February 21, 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 February 29, 2012 meeting of the Joint Bond Review Committee.

From the State Budget Division:

1) Summary 6-2012, including eight permanent improvement project and one land acquisition requests.

No major lease or technical college disposal items were received from the General Services Division for this meeting. If you have any questions or need additional information on these items, please do not hesitate to call me at 803-737-0699.

Sincerely,

Carol P. Routh
Manager, Capital Budgeting

Enclosures

cc: George Dorn, Tim Rogers, Ted Pitts, Jamie Shuster, Bill Leidinger, Rick Harmon, Jim Holly, John White, Patricia Dennis, Courtney Blake, Les Boles, Charles Shawver, Stephen Gardner, Sandy Williams, John Malmrose, Bill McCallum, David Simms, Mandy Kibler, Gary Grant
Item 1. Agency: H17 Coastal Carolina University  

Project: 9592, Elvington Property - New Student Housing  

Construction  

Action  

Proposed: Establish Project for A&E Design  

Total budget $470,000.00  

[9] Other, Auxiliary Housing $470,000.00  

Purpose: To begin design work to construct a new student housing facility at Coastal Carolina. The new facility will provide 1,270 student beds for first-year students in a multi-phase project, with 635 beds available for occupancy by August 2014. The facility will include student housing suites, study and living spaces, laundry facilities, offices for housing staff, meeting spaces, and modern technology and security. The University has enough space to accommodate 3,192 students with 3,625 students being housed in Fall 2012 through an expanded occupancy plan which doubles and triples rooms by adding an additional student over a room’s designed occupancy. The new facility is needed to house current students, alleviate the “plus one” rooms, allow for more upperclassmen to be housed on campus, and provide for future growth.

Ref: Supporting document pages 1-5

Item 2. Agency: H51 Medical University of South Carolina  

Project: 9821, Clinical Sciences Building 9th Floor Renovation  

Action  

Proposed: Establish Project for A&E Design  

Total budget $151,500.00  

[9] Other, College of Medicine Clinical Revenue $151,500.00  

Purpose: To begin design work to renovate the ninth floor of MUSC’s Clinical Sciences Building. The work will include reconfiguring interior spaces to create more efficient lab and office layouts, upgrading interior finishes, and upgrading electrical distribution, lighting, fire alarm, plumbing, HVAC distribution, and information technology systems. The renovation will increase lab bench space and the number of offices and tech stations for the Department of Medicine. The ninth floor has not been substantially renovated since the building was constructed in 1975. Existing lab space and office configuration are inefficient and ineffective and the labs do not meet current lab standards.

Ref: Supporting document pages 6-10
Item 3.  Agency: H51  Medical University of South Carolina  Project: 9822, Walton Research Building Floors 2, 3, 6 and 7 Renovation

Action Proposed: Establish Project for A&E Design

Total budget $94,500.00
[9] Other, College of Medicine Clinical Revenue $94,500.00

Purpose: To begin design work to renovate four floors in the Walton Research Building at MUSC. The work will include reconfiguring space to provide faculty offices and student study areas, providing code compliant egress and a fire suppression system, and upgrading the mechanical and electrical systems. Some minor work associated with the building support systems on the first floor will also be included. The building was built in 1962 and floors two, three, six and seven have not had any substantial renovation since construction. The building infrastructure is deteriorating and the building has several building code compliance issues that have not been addressed in previous floors' renovations.

Ref: Supporting document pages 11-15


Action Proposed: Establish Project for A&E Design

Total budget $6,700.00
[9] Other, Depreciation Reserve $6,700.00

Purpose: To begin design work to replace HVAC equipment in the Five Points Building. The work will include replacing the chiller, cooling tower, water valves and two chilled water pumps. The equipment is 37 years old and original to the building. The chiller has failed and is completely inoperable and the cooling tower cannot be further repaired due to lack of replacement parts for a unit of its age. A rental chiller will provide cooling during this summer until the new chiller is installed.

Ref: Supporting document pages 16-20
Item 5.  
Agency: P28  Department of Parks, Recreation and Tourism  
Project: 9722, Hamilton Branch State Park Roads and Parking Improvements  

Action Proposed: Establish Project for A&E Design

Purpose: To begin design work to make road and parking improvements at PRT's Hamilton Branch State Park. The work will include repairing and resurfacing paved roadways, parking areas and campsites and paving unpaved parking areas and campsites within the park. The work is needed to address deferred maintenance of the 40 year-old roadways and to improve existing campsites and parking areas which are currently unpaved. The condition of the roadways is not safe for pedestrians and bicyclists. A $2.5 million federal grant from the US Department of Transportation administered through DOT has been awarded to fund this project.

Ref: Supporting document pages 21-29

Item 6.  
Agency: H59  State Board for Technical and Comprehensive Education  
Project: 6026, Aiken - Building 100/200 Student Intake Renovation  

Action Proposed: Establish Construction Budget for $1,500,000.00  
(Add $1,477,500.00 [9] Other, Local College)

Purpose: To renovate Building 100/200 at Aiken Tech to create a Student Intake Center. The project was established in December 2010 for pre-design work which is now complete. The renovation will create a one-stop center for student services, including Admissions, Financial Aid, and Enrollment Management. The work will include reconfiguring approximately 6,090 square feet of space to provide for offices and student waiting areas, reconfiguring two entrances for more visibility and handicapped access, repairing atrium railings, replacing lighting, and improving the building’s exterior. Currently, students must move between several buildings multiple times to accomplish registration. The renovation will allow all services that students need to enter college, continue and graduate to be located in one office. Energy savings and conservation measures will include the installation of energy efficient lighting, sustainable materials with high recycled content, and re-use of systems where applicable. 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 June 2012 and for completion of construction is December 2012. Approval of this project is requested, contingent on CHE approval on March 1, 2012.

Ref: Supporting document pages 30-35

Action Proposed: Establish Construction Budget for $464,300.00

(Add $458,300.00 [9] Other, Increased Enforcement Collections)

Purpose: To reroof the maintenance building in Columbia leased by the Adjutant General’s Office to SCE&G for its fleet maintenance shop. The project was established in December 2011 for pre-design work which is now complete. The work will include replacing existing roofing and insulation, relocating existing drains, and replacing flashing. The roof may be original to the 58 year-old building, is well past its useful life, and leaks. The current lease requires any major repairs to be done by the Adjutant General’s Office and SCE&G to pay $200,000 toward the reroofing once it is completed. Energy savings and conservation measures will include the installation of energy saving insulation. The agency reports the total projected cost of this project is $464,300 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 2012 and for completion of construction is October 2012.

Ref: Supporting document pages 36-44

Item 8. Agency: F03 Budget and Control Board Project: 9896, Brown Building Main Air Handler Replacement

Action Proposed: Establish Construction Budget for $971,245.00

(Add $959,995.00 [9] Other, Depreciation Reserve)

Purpose: To replace the main air handler in the Brown Building. The project was established in May 2011 for pre-design work which is now complete. The work will include replacing the main air handler which serves the second through fifth floors of the building and replacing the unit’s fans, motors, dampers, filters, coils and housing. The existing air handler is original to the 39 year-old building, is past its useful life, and is inefficient. It is also difficult to repair because parts have become obsolete. Energy savings and conservation measures will include the installation of more energy efficient HVAC components. The agency reports the total projected cost of this project is $971,245 and annual operating cost savings of $22,175 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is July 2012 and for completion of construction is December 2012.

Ref: Supporting document pages 45-49
Item 9.  Agency:  H17  Coastal Carolina University  
Project:  9578,  Coastal Science Center Building and Land Acquisition

Action Proposed:  Final Acquisition - Carried Over from Prior Meeting

(Add $2,095,000.00  [9]  Other, One Cent Sales Tax)

Purpose:  To acquire the Coastal Science Center 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 property contains 10.62 acres of land, a 69,480 square foot classroom, office and lab facility, and 455 parking spaces. The property is currently subleased by Coastal Carolina for its psychology, sociology, computer sciences, and marine sciences departments. The facility provides much needed classroom and office space and the acquisition is consistent with the University’s master land acquisition plan. The property has been appraised for $5.5 million and the seller has agreed to sell for $1,816,112, which is the outstanding balance of the purchase price agreed to between the owner and the landlord which transferred its purchase option to Coastal Carolina. The State Budget Division has reviewed the appraisal, environmental studies and building condition assessment and approves their use in granting this request. The agency reports the total projected cost of this project is $2,115,000 and annual operating cost savings of $325,000 will result in the three years following acquisition.

Ref:  Supporting document pages 50-61