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SC BUDGET AND CONTROL BOARD

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COMMITTEE

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EXECUTIVE DIRECTOR

July 30, 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 August 8, 2013 meeting of the Joint Bond Review Committee:

For the General Services Division:

- 1) College of Charleston Lease - Fountain Walk

For the State Budget Division:

- 2) Summary 1-2014, including eleven permanent improvement project and four 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](mailto:crouth@budget.sc.gov).

Sincerely,

Carol P. Routh  
Manager, Capital Budgeting

Enclosures

cc: Dianne Carraway, Tim Rogers, Ted Pitts, Bill Leidinger, Bill Condon, Rick Harmon, Jim Holly, John White, Patricia Dennis, Courtney Blake, Les Boles, Charles Shawver, Stephen Gardner, John McEntire, Mike Jarra, Jim Berry, Monica Scott, Derek Gruner, Mandy Kibler, Rick Elam, Scott Speares


JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: August 8, 2013

Regular Agenda

1. Submitted by:

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



Nolan Wiggins, Director

2. Subject: College of Charleston Lease – Fountain Walk

3. Summary Background Information:

The College requests approval to lease 41,000 SF of space at Fountain Walk located at 360 Concord Street in downtown Charleston from R. E. R. Investments, Limited Company. The facility will be used for offices, classrooms, art studios and science labs.

A solicitation was conducted which resulted in three bids, only one of which met the College's requirements which is Fountain Walk. The other locations were not within the required one mile radius of the campus and would not allow students using campus facilities to change classes within an adequate time frame. Comparables of similar state agency space and other commercial property lease rates in the Charleston area are as follows:

Agency/Location	Rate/SF
SC Department of Revenue 1 South Park Circle	\$27.32
Vacant 25 Calhoun Street	\$35.00
Vacant 40 Calhoun Street	\$32.50

Fountain Walk is a prime location as the property is adjacent to a parking garage already used by the College as well as a public transportation stop. The site is also within walking distance of the main campus. The College will begin the renovation of the Rita Hollings Science Center and Simons Center for the Arts (two major academic buildings) within the next 12 months. This will require the relocation of occupants for the duration of the renovations. There is also the need to complete renovations and reconfigurations of existing space to meet the programmatic needs of academic and administrative units. The College does not have available space on campus to accommodate the shifts of these departments. Therefore, the College is seeking a long-term lease solution in the immediate downtown Charleston area.

The initial term of the lease is for seven years beginning on January 1, 2014 and ending on December 31, 2020, with one renewal period of seven additional years. The cost per square foot during the first year of the initial term is \$31.50/RSF, for an annual aggregate amount

of \$1,291,500. For the remainder of the initial term and for the extended term, basic rent shall be adjusted annually for any change in the U.S. Consumer Price Index for all Urban Consumers (CPI-U) based on the percent change in the monthly index for April of each year, subject, however, to a 3% cap on annual increases over the immediately preceding year, regardless of whether the percent change in the CPI-U is higher than said cap. The rate includes utilities and janitorial services. Additionally, the landlord has agreed to provide \$30/SF in upfit costs.

Lease payments will be funded with College fees. The College has indicated that no fee increase will be associated with this lease. Based on the NTE (Not to Exceed) data, the total estimated lease cost over the seven year term is \$9,896,069.91.

Year	Basic Rent PSF (Rounded)	Maximum Basic Annual Rent	Monthly Maximum Basic Rent
1	\$31.50	\$1,291,500.00	\$107,625.00
2	\$32.45	\$1,330,245.00	\$110,853.75
3	\$33.42	\$1,370,152.35	\$114,179.36
4	\$34.42	\$1,411,256.92	\$117,604.74
5	\$35.45	\$1,453,594.63	\$121,132.89
6	\$36.52	\$1,497,202.47	\$124,766.87
7	\$37.61	\$1,542,118.54	\$128,509.88
<b>Total</b>		<b>\$9,896,069.91</b>	
<b>AVG</b>	<b>\$34.48</b>		

There will be an additional 14,000 SF available for lease in mid to late 2014. The College anticipates a need to lease this space as well. The requested action amount does not account for this additional square footage. Separate approval of this space will be sought through a lease amendment.

The College of Charleston has adequate funds for the lease according to a Budget Approval Form, which also includes a multi-year plan.

The lease was approved by the Commission on Higher Education (CHE) at its meeting on May 2, 2013 based on not to exceed terms. It was also approved by JBRC at its June 5, 2013 meeting at a rate of \$29/RSF not including utilities and janitorial costs. At its June 18, 2013 meeting, the Budget and Control Board did not approve the lease and requested that a solicitation be conducted. As a result of the solicitation, the total basic rent increased from \$9,110,667.53 to \$9,896,069.91; however, the new lease terms include utilities and janitorial costs, resulting in a projected estimated savings of approximately \$250,000 over the term of the lease.

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4. **What is JBRC asked to do?** Approve the proposed lease for College of Charleston at Fountain Walk in Charleston.

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5. **What is recommendation of the General Services Division?** Approval of the proposed lease for College of Charleston at Fountain Walk in Charleston.

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6. **List of Supporting Documents:**

- (a) Letter from College of Charleston dated April 24, 2013
- (b) SC Code Section 1-11-55 and 1-11-56

April 24, 2013

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

**RE: Swing Space at Fountain Walk**

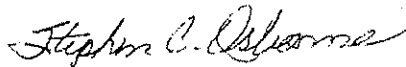
Dear Ms. Lancaster:

The College will begin the renovation of two of its major academic buildings within the next 12 months, which requires the relocation of occupants for the duration of the renovations. There is also the need to complete renovations and reconfigurations of existing space to meet the programmatic needs of academic and administrative units.

The College does not have available "swing space" on campus to accommodate the shifts of these departments. Therefore, the College is requesting approval to lease approximately 41,000SF of space at Fountain Walk located at 100 Aquarium Wharf in downtown Charleston. This is a prime location as the property is adjacent to a parking garage already used by the College as well as a public transportation stop. The site is also within walking distance of the main campus.

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

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. However, a technical college, with the approval by the State Board for Technical and Comprehensive Education, and a public institution of higher learning, may enter into any lease agreement or renew any lease agreement up to one hundred thousand dollars annually for each property or facility.

(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.

HISTORY: 1997 Act No. 153, Section 2; 2002 Act No. 333, Section 1; 2002 Act No. 356, Section 1, Pt VI.P(1); 2011 Act No. 74, Pt VI, Section 13, eff August 1, 2011.

**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.

HISTORY: 1997 Act No. 153, Section 2.



**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**May 20, 2013 to July 5, 2013**

<p>Item 1. Agency: H12 Clemson University</p> <p style="padding-left: 100px;">Project: 9903, Watt Innovation Center Construction</p> <p>Action  Proposed: Establish Construction Budget for \$30,543,000.00 - Carried Over at 6/17/13 Meeting</p> <p>(Add \$27,043,000.00 [2] Institution Bonds)  (Add \$ 3,257,000.00 [9] Other, Private Gifts)</p> <p>Purpose: To revise the scope and construct an approximately 70,000 square foot cutting edge facility at Clemson. The project was established in June 2012 for pre-design work which is now complete. The work will include constructing a new facility for teaching and research in science, technology and engineering that will include studios, smart classrooms and project areas with flexible infrastructure to serve the needs of an increasingly diverse student community and to accommodate current and emerging technologies with minimal cost and effort. The new facility is needed to address key University goals of providing for student leadership and related opportunities, to leverage the university's information technology investments and assets, and to introduce teaching and research modules based on the university's core competencies and marketplace relevance. It also addresses the campus's less than adequate classroom space. The facility will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a negative cost benefit of \$320,000 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 \$30,543,000 and additional annual operating costs ranging from \$240,000 to \$254,616 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 December 2015.</p> <p>Ref: Supporting document pages 1-9</p>	<p>CHE Approval Date: 05/06/13  Committee Review Date:  B&amp;C Board Approval Date:</p> <p style="text-align: right;">Budget After Action Proposed</p> <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>Institution Bonds</td> <td style="text-align: right;">27,043,000.00</td> </tr> <tr> <td>Other, Private Gifts</td> <td style="text-align: right;">3,500,000.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>30,543,000.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Institution Bonds	27,043,000.00	Other, Private Gifts	3,500,000.00	<b>Total Funds</b>	<b>30,543,000.00</b>	
<u>Source</u>	<u>Amount</u>									
Institution Bonds	27,043,000.00									
Other, Private Gifts	3,500,000.00									
<b>Total Funds</b>	<b>30,543,000.00</b>									

<p>Item 2. Agency: F03 Budget and Control Board</p> <p style="padding-left: 100px;">Project: 9921, DEW Warehouse Roof Replacement</p> <p>Action  Proposed: Establish Project for A&amp;E Design</p> <p>Total budget.....\$3,750.00  [9] Other, DEW.....\$3,750.00</p> <p>Purpose: To begin design work to replace the roof on the Department of Workforce and Employment's warehouse building on Wayne Street. The work will include replacing the roof, skylight domes, insulation, front and side canopies, and gutters. The 38 year-old roof is original to the building and is more than ten years past its normal life expectancy. It has had numerous ongoing leaks which have been addressed over time, including a larger, partial re-cover repair ten years ago. A roofing consultant engaged by the agency in 2012 to evaluate the roof concluded it was no longer cost effective to continue to repair it and recommended replacement.</p> <p>Ref: Supporting document pages 10-14</p>	<p>CHE Approval Date: N/A  Committee Review Date:  B&amp;C Board Approval Date:</p> <p style="text-align: right;">Budget After Action Proposed</p> <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, DEW</td> <td style="text-align: right;">3,750.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>3,750.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, DEW	3,750.00	<b>Total Funds</b>	<b>3,750.00</b>	
<u>Source</u>	<u>Amount</u>							
Other, DEW	3,750.00							
<b>Total Funds</b>	<b>3,750.00</b>							

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**May 20, 2013 to July 5, 2013**

<p>Item 3. Agency: J12 Department of Mental Health</p> <p style="margin-left: 40px;">Project: 9728, DMH Administration Building Roof and HVAC Replacement</p> <p>Action  Proposed: Establish Project for A&amp;E Design</p> <p>Total budget.....\$18,000.00  [9] Other, Operating Revenue.....\$18,000.00</p> <p>Purpose: To begin design work to replace the roof and HVAC equipment at the Department of Mental Health’s Administration Building in Columbia. The work will include replacing the built up roof and a portion of the building’s condensing units and air handlers. The existing flat built up roof and HVAC equipment are 45 years old and original to the building. The roof has developed numerous leaks and attempts to make temporary patches have not always been successful, so leaks continue. Two roofing consultants who have assisted in trying to stop the leaks have stated that the roof needs total replacement. Approximately half of the building’s HVAC equipment was replaced in 2009, but the remaining old equipment has failures each summer, is inefficient to operate and maintain, and needs to be replaced.</p> <p>Ref: Supporting document pages 15-20</p>	<p>CHE Approval Date: N/A  Committee Review Date:  B&amp;C Board Approval Date:</p> <p style="text-align: right;">Budget After Action Proposed</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <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, Operating Revenue</td> <td style="text-align: right;">18,000.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>18,000.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, Operating Revenue	18,000.00	<b>Total Funds</b>	<b>18,000.00</b>
<u>Source</u>	<u>Amount</u>						
Other, Operating Revenue	18,000.00						
<b>Total Funds</b>	<b>18,000.00</b>						

<p>Item 4. Agency: H15 College of Charleston</p> <p style="margin-left: 40px;">Project: 9646, Jewish Studies Center Expansion</p> <p>Action  Proposed: Establish Construction Budget for \$6,000,000.00</p> <p>(Add \$4,932,500.00 [9] Other, Capital Improvement Project Funds)  (Add \$1,000,000.00 [9] Other, Private)</p> <p>Purpose: To expand the Jewish Studies Center at the College of Charleston. The project was established in June 2011 for pre-design work which is now complete. The 15,000 square foot expansion will include a kosher/vegetarian kitchen and dining room on the first floor and classrooms and academic support spaces on the second and third floors to add approximately 220 classroom seats. The College estimates approximately 10% of its student body is Jewish and the surrounding Charleston community has a large Jewish population. The College’s current classroom utilization is well below the statewide standard and the additional classrooms will be used for multiple disciplines. The expansion will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of \$399,779 over 30 years. The agency reports the total projected cost of this project is \$6 million and additional annual operating costs of \$105,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is January 2014 and for completion of construction is December 2014.</p> <p>Ref: Support document pages 21-29</p>	<p>CHE Approval Date: 06/25/13  Committee Review Date:  B&amp;C Board Approval Date:</p> <p style="text-align: right;">Budget After Action Proposed</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <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, CIPF</td> <td style="text-align: right;">5,000,000.00</td> </tr> <tr> <td>Other, Private</td> <td style="text-align: right;">1,000,000.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>6,000,000.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, CIPF	5,000,000.00	Other, Private	1,000,000.00	<b>Total Funds</b>	<b>6,000,000.00</b>
<u>Source</u>	<u>Amount</u>								
Other, CIPF	5,000,000.00								
Other, Private	1,000,000.00								
<b>Total Funds</b>	<b>6,000,000.00</b>								

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 20, 2013 to July 5, 2013**

Item 5. Agency: H27 University of South Carolina Project: 9867, School of Law New Building Construction

CHE Approval Date: 05/29/13  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$80,000,000.00

(Add \$48,100,000.00 [2] Institution Bonds)  
 (Add \$10,000,000.00 [5] Capital Reserve Fund)  
 (Add \$11,900,000.00 [9] Other, Private)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Improvement Bonds	10,000,000.00
Institution Bonds	48,100,000.00
Capital Reserve Fund	10,000,000.00
Other, Private	11,900,000.00
<b>Total</b>	<b>80,000,000.00</b>

Purpose: To construct a new approximately 187,500 square foot facility for USC’s School of Law. The project was established in November 1999 with Capital Improvement Bond funds authorized for acquisition of property and design of a new law school and pre-design work has been completed with those funds. The three-story facility will include technologically current instructional spaces, a 300-seat auditorium, a law library, faculty areas, legal clinics, administrative areas and student organization space. The School of Law’s existing facility was constructed in 1971 and is no longer able to facilitate current academic needs. Instructional spaces do not function well and lack integration of effective technology to support current legal education methodology. Public areas are significantly undersized and faculty offices are isolated from student spaces and classrooms, inhibiting effective student-faculty interaction. The facility will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of \$6,642,500 over 30 years. The agency reports the total projected cost of this project is \$80 million and additional annual operating costs ranging from \$1,478,075 to \$1,633,075 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is September 2014 and for completion of construction is September 2016.

Ref: Supporting document pages 30-40

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 20, 2013 to July 5, 2013**

<p>Item 6. Agency: H59 State Board for Technical and Comprehensive Education</p> <p>Action          Proposed: Establish Construction Budget for \$3,521,992.00</p> <p>(Add \$3,505,249.00 [9] Other, College Capital Reserve Fund)</p> <p>Purpose: To renovate and expand Building C at York Tech. The project was established in October 2012 for pre-design work which is now complete. The work will include renovating 7,760 square feet of the existing facility and adding a 2,800 square foot addition to convert eight small, seldom used 10-15 person classrooms to five larger, more flexible 35-40 person classrooms. It will also include renovating the building's front entrance to eliminate a structural problem where a metal canopy was removed from each side of the entrance and will create a new front façade and entrance allowing better circulation through the building. The renovation and expansion will provide flexible classrooms allowing utilization by multiple programs, address the structural issue, and provide for better circulation. Energy savings and conservation measures will include the installation of energy efficient exterior glazing, an energy efficient HVAC system, interior lighting sensors, and low flow plumbing fixtures. The agency reports the total projected cost of this project is \$3,521,992 and additional annual operating costs ranging from \$6,529 to \$6,927 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is December 2013 and for completion of construction is June 2014.</p> <p>Ref: Supporting document pages 41-47</p>	<p>Project: 6055, York - Building C Classroom Addition/ Renovation</p>	<p>CHE Approval Date: 06/11/13          Committee Review Date:          B&amp;C Board Approval Date:</p> <p>Budget After Action Proposed</p> <table border="0"> <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 Capital Reserve Fund</td> <td style="text-align: right;">3,521,992.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>3,521,992.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, College Capital Reserve Fund	3,521,992.00	<b>Total Funds</b>	<b>3,521,992.00</b>
<u>Source</u>	<u>Amount</u>							
Other, College Capital Reserve Fund	3,521,992.00							
<b>Total Funds</b>	<b>3,521,992.00</b>							

<p>Item 7. Agency: F03 Budget and Control Board</p> <p>Action          Proposed: Establish Construction Budget for \$3,000,000.00</p> <p>(Add \$2,982,492.00 [9] Other, Depreciation Reserve)</p> <p>Purpose: To waterproof the underground McEachern Parking Facility serving the Capitol Complex to address numerous leaks. The project was established in September 2011 for pre-design work which is now complete. The work will include chemical grouting the curtain wall and localized areas, sealing the floor slab, tunnel entrances, and other areas, and providing weeps to alleviate pressure and reduce future potential leaks. The facility leaks in numerous areas, which contributes to corrosion of the steel reinforcing the concrete walls and will weaken the structure if not addressed. The waterproofing will also eliminate the need for Facilities Management to devote resources to stopgap measures including frequent cleaning and installing drip pans, mats and diverters to manage slip and fall hazards. Energy savings and conservation measures are not applicable this waterproofing project. The agency reports the total projected cost of this project is \$3 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 February 2014 and for completion of construction is February 2015.</p> <p>Ref: Supporting document pages 48-53</p>	<p>Project: 9903, McEachern Parking Facility Waterproofing</p>	<p>CHE Approval Date: N/A          Committee Review Date:          B&amp;C Board Approval Date:</p> <p>Budget After Action Proposed</p> <table border="0"> <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;">3,000,000.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>3,000,000.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, Depreciation Reserve	3,000,000.00	<b>Total Funds</b>	<b>3,000,000.00</b>
<u>Source</u>	<u>Amount</u>							
Other, Depreciation Reserve	3,000,000.00							
<b>Total Funds</b>	<b>3,000,000.00</b>							

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**May 20, 2013 to July 5, 2013**

<p>Item 8. Agency: H73 Vocational Rehabilitation Department</p> <p>Action  Proposed: Establish Construction Budget for \$416,700.00</p> <p>(Add \$405,700.00 [9] Other, Work Training Center Program Income)</p> <p>Purpose: To reroof the Walterboro VR Center for the Vocational Rehabilitation (VR) Department. The project was established in June 2013 for pre-design work which is now complete. The work will include removing the existing built-up roof, applying a new vented built-up roof with associated flashings and metal work, and removing and disposing of asbestos-containing soffit material. The roof is approximately 24 years old and well past its life expectancy. Several leaks have already been repaired in the existing roof, but leaks continue. The roof needs to be replaced before water deteriorates the roof deck, ceilings and contents of the building. Energy savings and conservation measures will include the installation of energy efficient roofing insulation. The agency reports the total projected cost of this project is \$416,700 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 2013 and for completion of construction is November 2013.</p> <p>Ref: Supporting document pages 54-59</p>	<p>Project: 9597, Walterboro VR Center Reroofing</p>	<p>CHE Approval Date: N/A  Committee Review Date:  B&amp;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, WTC Program Income</td> <td style="text-align: right;">416,700.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>416,700.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, WTC Program Income	416,700.00	<b>Total Funds</b>	<b>416,700.00</b>
<u>Source</u>	<u>Amount</u>							
Other, WTC Program Income	416,700.00							
<b>Total Funds</b>	<b>416,700.00</b>							
<hr/>								
<p>Item 9. Agency: F03 Budget and Control Board</p> <p>Action  Proposed: Increase Budget from \$227,626.00 to \$293,346.00</p> <p>(Add \$65,720.00 [9] Other, DEW)</p> <p>Purpose: To meet the low bid for installing an emergency generator at the Department of Workforce and Employment's (DEW) David Building. The project was established for pre-design work in October 2012 and the construction budget was established in December 2012. Bids on the project were received in June 2013 and all bids exceeded the approved project budget because labor costs and materials were higher than estimated. In addition, the small project contingency will be increased to 10% to provide for unforeseen conditions during construction. The work will include installing an emergency generator to supply back-up power for DEW's information technology operations, fire pumps, and building emergency egress lighting. Energy savings and conservation measures are not applicable to this generator project. The agency reports the total projected cost of this project is \$293,346 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 2013 and for completion of construction is December 2013.</p> <p>Ref: Supporting document pages 60-64</p>	<p>Project: 9914, DEW - David Building Emergency Generator Installation</p>	<p>CHE Approval Date: N/A  Committee Review Date:  B&amp;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, DEW</td> <td style="text-align: right;">293,346.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>293,346.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, DEW	293,346.00	<b>Total Funds</b>	<b>293,346.00</b>
<u>Source</u>	<u>Amount</u>							
Other, DEW	293,346.00							
<b>Total Funds</b>	<b>293,346.00</b>							

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
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Item 10. Agency: H59 State Board for Technical and Comprehensive Education	Project: 6082, Horry-Georgetown - Conway Fire Station Acquisition	CHE Approval Date: 06/11/13 Committee Review Date: B&C Board Approval Date:	
Action Proposed: Establish Project for Preliminary Land Studies		Budget After Action Proposed	
Total budget.....\$20,000.00 [9] Other, College.....\$20,000.00		<u>Source</u>	<u>Amount</u>
		Other, College	20,000.00
Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Horry-Georgetown Tech is considering the acquisition of approximately 2.5 acres of land with an approximately 5,000 square foot fire station located in the center of its Conway campus. The station is being vacated by the county and the College desires to use the existing facility to expand its maintenance and warehouse facilities. The College has outgrown its existing maintenance space and needs larger, more conducive acreage for these support services. As part of the acquisition, the College will close the road now serving the fire station, which intersects the campus at one of its busiest vehicular and pedestrian areas, creating a safety problem recognized by city, county and college officials.		Total Funds	20,000.00
Ref: Supporting document pages 65-69			

Item 11. Agency: P24 Department of Natural Resources	Project: 9935, Lancaster/Kershaw - Catawba River WMA Property Acquisition	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:	
Action Proposed: Establish Project for Preliminary Land Studies		Budget After Action Proposed	
Total budget.....\$20,000.00 [9] Other, Heritage Land Trust Fund.....\$20,000.00		<u>Source</u>	<u>Amount</u>
		Other, Heritage Land Trust Fund	20,000.00
Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. The Department of Natural Resources is considering the acquisition of approximately 1,628 acres of land in Lancaster and Kershaw Counties that adjoins the Catawba River Wildlife Management Area. The property borders the river on the north side of Lake Wateree, provides habitat for game and non-game species including the federally endangered fish species, the shortnose sturgeon, and will provide for hunting, fishing and hiking opportunities for the public.		Total Funds	20,000.00
Ref: Supporting document pages 70-74			

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
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<p>Item 12. Agency: P20 Clemson - PSA</p> <p style="margin-left: 40px;">Action Proposed: Final Land Acquisition</p> <p style="margin-left: 40px;">Purpose: To acquire property by donation from the US Department of Agriculture for Clemson’s Public Service Activities. The project was established in May 2013 to procure the investigative studies required to adequately evaluate property prior to acquisition which are now complete. The property consists of approximately 10 acres of land and five buildings, which Clemson has occupied through a no-cost lease since 1987. The property is currently used by Clemson’s Research Farm Services Unit and to support agricultural research and extension programs. Under an agreement with the USDA, Clemson commits to use the property for agricultural and natural resources research for 25 years, including incorporation of a new beginning farmers and ranchers program. The State Budget Division has reviewed the environmental studies and building condition assessment and approves their use in granting this request. The agency reports the total projected cost of this project, including the investigative studies, is \$62,502 and no additional annual operating costs will result from the acquisition.</p> <p style="margin-left: 40px;">Ref: Supporting document pages 75-85</p>	<p>Project: 9548, USDA Agricultural Research Service Facility Donation</p>	<p>CHE Approval Date: N/A          Committee Review Date:          B&amp;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>Appropriated State</td> <td style="text-align: right;">62,502.50</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">62,502.50</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Appropriated State	62,502.50	Total Funds	62,502.50
<u>Source</u>	<u>Amount</u>							
Appropriated State	62,502.50							
Total Funds	62,502.50							

<p>Item 13. Agency: P24 Department of Natural Resources</p> <p style="margin-left: 40px;">Action Proposed: Final Land Acquisition</p> <p style="margin-left: 40px;">(Add \$129,250.00 [9] Other, Heritage Land Trust Fund)</p> <p style="margin-left: 40px;">Purpose: To acquire approximately 65.5 acres of undeveloped land in Aiken County for the Department of Natural Resources. The project was established in October 2012 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property borders the Gopher Tortoise Heritage Preserve and Wildlife Management Area and provides habitat for the northernmost population of gopher tortoises in the country. It will provide additional habitat for the gopher tortoise and offer recreational opportunities for the public. The property has been appraised for \$155,000 and the sellers have agreed to sell for \$129,250. 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 acquisition, including the investigative studies, is \$149,250 and no additional annual operating costs will result from the acquisition.</p> <p style="margin-left: 40px;">Ref: Supporting document pages 86-96</p>	<p>Project: 9930, Aiken - Gopher Tortoise Preserve/WMA Land Acquisition</p>	<p>CHE Approval Date: N/A          Committee Review Date:          B&amp;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, Heritage Land Trust Fund</td> <td style="text-align: right;">149,250.00</td> </tr> <tr> <td>Total Funds</td> <td style="text-align: right;">149,250.00</td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, Heritage Land Trust Fund	149,250.00	Total Funds	149,250.00
<u>Source</u>	<u>Amount</u>							
Other, Heritage Land Trust Fund	149,250.00							
Total Funds	149,250.00							

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
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<p>Item 14. Agency: P24 Department of Natural Resources      Project: 9933, Charleston - Dungannon Plantation Land Acquisition</p> <p>Action          Proposed: Final Land Acquisition</p> <p>(Add \$154,000.00 [9] Other, Heritage Land Trust Fund)          (Add \$154,000.00 [9] Other, Charleston County Greenbelt Bank)</p> <p>Purpose: To acquire approximately 88 acres of undeveloped land in Charleston County for the Department of Natural Resources. The project was established in May 2013 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The property adjoins the Dungannon Plantation Heritage Preserve and Wildlife Management Area and will provide additional habitat for the wood stork, a federally endangered species, and other birds. It will also provide public recreational activities, including hunting and hiking. The property has been appraised for \$308,000 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 \$328,000 and no additional annual operating costs will result from the acquisition.</p> <p>Ref: Supporting document pages 97-109</p>	<p>CHE Approval Date: N/A          Committee Review Date:          B&amp;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, Heritage Land Trust Fund</td> <td style="text-align: right;">174,000.00</td> </tr> <tr> <td>Other, Charleston County Greenbelt Bank</td> <td style="text-align: right;">154,000.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>328,000.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, Heritage Land Trust Fund	174,000.00	Other, Charleston County Greenbelt Bank	154,000.00	<b>Total Funds</b>	<b>328,000.00</b>
<u>Source</u>	<u>Amount</u>								
Other, Heritage Land Trust Fund	174,000.00								
Other, Charleston County Greenbelt Bank	154,000.00								
<b>Total Funds</b>	<b>328,000.00</b>								

<p>Item 15. Agency: P24 Department of Natural Resources      Project: 9934, Pickens - Jocassee Gorges Land Acquisition</p> <p>Action          Proposed: Final Land Acquisition</p> <p>(Add \$75,000.00 [9] Other, Pickens County Game and Fish Fund)          (Add \$26,622.00 [9] Other, Fish and Wildlife Protection Fund)</p> <p>Purpose: To acquire approximately 24.4 acres of undeveloped land in Pickens County for the Department of Natural Resources. The project was established in March 2013 to procure the investigative studies required to adequately evaluate property prior to purchase. The property adjoins the agency's Jocassee Gorges Wildlife Management Area. Acquisition will secure legal access along a portion of DNR's entrance road into Jocassee Gorges that goes through the subject tract, protect additional habitat and provide for outdoor recreational activities. The property has been appraised for \$110,000 and the seller has agreed to sell for \$101,622. 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 \$121,622 and no additional annual operating costs will result from the acquisition.</p> <p>Ref: Supporting document pages 110-122</p>	<p>CHE Approval Date: N/A          Committee Review Date:          B&amp;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, County Game and Fish Fund</td> <td style="text-align: right;">75,000.00</td> </tr> <tr> <td>Other, Fish and Wildlife Protection Fund</td> <td style="text-align: right;">46,622.00</td> </tr> <tr> <td><b>Total Funds</b></td> <td style="text-align: right;"><b>121,622.00</b></td> </tr> </tbody> </table>	<u>Source</u>	<u>Amount</u>	Other, County Game and Fish Fund	75,000.00	Other, Fish and Wildlife Protection Fund	46,622.00	<b>Total Funds</b>	<b>121,622.00</b>
<u>Source</u>	<u>Amount</u>								
Other, County Game and Fish Fund	75,000.00								
Other, Fish and Wildlife Protection Fund	46,622.00								
<b>Total Funds</b>	<b>121,622.00</b>								