

STATE OF SOUTH CAROLINA  
*State Budget and Control Board*  
OFFICE OF STATE BUDGET

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EXECUTIVE DIRECTOR

1201 MAIN STREET, SUITE 870  
COLUMBIA, SOUTH CAROLINA 29201  
(803) 734-2280  
Fax (803) 734-0645

LES BOLES  
DIRECTOR

October 21, 2008

The Honorable Hugh K. Leatherman, Sr., Chairman  
Joint Bond Review Committee  
111 Gressette Senate Office Building  
Columbia, South Carolina 29201

Dear Senator Leatherman:

The Office of State Budget submits the following items for review at the October 29, 2008 meeting of the Joint Bond Review Committee.

From the General Services Division:

- 1) Vocational Rehabilitation Department Landmark Building Lease
- 2) Medical University of South Carolina Rutledge Tower Lease
- 3) Lander University Recreation, Wellness and Sports Complex Lease

From the Office of State Budget:

- 4) Summary 3-2009, including 21 permanent improvement project requests and three land donations.

If you have any questions or need additional information on these items, please call me at 737-0699.

Sincerely,

A handwritten signature in cursive script that reads "Carol P. Routh".

Carol P. Routh  
Assistant Director, Capital Budgeting

Enclosures

cc: George Dorn, Tim Rogers, Lib Croft, Scott English, Grant Gillespie, Brandon Gaskins, Frank Rainwater, Rick Harmon, Nat Kaminski, Les Boles, Charles Shawver, Stephen Gardner, John White, Patricia Dennis, Courtney Blake, John McEntire, John Malmrose, Mandy Kibler, Dan Marlow, Russell Long, Jim Berry, Shirley Wilson, Carole Collins, David Simms, Sandy Williams

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: **October 29, 2008**

**Regular Agenda**

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**1. Submitted by:**

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

  
\_\_\_\_\_  
M. Richbourg Roberson, Director

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**2. Subject:** Vocational Rehabilitation Department Landmark Building Lease

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**3. Summary Background Information:**

The Vocational Rehabilitation Department requests approval to continue leasing from Tower on Main LLC (Landlord), 30,538 square feet on the fourth floor of the Landmark Building, located at 301 North Main Street, Greenville. Vocational Rehabilitation has been in this location since November 1, 1998 and wishes to continue leasing the current space. This space accommodates all of the needs of Vocational Rehabilitation, meets all of Social Security Administration's case processing requirements and no renovations are required. Vocational Rehabilitation's current lease at the location expires January 17, 2009.

The lease term will be five years commencing on January 1, 2009. Rent will be \$38,172.50 per month or \$458,070 (\$15 per square foot) for the first year of the lease. This is a reduction from the \$16.49 per square foot rate for the last year of the present lease. Rent also includes 98 parking spaces for staff and visitors that cost the agency \$65 per space. The rate without parking is \$12.50 per square foot. Thereafter, base rent increases as shown in the second chart below. The following are comparables of similar state agency office space leased in the Greenville area:

Lease Date	Agency/Location	Rate
9/1/06	Governor's Office-Continuum of Care 37 Villa Rd., Suite 300	\$15.73
7/1/08	Dept. of Motor Vehicles 300 University Ridge	\$15.00
9/1/07	Social Services 454 S. Anderson Rd.	\$14.84

Rent includes all operating costs. Operating cost increases are capped at three percent per year, beginning with the second year of the lease. Assuming operating expenses increase at three percent per year, the maximum rent over the term of the lease is as follows:

Year	Date	Base	Operating	Rate/SF	Rent
1	1/1/09	\$9.50	\$5.50	\$15.00	\$458,070.00
2	1/1/10	\$9.80	\$5.67	\$15.47	\$472,422.86
3	1/1/11	\$10.11	\$5.84	\$15.95	\$487,081.10
4	1/1/12	\$10.42	\$6.02	\$16.44	\$502,044.72
5	1/1/13	\$10.74	\$6.20	\$16.94	\$517,313.72
Average/Total				\$15.96	\$2,436,932.40

The total maximum cost over the term of the lease is \$2,436,932.40 and there are adequate funds for the lease according to a Budget Approval Form and multi-year plan submitted August 29, 2008. Vocational Rehabilitation receives federal funds and lease payments will be made from those federal funds, not state funds. No option to purchase the property is included in the lease.

The space allocation of the new lease is 27,744 square feet for 115 FTEs or 241 square feet per FTE. The remaining 2,794 square feet is utilized for a hearing room, a training room and computer server area.

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4. **What is JBRC asked to do?** Approve the proposed lease by Vocational Rehabilitation Department of 30,538 square feet in the Landmark Building in Greenville for a term of five years.

- 
5. **What is recommendation of the General Services Division?** Approval of the proposed lease.

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6. **List of Supporting Documents:**

- (a) Letter from Vocational Rehabilitation Department dated August 28, 2008
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



## DISABILITY DETERMINATION SERVICES

SOUTH CAROLINA VOCATIONAL REHABILITATION DEPARTMENT

*Providing quality disability determination services to South Carolinians in a responsive, timely and cost-effective manner.*

*Larry C. Bryant, Commissioner*

Disability Determination Services ■ P.O. Box 60 ■ West Columbia, SC 29171 ■ (803) 896-6400

August 28, 2008

Mr. Edgar W. Dickson  
General Services Division  
1201 Main Street, Suite 410  
Columbia, SC 29201

Dear Mr. Dickson,

The Disability Determination Services (DDS) of the South Carolina Vocational Rehabilitation Department is federally funded exclusively by The Social Security Administration. Our agency processes approximately 80,000 disability claims each year, serving constituents through offices in Charleston, Columbia and Greenville. This includes approximately 2,000 SC Retirement System claims, 11,500 DHHS Medicaid Disability claims and 50 Homestead exemption claims. The DDS Greenville Regional Office lease expires 12/31/08 and negotiations have been undertaken to renew the lease at the current location, at a nominal and reasonable increase.

Any additional obligation of funds, beyond the annual lease agreement, would be subject to authorization by SSA. Since we will likely operate under a congressional resolution until approximately April, 2009, this may not be easily approved. Because of SSA case processing requirements, any new facility would have to provide category 6 data cables and dedicated outlets for approximately 150 computer terminals. It also would have to include security measures consistent with SSA requirements. Moving costs, which would include moving 120 employees, modular workstations, computer terminals (which could only be moved under supervision of SSA personnel), file cabinets, scanners, and employee furnishings would cost approximately \$20,500. Since the DDS federal budgeted workload is a statewide mandate, assignments for the Greenville Office, which is approximately 48% of the state workload, would have to be redistributed statewide. This would cause an unnecessary disruption and delay in processing applications for the disabled citizens we serve. Consequently, the DDS and the S.C. Vocational Rehabilitation Department requests permission to renew the lease agreement without solicitation.

Sincerely,

Thomas E. Paige,  
DDS Director

Richard G. Elam,  
SCVRD Assistant Commissioner

**SECTION 1-11-55. Leasing of real property for governmental bodies.**

(1) "Governmental body" means a state government department, commission, council, board, bureau, committee, institution, college, university, technical school, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.

(2) The Budget and Control Board is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section.

(3) When any governmental body needs to acquire real property for its operations or any part thereof and state-owned property is not available, it shall notify the Office of General Services of its requirement on rental request forms prepared by the office. Such forms shall indicate the amount and location of space desired, the purpose for which it shall be used, the proposed date of occupancy and such other information as General Services may require. Upon receipt of any such request, General Services shall conduct an investigation of available rental space which would adequately meet the governmental body's requirements, including specific locations which may be suggested and preferred by the governmental body concerned. When suitable space has been located which the governmental body and the office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board as provided for in subsection (5) of this section, General Services shall give its written approval to the governmental body to enter into a lease agreement. All proposed lease renewals shall be submitted to General Services by the time specified by General Services.

(4) The board shall adopt procedures to be used for governmental bodies to apply for rental space, for acquiring leased space, and for leasing state-owned space to nonstate lessees.

(5) Any participant in a property transaction proposed to be entered who maintains that a procedure provided for in this section has not been properly followed, may request review of the transaction by the Director of the Office of General Services or his designee.

**SECTION 1-11-56. Program to manage leasing; procedures.**

The State Budget and Control Board, in an effort to ensure that funds authorized and appropriated for rent are used in the most efficient manner, is directed to develop a program to manage the leasing of all public and private space of state agencies. The board's regulations, upon General Assembly approval, shall include procedures for:

(1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;

(2) establishing standards for the quality and quantity of space to be leased by a requesting agency;

(3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:

(a) a nonappropriation for the renting agency,

(b) a dissolution of the agency, and

(c) the availability of public space in substitution for private space being leased by the agency;

(4) rejecting an agency's request for additional space or space at a specific location, or both;

(5) directing agencies to be located in public space, when available, before private space can be leased;

(6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and

(7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **October 29, 2008**

**Regular Agenda**

**1. Submitted by:**

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

  
M. Richbourg Roberson, Director

**2. Subject:** Medical University of South Carolina Rutledge Tower Lease

**3. Summary Background Information:**

The Medical University of South Carolina (MUSC) requests approval to lease from University Medical Associates (UMA), 96,343 square feet of space in the Rutledge Tower building located at 135 Rutledge Avenue in Charleston. Rutledge Tower is owned by the MUSC Foundation. The Foundation leases the entire building to UMA under a master lease. UMA sub-leases portions of the building to MUSC.

The proposed lease is for five years with two, five-year renewals at an annual rent of \$1,577,646. The rate per square foot is \$16.38 (rounded) which results in a monthly rent of \$131,470.50 (rounded).

This lease will provide office and clinical space for various College of Medicine departments, mainly Pediatrics, Dermatology, Otolaryngology and the Department of Medicine. Comparables of similar state agency and commercial office space leased in the Charleston area are as follows:

Lease Date	Agency/Location	Rate
3/08	MUSC 125 Doughty Street	\$24.75
2/07	MUSC 326 Calhoun Street	\$22.19
Commercial	University Medical Associates 261 Calhoun Street	\$25.00

MUSC currently leases 33,851 square feet and 23,949 square feet in Rutledge Tower at the rate of \$19.23 and \$26.50 per square foot, respectively. These leases will be terminated and those spaces are incorporated into this new lease which provides more space at a reduced rate.

UMA is responsible for all operating and maintenance costs and these costs are paid by UMA out of the rent with no provision for increase during the lease term. The maximum rent over the term of the lease is as follows:

Year	Date	Base	Operating	Rate/SF	Rent
1	12/1/09	\$16.38	Included in base	\$16.38	\$1,577,646.00
2	12/1/10	\$16.38	"	\$16.38	\$1,577,646.00
3	12/1/11	\$16.38	"	\$16.38	\$1,577,646.00
4	12/1/12	\$16.38	"	\$16.38	\$1,577,646.00
5	12/1/13	\$16.38	"	\$16.38	\$1,577,646.00

Renewal Term 1

6	12/1/14	\$16.38	"	\$16.38	\$1,577,646.00
7	12/1/15	\$16.38	"	\$16.38	\$1,577,646.00
8	12/1/16	\$16.38	"	\$16.38	\$1,577,646.00
9	12/1/17	\$16.38	"	\$16.38	\$1,577,646.00
10	12/1/18	\$16.38	"	\$16.38	\$1,577,646.00

Renewal Term 2

11	12/1/19	\$16.38	"	\$16.38	\$1,577,646.00
12	12/1/20	\$16.38	"	\$16.38	\$1,577,646.00
13	12/1/21	\$16.38	"	\$16.38	\$1,577,646.00
14	12/1/22	\$16.38	"	\$16.38	\$1,577,646.00
15	12/1/23	\$16.38	"	\$16.38	\$1,577,646.00

The total maximum cost to MUSC over the initial term of the lease is \$7,888,230. The cost to extend for two, five-year terms is an additional \$15,776,460, or a total of \$23,664,690 over 15 years.

MUSC has adequate funds for the lease according to a Budget Approval Form submitted August 29, 2008, which also includes a multi-year plan. The building was originally constructed in 1926, with various sections being added in 1946, 1962, 1970, 1979 and 1986. The lease and the extended terms were approved by the Commission on Higher Education on September 4, 2008.

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4. **What is JBRC asked to do?** Approve the proposed lease by Medical University of South Carolina of 96,343 square feet of space in the Rutledge Tower building for a lease term of five years with an option to extend for two terms of five years at the same rate.

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5. **What is recommendation of the General Services Division?** Approval of the proposed lease and the two five year renewals.

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6. **List of Supporting Documents:**

- (a) Letter from MUSC dated September 24, 2008
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



Office of Integrated Planning  
and Assessment  
28 Ehrhardt Street  
MSC 205  
Charleston SC 29425-2050  
Tel 843 792 5995  
Fax 843 792 5992  
www.musc.edu

September 24, 2008

Edgar W. Dickson  
South Carolina State Budget and  
Control Board  
General Services Division  
Property Services  
1201 Main Street, Suite 420  
Columbia, SC 29201

RE: Rutledge Tower Renewal

Dear Mr. Dickson:

The Medical University of South Carolina requests BCB & JBRC approval of the following lease agreement for 96,343 square feet of space at Rutledge Tower located in Charleston, SC. Rutledge Tower is owned by the Medical University of South Carolina Foundation.

There is currently a master lease agreement between the MUSC Foundation and University Medical Associates (UMA). UMA sub-leases a portion of the building to MUSC.

This lease renewal is an effort to clean up the existing lease agreements between UMA and MUSC. The existing leases currently have two different lease rates and do not accurately reflect the occupied square footage. This renewal will result in one lease agreement with a lower rate per square foot.

Landlord:	University Medical Associates
Lease Term:	12/1/2008-11/30/2013
Square Feet:	96,343
Annual Rent:	\$1,577,646.02
Operating Expenses:	Included
Cost per SF:	\$16.38 (Includes M&O, no annual increase)
Extended Terms:	Two (2) terms, five (5) years each



Additional Information

- The owner of the building is Medical University of South Carolina Foundation. The MUSC Foundation was established as a 501C3 by the Medical University of South Carolina in 1966. MUSC Foundation board member roster attached.
- The landlord is University Medical Associates. University Medical Associates, the physician group of the MUSC Medical Center, provides services ranging from prevention and wellness to highly specialized care at outpatient clinics and facilities both on the MUSC campus and extending into the community. UMA has the widest range of specialty care available at any medical center in South Carolina. University Medical Associates, an integral part of the Medical University of South Carolina, supports the University's educational, medical, and research purposes. University Medical Associates (UMA) is committed to providing superior, comprehensive and multispecialty health care to the citizens of South Carolina.

UMA serves as a resource to attract and support a superior clinical faculty for the education and training of undergraduate and graduate medical and health-related professionals. UMA strives to operate as a multispecialty group practice to further patient care, medical education and research.

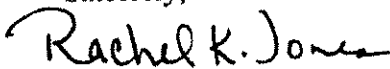
- This space is occupied by the Medical University of South Carolina, College of Medicine. The College of Medicine uses this space for primarily clinical functions and some office space.
- Current MUSC Lease Agreements:

Floors 11 & 12 (#002477)	Floors 1,3,4 (#00554)
8/15/07-7/31/08	8/1/03-7/31/08
33,851 sf	23,949 sf
\$19.23 sf	\$26.50 sf
\$651,000 annually	\$634,648 annually

- Proposed Lease Renewal

Rutledge Tower  
8/1/08-7/31/13  
96,343 sf  
\$16.38 sf  
\$1,577,646 annually

Sincerely,



Rachel K. Jones  
Leasing Manager

**SECTION 1-11-55. Leasing of real property for governmental bodies.**

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(2) The Budget and Control Board is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section.

(3) When any governmental body needs to acquire real property for its operations or any part thereof and state-owned property is not available, it shall notify the Office of General Services of its requirement on rental request forms prepared by the office. Such forms shall indicate the amount and location of space desired, the purpose for which it shall be used, the proposed date of occupancy and such other information as General Services may require. Upon receipt of any such request, General Services shall conduct an investigation of available rental space which would adequately meet the governmental body's requirements, including specific locations which may be suggested and preferred by the governmental body concerned. When suitable space has been located which the governmental body and the office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board as provided for in subsection (5) of this section, General Services shall give its written approval to the governmental body to enter into a lease agreement. All proposed lease renewals shall be submitted to General Services by the time specified by General Services.

(4) The board shall adopt procedures to be used for governmental bodies to apply for rental space, for acquiring leased space, and for leasing state-owned space to nonstate lessees.

(5) Any participant in a property transaction proposed to be entered who maintains that a procedure provided for in this section has not been properly followed, may request review of the transaction by the Director of the Office of General Services or his designee.

**SECTION 1-11-56. Program to manage leasing; procedures.**

The State Budget and Control Board, in an effort to ensure that funds authorized and appropriated for rent are used in the most efficient manner, is directed to develop a program to manage the leasing of all public and private space of state agencies. The board's regulations, upon General Assembly approval, shall include procedures for:

(1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;

(2) establishing standards for the quality and quantity of space to be leased by a requesting agency;

(3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:

(a) a nonappropriation for the renting agency,

(b) a dissolution of the agency, and

(c) the availability of public space in substitution for private space being leased by the agency;

(4) rejecting an agency's request for additional space or space at a specific location, or both;

(5) directing agencies to be located in public space, when available, before private space can be leased;

(6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and

(7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: October 29, 2008

Regular Agenda

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**1. Submitted by:**

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

  
M. Richbourg Roberson, Director

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**2. Subject:** Lander University Recreation, Wellness and Sports Complex Lease

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**3. Summary Background Information:**

Lander University (Lander) requests approval to lease from Lander RWS Properties, LLC (RWS Properties) 25± acres approximately one-tenth of a mile from the Lander campus, on which RWS Properties will construct a Recreation, Wellness and Sports Complex. The complex will be the home for Lander's outdoor athletic sports teams and will consist of soccer, tennis, baseball and softball fields. The complex will additionally have a walking/jogging track, two recreation fields, a playground and a field house building. RWS Properties was organized specifically for the development of the new complex and is wholly owned by the Lander Foundation, the support foundation of Lander. The new complex will relieve space pressures on the main campus. The Commission on Higher Education approved this lease at its October 2, 2008 meeting.

The lease term will be 22 years and will be effective after all approvals are obtained, estimated to be January 1, 2009. The lease includes four optional extended terms of five years each and each extended term is subject to the approval of JBRC and/or the Budget and Control Board. Rent for the first two years of the lease are calculated based on expenses already incurred by RWS Properties. Rent for the first year of the lease will be \$548,000 annually or \$45,666.67 monthly. Rent for the second year of the lease will be \$571,000 annually or \$47,583.33 monthly. Thereafter, rent will be calculated based on the acquisition and construction costs of the complex and associated loan rates and legal costs, but will not exceed \$691,000 per year or \$57,583.33 per month for 20 years. There will be no additional upfit costs above the cost of the lease. No profit will be generated from lease payments. Lander has the option to purchase the property at any time during or after the lease term for an amount equal to any acquisition and construction costs not paid for by Lander through the lease. Construction is to be financed through JEDA bonds. The maximum rent over the term of the lease is \$14,939,000. In addition, Lander will be responsible for all maintenance, utilities and operating costs. Lander has adequate funds for the lease according to a Budget Approval Form submitted September 18, 2008, which also includes a multi-year plan. Lease payments will be made from Lander's general operating budget and is not projected to require an increase in student tuition and fees.

The space allocation for the 16,129 square foot field house building, to be renovated from a portion of an existing building on the property, is 1,649 square feet for staff and 14,480 square feet for non-staff requirements including locker rooms, housekeeping, storage room, laundry room, child care area, aerobics room and exercise room. Environmental Assessments have been obtained on the property.

The lease was approved by S. Anne Walker, Chairman of the Lander University Board of Trustees, on behalf of Lander and by Stephen D. Baggett, Sr., Chairman of the Lander Foundation Board of Trustees, on behalf of RWS Properties.

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4. **What is JBRC asked to do?** Approve the proposed lease by Lander University of 25± acres on which RWS Properties will construct a Recreation, Wellness and Sports Complex for a term of 22 years.

- 
5. **What is recommendation of the General Services Division?** Approve the proposed lease.

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6. **List of Supporting Documents:**

- (a) Letter from Lander University dated September 17, 2008
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



founded in 1872

**LANDER UNIVERSITY**

*Office of the President*

September 17, 2008

Mr. Gus Hoffmeyer, Property Manager  
South Carolina Budget and Control Board  
Division of General Services  
1201 Main Street, Suite 420  
Columbia, South Carolina 29211

Dear Mr. Hoffmeyer,

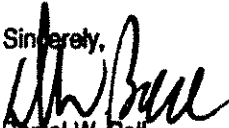
Lander University seeks to enter into a long-term lease agreement for the use of a Recreation, Wellness and Sports Complex with Lander RWS Properties, LLC, located on Montague Avenue approximately one tenth of a mile from the main campus.

The Lander RWS Properties, LLC, is a single member limited liability company owned by The Lander Foundation, a 501(c)(3) supporting organization of Lander University. The property will be home for Lander's outdoor athletic sports (men's and women's soccer, men's and women's tennis, baseball and softball). It will be a unique venue of educational, recreational and wellness opportunities through its perimeter walking/jogging track, two recreation fields, a playground, and a field house building that will provide space for coaching offices, locker rooms, laundry facilities and sports medicine.

This location benefits the Lander family (all our students, not just athletes); our faculty, staff, the city and county of Greenwood, business and corporate entities. The leased facility will alleviate severe space challenges for the 100 acre, landlocked, campus. Lander has an average of 25 "students per acre", compared to six other state supported four-year teaching institutions in South Carolina that have an average of 14 students per acre.

The lease for the Recreation, Wellness and Sports Complex outdoor facilities will result in an average annual cost not to exceed \$891,000. The requested lease term is 22 years; beginning after all approvals are obtained. The University has the option to renew the lease for four successive five-year terms with the lease amount adjusted each renewal term for inflation with all other terms and conditions remaining unchanged. The lease is not projected to require an increase in student tuition and fees. The University will be responsible for all expenses of maintaining the property during the term of the lease.

Should you have any questions, please feel free to contact me at (864) 388-8300. Thank you for your assistance in this matter.

Sincerely,  
  
Daniel W. Ball  
President

**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.

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- (1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;
- (2) establishing standards for the quality and quantity of space to be leased by a requesting agency;
- (3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:
  - (a) a nonappropriation for the renting agency,
  - (b) a dissolution of the agency, and
  - (c) the availability of public space in substitution for private space being leased by the agency;
- (4) rejecting an agency's request for additional space or space at a specific location, or both;
- (5) directing agencies to be located in public space, when available, before private space can be leased;
- (6) requiring the agency to submit a multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period; and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

**SUMMARY 3-2009 Page 1 of 12  
 Forwarded to JBRC 10/21/08**

Item 1.     Agency: H12 Clemson University                      Project: 9886, Lee Hall Complex Expansion/Renovation

CHE Approval Date: 08/06/08  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$465,000.00  
 [9] Other, Institutional Capital Project Funds..... \$465,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Funds	465,000.00
<b>Total Funds</b>	<b>465,000.00</b>

Purpose: To begin design work to construct an approximately 60,000 square foot addition to Lee Hall and renovate the existing 124,000 square foot facility at Clemson. Lee Hall was constructed in 1958 with two additions added since that time and houses the architecture and arts programs at Clemson. A February review by the National Architectural Accrediting Board reported the conditions of the space had reached crisis levels and delaying the project could jeopardize Clemson’s ability to meet accreditation standards. The addition and renovation are needed to relieve overcrowded studio and classroom conditions, provide space for faculty and expanded programs, and address accreditation concerns.

Ref: Supporting document pages 1-3

Item 2.     Agency: H12 Clemson University                      Project: 9887, Manning Hall Renovation

CHE Approval Date: 08/01/08  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$159,000.00  
 [9] Other, Housing Improvement Fund ..... \$159,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Housing Improvement Fund	159,000.00
<b>Total Funds</b>	<b>159,000.00</b>

Purpose: To begin design work to renovate Manning Hall at Clemson. The high rise, 400-bed dormitory was constructed in 1967 with a two-pipe HVAC system. The renovation will include replacing the two-pipe system with a modern four-pipe system, creating community spaces on the upper eight floors, upgrading the lower two floors, and upgrading the electrical and information technology systems. The HVAC system has major piping problems that are causing damage to the facility and students’ personal property and other renovations are needed because the building has not had a major renovation since it was constructed.

Ref: Supporting document pages 4-6

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

Item 3.     Agency: H51 Medical University of SC     Project: 9799, Harborview Office Tower Renovation

CHE Approval Date: 08/18/08  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$18,000.00  
 [9] Other, College of Medicine Practice Plan ..... \$18,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, College of Medicine Practice Plan	18,000.00
<b>Total Funds</b>	<b>18,000.00</b>

Purpose: To begin design work to renovate portions of two floors in the Harborview Office Tower at MUSC. Approximately 18,000 square feet of space on the first and tenth floors will be renovated to create and support a Neurosciences Clinic. The new clinic will combine clinical and research functions for the Department of Neurosciences. The renovation will provide exam, interview and procedure rooms, support spaces and offices for physicians, researchers and administrative personnel for the clinic.

Ref: Supporting document pages 7-9

Item 4.     Agency: H51 Medical University of SC     Project: 9800, Quad E Building Roof Replacement

CHE Approval Date: 08/18/08  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$12,000.00  
 [9] Other, Institutional Capital Project Fund ..... \$12,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Institutional Capital Project Fund	12,000.00
<b>Total Funds</b>	<b>12,000.00</b>

Purpose: To begin design work to replace approximately 3,500 square feet of roofing on the Quad E Building at MUSC used by the College of Pharmacy. The existing roof has exceeded its useful life, has multiple leaks, and is a constant maintenance problem for the university.

Ref: Supporting document pages 10-12





**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

Item 7.     Agency: F03 Budget and Control Board     Project: 9870, State House Exterior Walls and Windows Repair/Renovation

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

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$10,447.00  
 [9] Other, Depreciation Reserve ..... \$10,447.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Depreciation Reserve	10,447.00
Total Funds	10,447.00

Purpose: To begin design work to repair the exterior walls and windows of the State House. The work will include caulking window joints, tuck pointing between masonry units, sealing and other processes to prevent water intrusion. Water leaks have developed in the exterior walls and some of the window seals. The leaks have caused water intrusion into the interior walls, causing plaster damage. Continuation of these leaks could damage wall integrity and the valuable artifacts attached to the walls in the State House.

Ref: Supporting document pages 19-21

Item 8.     Agency: F03 Budget and Control Board     Project: 9871, Columbia Mills Building Chillers 1 & 2 Replacements

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

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$23,760.00  
 [9] Other, Depreciation Reserve ..... \$23,760.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Depreciation Reserve	23,760.00
Total Funds	23,760.00

Purpose: To begin design work to replace the two chillers at the Budget and Control Board's Columbia Mills Building. The chillers are more than 20 years old and have exceeded their life expectancy. One of the chillers has already failed and repairs have become cost prohibitive. The new chillers will provide reliability for maintaining temperature controls for the public and museum artifacts and will lower operating and maintenance costs for the building.

Ref: Supporting document pages 22-24

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

Item 9.     Agency: N20 Criminal Justice Academy     Project: 9607, CJA Village Construction

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

Action Proposed: Establish Project for A&E Design Funding

Total budget..... \$125,000.00  
 [9] Other, Surcharge ..... \$125,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Surcharge	125,000.00
<b>Total Funds</b>	<b>125,000.00</b>

Purpose: To begin design work to construct a village complex of new buildings for basic law enforcement training at the Criminal Justice Academy. The village will consist of two dormitories, a classroom building, a cafeteria and a physical training area. The design work will include evaluating construction methods to determine the lowest practical construction cost, the shortest construction time, and the lowest operating cost. The new facilities are needed because of the growth and expansion of basic law enforcement training for new city, county and state law enforcement officers. The academy plans to house and train all new officers in a self-contained location on the Academy's Columbia campus.

Ref: Supporting document pages 25-33

Item 10.     Agency: H12 Clemson University     Project: 9870, Information Technology Facility Construction

CHE Approval Date: 08/01/08  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$31,300,000.00

(Add \$30,300,000.00 [2] Institution Bonds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	30,300,000.00
Other, Institutional Capital Project Fund	1,000,000.00
<b>Total Funds</b>	<b>31,300,000.00</b>

Purpose: To construct an approximately 60,000 square foot Information Technology facility at Clemson. The project was established in December 2006 to begin design work and phase I design is now complete. Clemson wishes to proceed with full design and construction. Clemson's mainframe computers, servers and support staff are located at the Research Park in Pendleton, with additional computer facilities located in Seneca and Clemson. The new facility will consolidate all information technology departments in one location on campus, resulting in a better functioning and more cohesive information technology department to meet the technological needs of academic and research initiatives of students and faculty. The agency reports the total projected cost of this project is \$31.3 million and additional annual operating costs ranging from \$403,200 to \$444,528 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is October 2009 and for completion of construction is July 2011.

Ref: Supporting document pages 34-37

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

Item 11. Agency: H51 Medical University of SC Project: 9796, Bioengineering Building Construction

CHE Approval Date: 12/12/07  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$58,250,000.00

(Add \$16,398,474.00 [7] Federal)  
 (Add \$32,099,995.00 [9] Other, Research University Infrastructure Bonds)  
 (Add \$ 3,751,531.00 [9] Other, Indirect Costs)

Purpose: To construct an approximately 95,000 square foot building to house Bioengineering, Regenerative Medicine, and Cancer Genomic Science at MUSC. The project was established in January 2008 as part of a Research University Infrastructure Project. When the research infrastructure project was approved, the budget for the Bioengineering Building was approved for \$6 million for design services only instead of the total projected cost of \$58.25 million. Based on the current cost estimate, MUSC wishes to establish the budget to complete design and construct the building. The building will serve as a platform for interdisciplinary research, cooperation and collaboration among the State's three research universities, including the sharing of faculty, research projects and students in the building. The agency reports the total projected cost of this project is \$58,250,000 and additional annual operating costs of \$1.8 million will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2009 and for completion of construction is April 2011.

Ref: Supporting document pages 38-53

<u>Budget After Action Proposed</u>	
<u>Source</u>	<u>Amount</u>
Federal	17,718,474.00
Other, Research University Infrastructure Bonds	36,779,995.00
Other, Indirect Costs	3,751,531.00
<b>Total Funds</b>	<b>58,250,000.00</b>

Item 12. Agency: F03 Budget and Control Board Project: 9850, Blatt Building Air Handler Fans Replacement

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

Action Proposed: Establish Construction Budget for \$545,400.00

(Add \$520,900.00 [6] Appropriated State)

Purpose: To replace the air handler fans on the HVAC system in the Budget and Control Board's Blatt Building. The project was established in January 2008 to do pre-design work which is now complete. The work will include replacing the variable pitch fans with new variable frequency, fixed blade fans. The existing air handler fans are inefficient and obsolete and parts are difficult to find. The new fans will improve efficiency of the systems and indoor air quality in the building. The agency reports the total projected cost of this project is \$545,400 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 2009 and for completion of construction is December 2009.

Ref: Supporting document pages 54-58

<u>Budget After Action Proposed</u>	
<u>Source</u>	<u>Amount</u>
Appropriated State	545,400.00
<b>Total Funds</b>	<b>545,400.00</b>

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

**SUMMARY 3-2009 Page 7 of 12  
 Forwarded to JBRC 10/21/08**

Item 13. Agency: F03 Budget and Control Board Project: 9851, Blatt Building Roof Replacement

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

Action Proposed: Establish Construction Budget for \$543,365.00

(Add \$503,365.00 [6] Appropriated State)

Budget After Action Proposed

Purpose: To replace the 20-year old roof on the Budget and Control Board’s Blatt Building. The project was established in January 2008 to begin pre-design work which is now complete. Based on the current cost estimate, the agency wishes to proceed with replacing the roof. The roof has reached the end of its life expectancy and a moisture scan of the roof indicated moisture leaking conditions along the parapets. Replacing the roof will prevent water from intruding into the building and causing additional damage to the building’s interior. The agency reports the total projected cost of this project is \$543,365 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2009 and for completion of construction is July 2009.

<u>Source</u>	<u>Amount</u>
Appropriated State	543,365.00
Total Funds	543,365.00

Ref: Supporting document pages 59-66

Item 14. Agency: F03 Budget and Control Board Project: 9852, Gressette Building Air Handler Fans Replacement

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

Action Proposed: Establish Construction Budget for \$446,900.00

(Add \$424,400.00 [6] Appropriated State)

Budget After Action Proposed

Purpose: To replace the air handler fans on the HVAC system in the Budget and Control Board’s Gressette Building. The project was established in January 2008 to begin pre-design work which is now complete and the agency wishes to proceed with the project. The work will include replacing the variable pitch fans with new variable frequency, fixed blade fans. The existing air handler fans are inefficient and obsolete and parts are difficult to find. The new fans will improve efficiency of the systems and indoor air quality in the building. The agency reports the total projected cost of this project is \$446,900 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 2009 and for completion of construction is December 2009.

<u>Source</u>	<u>Amount</u>
Appropriated State	446,900.00
Total Funds	446,900.00

Ref: Supporting document pages 67-71

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

Item 15. Agency: J12 Department of Mental Health Project: 9709, Campbell VA Home Renovations

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

Action Proposed: Establish Construction Budget for \$550,000.00

(Add \$325,000.00 [7] Federal)  
 (Add \$175,000.00 [9] Other, Medicaid)

Purpose: To replace the nurse call and HVAC control systems, upgrade the security system, and renovate portions of the kitchen at the Campbell VA Nursing Home in Anderson. The project was established in May 2008 to begin design work for the renovation. Based on the current cost estimate, DMH wishes to proceed with the renovation. The existing systems are more than 16 years old, are hard to maintain, and parts are hard to find. The kitchen walls have deteriorated due to high moisture and need to be replaced. The agency reports the total projected cost of this project is \$550,000 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 2009 and for completion of construction is December 2009.

Ref: Supporting document pages 72-76

<u>Budget After Action Proposed</u>	
<u>Source</u>	<u>Amount</u>
Federal	325,000.00
Other, Medicaid	225,000.00
<b>Total Funds</b>	<b>550,000.00</b>

Item 16. Agency: J12 Department of Mental Health Project: 9710, Crafts Farrow Nutritional Services Freezer Replacement

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

Action Proposed: Establish Construction Budget for \$400,000.00

(Add \$385,000.00 [9] Other, Medicaid)

Purpose: To replace the nutritional services freezer at the Crafts Farrow campus of the Department of Mental Health. The project was established in May 2008 to begin design work. Based on the current cost estimate, DMH wishes to proceed with the replacement. The nutritional services building prepares more than 3,000 meals a day for DMH's inpatient facilities and DDSN's Midlands Center and prepares food for bulk transport to Harris Hospital weekly. The existing freezer is too small, is in poor condition, and has been cited by DHEC. A larger freezer will allow DMH to take advantage of bulk purchases at reduced costs. The agency reports the total projected cost of this project is \$400,000 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 April 2009 and for completion of construction is August 2009.

Ref: Supporting document pages 77-80

<u>Budget After Action Proposed</u>	
<u>Source</u>	<u>Amount</u>
Other, Medicaid	400,000.00
<b>Total Funds</b>	<b>400,000.00</b>



**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

Item 19. Agency: P24 Department of Natural Resources Project: 9847, Florence - Region 2 Hub Office Building Construction

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

Action

Proposed: Increase Budget from \$900,000.00 to \$1,900,000.00

(Add \$ 200,000.00 [7] Federal)  
 (Add \$ 500,000.00 [9] Other, Deer Revenue)  
 (Add \$ 300,000.00 [9] Other, Law Enforcement)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Capital Improvement Bonds	900,000.00
Federal	200,000.00
Other, Deer Revenue	500,000.00
Other, Law Enforcement	300,000.00
<b>Total Funds</b>	<b>1,900,000.00</b>

Purpose: To construct an 8,315 square foot regional hub office for the Department of Natural Resources in Florence. The project was established in March 2003 to build a new headquarters building for the Pee Dee Region in Florence. Since that time, the agency has experienced delays in locating a site for the building, reorganizations within the agency, and delays in designing a cost effective facility to meet current program needs. Pre-design work is now complete and the agency wishes to proceed with full design and construction. The 8,315 square foot facility will be located on property near Francis Marion University and will provide office and program space for 13 staff in four divisions. The divisions are currently housed in trailers that are in poor condition. The agency reports the total projected cost of this project is \$1.9 million and additional annual operating costs of \$13,030 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2009 and for completion of construction is December 2009.

Ref: Supporting document pages 88-94

Item 20. Agency: P28 Parks, Recreation and Tourism Project: 9624, Recreation Land Trust Fund Grants

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

Action

Proposed: Increase Budget from \$2,462,430.00 to \$2,563,038.00

(Add \$ 100,608.00 [6] Appropriated State)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Appropriated State	2,563,038.00
<b>Total Funds</b>	<b>2,563,038.00</b>

Purpose: To fund seven Recreation Land Trust Fund grants for the acquisition of property by local governments as recommended by the Department of Parks, Recreation and Tourism. The seven grants include acquisitions totaling approximately 95.75 acres of land by the Cities of Rock Hill, Fountain Inn, North Augusta, Goose Creek and Easley, the Town of Central, and the Greenville County Recreation District. The acquisitions will be used to create and expand parks, expand a greenway trail, and provide garden parking. Recreation Land Trust Fund laws state no such funds can be expended without the prior approval of the Budget and Control Board. The agency reports the total projected cost of this phase of grants is \$282,608 and of the entire project, including all previously approved grants, is \$2,563,038, and no additional annual operating costs will result from the project.

Ref: Supporting document pages 95-100



**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 August 14, 2008 through September 26, 2008**

Item 21. Agency: H17 Coastal Carolina University Project: 9563, Meade Fire Tower Site Acquisition

CHE Approval Date: 09/15/08  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for Preliminary Land Studies

Total budget..... \$5,000.00  
 [9] Other, Operating Budget..... \$5,000.00

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Operating Budget	5,000.00
Total Funds	5,000.00

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Coastal Carolina University is considering the purchase of approximately ten acres of land along Highway 544 near the campus from the Forestry Commission to develop facilities and student recreation space. Student enrollment, research and support programs continue to expand and available property on the main campus is scarce. The proposed source of funds for the acquisition is Other, Renovation Reserve and Plant Expansion funds.

Ref: Supporting document pages 101-103

Item 22. Agency: H17 Coastal Carolina University Project: 9559, Student Center Grill Expansion Land Donation

CHE Approval Date: 08/21/08  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Final Land Acquisition

Purpose: To accept the donation of approximately .16 acres of land adjacent to the Student Center at Coastal Carolina. The project was established in June 2008 to procure the investigative studies required to acquire property. The university is in the process of expanding the dining and kitchen facilities at the Student Center. During the design phase for the expansion, additional land was determined to be needed to complete the addition. The Coastal Carolina Foundation owns most of the campus property and historically donates the building footprints to the university. The Office of State Budget has reviewed the environmental study and approves its use in granting this request. The acquisition will complete a .75 acre parcel for the Student Center and addition. The agency reports the total projected cost of this project is \$2,500, which includes the cost of the environmental study, and no additional annual operating costs will result from the acquisition.

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Other, Operating Budget	2,500.00
Total Funds	2,500.00

Ref: Supporting document pages 104-111

