairs on behalf of the College of Charleston and by Virgie C. Simmons, sole member of Landlord. The lease was approved by the Commission on Higher Education on May 26, 2011.

The lease was presented to JBRC for approval on June 1, 2011, at which time the College of Charleston was asked to consider space on the Charleston Naval Base. The only available space on the Naval Base is the South Carolina Public Railways warehouse. Upon visiting the site, the College of Charleston determined that the site was not suitable for its needs due to its location, the extensive renovations that would be required to make the space usable, and the higher rent rate. No terms of the original lease presented on June 1, 2011 have changed with the exception of an additional reduction in rent from a ten year average of \$5.93 per square foot to \$5.73 per square foot.

-
4. **What is JBRC asked to do?** Approve the proposed ten year lease for the College of Charleston at 4750 Goer Drive in North Charleston.

5. **What is recommendation of the Division of General Services?** Approval of the proposed ten year for the College of Charleston at 4750 Goer Drive in North Charleston.

6. **List of Supporting Documents:**

- (a) Letters from the College of Charleston dated May 9, 2011 and November 13, 2012
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

COLLEGE of CHARLESTON

May 9, 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: Lease Number 002753/4750 Goer Drive Units D & E

Dear Ms. Catalanotto:

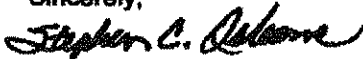
The College requests approval to renew lease number 002753 for 4750 Goer Drive Units D & E for a ten year period beginning October 15, 2011 and ending on October 14, 2021.

This lease provides the College with 44,318 SF of rentable office and warehouse space as well as thirteen (13) parking spaces, which is used to house our central warehouse and receiving department.

A recent solicitation was conducted by the Office of General Services and indicated that this lease is the best value. There are no facilities with a comparable number of storage, office and parking spaces available at lower rental rates.

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

Sincerely,



Stephen C. Osborne
Executive Vice President for Business Affairs

COLLEGE of
CHARLESTON

November 13, 2012

Ashley Lancaster
South Carolina Budget and Control Board
General Services Division
Property Services
1201 Main Street, Suite 420
Columbia, SC 29201

RE: Warehouse Space

Dear Ms. Lancaster:

The College conducted an in-depth review of South Carolina Public Railways' lease proposal and its warehouse space. We believe that it is in the best interest of the College and the State for us to renew our current lease for warehouse space based on the proposal from Simmons Realty Company dated August 23, 2011.

We respectfully request that this lease be included on the agenda for the Budget and Control Board meeting in December.

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, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 4, 2012 to November 16, 2012**

Item 1. Agency: H12 Clemson University Project: 9906, Core Campus Development Action Proposed: Establish Project for A&E Design Total budget.....\$1,440,000.00 [9] Other, Housing Improvement.....\$1,440,000.00 Purpose: To begin design work to construct an approximately 260,000 square foot mixed use housing and dining facility at Clemson. The facility will include approximately 700 beds in the approximately 179,000 square foot residential portion, a dining facility, convenience store, retail restaurant, and administrative support spaces in the approximately 76,000 square foot dining portion, and approximately 5,000 square feet of shared-use academic seminar and meeting space for faculty and students. The facility will replace the Johnstone complex and Harcombe Dining Hall, both built in 1953. Johnstone is worn out, incapable of being renovated to meet the needs and expectations of students and parents, and has rooms that are too small with inadequate infrastructure. Harcombe was created for a different population, does not have efficient layouts, and is not energy efficient. Construction of this facility, in combination with others, will allow for Johnstone, Harcombe and a majority of the Union to be demolished by 2020. Ref: Supporting document pages 1-5	CHE Approval Date: 10/23/12 Committee Review Date: B&C Board Approval Date: Budget After Action Proposed <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><u>Source</u></td> <td style="width: 40%; text-align: right;"><u>Amount</u></td> </tr> <tr> <td>Other, Housing Improvement</td> <td style="text-align: right;">1,440,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">1,440,000.00</td> </tr> </table>	<u>Source</u>	<u>Amount</u>	Other, Housing Improvement	1,440,000.00	Total Funds	1,440,000.00
<u>Source</u>	<u>Amount</u>						
Other, Housing Improvement	1,440,000.00						
Total Funds	1,440,000.00						

Item 2. Agency: H12 Clemson University Project: 9907, Lehotsky Hall Renovation Action Proposed: Establish Project for A&E Design Total budget.....\$350,000.00 [9] Other, Institutional Capital Project Fund.....\$350,000.00 Purpose: To begin design work to renovate Lehotsky Hall which houses the School of Agriculture, Forestry and Environmental Sciences at Clemson. The work will include installing new HVAC and sprinkler systems, making structural reinforcements, improving the electrical, plumbing and information technology systems, upgrading the building envelope, and installing ADA-accessible features. The renovation will also include reprogramming some existing space to meet anticipated academic needs and priorities. The 94,000 square foot building is 38 years old and has not had a comprehensive renovation since construction. Most building systems are original to the building, are inefficient and do not meet current building code requirements. The renovation will bring the building up to current codes. Ref: Supporting document pages 6-10	CHE Approval Date: 11/01/12 Committee Review Date: B&C Board Approval Date: Budget After Action Proposed <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><u>Source</u></td> <td style="width: 40%; text-align: right;"><u>Amount</u></td> </tr> <tr> <td>Other, Institutional Capital Project Fund</td> <td style="text-align: right;">350,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">350,000.00</td> </tr> </table>	<u>Source</u>	<u>Amount</u>	Other, Institutional Capital Project Fund	350,000.00	Total Funds	350,000.00
<u>Source</u>	<u>Amount</u>						
Other, Institutional Capital Project Fund	350,000.00						
Total Funds	350,000.00						

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 4, 2012 to November 16, 2012**

Item 3. Agency: H27 University of South Carolina Project: 6098, Sumwalt Laboratory Renovations CHE Approval Date: 11/01/12
 Committee Review Date:
 B&C Board Approval Date:

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

Total budget.....	\$28,500.00	<u>Source</u>	<u>Amount</u>
[9] Other, Institutional.....	\$28,500.00	Other, Institutional	28,500.00
		Total Funds	28,500.00

Purpose: To begin design work to renovate approximately 5,100 square feet of space in the Sumwalt Building at USC. The renovation will provide three additional teaching labs. The work will include demolishing existing partitions and fixtures and installing new partitions, ceilings, finishes, lab furniture and equipment. It will also include reconfiguring and updating the mechanical, electrical and plumbing systems to accommodate the new laboratory functions and installing new rooftop mechanical units to provide heating and cooling to the labs. Additional lab space is needed to meet current student demands for introductory and intermediate science lab courses in the College of Arts and Sciences.

Ref: Supporting document pages 11-15

Item 4. Agency: H27 University of South Carolina Project: 6099, Broadcast Studio Construction CHE Approval Date: 11/01/12
 Committee Review Date:
 B&C Board Approval Date:

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

Total budget.....	\$22,500.00	<u>Source</u>	<u>Amount</u>
[9] Other, Institutional.....	\$22,500.00	Other, Institutional	22,500.00
		Total Funds	22,500.00

Purpose: To begin design work to construct a broadcast studio at USC. The studio will be constructed adjacent to the Health Sciences Building which will be renovated to house the College of Mass Communications and Information Studies. The proposed studio will be operated in conjunction with the broadcast program in the renovated Health Sciences multimedia newsroom. It will also act as the communications hub that will serve the university as a whole while enhancing the curriculum and student experience by creating additional opportunities for practicing the live reporting techniques demanded of television reporters. The university's existing studio is used by numerous programs and classes which creates scheduling challenges. The addition of this studio will also allow expansion of studio production capability to courses that do not currently have access due to the limited time the existing studio is free.

Ref: Supporting document pages 16-21

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 4, 2012 to November 16, 2012**

Item 5.	Agency: H59 State Board for Technical and Comprehensive Education	Project: 6078, Greenville - Barton Campus Technical Resource Center Renovation	CHE Approval Date: 11/14/12 Committee Review Date: B&C Board Approval Date:									
	Action Proposed: Establish Project for A&E Design		Budget After Action Proposed									
	Total budget.....\$150,000.00 [9] Other, Local College Plant.....\$150,000.00		<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"></td> <td style="width: 70%;"><u>Source</u></td> <td style="width: 25%; text-align: right;"><u>Amount</u></td> </tr> <tr> <td></td> <td>Other, Local College Plant</td> <td style="text-align: right;">150,000.00</td> </tr> <tr> <td></td> <td>Total Funds</td> <td style="text-align: right;">150,000.00</td> </tr> </table>		<u>Source</u>	<u>Amount</u>		Other, Local College Plant	150,000.00		Total Funds	150,000.00
	<u>Source</u>	<u>Amount</u>										
	Other, Local College Plant	150,000.00										
	Total Funds	150,000.00										
	Purpose: To begin design work to renovate the Technical Resource Center at the Barton campus of Greenville Tech. The work will include constructing a 5,900 square foot addition to the library to include tutoring rooms, student rooms, media lab and collaborative areas, reconfiguring interior spaces to create a printing center, cyber café/events area, testing center, learning center, Center for Teaching Excellence and other areas, renovating the auditorium, and installing new energy efficient lighting, plumbing, and HVAC systems, exterior windows and doors. Most building systems are original to the 20 year-old building and past their useful lives. The renovation is needed to address deferred maintenance, to develop locations for students to study in small groups and non-traditional learning environments, and to provide a single location for training faculty in updated methodologies and technologies for teaching and learning.											
	Ref: Supporting document pages 22-27											

Item 6.	Agency: E24 Adjutant General	Project: 9770, Greenville Readiness Center Construction	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:									
	Action Proposed: Establish Project for A&E Design		Budget After Action Proposed									
	Total budget.....\$300,366.00 [7] Federal.....\$300,366.00		<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"></td> <td style="width: 70%;"><u>Source</u></td> <td style="width: 25%; text-align: right;"><u>Amount</u></td> </tr> <tr> <td></td> <td>Federal</td> <td style="text-align: right;">300,366.00</td> </tr> <tr> <td></td> <td>Total Funds</td> <td style="text-align: right;">300,366.00</td> </tr> </table>		<u>Source</u>	<u>Amount</u>		Federal	300,366.00		Total Funds	300,366.00
	<u>Source</u>	<u>Amount</u>										
	Federal	300,366.00										
	Total Funds	300,366.00										
	Purpose: To begin design work to construct a joint use readiness center building for the National Guard and Greenville Tech in Greenville. The approximately 94,000 square foot building will house two units of the Army National Guard that will use the new Army Aviation Support Facility under construction at the SC Technology and Aviation Center and will also house the Aviation Mechanical School of Greenville Tech. The facility will include an assembly hall, classrooms, library, learning center, simulation center and related support spaces. The existing Greenville Readiness Center is too small and inadequate to house the aviation units that will support the new Army Aviation Support Facility and co-locating with Greenville Tech’s Aviation School that teaches mechanics to repair various aircraft will provide the on-site training required for the National Guard’s mechanics.											
	Ref: Supporting document pages 28-33											

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 4, 2012 to November 16, 2012**

Item 7. Agency: H12 Clemson University Project: 9905, Greenville One Building Upfit

CHE Approval Date: 10/23/12
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$6,700,000.00

Budget After Action Proposed

(Add \$6,599,500.00 [9] Other, Institutional Capital Project Fund)

<u>Source</u>	<u>Amount</u>
---------------	---------------

Purpose: To upfit shell space in the Greenville One Building in downtown Greenville for Clemson. The project was established in October 2012 for pre-design work which is now complete. The work will include upfitting floors five through eight and a portion of the first floor in the Greenville One Building leased long-term by Clemson from the Clemson Land Stewardship Foundation. The work will include completing the mechanical, electrical and information technology systems, installing internal wall spacing on the leased floors, and furnishing and equipping the space to meet programmatic needs for the Masters in Business Administration and other business programs. Clemson made the decision in 2001 to develop a major presence by expanding targeted programming efforts in the Greenville community. The upfit will be constructed to LEED Commercial Interiors certification and will include sustainable sites, energy and atmosphere, and other measures. The LEED cost benefit analysis shows a negative cost benefit of \$413,400 at this phase of design based on preliminary figures, but Clemson staff anticipate the negative benefit will be negligible once the design nears completion. The agency reports the total projected cost of this project is \$6.7 million and additional annual operating costs ranging from \$488,246 to \$512,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2013 and for completion of construction is December 2013.

Other, Institutional Capital Project Fund	6,700,000.00
Total Funds	6,700,000.00

Ref: Supporting document pages 34-42

State Budget and Control Board, State Budget Division – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
October 4, 2012 to November 16, 2012

SUMMARY 3-2013 Page 5 of 9
Forward to JBRC 11/27/12

Item 8. Agency: H27 University of South Carolina Project: 6086, Preston College Bathroom and Flooring Renovations

CHE Approval Date: 10/18/12
 Committee Review Date:
 B&C Board Approval Date:

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

(Add \$1,477,500.00 [9] Other, Housing Maintenance Reserve)

Purpose: To do bathroom and flooring renovations in Preston College residence hall at USC. The project was established in March 2011 for pre-design work which is now complete. The work will include completely renovating the 80 bathrooms by replacing showers and water closets, correcting water leaks, ensuring exhaust, ventilation and drain systems are adequate and working properly, installing new ceiling and wall tiles, and painting. The work will also include replacing vinyl floor tiles in 129 student rooms with durable no-finish vinyl tiles. The renovation will address deferred maintenance in plumbing systems which are well past their expected lives, correct damage from past plumbing leaks, and protect institutional assets from normal usage and past damage. Energy savings and conservation measures will include the installation of low flow plumbing fixtures and energy efficient lighting. The agency reports the total projected cost of this project is \$1.5 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is April 2013 and for completion of construction is July 2013.

Ref: Supporting document pages 43-48

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Maintenance Reserve	1,500,000.00
Total Funds	1,500,000.00

Item 9. Agency: H51 Medical University of South Carolina Project: 9823, Basic Science Building Craniofacial Biology Research Renovation

CHE Approval Date: 10/17/12
 Committee Review Date:
 B&C Board Approval Date:

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

(Add \$2,561,000.00 [9] Other, Indirect Cost Recovery)

Purpose: To renovate approximately 9,000 square feet on the second floor of the Basic Science Building at MUSC. The project was established in May 2012 for pre-design work which is now complete. The renovation will create 190 feet of wet lab bench space and support areas for the College of Dental Medicine including tissue culture rooms, an autoclave room, a dark room, a microscopy room and lab technician areas. It will include reconfiguring space, installing new walls, floors, and ceilings, and modifying the existing HVAC, lighting, plumbing and fire protection systems in the space. The renovation is needed to provide sufficient consolidated research space to foster collaborative research within the Department of Craniofacial Biology. Energy savings and conservation measures will include the installation of energy efficient lighting and HVAC equipment, a lighting control 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 July 2013 and for completion of construction is June 2014.

Ref: Supporting document pages 49-53

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Indirect Cost Recovery	2,561,000.00
Other, College of Dental Medicine Clinical Revenue	39,000.00
Total Funds	2,600,000.00

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 4, 2012 to November 16, 2012**

Item 10. Agency: H59 State Board of Technical and Comprehensive Education
 Project: 6059, Central Carolina - Advanced Manufacturing Training Center Renovation

CHE Approval Date: 11/14/12
 Committee Review Date:
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$8,315,656.00

- (Add \$2,482,500.00 [6] Appropriated State)
- (Add \$3,765,656.00 [9] Other, College Capital Project)
- (Add \$2,000,000.00 [9] Other, Note Payable Loan)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Appropriated State	2,550,000.00
Other, College Capital Project	3,765,656.00
Other, Note Payable Loan	2,000,000.00
Total Funds	8,315,656.00

Purpose: To renovate property being purchased on Broad Street in Sumter to provide a new training center for Central Carolina Tech. The project was established in July 2012 for pre-design work which is now complete. The work will include renovating approximately 54,700 square feet of the interior, abating asbestos, installing new roofing, HVAC, electrical and plumbing systems, upfitting infrastructure, and repairing parking and sitework. The renovation is needed to provide training space for Continental Tire and to move and expand the college's Basic and Advanced Mechatronics and Industrial Maintenance credit programs. The existing training facility is at capacity and has no room to expand. The facility will be renovated to Green Globes certification and will include water use reduction, recycling, and refrigerant management measures and energy efficient lighting, controls and HVAC systems. The agency reports the total projected cost of this project is \$8,315,656 and additional annual operating costs of \$153,860 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is August 2013 and for completion of construction is March 2014.

Ref: Supporting document pages 54-63

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 October 4, 2012 to November 16, 2012**

<p>Item 11. Agency: H59 State Board for Technical and Comprehensive Education</p> <p>Action Proposed: Establish Construction Budget for \$1,100,000.00</p> <p>(Add \$1,083,500.00 [9] Other, College)</p> <p>Purpose: To add an addition to Morris Hall on the Airport campus of Midlands Tech. The project was established in June 2011 for pre-design work which is now complete. The work will include adding a 3,757 square foot addition with educational technology labs, offices and student support spaces and renovating approximately 954 square feet of the existing building to create a corridor to the new addition. The addition will provide instructional training spaces needed for faculty to learn state of the art instructional delivery methods and will provide student support spaces needed because of increased enrollment. Because enrollment is up 12% at the college and 10% on the Airport campus since 2005, more space is needed to provide support services to students and for the faculty who serve the students. Energy savings and conservation measures will include the installation of insulated glass, roof and walls and an energy efficient HVAC system. The agency reports the total projected cost of this project is \$1.1 million and additional annual operating costs ranging from \$21,600 to \$23,200 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 the construction is October 2014.</p> <p>Ref: Supporting document pages 64-69</p>	<p>Project: 6077, Midlands - Morris Hall Addition</p>	<p>CHE Approval Date: 11/01/12 Committee Review Date: B&C Board Approval Date:</p>						
Budget After Action Proposed								
		<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Source</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Other, College</td> <td style="text-align: right;">1,100,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">1,100,000.00</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, College	1,100,000.00	Total Funds	1,100,000.00
<u>Source</u>	<u>Amount</u>							
Other, College	1,100,000.00							
Total Funds	1,100,000.00							

<p>Item 12. Agency: F03 Budget and Control Board</p> <p>Action Proposed: Establish Construction Budget for \$1,514,000.00</p> <p>(Add \$1,494,200.00 [9] Other, Depreciation Reserve)</p> <p>Purpose: To replace the roof on the Sims-Aycock Building which houses DHEC. The project was established in May 2012 for pre-design work which is now complete. The work will include replacing the roofing membrane, flashing and insulation and refurbishing approximately 12,000 square feet of the metal window wall system on the fourth floor. The roof is 12 years old, past its useful life, and out of warranty. The roof and window wall system leak, which can damage the building's interior. Replacing them will stop the leaks and improve the thermal performance of the building. Energy savings and conservation measures will include the installation of a white roof surface and energy efficient insulation. The agency reports the total projected cost of this project is \$1,514,000 and annual operating cost savings of \$6,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is May 2013 and for completion of construction is October 2013.</p> <p>Ref: Supporting document pages 70-74</p>	<p>Project: 9909, Sims-Aycock Building Roof and Wall Leak Repairs</p>	<p>CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:</p>						
Budget After Action Proposed								
		<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Source</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Other, Depreciation Reserve</td> <td style="text-align: right;">1,514,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">1,514,000.00</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, Depreciation Reserve	1,514,000.00	Total Funds	1,514,000.00
<u>Source</u>	<u>Amount</u>							
Other, Depreciation Reserve	1,514,000.00							
Total Funds	1,514,000.00							

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
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Item 13. Agency: H51 Medical University of South Carolina Project: 9819, College of Nursing Floors 2-5 Interior Renovation

CHE Approval Date: 11/01/12
 Committee Review Date:
 B&C Board Approval Date:

Action
 Proposed: Increase Budget from \$8,000,000.00 to \$9,000,000.00

(Add \$1,000,000.00 [5] Capital Reserve Fund)

Purpose: To increase the scope to renovate the elevators in the College of Nursing Building at MUSC. The project was established in November 2011 for pre-design work and increased in May 2012 to establish the construction budget. Replacing the two elevators was included in the conceptual scope of work because the existing elevator doors and cabs were small and antiquated. However, funding limitations required the proposed elevator work to be reduced to minor interior finishes for construction budget approval. Since that time, Capital Reserve Funds appropriated for deferred maintenance have become available to address this concern. The project will now include reconfiguring and renovating floors two through five, replacing the HVAC, plumbing, electrical and fire alarm systems on each floor, and replacing elevators that serve the entire building. Energy savings and conservation measures will include the installation of energy efficient lighting and HVAC systems and water-conserving plumbing fixtures. The agency reports the total projected cost of this project is \$9 million and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2013 and for completion of construction is June 2014.

Ref: Supporting document pages 75-81

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Reserve Fund	1,000,000.00
Other, Institutional Capital Project Fund	5,000,000.00
Other, College of Nursing Tuition	3,000,000.00
Total Funds	9,000,000.00

Item 14. Agency: F03 Budget and Control Board Project: 9899, Sumter Street Building Upfit

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

Action
 Proposed: Increase Budget from \$245,665.00 to \$1,283,615.00

(Add \$1,037,950.00 [9] Other, Depreciation Reserve)

Purpose: To revise the scope and upfit space in the Sumter Street Building to house a new tenant. The project was established in May 2011 for pre-design work and increased in June 2011 to establish the construction budget to renovate the north portion of the building for the Department of Education. Since that time, Education decided not to move into the building and the building will now be upfitted to accommodate the Human Affairs Commission. The work will include installing new ceilings, walls, floor finishes and light fixtures, renovating toilets to comply with ADA requirements, replacing three HVAC units, and doing minor electrical and wall reconfigurations. In addition, new fire alarm and fire sprinkler systems will be added throughout the building to bring it up to current standards. The last major renovation in the building was in 1970. Energy savings and conservation measures will include the installation of energy efficient lighting and HVAC units and motion sensors. The agency reports the total projected cost of this project is \$1,283,615 and annual operating cost savings of \$2,233 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2013 and for completion of construction is July 2013.

Ref: Supporting document pages 82-86

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Reserve Fund	9,263.16
Other, Depreciation Reserve	1,274,351.84
Total Funds	1,283,615.00

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<p>Item 15. Agency: H27 University of South Carolina Project: 6097, Williams Street Acquisition</p> <p>Action Proposed: Final Land Acquisition</p> <p>(Add \$550,000 [8] Athletic Operating)</p> <p>Purpose: To acquire approximately 1.14 acres of land for the University of South Carolina. The project was established in June 2012 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property is located at the corner of Williams and Catawba Streets adjacent to Carolina Stadium. The acquisition will consolidate ownership of property in the block where the baseball stadium is located, allowing for future development by the University that will be compatible with the stadium. Parking is the projected use of the property long term. The property has been appraised for \$570,000 and the seller has agreed to sell for that amount. The State Budget Division has reviewed the appraisal and environmental study and approves their use in granting this request. The agency reports the total projected cost of this project, including the investigative studies, is \$575,000 and additional annual operating costs of \$6,500 will result in the three years following property acquisition.</p> <p>Ref: Supporting document pages 87-97</p>	<p>CHE Approval Date: 10/18/12 Committee Review Date: B&C Board Approval Date:</p> <p style="text-align: center;">Budget After Action Proposed</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Source</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Athletic Operating</td> <td style="text-align: right;">575,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">575,000.00</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Athletic Operating	575,000.00	Total Funds	575,000.00
<u>Source</u>	<u>Amount</u>						
Athletic Operating	575,000.00						
Total Funds	575,000.00						

<p>Item 16. Agency: P24 Department of Natural Resources Project: 9924, Georgetown - Santee Delta Property Donation</p> <p>Action Proposed: Final Land Acquisition</p> <p>Purpose: To acquire approximately 79.5 acres of land by donation for the Department of Natural Resources. The project was established in February 2012 to procure the investigative studies required to adequately evaluate property prior to acquisition, which are now complete. The property is adjacent to the agency's Santee Delta Wildlife Management Area in Georgetown County and will be donated to the agency by The Nature Conservancy. Acquisition will protect water quality, conserve wildlife habitat and provide public recreation opportunities on the property. 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 this acquisition, including the investigative studies, is \$5,000 and no additional annual operating costs will result from the acquisition.</p> <p>Ref: Supporting document pages 98-104</p>	<p>CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:</p> <p style="text-align: center;">Budget After Action Proposed</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Source</u></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Other, Wildlife Timber Management</td> <td style="text-align: right;">5,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">5,000.00</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, Wildlife Timber Management	5,000.00	Total Funds	5,000.00
<u>Source</u>	<u>Amount</u>						
Other, Wildlife Timber Management	5,000.00						
Total Funds	5,000.00						