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COMMITTEE

January 8, 2014

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

Dear Senator Leatherman:

The State Budget Division submits the following items for review at the January 15, 2014 meeting of the Joint Bond Review Committee:

For the State Budget Division:

- 1) Summary 4-2014, including ten permanent improvement projects and five land acquisition requests.

If you have any questions or need additional information on these items, please do not hesitate to contact me at 803-734-0493 or [apowell@budget.sc.gov](mailto:apowell@budget.sc.gov).

Sincerely,

Allyn H. Powell  
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, Brenda Hart, Charles Shawver, Sandy Williams, Mandy Kibler, Monica Scott, Scott Speares, Derek Gruner, Gray Grant, Mike Jara, Rick Elam, James Berry, Suzette Johnson, David Simms

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**November 13, 2013 to January 3, 2014**

Item 1.	Agency: H17 Coastal Carolina University	Project: 9602, Academic Office/Classroom Building #2 Construction	CHE Approval Date:	10/23/13
			Committee Review Date:	
			B&C Board Approval Date:	
	Action Proposed: Establish Project for A&E Design		Budget After Action Proposed	
	Total budget.....	\$270,000.00	<u>Source</u>	<u>Amount</u>
	[9] Other, One Cent Sales Tax.....	\$270,000.00	Other, One Cent Sales Tax	270,000.00
	Purpose: To begin design work to construct an approximately 52,000 square foot office and classroom facility at Coastal Carolina. The facility will house approximately 100 faculty and staff offices and 15 to 18 general purpose classrooms ranging in size to provide approximately 500 to 600 additional classroom seats. The facility is needed to support faculty growth and the expanding student population, which is growing each year toward 12,500 students in 2020. Office space has been carved out of every academic building on campus and many faculty members are sharing offices, which hinders student counseling and advisement.		Total Funds	270,000.00
	Ref: Supporting document pages 1-6			

Item 2.	Agency: H59 State Board for Technical and Comprehensive Education	Project: 6088, Spartanburg - Tyger River Building CBED Renovation	CHE Approval Date:	10/28/13
			Committee Review Date:	
			B&C Board Approval Date:	
	Action Proposed: Establish Project for A&E Design		Budget After Action Proposed	
	Total budget.....	\$25,500.00	<u>Source</u>	<u>Amount</u>
	[9] Other, College Plant.....	\$25,500.00	Other, College Plant	25,500.00
	Purpose: To begin design work to renovate a portion of the Tyger River Building for Spartanburg Community College's Center for Business and Entrepreneurial Development (CBED). The work will include renovating approximately 22,000 square feet of unused space to create additional office and meeting spaces, training classrooms and workstations and to provide the necessary equipment and technology for the CBED. It will also include upgrading the roof, restrooms, wall and floor finishes and the HVAC, plumbing, lighting, fire protection, and security systems in the space. The CBED expansion is needed because it is currently occupied at capacity and because of increasing business demand for office and training spaces for starting and expanding businesses, product lines and manufacturing processes in Spartanburg County.		Total	25,500.00
	Ref: Supporting document pages 7-12			

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 November 12, 2013 to**

Item 3. Agency: H15 College of Charleston Project: 9647, Rita Hollings Science Center Renovation

CHE Approval Date: 10/04/13  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Establish Construction Budget for \$60,000,000.00

(Add \$55,000,000.00 [3] Revenue Bonds)  
 (Add \$ 2,000,000.00 [5] Capital Reserve Fund)  
 (Add \$ 2,385,000.00 [9] Other, College Fees)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Revenue Bonds	55,000,000.00
Capital Reserve Funds	2,000,000.00
Other, College Fees	3,000,000.00
<b>Total Funds</b>	<b>60,000,000.00</b>

Purpose: To renovate the Rita Hollings Science Center at the College of Charleston. The project was established in June 2011 for pre-design work and the project scope was revised, based on completed pre-design, in October 2013. The work will include renovating the Science Center and demolishing and reconstructing the adjoining Physicians Auditorium to create teaching and instructional spaces, research labs, faculty offices, event space, and other academic support spaces for the biology, physics, and psychology departments and an animal research center. The existing facilities have numerous health issues which have led to problems with air quality and programmatic design deficiencies, which result in space that does not meet the functional needs of 21<sup>st</sup> century instruction and research. The renovation will mitigate the need for an additional science building on the main campus for the next 15 years. The renovation will be constructed to Green Globes Two Globe certification and will include installation of sustainable sites, water efficiency, energy and atmosphere and other measures. The Green Globes cost benefit analysis shows a positive cost benefit of \$4,519,478 over 30 years. The agency reports the total projected cost of this project is \$60 million and additional annual operating costs of \$127,919 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is October 2014 and for completion of construction is March 2016.

Ref: Supporting document pages 13-24

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**November 12, 2013 to**

Item 4.	Agency: P24 Department of Natural Resources	Project: 9936, Georgetown - Yawkey Wildlife Center Swing Bridge Construction Gift	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:	
	Action Proposed: Establish Construction Budget for \$2,500,000.00			Budget After Action Proposed
	Total budget.....	\$2,500,000.00	<u>Source</u>	<u>Amount</u>
	[9] Other, Construction Gift.....	\$2,500,000.00	Other, Construction Gift	2,500,000.00
	Purpose: To accept a gift of construction of a floating swing bridge at the Tom Yawkey Wildlife Center in Georgetown County for DNR. The floating swing bridge will be constructed by the Yawkey Foundation across the Intercoastal Waterway between Cat Island and the mainland at the Yawkey Center. Currently, access to this island is from the use of a ferry system which is maintenance intensive, unreliable, limited in size and weight capacity, and cannot accommodate larger vehicles. Access is needed to enable DNR to manage and maintain the property. The bridge, valued at \$2.5 million, will be constructed and funded by the Yawkey Foundation, reviewed and monitored by the Office of State Engineer and, upon completion, will be donated to DNR for management of the Center. Energy savings and conservation measures are not applicable to this site development project. The agency reports the total projected value of this project is \$2.5 million and no additional annual operating costs will result from the project. The agency also reports the projected date for the start of construction is January 2014 and for completion of construction is June 2014.		Total Funds	2,500,000.00
	Ref: Supporting document pages 25-30			

Item 5.	Agency: H59 State Board for Technical and Comprehensive Education	Project: 6090, Greenville - Enterprise Campus Development Land Acquisition	CHE Approval Date: 11/18/13 Committee Review Date: B&C Board Approval Date:	
	Action Proposed: Final Land Acquisition			Budget After Action Proposed
	(Add \$2,295,000.00 [9] Other, Local County)		<u>Source</u>	<u>Amount</u>
	Purpose: To acquire approximately 29.33 acres of land in Greenville for Greenville Tech. The project was established in October 2013 to procure the investigative studies required to adequately evaluate property prior to purchase, which are now complete. The undeveloped property to be acquired is adjacent to Clemson's ICAR campus on Millineum Boulevard in Greenville and will be used to construct an enterprise campus for Greenville Tech, which will be funded by Greenville County. The property has been appraised for \$2,850,000 and the seller has agreed to sell for \$2,295,000. 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 \$2,315,000 and no additional annual operating costs will result from the acquisition.		Capital Reserve Fund	20,000.00
			Other, Local County	2,295,000.00
			Total Funds	2,315,000.00
	Ref: Supporting document pages 31-42			

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 November 12, 2013 to**

Item 6. Agency: H27 University of South Carolina Project: 6091, Student Health Center Construction

CHE Approval Date: 12/06/13  
 Committee Review Date:  
 B&C Board Approval Date:

Action

Proposed: Revise Scope and Establish Construction Budget for \$27,500,000.00

(Add \$13,000,000.00 [2] Institution Bonds)  
 (Add \$13,817,500.00 [9] Other, Health Center Reserve Funds)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	13,000,000.00
Other, Health Center Reserve Funds	14,500,000.00
<b>Total Funds</b>	<b>27,500,000.00</b>

Purpose: To construct a new Student Health Center adjacent to the existing Thompson Student Health Center at USC. The project was established in November 2011 for pre-design work, which is now complete. The Thompson Student Health Center is a 38,000 square foot facility that was constructed 41 years ago to serve a student population of 19,000. Student enrollment today is over 30,000. The new facility will be a five-story 64,500 square foot ambulatory care facility and will include medical clinics for general medicine, women's care, sports medicine/orthopedics, as well as a radiology unit and central testing laboratory. The facility will also provide meeting spaces for campus wellness education. The original scope of the project included the demolition and replacement of the existing Thompson Student Health Center, but the revised scope includes only the construction of the new facility and a corridor connecting the two facilities. 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 \$1,335,150 over 30 years. The agency reports the total projected cost of this project is \$27,500,000.00, with additional annual operating costs ranging from \$536,290 to \$596,290 in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2014 and for completion of construction is March 2016.

Ref: Supporting document pages 43-56

Item 7. Agency: E24 Office of Adjutant General Project: 9787, Armory Maintenance and Repairs

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

Action

Proposed: Establish Construction Budget for \$1,300,000.00

(Add \$650,000.00 [6] Federal)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Appropriated State	650,000.00
Federal	650,000.00
<b>Total Funds</b>	<b>1,300,000.00</b>

Purpose: To make maintenance repairs to National Guard armories statewide. The project was established in December 2013 with appropriated state funds legislatively authorized for armory maintenance and repairs and requires no pre-design work. The state funds were appropriated to match federal funds from the National Guard Bureau which requires a 50/50 state match. The work in approximately 10 to 12 readiness centers and armories will vary and will include replacing roofs, windows, doors and an HVAC system, as well as repairing parking and renovating latrines. Energy savings and conservation measures will include the installation of energy efficient roofs, windows and lighting. The agency reports the total projected cost of this project is \$1.3 million and no additional operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is June 2014 and for completion of construction is December 2014.

Ref: Support document pages 57-68

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**November 12, 2013 to**

Item 8.	Agency: F03 Budget and Control Board	Project: 9928, Rutledge Building Emergency AHU Fan Replacement	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:
	Action Proposed: Establish Construction Budget for \$490,000.00		Budget After Action Proposed
	Total budget.....	\$490,000.00	<u>Source</u> <span style="float: right;"><u>Amount</u></span>
	[9] Other, Depreciation Reserve.....	\$490,000.00	Other, Depreciation Reserve <span style="float: right;">490,000.00</span>
	Purpose: To repair the HVAC system in the Rutledge Building. The work will include replacement of the air handler unit, including the fan coil system. The existing fan is 48 years old and suffered a catastrophic failure on December 27, 2013, leaving the 2 <sup>nd</sup> through 12 <sup>th</sup> floors of the building completely without heating and air conditioning. Temporary heating units have been put in place, but without the fan unit there is little air circulation in the building. The agency is requesting Phase I and Phase II approval simultaneously due to the cost of the temporary heating units. The estimated construction budget is based on similar recent projects in the Gressette and Brown buildings. The agency reports the total projected cost of this project is \$490,000 and anticipates no additional operating costs associated with this project. The agency also reports the projected date for execution of the construction contract is January 2014 and the projected date for completion of construction is February 2014.		Total Funds <span style="float: right;">490,000.00</span>
	Ref: Supporting document pages 69-74		

Item 9.	Agency: H73 Department of Vocational Rehabilitation	Project: 9598, Marlboro VR Center Reroofing	CHE Approval Date: N/A Committee Review Date: B&C Board Approval Date:
	Action Proposed: Establish Construction Budget for \$445,000.00		Budget After Action Proposed
	(Add \$434,000.00 [9] Other, WTC Program Income)		<u>Source</u> <span style="float: right;"><u>Amount</u></span>
	Purpose: To replace the roof of the Marlboro VR Center for the Vocational Rehabilitation Department. The project was established in October 2013 for pre-design work, which is now complete. The work will include removing the existing built-up roof and applying a new built-up roof with associated insulation flashings and metal work. The roof is 25 years old and leaks. Numerous leaks have been repaired, but the size and frequency of leaks are increasing. The roof needs to be replaced before water further deteriorates the deck, ceiling and contents of the building. The agency reports the total projected cost of this project is \$445,000.00 and anticipates no additional annual operating costs associated with this project. The agency also reports the projected date for execution of the construction contract March 2014 and the projected date for completion of construction is May 2014.		Other, WTC Program Income <span style="float: right;">445,000.00</span>
			Total Funds <span style="float: right;">445,000.00</span>
	Ref: Supporting document pages 75-80		

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 November 12, 2013 to**

Item 10. Agency: J12 Department of Mental Health Project: 9727, Roddey Nursing Home Roof Replacement

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

Action

Proposed: Establish Construction Budget for \$5,150,000.00

Budget After Action Proposed

(Add \$5,100,000.00 [9] Other, Def. Maintenance Fund)

<u>Source</u>	<u>Amount</u>
Other, Def. Maintenance Fund	5,100,000.00
Other, Legal Settlements	50,000.00
<b>Total Funds</b>	<b>5,150,000.00</b>

Purpose: To replace the roof on the Department of Mental Health’s Roddey Nursing Home in Columbia. The project was established in June 2013 for pre-design work, which is now complete. The work will include replacing the purlins, plywood decking, fascia framing, metal fascia and shingles. The existing roof is 22 years old, leaking and in poor condition. When it was reroofed in 1991, plywood deck and shingles were installed over existing fire retardant treated wood (FRTW) decking. The FRTW purlins and deck are splitting and cracking at numerous locations and need to be replaced or the FRTW materials will continue to deteriorate over time, creating a safety issue. As a result of prior litigation, the Department of Mental Health received a total of \$4,345,854 from the companies which supplied the FRTW chemicals used in the roofing materials of the agency’s buildings. The Department of Mental Health plans to use a portion of this money to fund this project. The new roof will be a metal roof system. The agency reports the total projected cost of this project is \$5,150,000 and anticipates no additional operating costs associated with this project. The agency also reports the projected date for execution of the construction contract is April 2014 and for completion of construction is December 2014.

Ref: Supporting document pages 81-88

**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 November 12, 2013 to January 3, 2014**

Item 11. Agency: U12 Department of Transportation Project: 9721, Upstate Salt Storage Facility Construction CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
 Proposed: Establish Construction Budget for \$1,200,000.00

(Add \$313,500.00 [6] Appropriated State)  
 (Add \$863,900.00 [9] Other, State Highway Fund)

Purpose: To construct a new salt storage facility to serve the Upstate area for the Department of Transportation. The project was established in October 2012 for pre-design work, which is now complete. The new storage facility, which will serve the counties that are the state’s biggest salt users, will be approximately 18,000 square feet and will hold 10,000 tons of salt. This will provide enough salt storage to meet the needs of the Upstate area for most South Carolina winters. The facility will be constructed of salt-resistant materials and will be constructed on right of way property in Spartanburg County. The new facility will allow for purchasing and storing salt during warm weather when costs are lowest, and will reduce transportation costs for salt as salt is currently distributed from Columbia. The agency reports the total projected cost of this project is \$1,200,000 and anticipates minimal additional operating costs of less than \$100 per year associated with the facility. The agency also reports the projected date for execution of the construction contract is June 2014 and for completion of construction is December 2014.

Ref: Supporting document pages 89-96

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Appropriated State	313,500.00
Other, State Highway Fund	886,500.00
<b>Total Funds</b>	<b>1,200,000.00</b>

Item 12. Agency: H59 State Board for Technical and Comprehensive Education Project: 6086, Spartanburg - Cherokee - Blanton Property Land Acquisition CHE Approval Date: 12/20/13  
 Committee Review Date:  
 B&C Board Approval Date:

Action  
 Proposed: Final Land Acquisition

(Add \$440,000.00 [9] Other, College Plant)

Purpose: To acquire approximately 8.548 acres for the Cherokee County Campus in Gaffney for Spartanburg Community College. The project was established in December 2013 to procure the investigative studies required to adequately evaluate the property prior to acquisition, which are now complete. The property is adjacent to the existing campus and is located between the campus and Interstate 85. The property will be used for future campus expansion in the areas of general education, sciences, and advanced manufacturing and industrial technology programs. The college has limited options for expansion with recent development in the area restricting expansion opportunities. Acquisition will also allow the college to clear property, which is overgrown, for the campus to be visible from Interstate 85. The property has been appraised for \$441,500 and the owner has agreed to sell for \$440,000. The State Budget Division has reviewed the appraisal and environmental study and approves of their use in granting this request. The agency reports the total projected cost of this project is \$460,000, with additional annual operating costs ranging from \$4,000 to \$4,400 in the three years following acquisition.

Ref: Supporting document pages 97-116

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Other, College Plant	460,000.00
<b>Total Funds</b>	<b>460,000.00</b>





**State Budget and Control Board, State Budget Division – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 November 12, 2013 to**

**SUMMARY 4-2014 Page 9 of 9  
 Forward to JBRC 1/8/13**

Item 15. Agency: P28 Department of Parks, Recreation & Tourism Project: 9731, Little Pee Dee Brown Tract Donation

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

Action

Proposed: Final Land Acquisition

Budget After Action Proposed

Purpose: To acquire by donation approximately 75.7 acres of land in Dillon County for the Department of Parks, Recreation, & Tourism. The project was established in October 2013 to procure the investigative studies required to adequately evaluate property prior to acquisition, which are now complete. The property is a key component of Little Pee Dee State Park as it comprises much of the park lake and is currently leased from the donor. The owner has agreed to donate the property to PRT as part of a purchase of other lands by the SC Department of Transportation for mitigation of I-73 right-of-way. The State Budget Division has reviewed the environmental study and approves of it use in granting this request. The agency reports the total projected cost of this project, including investigative studies, is \$5,000 and no additional annual operating cost will result from this acquisition.

<u>Source</u>	<u>Amount</u>
Other, State Park Service Recreation	5,000.00
Total Funds	5,000.00

Ref: Supporting document pages 157-169