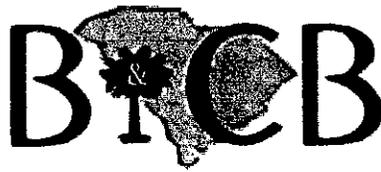


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SC BUDGET AND CONTROL BOARD

State Budget Division
Les Boles
DIRECTOR

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CHAIRMAN, SENATE FINANCE COMMITTEE

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CHAIRMAN, HOUSE WAYS AND MEANS
COMMITTEE

MARCIA S. ADAMS
EXECUTIVE DIRECTOR

January 15, 2013

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 January 23, 2013 meeting of the Joint Bond Review Committee:

For the State Budget Division:

- 1) Summary 4-2013, including seven permanent improvement project requests, one of which was carried over from the prior meeting, and two land acquisition requests.

If you have any questions or need additional information on these items, please do not hesitate to contact me at 803-737-0699 or crouth@budget.sc.gov.

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, Bill McCallum, Pete Creighton, Derek Gruner, Rick Elam, Sandy Williams, Scott Speares

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 16, 2012 to January 8, 2013**

Item 1.	Agency: F03 Budget and Control Board	Project: 9909, Sims-Aycock Building Roof and Wall Leak Repairs	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:	
	Action Proposed: Establish Construction Budget - Carried Over from 12/4/12 JBRC Meeting			Budget After Action Proposed
	(Add \$1,494,200.00 [9] Other, Depreciation Reserve)			
	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.			
	Ref: Supporting document pages 1-5			

Item 2.	Agency: J04 Department of Health and Environmental Control	Project: 9522, Florence County Health Department Roof Replacement/Façade Repair	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.....\$4,500.00 [9] Other, DHEC Earned Funds.....\$4,500.00			
	Purpose: To begin design work to replace the roof and make façade repairs to DHEC’s Florence County Health Department. The work will include replacing the existing roof, insulation and flashing and evaluating and replacing damaged areas of the façade to provide a water tight building envelope. The 21 year-old roof is reaching the end of its expected life and the façade needs to be patched, resurfaced or replaced to provide a weather tight exterior. The roof and façade both leak, which has damaged building interiors over time, and both have been patched and repaired numerous times. The new roof and façade repairs will lower maintenance costs and time and will provide a more efficient building system by maintaining its insulation value.			
	Ref: Supporting document pages 6-10			

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 16, 2012 to January 8, 2013**

Item 3. Agency: H27 University of South Carolina Project: 6101, Coker Seventh Floor Laboratory Renovation

CHE Approval Date: 01/03/13
 Committee Review Date:
 B&C Board Approval Date:

Action
 Proposed: Establish Construction Budget for \$1,150,000.00

Budget After Action Proposed

Total budget.....\$1,150,000.00
 [9] Other, Institutional Funds.....\$1,150,000.00

<u>Source</u>	<u>Amount</u>
Other, Institutional Funds	1,150,000.00
Total Funds	1,150,000.00

Purpose: To renovate a portion of the seventh floor in the Coker Life Sciences Building at USC. Pre-design work has been completed, as the project was not originally anticipated to exceed the \$1 million project level until construction documents were developed. The work will include renovating approximately 6,850 square feet on the seventh floor to create research labs and offices, upgrading the mechanical, electrical and plumbing systems in the space, and installing new partitions, finishes and lab casework. The renovation is needed for the College of Pharmacy to house the SmartState Chair in Translational Cancer Therapeutics and to upgrade the existing space to meet the programmatic requirements of the research functions of the college. Energy savings and conservation measures will include the installation of energy efficient air handling and lighting systems, low flow water faucets, and occupancy sensors. The agency reports the total projected cost of this project is \$1,150,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is May 2013 and for completion of construction is November 2013.

Ref: Supporting document pages 11-16

Item 4. Agency: F03 Budget and Control Board Project: 9641, B&CB Facilities Fire Alarm/Smoke Detector Code Compliance Upgrade Phases I-V

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

Action
 Proposed: Establish Construction Budget for \$7,854,382.02

Budget After Action Proposed

(Add \$1,869,450.00 [9] Other, Depreciation Reserve)

<u>Source</u>	<u>Amount</u>
Capital Improvement Bonds	1,644,522.02
Appropriated State	2,318,835.00
Federal	339,480.00
Other, Depreciation Reserve	3,551,545.00
Total Funds	7,854,382.02

Purpose: To fund Phase V of upgrades to fire alarm and smoke detector systems in Budget and Control Board buildings. The project was established in 1997 and increased numerous times to fund four phases of the fire alarm system upgrades and pre-design of phase V, which is now complete. Phases I through III involved replacing systems in 18 of 34 buildings and phase IV, approved in Fall 2012, will involve replacing systems in seven additional buildings. Phase V includes replacing the fire alarm and smoke detector systems in an additional seven buildings, DSS Harden Street, Sims Aycock, Laurel Street Warehouse, Surplus Garage, State Surplus Office Building, Federal Surplus Office Building, and South Main Street complex. The existing fire alarm systems in three phase V buildings are more than 23 years old and four phase V buildings have no fire alarm system. Energy savings and conservation measures are not applicable to this project. The agency reports the total projected cost of five phases is \$7,854,382 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the phase V contract is August 2013 and for completion of construction is April 2014.

Ref: Supporting document pages 17-22

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 16, 2012 to January 8, 2013**

Item 5. Agency: F03 Budget and Control Board Project: 9855, Calhoun Building Renovations

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

Action

Proposed: Establish Construction Budget for \$6,202,472.00

(Add \$2,899,899.00 [9] Other, SC Judicial Department)
 (Add \$1,100,000.00 [9] Other, Depreciation Reserve)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Appropriated State	2,107,158.26
Other, SC Judicial Department	2,899,899.00
Other, Depreciation Reserve	1,195,414.74
Total Funds	6,202,472.00

Purpose: To begin a second phase of building and site improvements to the Calhoun Building on the Capitol Complex which houses the Court of Appeals and administrative functions of the Judicial Department. The project was established in January 2008 for pre-design work and increased for the construction budget in August 2009 to do exterior renovations to the building, which are nearing completion. Phase II of work will include renovating 12,500 square feet on the ground floor to allow for more efficient use of space and improve building security and handicap accessibility by restoring the north side of the main entrance to the building. The mechanical system on the ground floor will be replaced, windows will be repaired, and infrastructure provisions will be made to facilitate future building systems renovations including the extension of a fire suppression system to other floors. The building is 88 years old and the last major renovation was in 1987. Energy savings and conservation measures will include the installation of an energy efficient mechanical system and lighting and occupancy sensors. The agency reports the total projected cost of this project, including completed exterior renovations, is \$6,202,472 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 October 2013 and for completion of construction is June 2014.

Ref: Supporting document pages 23-28

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 16, 2012 to January 8, 2013**

Item 6.	Agency: F03 Budget and Control Board	Project: 9913, Data Center Generator and Chiller Installation	CHE Approval Date:	N/A
	Action		Committee Review Date:	
	Proposed: Establish Construction Budget for \$1,486,400.00		B&C Board Approval Date:	
	(Add \$1,461,380.00 [9] Other, Depreciation Reserve)		Budget After Action Proposed	
			<u>Source</u>	<u>Amount</u>
	Purpose: To install a second emergency generator and an additional chiller for the Budget and Control Board’s Data Center. The project was established in October 2012 for pre-design work which is now complete. The work will include installing a 1,500 kilowatt generator, a 200-ton air-cooled chiller and associated electrical work. The generator and chiller will support the projected increase in computer room electrical load from the present 340 kilowatts to a projected 640 kilowatts. The generator and chiller are needed to provide the necessary level of redundancy for the projected electrical loads needed to meet the data processing requirements of the center’s customers and to provide a level of redundancy required by a recent Tier study of the Data Center. Energy savings and conservation measures will include the installation of an energy efficient chiller. The agency reports the total projected cost of this project is \$1,486,400 and additional annual operating costs of \$8,400 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.		Other, Depreciation Reserve	1,486,400.00
			Total	1,486,400.00
	Ref: Supporting document pages 29-34			

Item 7.	Agency: H73 Vocational Rehabilitation Department	Project: 9595, Lancaster Parking Lot Improvements	CHE Approval Date:	N/A
	Action		Committee Review Date:	
	Proposed: Increase Budget from \$245,000.00 to \$445,000.00		B&C Board Approval Date:	
	(Add \$200,000.00 [9] Other, Workshop Production Revenue)		Budget After Action Proposed	
			<u>Source</u>	<u>Amount</u>
	Purpose: To proceed with parking lot and loading area improvements at the Vocational Rehabilitation Center in Lancaster. The project was established in October 2009 and was put on hold due to budget constraints at the time. The agency wishes to proceed with the project now and has revised the project cost estimate. Recent subsurface investigations reveal greater deterioration of the existing paved area, thus requiring more extensive work to be done. Exterior lighting will also be added to the parking areas for safety and security due to recent break-ins at the remote location. The work will now include removing existing paving and base material, recompacting the subsurface, replacing the base and paving, and installing security lighting. The facility is more than 30 years old and parking and loading areas are in need of renovations and repairs. Energy savings and conservation measures will include the installation of energy efficient lighting and timers. The agency reports the total projected cost of this project is \$445,000 and additional annual operating costs of \$1,000 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 November 2013.		Capital Reserve Fund	32,812.11
			Federal	147,980.94
			Other, Workshop Production Revenue	244,661.60
			Other, Capital Project Reserve	9,772.68
			Other, Coop Program Funds	9,772.67
			Total Funds	445,000.00
	Ref: Supporting document pages 35-39			

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 November 16, 2012 to January 8, 2013**

Item 8.	Agency: H17 Coastal Carolina University	Project: 9594, Student Housing Land Acquisition	CHE Approval Date: 12/03/12 Committee Review Date: B&C Board Approval Date:									
	Action Proposed: Final Land Acquisition		Budget After Action Proposed									
	(Add \$3,300,000.00 [3] Revenue Bonds)		<table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Source</u></th> <th style="text-align: right; border-bottom: 1px solid black;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Revenue Bonds</td> <td style="text-align: right;">3,300,000.00</td> </tr> <tr> <td>Other, Institutional Capital Project Fund</td> <td style="text-align: right;">20,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">3,320,000.00</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Revenue Bonds	3,300,000.00	Other, Institutional Capital Project Fund	20,000.00	Total Funds	3,320,000.00	
<u>Source</u>	<u>Amount</u>											
Revenue Bonds	3,300,000.00											
Other, Institutional Capital Project Fund	20,000.00											
Total Funds	3,320,000.00											
	Purpose: To acquire approximately 19.51 acres of land for Coastal Carolina. The project was established in October 2012 to procure the preliminary studies required to adequately evaluate property prior to purchase, which are now complete. The property is adjacent to the Coastal Carolina campus and will be used to construct a 1,270-bed student housing facility in accordance with the University's Master Plan and to meet the University's strategic plan to grow to 12,500 students by 2020. The property has been appraised for \$3.5 million and the seller has agreed to sell for \$3.3 million. 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 \$3,320,000 and annual operating cost savings of \$32,400 will result in the three years following acquisition.											
	Ref: Supporting document pages 40-47											

Item 9.	Agency: P24 Department of Natural Resources	Project: 9928, Horry - Lewis Ocean Bay Land Donation	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:							
	Action Proposed: Final Land Acquisition		Budget After Action Proposed							
			<table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Source</u></th> <th style="text-align: right; border-bottom: 1px solid black;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Other, Heritage Land Trust</td> <td style="text-align: right;">10,000.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">10,000.00</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, Heritage Land Trust	10,000.00	Total Funds	10,000.00	
<u>Source</u>	<u>Amount</u>									
Other, Heritage Land Trust	10,000.00									
Total Funds	10,000.00									
	Purpose: To acquire approximately 754 acres of land by donation in Horry County for the Department of Natural Resources. The project was established in October 2012 to procure the preliminary studies required to adequately evaluate property prior to acquisition, which are now complete. The property is adjacent to and surrounded by the Lewis Ocean Bay Heritage Preserve which contains 23 Carolina bays. Acquisition will protect the habitat for red-cockaded woodpeckers, endangered plants and other species and will provide additional hunting opportunities to the public. Under an easement to the donor, the property will also be used to establish a mitigation bank for restoring long-leaf pine habitat following the 2009 forest fire that burned more than 19,000 acres within the preserve. 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 \$10,000 and no additional annual operating costs will result from the acquisition.									
	Ref: Supporting document pages 48-56									