July 24, 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 Summary 1-2013 for review at the August 1, 2012 meeting of the Joint Bond Review Committee. The summary includes 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, Bill Leidingar, Rick Harmon, Jim Holly, John White, Patricia Dennis, Courtney Blake, Les Boles, Charles Shawver, Stephen Gardiner, Mandy Kibler, Scott Speares, Melinda Woodhurst, Monica Scott, Sandy Williams, John Malmrose, Bill McCallum, Jim Berry
Item 1.  Agency: H59  State Board for Technical and Comprehensive Education

Project: 6055, York - Building C Classroom Addition

Action
Proposed: Establish Project for A&E Design

Purpose: To begin design work to construct a small classroom addition to Building C at York Tech. The building currently has eight small classrooms on the front of the building that are seldom used because of their size. The work will include renovating approximately 5,248 square feet housing the small classrooms and adding approximately 4,608 square feet to create five larger classrooms seating 35-40 students and fulltime faculty offices. It will also include creating a new entrance to the building where the removal of a canopy several years ago, providing some structural support to the roof, resulted in bricks cracking and settling. The addition will provide for larger classrooms which are in short supply, alleviate a structural problem at the entrance, and give the building a better appearance.

Ref: Supporting document pages 1-5


Project: 6056, York - Library Expansion and Learning Commons Construction

Action
Proposed: Establish Project for A&E Design

Purpose: To begin design work to construct an addition to the library at York Tech. The addition will be approximately 36,917 square feet and will include library stacks expansion, a bookstore, private study and group collaboration areas, and a food service operation on the first floor and academic spaces for tutoring/coaching, the Writing Center, the Education Technology Center, faculty training rooms, classrooms, and a multi-media studio on the second floor. The addition will be added to the rear of the library, which will create a quadrangle of buildings around a green space and will become the main entrance of the college’s signature building. The addition is needed to provide student collaboration space, support the college’s student success initiatives, meet current library technology needs, provide food services and expanded bookstore areas, and consolidate the Center for Teaching and Learning in one location.

Ref: Supporting document pages 6-11
Item 3.  Agency:  H59   State Board for Technical and Comprehensive Education

Project:  6057, Midlands - Beltline Library Building Replacement

Action Proposed:  Establish Project for A&E Design

Total budget…………………………………………………...$162,000.00
[9] Other, Local County………………………………………$162,000.00

Purpose:  To begin design work to construct a replacement library on the Beltline campus of Midlands Tech. The replacement facility will be approximately 40,000 square feet and will include a state-of-the-art library, classrooms, faculty and staff offices, and a mail center. The existing 26,912 square foot library is too small, in poor condition, had insufficient study rooms and computer space, and does not meet today’s technology. An accreditation report and faculty and student surveys have all indicated the existing library is insufficient for the current enrollment level. The college has no land available for expansion of the existing library on the Beltline campus.

Ref:  Supporting document pages 12-16

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Item 4.  Agency:  P24   Department of Natural Resources

Project:  9928, Lexington - Styx Office Building Renovation/Expansion

Action Proposed:  Establish Project for A&E Design

Total budget………………………………………………...$19,500.00
[9] Other, Boat Titling Fees……………………………………$19,500.00

Purpose:  To begin design work to construct an addition and renovate a portion of DNR’s Styx Office Building in Lexington County. The work will include constructing an approximately 5,000 square foot addition with an 80-seat classroom, offices, storage and common areas, replacing the existing flat roof, and reconfiguring approximately 1,000 square feet of existing space to provide additional offices. The work is needed to provide classroom space for hunter and boater education classes and offices for the Law Enforcement Education and Region 3 staff. Existing facilities are too small for the sizes of many classes, forcing the use of alternate facilities which are not close to shooting ranges needed for hunter education classes and do not have sufficient space for parking boats needed for boater education classes. Additional offices will also alleviate overcrowding in the agency’s Dennis Building offices.

Ref:  Supporting document pages 17-24
Item 5. Agency: R40 Department of Motor Vehicles  
Project: 9606, Rock Hill DMV Renovation

Action Proposed: Establish Project for A&E Design

Total budget $5,250.00

[9] Other, DMV Miscellaneous Revenue $5,250.00

Purpose: To begin design work to renovate the 4,609 square foot Rock Hill DMV office for the Department of Motor Vehicles. The work will include constructing five new customer service counters and an enclosed testing room in the existing facility, renovating public restrooms for ADA compliance, replacing the flooring with slip resistant flooring, renovating data and telephone cabling, and abating asbestos. DMV shares the building with the Department of Public Safety’s Highway Patrol, which is moving from the location, freeing up space for DMV to expand services into the DPS space. The Rock Hill office is one of the 15 busiest offices in the state and the current location has a high customer wait time due to the limited number of customer service counters.

Ref: Supporting document pages 25-29

Item 6. Agency: H15 College of Charleston  
Project: 9648, Dixie Plantation Field Stations Construction

Action Proposed: Establish Construction Budget for $2,800,000.00

(Add $1,768,500.00 [9] Other, Capital Improvement Project Funds)
(Add $1,000,000.00 [9] Other, Private)

Purpose: To construct two field stations at the Dixie Plantation for the College of Charleston. The project was established in September 2011 for pre-design work which is now complete. The work will include constructing two 3,500 square foot field stations which will each include a large classroom/lab for teaching, restrooms, secure storage, utility space, a large screened area for teaching, and a wildlife observation platform to support environmental science research and instruction. Dixie Plantation, located on the Stono River, currently has no educational or research facilities. The proposed field stations will provide necessary space for students and faculty to better utilize the 881-acre ecological gem. Energy savings and conservation measures will include the installation of energy efficient HVAC and lighting systems, thermal insulation, low flow plumbing fixtures and other measures. The agency reports the total projected cost of this project is $2.8 million and additional annual operating costs of $34,600 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 October 2013.

Ref: Supporting document pages 30-38
Item 7.  Agency: H17 Coastal Carolina University  
Project: 9587, Tennis Complex Construction

Action Proposed: Establish Construction Budget for $2,000,000.00

Purpose: To construct a new tennis complex at Coastal Carolina. The project was established in August 2011 for pre-design work which is now complete. The complex will include 12 tennis courts, spectator bleachers, scoreboards, lighting, a public address system and a 2,949 square foot building with coaches’ offices, men’s and women’s locker rooms, restrooms, meeting space and storage. The University currently has six courts available for tennis team use and two courts available for student use. The student courts will be demolished to renovate the baseball stadium and the six team courts are insufficient, have one small equipment area, and have none of the features planned for the new building. Energy savings and conservation measures will include the installation of water-saving plumbing fixtures, energy efficient lighting, and low volatile organic compound paint and carpet. The agency reports the total projected cost of this project is $2 million and additional annual operating costs of $27,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is February 2013 and for completion of construction is August 2013.

Ref: Supporting document pages 39-43

Item 8.  Agency: H17 Coastal Carolina University  
Project: 9592, Elvington Property - New Student Housing Construction

Action Proposed: Establish Construction Budget for $85,000,000.00

Purpose: To construct new student housing facilities with 1,270 beds at Coastal Carolina. The project was established in March 2012 for pre-design work which is now complete. The work will include constructing four new housing facilities, each with student suites, a lounge, a laundry, a multi-purpose room, resident director offices, a workroom and a recycling center. Building 1 will also include additional spaces to serve all four buildings. The university has space to accommodate planned occupancy of 3,192 students while, in Fall 2012, it will house 3,625 students by adding one additional student to each room’s design capacity. The University’s master plan calls for the additional 1,270 beds to alleviate the plus one housing, bring more upperclassmen back on campus, and allow the university to grow to 12,500 students by 2020. The facilities will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, materials and resources, indoor environmental quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of $5,886,688 over 30 years. The agency reports the total projected cost of this project is $85 million and additional annual operating costs of $1,152,500 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is January 2013 and for completion of construction is July 2015.

Ref: Supporting document pages 44-49
Item 9.  Agency: H51  Medical University of South Carolina  Project:  9821,  Clinical Sciences Building 9th Floor Renovation

**Action**

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

(Add $9,848,500.00    [9]    Other, College of Medicine Clinical Revenue)

**Purpose:** To renovate the ninth floor of the Clinical Sciences Building at MUSC. The project was established in March 2012 for pre-design work which is now complete. The work will include renovating the HVAC, electrical distribution, water heating, plumbing, lighting and fire alarm systems and reconfiguring the interior space to increase the number of offices from 36 to 40, tech stations from 20 to approximately 90, and the amount of lab bench space from 900 to 1,270 linear feet. The ninth floor has not been substantially renovated since its construction in 1975. The renovation will bring labs up to current standards and make more efficient and effective use of the space. Energy savings and conservation measures will include the installation of energy efficient HVAC and lighting systems, a lighting control system, and water-conserving plumbing fixtures. The agency reports the total projected cost of this project is $10 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 May 2013 and for completion of construction is December 2015.

Ref:  Supporting document pages 50-55

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

**Action**

Proposed: Establish Construction Budget for $7,215,977.00

(Add $7,121,477.00    [9]    Other, College of Medicine Clinical Revenue)

**Purpose:** To renovate four floors in the Walton Research Building at MUSC. The project was established in March 2012 for pre-design work which is now complete. The work will include reconfiguring the floors into faculty offices and student study areas for the College of Medicine, upgrading the HVAC, fire protection, electrical distribution, plumbing and lighting systems, and improving egress in stairwells. These floors have not had any substantial renovation since construction in 1962. The building systems are deteriorating and have building code compliance issues. A recent feasibility study determined the best use of these floors is as office space. Energy savings and conservation measures will include the installation of energy efficient HVAC and lighting systems, a lighting control system, and water-conserving plumbing fixtures. The agency reports the total projected cost of this project is $7,215,977 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 2013 and for completion of construction is February 2014.

Ref:  Supporting document pages 56-61
Project:  6052, Horry-Georgetown - Conway Buildings 100/200/1000 Energy Updates and Classroom Renovations

**Action Proposed:** Establish Construction Budget for $6,000,000.00

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<td>2,339,638.00</td>
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**Purpose:** To make weatherization and energy performance upgrades to Buildings 100, 200 and 1000 at Horry-Georgetown Tech. The project was established in January 2012 for pre-design work which is now complete. The work will include replacing windows and glazing systems, repairing roofs, sealing joints and seams, replacing insulation, and re-cladding exterior walls. It will also include renovating affected classrooms and labs damaged by air and water infiltration. Air and water infiltration are occurring through exterior walls and windows due to the buildings’ age and movement, resulting in poor air quality, energy inefficiency, and damage to the buildings’ envelopes, walls and ceilings. Work on the buildings’ entries will also address ADA standards. Energy savings and conservation measures will include the installation of energy efficient windows, insulated wall sheathings and panels, and insulated glazing. The agency reports the total projected cost of this project is $6 million and annual operating cost savings of $50,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is January 2013 and for completion of construction is December 2013.

Ref:  Supporting document pages 62-68

Item 12.  Agency:  F03  Budget and Control Board  
Project:  9641, B&CB Facilities Fire Alarm/Smoke Detector Code Compliance Upgrade Phases I - IV

**Action Proposed:** Establish Construction Budget for $5,984,932.02

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**Purpose:** To fund phase IV of upgrades to fire alarm and smoke detector systems in Budget and Control Board buildings. The project was established in 1997 and increased several times to fund three phases of the fire alarm system upgrades and pre-design for phase IV, which is now complete. Phases I through III involved replacing systems in 18 of 34 buildings. Phase IV includes replacing the fire alarm and smoke detector systems in seven additional buildings, Dennis, Rutledge, Mills Jarrett, DSS North Towers, Five Points, Geology, and the Energy Facility. The existing fire alarm systems in the remaining 16 buildings range in age from 21 to 32 years old, require extensive maintenance, and replacement parts are increasingly difficult to obtain. A final phase of work to complete the upgrades is expected when additional funds become available. Energy savings and conservation measures are not applicable to this fire alarm project. The agency reports the total projected cost of four phases is $5,984,932 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract for Phase IV is August 2013 and for completion of construction is August 2015.

Ref:  Supporting document pages 69-74
### Item 13
**Agency:** R40  Department of Motor Vehicles  
**Project:** 9605, Statewide Miscellaneous Deferred Maintenance Repairs

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

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<td>[9] Other, DMV Miscellaneous Revenue</td>
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**Purpose:** To make deferred maintenance repairs to DMV’s field offices statewide. The repair work to be done under this project does not require any pre-design work and the amount of work to be done will be limited to the funding level of the project. The types of work will include asphalt paving, roof repairs, HVAC repairs, flooring repairs, data cabling, security system installations, and similar work. The agency’s 67 field offices were constructed between 1965 and 2005. Many still have original equipment and systems which need repair to keep the buildings in good working condition for the public and employees and to protect the state’s assets. A 2007 agency building assessment indicated the agency had more than $2.7 million in deferred maintenance in facilities statewide, which has likely increased since that time. Energy savings and conservation measures are not applicable to this repair project. The agency reports the total projected cost of this project is $650,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the first repair contract is October 2012 and for completion of construction is December 2015.

**Ref:** Supporting document pages 75-79

### Item 14
**Agency:** P24  Department of Natural Resources  
**Project:** 9907, Lexington - Cohen Campbell Hatchery Renovations

#### Action
Proposed: Increase Budget from $760,834.00 to $976,101.02


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**Purpose:** To meet the low bid for renovations to DNR’s Cohen Campbell Fish Hatchery. The project was established in January 2008 with funds appropriated by the General Assembly for freshwater fish hatchery maintenance for this and other projects. While some work has been completed, the project was bid in June 2012 for building new dams and dikes, grading slopes and pond bottoms, and installing new pond risers, drain lines, catch basins and a new water supply network at the hatchery. All bids came in over budget. Additional funds are needed because the wetland permitting and mitigation costs and earth moving requirements were both higher than expected. The additional funds will be transferred from the closeout of two other hatchery maintenance projects funded in 2008, Walhalla and Cheraw/Sparks Stevens Hatchery Renovations, which are now complete. Energy savings and conservation measures are not applicable to this hatchery project. The agency reports the total projected cost of this project is $976,101 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 September 2012 and for completion of construction is April 2013.

**Ref:** Supporting document pages 80-85
Item 15. Agency: J12  Department of Mental Health  Project: 9703, Bryan Hospital C&A Renovation and Addition

Action Proposed: Revise Project Scope

Purpose: To revise the scope and change the project name of the previously approved Hall Institute C&A Renovation and Addition for the Department of Mental Health and to begin design work to renovate the Bryan Hospital instead. The project was established in September 2006 to construct a new Child and Adolescent (C&A) Hospital and revised in August 2009 to renovate a building at Hall Institute to provide for this need. The plan to renovate the 49 year-old Hall Institute, located on the Bull Street campus, is being changed due to excessive deferred maintenance, renovation and code upgrade costs and due to the availability of space at the Bryan Psychiatric Hospital campus. The Hall Institute C&A Hospital will be incorporated into vacant patient lodges at Bryan Hospital and will be re-licensed as part of Bryan. Some renovations to the vacant Bryan buildings will be required to accommodate the C&A patients and an addition will be required to house some of the Hall administrative and support operations. Pre-design for the Bryan project will be done using funds already approved for Hall Institute.

Ref: Supporting document pages 86-90

Item 16. Agency: H17  Coastal Carolina University  Project: 9594, Student Housing Land Acquisition

Action Proposed: Establish for Preliminary Land Studies

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Coastal Carolina is considering the purchase of approximately 19.51 acres of land adjacent to the main campus. The property will be used to construct a 1,270 bed student housing facility to meet the University’s strategic plan to grow to 12,500 students by 2020. The University can only accommodate 3,192 students on campus and plans to house 3,625 students in Fall 2012, using an expanded occupancy plan which doubles and triples rooms in a plus one configuration. The new facility will also allow upperclassmen the option to live on campus, which they do not have now.

Ref: Supporting document pages 91-95
Item 17.  Agency:  H59   State Board for Technical and Comprehensive Education  
Project:  6058,  Midlands - Airport Property Purchase  

Action  
Proposed:  Establish for Preliminary Land Studies  

Total budget………………………………………………………………………………………………..$20,000.00  
[9] Other, Local County…………………………………………………………………………………. $20,000.00  

Purpose:  To procure the investigative studies required to adequately evaluate property prior to purchase.  Midlands Tech is considering the purchase of approximately 6.75 acres of land adjacent to the Airport campus.  The property is owned by the Richland-Lexington Airport District and will provide for additional student parking.  Additional parking is needed due to increasing student enrollment, which has increased 12% at the Airport campus since 2005.  

Ref:  Supporting document pages 96-100  

Item 18.  Agency:  H17   Coastal Carolina University  
Project:  9589,  Tennis Complex Land Donation  

Action  
Proposed:  Final Land Acquisition  

Purpose:  To acquire approximately 11.31 acres of land by donation from the Horry County Higher Education Commission for Coastal Carolina.  The project was established in November 2011 to procure the investigative studies required to adequately evaluate property prior to acquisition.  The property is located in the Atlantic Center near the main campus and will be the site for construction of a new 12-court tennis complex.  The State Budget Division has reviewed the environmental studies and approves their use in granting this request.  The agency reports the total projected cost of this project is $20,000 for the investigative studies and no additional annual operating costs will result from the donation.  

Ref:  Supporting document pages 101-112
Item 19.  Agency: P24  Department of Natural Resources  Project: 9921, Transylvania County, NC - Sassafras Mountain Land Acquisition

Purpose: To acquire approximately 4.88 acres of land by donation for the Department of Natural Resources. The project was established in February 2011 to procure the investigative studies required to adequately evaluate property prior to acquisition. In 2004, DNR acquired two acres of land at the top of the SC side of Sassafras Mountain, the state’s highest point which is transected by the SC/NC state line. While the acquisition protected the top of the SC side, the NC side remained unprotected until The Conservation Fund acquired it in 2010. The Conservation Fund has agreed to donate the NC side to DNR to allow an adequate area for construction of an observation platform, protection of the immediate viewshed, and ownership of the road going to the proposed platform. 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 project is $15,000 for the investigative studies and no additional annual operating costs will result from the donation.

Ref: Supporting document pages 113-119