

Capital Improvements  
Joint Bond Review Committee

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**JEAN MANHEIMER**  
ADMINISTRATIVE ASSISTANT  
803-212-6677  
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**JOINT BOND REVIEW COMMITTEE MEETING**

DATE: Tuesday, July 28, 2015  
TIME: 10:30 a.m.  
LOCATION: Room 105, Gressette Building

**AGENDA**

|   | <b><u>PAGE</u></b> |
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| 1. College of Charleston Lease Amendment, 360 Concord Street, Charleston..... | 1                  |
| 2. Department of Social Services Lease, 1628 Browning Road, Columbia.....     | 7                  |
| 3. Permanent Improvement Projects .....                                       | 12                 |
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**AGENCY:** B&CB - Division of General Services

**PROJECT/SUBJECT:** Proposed College of Charleston Lease Amendment

The College of Charleston requests approval to amend an existing lease to add 3,104 additional square feet of space at 360 Concord Street in Charleston from R.E.R. Investments, Limited Company (SC-based). The College currently leases 41,000 square feet at this location for office, classroom, and laboratory use and is seeking the additional space to accommodate new faculty research grants in the Department of Computer Science.

The original lease granted the College an option to lease additional space as it became available on the same terms as the original lease. The lease will be amended effective the date the College occupies the space, the termination date is the same as the original lease term which will end on December 31, 2020, with an optional five-year renewal. The rate will be \$31.50 per square foot for the first year (the same as the initial rate in January 2014). (Potential annual adjustments in the rate are based on the CPI-U for April, not to exceed 3% annually.) The maximum rent for the additional space over the remaining term of the lease is \$551,964.

The landlord has agreed to provide \$30 per square foot to upfit the area.

Lease payments will be funded from college fees, and the College has reported that no fee increase will be associated with the lease amendment.

The College has adequate funds to cover the lease according to the Budget Approval Form. The Division of General Services recommends approval, and staff of the Commission on Higher Education have approved the lease amendment. JBRC review per Section 1-11-56.

**COMMITTEE ACTION:**

Review the proposed lease amendment and recommend approval.

**ATTACHMENTS:**

- 1) Division of General Services Lease Summary dated July 28, 2015
- 2) College of Charleston Letter of Request, dated June 17, 2015
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws

JBRC AGENDA ITEM  
WORKSHEET


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Meeting Scheduled for: July 28, 2015

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1. Submitted by:

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

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Nolan L. Wiggins, Jr., Director

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2. Subject: College of Charleston Lease Amendment-Harbor Walk (formerly Fountain Walk)

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3. Summary Background Information:

The College requests approval to amend an existing lease to lease an additional 3,104 rentable square feet (RSF) at Harbor Walk, formerly Fountain Walk, located at 360 Concord Street, Charleston from R.E.R. Investments, Limited Company. The College currently leases 41,000 RSF for office, classroom and lab space and is seeking additional space, totaling 44,104 RSF to accommodate new faculty research grants in the Department of Computer Science. This space will directly benefit students as they work closely with the faculty on these grants.

The original lease granted Tenant an option to lease additional space as it became available on the same terms. The Lease will be amended effective the date the College occupies the space which will be upon final lease approval for suite 106 and approximately November 1, 2015 for suite 105. The termination date of the Lease will remain the same with the initial term ending on December 31, 2020, with one renewal period of five additional years. As the CPI-U for April was -0.2, the cost per rentable square foot will remain at \$31.50 per square foot during the remainder of the first fiscal year of this Amendment. The quarterly installments are to be paid in advance on or before the tenth (10<sup>th</sup>) day of each consecutive quarter subject to an annual increase as of July 1 of each year 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 immediate preceding year, regardless of whether the percent change in the CPI-U is higher than said cap. Additionally, the landlord has agreed to provide \$30/SF in up fit costs to the additional space for a total of \$93,120.00. Up fit work will be done during class breaks and scheduled at the convenience of the College.

Lease payments will be funded with College fees. The College has indicated that no fee increase will be associated with this lease amendment. Based on the NTE (Not to Exceed) data, the total estimated lease cost, as the lease is amended, over the remaining term is \$7,996,026.78.

| Year             | Basic Rent PSF (Rounded) | Maximum Basic Semi-Annual Rent for Additional Leased Space | Maximum Basic Semi-Annual Rent for Initial Space | Maximum Basic Semi-Annual Rent Total Leased Space as Amended | Basic Rent PSF Previously Approved (Rounded) | Maximum Basic Semi-Annual Rent Previously Approved |
|------------------|--------------------------|--|--|--|--|--|
| 8/15/15-12/31/15 | \$31.50                  | \$25,060.28  | \$484,312.50                                     | \$509,372.78   | \$32.45                                      | \$498,936.75                                       |
| 1/1/16-6/30/16   | \$31.50                  | \$48,888.00  | \$645,750.00                                     | \$694,638.00   | \$32.45                                      | \$665,225.00                                       |
| 7/1/16-12/31/16  | \$32.45                  | \$50,362.40  | \$665,225.00                                     | \$715,587.40   | \$33.42                                      | \$685,110.00                                       |
| 1/1/17-6/30/17   | \$32.45                  | \$50,362.40  | \$665,225.00                                     | \$715,587.40   | \$33.42                                      | \$685,110.00                                       |
| 7/1/17-12/31/17  | \$33.42                  | \$51,867.84  | \$685,110.00                                     | \$736,977.84   | \$34.42                                      | \$705,610.00                                       |
| 1/1/18-6/30/18   | \$33.42                  | \$51,867.84  | \$685,110.00                                     | \$736,977.84   | \$34.42                                      | \$705,610.00                                       |
| 7/1/18-12/31/18  | \$34.42                  | \$53,419.84  | \$705,610.00                                     | \$759,029.84   | \$35.45                                      | \$726,725.00                                       |
| 1/1/19-6/30/19   | \$34.42                  | \$53,419.84  | \$705,610.00                                     | \$759,029.84   | \$35.45                                      | \$726,725.00                                       |
| 7/1/19-12/31/19  | \$35.45                  | \$55,018.40  | \$726,725.00                                     | \$781,743.40   | \$36.52                                      | \$748,660.00                                       |
| 1/1/20-6/30/20   | \$35.45                  | \$55,018.40  | \$726,725.00                                     | \$781,743.40   | \$36.52                                      | \$748,660.00                                       |
| 7/1/20-12/31/20  | \$36.52                  | \$56,679.04  | \$748,660.00                                     | \$805,339.04   | \$37.61                                      | \$771,005.00                                       |
| Total            |                          | \$551,964.28   | \$7,444,062.5                                    | \$7,996,026.78   |  | \$7,667,376.75                                     |
| Average          | \$33.73                  |  |  |  | \$34.74                                      |  |

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

The lease addendum was approved by the staff of the Commission on Higher Education (CHE) April 24, 2015.

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4. What is JBRC asked to do? Approve the proposed amendment to lease for College of Charleston at Harbor Walk (formerly Fountain Walk) in Charleston.

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5. What is recommendation of the Division of General Services? Recommend approval of the proposed amendment to lease for College of Charleston at Harbor Walk (formerly Fountain Walk) in Charleston.

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6. List of Supporting Documents:
- Letter from College of Charleston dated June 17, 2015
  - SC Code of Laws Section 1-11-55 and 1-11-56



June 17, 2015

Mr. Scott Capell  
Program Manager, General Services  
South Carolina Budget and Control Board  
1200 Senate Street  
460 Wade Hampton Building  
Columbia, SC 29201

**RE: Harbor Walk/360 Concord Street Lease Amendment**

Dear Mr. Capell:

The College requests approval to amend its current lease at 360 Concord Street to add 3,104 SF of space, which includes Suite 105 consisting of 1,763 SF and Suite 106 consisting of 1,341 SF. This additional space is needed to accommodate new faculty research grants in the Department of Computer Science, which is located at Harbor Walk. Students have a direct benefit as they work closely with the faculty on these grants.

The proposed lease amendment will have the same terms and rates as the current lease and run in accordance with the initial seven-year term, which commenced January 1, 2014. The Landlord will provide an upfit allowance of \$30 per square foot for the additional space. Rent shall commence on the date which the College takes occupancy of the additional space after current tenant leases expire and reconfiguration of the space is completed. Suite 105 is expected to be available for occupancy on or around October 1, 2015, and Suite 106 is expected to be available for occupancy on or around December 1, 2015.

We respectfully request your assistance in obtaining JBRC and Budget and Control Board approval of this lease amendment.

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, agency, government corporation, or other establishment or official of the executive branch of this State. Governmental body excludes the General Assembly, Legislative Council, the Legislative Services Agency, the judicial department and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.
- (2) The Division of General Services of the Department of Administration 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 Division of General Services of its requirement on rental request forms prepared by the division. 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 division agree meets necessary requirements and standards for state leasing as prescribed in procedures of the department 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 department 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 Division of General Services of the Department of Administration or his designee.

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

(A) The Division of General Services of the Department of Administration, 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 a governmental body. The department must submit regulations for the implementation of this section to the General Assembly as provided in the Administrative Procedures Act, Chapter 23, Title 1. The department'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 multiyear financial plan for review by the department with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and

(7) requiring prior review by the Joint Bond Review Committee and the requirement of State Fiscal Accountability Authority approval before the adoption of any new or renewal lease that commits more than two hundred thousand dollars annually in rental or lease payments or more than one million dollars in such payments in a five-year period.

(B) Leases or rental agreements involving amounts below the thresholds provided in subsection (A)(7) may be executed by the Department of Administration without this prior review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority.

(C) The threshold requirements requiring review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority as contained in subsection (A)(7) also apply to leases or rental agreements with nonstate entities whether or not the state or its agencies or departments is the lessee or lessor.

**AGENCY:** B&CB - Division of General Services

**PROJECT/SUBJECT:** Proposed Department of Social Services Lease

The South Carolina Department of Social Services (DSS) requests approval to continue leasing 38,500 square feet of space at 1628 Browning Road in Columbia from Browning Office Investment, LLC (SC-based) to accommodate the Information Technology Services Division, Child Support Systems Development, and Cyber-Security staff.

The term of the proposed lease is five years beginning the first day following substantial completion of renovations, which is anticipated to be no later than November 1, 2015. Rent will be \$13.75 per square foot, or \$529,375 per year, for the term of the lease. The total rent over the five-year term will be \$2,646,875. The lease includes operating expenses and surface parking for staff and customers. The landlord is providing improvements as specified in construction drawings as agreed to by the tenant.

A solicitation was conducted by the Division of General Services, and four responses were received. This proposal represents the lowest bid. The Division of General Services reports that comparables for similar space in the Columbia area range from \$13.59 to \$14.50 per square foot for the initial year and \$13.75 to \$16.10 in the final year of existing leases.

DSS has adequate funds to cover the lease according to the Budget Approval Form. The Division of General Services recommends approval. JBRC review per Section 1-11-56.

**COMMITTEE ACTION:**

Review the proposed five-year lease and recommend approval.

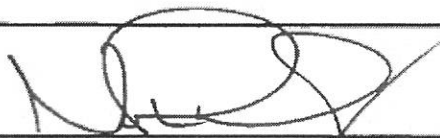
**ATTACHMENTS:**

- 1) Division of General Services Lease Summary dated July 28, 2015
- 2) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws

JBRC AGENDA ITEM WORKSHEET

Meeting Scheduled for: July 28, 2015

1. Submitted by:  
 (a) Agency: Division of General Services  
 (b) Authorized Official Signature:

  
 Nolan L. Wiggins, Jr., Director

2. Subject: SC Department of Social Services Lease - Columbia

3. Summary Background Information:

The SC Department of Social Services (DSS) requests approval to lease 38,500 rentable square feet (RSF) located on the first floor at 1628 Browning Road in Columbia from Browning Office Investment, LLC, a South Carolina based company. The agency currently leases 38,500 RSF for their Information Technology Services division, Child Support Systems Development and Cybersecurity personnel. This space is currently leased by DSS thus eliminating any downtime or relocation costs.

A solicitation was conducted and four (4) responses were received, of which the selected location represents the lowest bid. The term of the Lease will be five (5) years beginning the first day following the date of substantial completion of the renovations of each area as designated in the lease, which is anticipated to be no later than November 1, 2015. Rent for each year will be charged at a rate of \$13.75 per rentable square foot for a total of \$529,375 per year.

The agency will not be responsible for any operating expenses and the lease includes free surface lot parking sufficient for staff and customers. The Landlord is providing improvements as specified in construction drawings as agreed to by Tenant.

The following table represents comparable lease rates of similar business space in the Columbia area. Additionally, the Colliers International 2015 First Quarter Market Report indicates an average lease rate per square foot of \$16.20 in the Columbia area.

| Agency                          | Address                    | Lease Term       | Initial Rate/SF | Final Rate/SF | Max Potential Excess Operating Costs | Other          |
|---------------------------------|----------------------------|------------------|-----------------|---------------|--------------------------------------|----------------|
| University of South Carolina    | 220 Stoneridge Drive       | 7/11/11-6/30/16  | \$14.50         | \$16.10       | \$13,264 Over 5 years                |                |
| Office of the Inspector General | 111 Executive Center Drive | 10/1/13-9/30/18  | \$13.75         | \$13.75       | \$0.00                               |                |
| Department of Revenue           | 300 Outlet Pointe          | 11/1/13-12/31/22 | \$11.82         | \$13.86       | 0.00                                 | \$282,136.61 * |

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Boulevard

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\*DOR pays annual utilities annually adding approximately \$1.77/SF to the rate each year. Dollar amount here represents 2014 utility cost.

There are adequate funds for the lease according to a Budget Approval Form and multi-year plan submitted by the Agency.

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4. What is JBRC asked to do? Approve the proposed 5 year lease for DSS at 1628 Browning Road in Columbia.

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5. What is recommendation of the Division of General Services? Recommend approval of the proposed 5 year lease for DSS at 1628 Browning Road in Columbia.

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6. List of Supporting Documents:

- SC Code of Laws Section 1-11-55 and 1-11-56

**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, agency, government corporation, or other establishment or official of the executive branch of this State. Governmental body excludes the General Assembly, Legislative Council, the Legislative Services Agency, the judicial department and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.

(2) The Division of General Services of the Department of Administration 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 Division of General Services of its requirement on rental request forms prepared by the division. 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 division agree meets necessary requirements and standards for state leasing as prescribed in procedures of the department 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 department 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 Division of General Services of the Department of Administration or his designee.



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

(A) The Division of General Services of the Department of Administration, 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 a governmental body. The department must submit regulations for the implementation of this section to the General Assembly as provided in the Administrative Procedures Act, Chapter 23, Title 1. The department'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 multiyear financial plan for review by the department with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and

(7) requiring prior review by the Joint Bond Review Committee and the requirement of State Fiscal Accountability Authority approval before the adoption of any new or renewal lease that commits more than two hundred thousand dollars annually in rental or lease payments or more than one million dollars in such payments in a five-year period.

(B) Leases or rental agreements involving amounts below the thresholds provided in subsection (A)(7) may be executed by the Department of Administration without this prior review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority.

(C) The threshold requirements requiring review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority as contained in subsection (A)(7) also apply to leases or rental agreements with nonstate entities whether or not the state or its agencies or departments is the lessee or lessor.

**JOINT BOND REVIEW COMMITTEE**  
Meeting of July 28, 2015

**Item Number 3**

**AGENCY:** Executive Budget Office - Capital Budgeting Unit

**PROJECT/SUBJECT:** Permanent Improvement Project Requests

There are 19 Permanent Improvement projects pending as follows:

- 8 Establish Phase I, Pre-Design Budget
- 5 Establish Phase II, Construction Budget
- 3 Establish Project for Preliminary Land Studies
- 3 Final Land Acquisition

**COMMITTEE ACTION:**

Review and approve projects for transmittal to Budget and Control Board.

**ATTACHMENTS:**

Project Requests Worksheet - Summary 1-2016

|  |  |  |
|--|--|--|
| <p>Item. 1. Agency: H12 Clemson University</p> <p><u>Action Proposed:</u> Establish Project for A&amp;E Design</p> <p>Total budget.....\$100,000.00<br/>                 [9] Other, Operating Funds.....\$100,000.00</p> <p><u>Purpose:</u> To begin design work to construct the child care facility at Clemson University. The approximately 12,700 square foot child care facility will serve Clemson faculty, staff and students. The center will be managed and operated through a third-party vendor and will provide a safe, secure, and stimulating learning environment for infants, toddlers, and preschool-aged children, ages six weeks to five years old. The facility will include classrooms, outdoor play areas, laundry, office spaces, storage, parking and appropriate fencing and lighting to promote safety. The location on the periphery of campus will be easily accessible by using campus transit services and allows for convenient parent drop off and pick up. The facility will be constructed and managed to meet National Association for the Education of Young Children (NAEYC) accreditation standards. Currently, there are no nationally accredited child care facilities within 25 miles of Clemson, with the exception of Head State and other at-risk programs. Further, Clemson is the only top 25 public university in the United States and the only major university in South Carolina that does not offer child care services. Approximately 86% of more than 1,100 students, faculty and staff who participated in a 2012 survey indicated it was very important for Clemson to have child care. Child care services will aid in the recruitment and retention efforts of top faculty, staff and doctoral students, as well as provide opportunities for enhanced work productivity.</p> | <p>Project: 9925, Child Care Center Construction</p> | <p>CHE Approval Date: 7/2/2015<br/>                 Committee Review Date:<br/>                 B&amp;C Board Approval Date:</p> |
|--|--|--|

|  |  |
|--|--|
| <p><u>Source</u> Budget After Action Proposed</p> <p>Other, Operating Funds 100,000.00</p> <p>Total Funds 100,000.00</p> | <p><u>Amount</u></p> <p>100,000.00</p> <p>100,000.00</p> |
|--|--|

Ref: Supporting document pages1-6

**Item. 2. Agency:** H12 Clemson University      **Project:** 9926, East Campus Water Tower Construction

**Action Proposed:** Establish Project for A&E Design

**Total budget:** .....\$70,000.00

**[9] Other, Maintenance and Stewardship Funds:** .....\$70,000.00

**Purpose:** To begin design work to construct the East Campus Water Tower at Clemson University. The scope would include constructing a new water tower on the east campus. The new water tower will be a one million gallon elevated storage tank that will replace the existing Kite Hill water tank and provide for the growth needs of the University's water distribution system. The new water tower will be constructed on the site of the Kite Hill tank on the east campus, which will be demolished when the new tower is completed. The University's water distribution system is a state licensed water system serving the entire campus population with drinking water and fire protection. The Kite Hill water tank is more than 56 years old and does not meet the needs of the east campus. Campus population and facility growth on this system will require water storage capacity improvements by 2018 to meet state regulations for storage reserve required for peak hour water usage and fire protection. Replacing this aging tank will increase the overall usable water storage needed to satisfy the University's water storage requirements beyond 2030. It will also provide a long-term solution to back-up pressurization and capacity requirements for the licensed water distribution system and meet current and future needs.

**CHE Approval Date:** 6/11/2015  
**Committee Review Date:**  
**B&C Board Approval Date:**

**Budget After Action Proposed**

| <u>Source</u>                            | <u>Amount</u>    |
|--|------------------|
| Other, Maintenance and Stewardship Funds | 70,000.00        |
| <b>Total Funds</b>                       | <b>70,000.00</b> |

**Ref:** Supporting document pages 7-11

**Item. 3. Agency:** H27 University of South Carolina      **Project:** 6112, North Energy Plant Expansion & Chilled Water Loop Extension

**Action Proposed:** Establish Project for A&E Design

**Total budget:** .....\$177,750.00

**[9] Other, Institutional Funds:** .....\$177,750.00

**Purpose:** To begin design work to renovate and construct the North Energy Plant expansion and chilled water loop extension at the University of South Carolina. The scope would include increasing the chilled water capacity for the western portion of the campus by adding a 3,000 ton chiller and cooling tower to the North Energy Plant. The plant will be expanded to accommodate the new equipment and include space and electrical/piping infrastructure for a second 3,000 ton chiller/cooling tower to support construction in the West Campus District. Also included in this project is the installation of new underground chilled water piping to allow the North Energy Plant to provide emergency backup cooling to the West Energy Plant chilled water loop and also backup portions of the East Energy Plant chilled water loop. The expansion will provide additional capacity and backup cooling for facilities in the west area of the campus and provides a critical emergency backup cooling source for the core campus and portions of the east campus. The chilled water line extension will provide emergency backup for campus buildings served by the West Energy Plant, especially in summer months, and increase system efficiency in the winter months by allowing the West Energy Plant to shut down.

**CHE Approval Date:** 5/18/2015  
**Committee Review Date:**  
**B&C Board Approval Date:**

**Budget After Action Proposed**

| <u>Source</u>              | <u>Amount</u>     |
|----------------------------|-------------------|
| Other, Institutional Funds | 177,750.00        |
| <b>Total Funds</b>         | <b>177,750.00</b> |

**Ref:** Supporting document pages 12-17

**Executive Budget Office – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 20, 2015 through July 1, 2015**

Item. 4. Agency: H27 University of South Carolina Project: 6113, Emergency Generators for Critical Research

CHE Approval Date: 5/18/2015  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget.....\$22,500.00  
 [9] Other, Institutional Funds.....\$22,500.00

Source  
 Other, Institutional Funds 22,500.00

Total Funds 22,500.00

Purpose: To begin design work to renovate research facilities at the University of South Carolina. The scope would include installation of emergency generators at three critical research facilities. An existing 800KW generator at the Coker Life Sciences building will be relocated to the Swearingen Engineering building. A new, larger 1000KW generator will be installed at the Coker Life Sciences building, and a new 500KW generator will be installed at the Earth and Water Sciences building. The project will integrate the generators with the buildings' electrical systems and include automatic transfer switches for immediate power transfer switching. The generators will be sized to supply power to the entire building electrical system to allow uninterrupted operation of research, mechanical, ventilation, lighting, teaching and administrative activities. The generators will provide 100% automatic backup power with automatic switching. The generator will also serve a life safety function by maintaining negative pressurization at hoods within labs during a power loss while also preventing the potential loss of expensive and critical research data.

Ref: Supporting document pages 18-24

**Executive Budget Office – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**May 20, 2015 through July 1, 2015**

|   |   |  |
|---|---|--|
| Item. 5. Agency: J12 Department of Mental Health  | Project: 9745, Bryan Hospital/Morris Village Energy Plant Cooling Tower Replacement | CHE Approval Date: N/A<br>Committee Review Date:<br>B&C Board Approval Date: |
| <u>Action Proposed:</u> Establish Project for A&E Design  |   | Budget After Action Proposed   |
| Total budget.....   | \$4,500.00  | <u>Amount</u>  |
| [9] Other, Capital Improvement and Maintenance Funds.....   | \$4,500.00  | Other, Capital Improvement and Maintenance Funds 4,500.00                    |
| <u>Purpose:</u>   |   | Total Funds 4,500.00   |
| <p>To begin design work to replace the 750 ton cooling tower at the Department of Mental Health's Bryan/Morris Village Energy Plant in Richland County. Bryan/Morris Village Energy Plant provides chilled water for regulation of air conditioning to both campuses. There are two 1200 ton chillers in the energy plant with one being primary and the second serving as backup in case of a failure or when the other tower is out of service for maintenance. Two cooling towers provide condenser cooling water to the chillers. The large unit is 1200 tons and has ample capacity to provide condenser cooling to either chiller. The second cooling tower, which is 26 years old, is only 750 tons and cannot provide the required condenser cooling capacity at temperatures above 80 degrees on its own. The number of buildings being served by these towers is also increasing as the agency completes the move of the Hall Institute to the Bryan campus. The agency is requesting to replace the current 750 ton cooling tower, which has reached the end of its useful life, with a new 1200 ton cooling tower which will better meet the needs of agency. The agency is constructing three new buildings to accommodate the movement of the Hall Institute to the Bryan campus, which will open this fall. These new buildings will further strain the ability of the smaller tower to meet cooling loads when the 1200 ton tower is out of service for maintenance or repairs.</p> |   |  |
| <u>Ref:</u>   | Supporting document pages 25-29   |  |

|   |  |   |
|---|--|---|
| <p>Item. 6. Agency: J12 Department of Mental Health</p>   | <p>Project: 9746, Santee Wateree Mental Health Center Construction</p> | <p>CHE Approval Date: N/A<br/>                 Committee Review Date:<br/>                 B&amp;C Board Approval Date:</p>                       |
| <p>Action Proposed: Establish Project for A&amp;E Design</p>  |  | <p>Budget After Action Proposed</p>   |
| <p>Total budget..... \$150,000.00<br/>                 [9] Other, Capital Improvement and Maintenance Funds..... \$150,000.00</p>   |  | <p>Source Amount<br/>                 Other, Capital Improvement and Maintenance Funds 150,000.00<br/>                 Total Funds 150,000.00</p> |
| <p>Purpose: To begin design work construct a 40,000 sf mental health center, in the Sumter area, in order to provide comprehensive mental health services to clients in Sumter County. This request is related to DMH's goal to provide sufficient mental health services, in communities, to minimize consumers' need for hospitalization by having greater access to treatment services. The current Santee Wateree Mental Health Center facility, constructed in 1972, is 13,318 sf and is located on a two acre tract of land. It is no longer suitable for current client volume and treatment programs and is currently in need of substantial maintenance, including a new roof and HVAC system. The Department of Mental Health is purchasing land to allow for the construction of this new facility. The new facility, which will house 85 staff and serve approximately 2,670 clients annually, will be able to house both the existing Mental Health Center programs, as well as two additional Department of Mental Health offices currently occupying 11,682 sf of leased space. This consolidation will eliminate the need for leased space for one of these office locations. The new facility and consolidation will allow for a more seamless transition between various programs for clients and provide greater security and safety. The new facility will provide the following services: Adult Outpatient Services, Assertive Community Treatment, Elder Services, Crisis Services, Child/Adolescent and Family Services, Rehabilitation Psychosocial Services, Employment Services, Day Treatment, Administration, and Training and Facility Support. Construction would also include parking for 140 vehicles and landscaping improvements.</p> |  |   |
| <p>Ref: Supporting document pages 30-34</p>   |  |   |



**Executive Budget Office – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 20, 2015 through July 1, 2015**

|   |  |
|---|--|
| <p><u>Item. 7.</u> <u>Agency:</u> J16 Department of Disabilities and Special Needs</p> <p><u>Project:</u> 9889, Pee Dee - Pecan Dorms, Support Buildings &amp; Roof Repair/Replacements</p> <p><u>Action Proposed:</u> Establish Project for A&amp;E Design</p> <p>Total budget.....\$5,250.00<br/>                 [4] Excess Debt Service.....\$5,250.00</p> <p><u>Purpose:</u> To begin design work to repair and replace damaged roofs of several buildings located at the Pee Dee Center of the Department of Disabilities and Special Needs, located in Florence County. The scope of this project will include making repairs and replacing damaged roofs of the following Pee Dee Center buildings: Pecan (dormitories) 201-205, Medical Health Services, a warehouse, Central Kitchen, Administrative building, and Cafeteria. The buildings serve approximately 194 stakeholders on an ongoing basis. These repairs will include sealant replacement, removal of broken shingles, pipe boots, and other associated maintenance over 63,151 sf of buildings. The roofs of these buildings were last repaired in 2001. The Pecan dorm roofs are 58 years old; Administration Building is 44 years old, Health Services Building is 51 years old; and Warehouse/Kitchen/Cafeteria are 30, 38, and 37 years old respectively.</p>   | <p>CHE Approval Date: N/A<br/>                 Committee Review Date:<br/>                 B&amp;C Board Approval Date:</p> <p>Budget After Action Proposed</p> <p><u>Source</u> <u>Amount</u><br/>                 Excess Debt Service 5,250.00<br/>                 Total Funds 5,250.00</p>         |
| <p><u>Ref:</u> Supporting document pages 35-44</p>  |  |
| <p><u>Item. 8.</u> <u>Agency:</u> U12 Department of Transportation</p> <p><u>Project:</u> 9734, HQ Building Fire Sprinkler Installation/Waterproofing</p> <p><u>Action Proposed:</u> Establish Project for A&amp;E Design</p> <p>Total budget.....\$60,000.00<br/>                 [9] Other, State Highway Fund.....\$60,000.00</p> <p><u>Purpose:</u> To begin design work for life safety repairs and exterior waterproofing of the Department of Transportation's Headquarters Building in Columbia, SC. The 37 year old building serves 900 employees. A 2002 study identified deficiencies in fire protection requirements at the time of construction that would impact egress from the building in the event of a fire. The State Engineer made five recommendations to address code compliance issues. SCDOT has addressed two of these items which were accessible with the present ceiling system. The remaining three items, including the installation of a fire sprinkler system, addressing the missing spray applied fire proofing, and evaluating the fire protection for columns and beams, were not previously addressed due to the extensive changes to the ceiling system they would require. These items must be addressed in order to mitigate the lack of fire dampers and fire partitions in the six story office building. In addition to addressing these items, the work will also include exterior waterproofing for the building. It has not been sealed since 1978 and is experiencing water leaks creating the potential for moisture damage and mold growth.</p> | <p>CHE Approval Date: N/A<br/>                 Committee Review Date:<br/>                 B&amp;C Board Approval Date:</p> <p>Budget After Action Proposed</p> <p><u>Source</u> <u>Amount</u><br/>                 Other, State Highway Fund 60,000.00<br/>                 Total Funds 60,000.00</p> |

Ref: Supporting document pages 45-50

**Executive Budget Office – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**May 20, 2015 through July 1, 2015**

|  |  |   |
|--|--|---|
| Item. 9. Agency: H12 Clemson University                  | Project: 9917, Student Activities Center Renovation  | CHE Approval Date: 7/2/2015<br>Committee Review Date:<br>B&C Board Approval Date: |
| <u>Action Proposed:</u>                                  | Establish Construction Budget for \$3,000,000.00   | Budget After Action Proposed  |
| (Add \$1,911,000.00 [9] Other, Dining Improvement Funds) |  | <u>Source</u>   |
| (Add \$ 989,000.00 [9] Other, Private Gifts)             |  | Other, Dining Improvement Funds 1,911,000.00<br>Other, Private Gifts 1,089,000.00 |
| <u>Purpose:</u>  | To perform renovations on the Sheep Barn facility for use as a student-centered activity center at Clemson University. This project was established for design work in April 2014, which is now complete. The facility is a 7,000 square foot vacated central campus agriculture building that is currently used for material storage. Due to its open floor plan, the renovated facility will include large meeting and lecture rooms and spaces for student and academic-related functions. The renovation will include making structural improvements to the facility, adding mechanical and electrical systems, and upgrading the building envelope to provide a comfortable, energy-efficient environment. Care will be taken to preserve the character of the facility and maintain its status on the National Register of Historic Places. The 7,000 square foot building is centrally located adjacent to numerous large housing facilities on the east campus and offers a unique and highly accessible venue for hosting variety of student activities, entertainment, food options, informal social interactions, and other programs that foster student engagement. The facility will provide a new alternative, especially for students who live or commute on the east side of the campus, to connect with the campus and enrich their Clemson experience, enhancing Clemson's ability to retain the best and brightest students. The agency reports total projected cost of this project is \$3 million, and additional annual operating costs between \$157,210 and \$166,784 are anticipated in association with this project. The agency also reports the projected date for execution of the construction contract is December 2015 and the projected date for completion of construction is December 2016. | Total Funds 3,000,000.00  |

Ref: Supporting document pages 51-57

**Executive Budget Office – Capital Budgeting Unit**  
**Summary of Permanent Improvement Project Actions Proposed by Agencies**  
**May 20, 2015 through July 1, 2015**

|   |   |  |
|---|---|--|
| <p>Item. 10. <u>Agency:</u> H59 State Board for Technical and Comprehensive Education</p> | <p>Project: 6099, Conway - Advanced Manufacturing Center Construction</p>   | <p>CHE Approval Date: 7/2/2015<br/>         Committee Review Date:<br/>         B&amp;C Board Approval Date:</p> |
| <p><u>Action Proposed:</u> Establish Construction Budget for \$6,333,732.00</p>           |   | <p>Budget After Action Proposed</p>  |
| <p>(Add \$6,243,732.00 [9] Other, College Funds)</p>                                      |   | <p><u>Source</u> Amount</p>  |
| <p><u>Purpose:</u></p>  | <p>To construct a 25,000 square foot commercial prefabricated metal building in the business park across from the Horry Georgetown Technical College's Conway campus. This project was established for design work in January 2015, which is now complete. The land for the proposed construction has been donated to the College by Horry County. The building will be used to house the College's Advanced Manufacturing Programs which includes the CNC/Machine Tool, Welding, Robotics and Mechatronics programs. The College has outgrown its existing academic space for these programs, and desperately needs additional instructional space to support growing these programs to meet increased industry demands. With the construction of this facility, the College intends to increase Welding and Machine Tool enrollment from 50 to more than 175 students. Graduates from these programs have starting salaries well in advance of local averages and are marketable throughout the state and in a variety of industries. The agency reports total projected cost of this project is \$6,333,732, and additional annual operating costs of \$60,000 are anticipated in association with this project. The agency also reports the projected date for execution of the construction contract is March 2016 and the projected date for completion of construction is December 2016.</p> | <p>Other, College Funds 6,333,732.00<br/>         Total Funds 6,333,732.00</p>                                   |
| <p><u>Ref:</u></p>  | <p>Supporting document pages 58-67</p>  |  |

**Executive Budget Office – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 20, 2015 through July 1, 2015**

Item. 11. Agency: D05 Department of Administration      Project: 9951, PEBA - HVAC Modifications

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

Action Proposed: Establish Construction Budget for \$2,381,948.40

(Add      \$2,347,698.10 [9] Other, PEBA)

Purpose: To renovate the HVAC system at the Gressette Collins Building in Columbia, which houses the Public Employee Benefits Authority (PEBA). The project was established for pre-design in April 2015, which is now complete. The 62,500 square foot facility serves 203 staff with 79 water source HVAC units located in the building above the ceilings. These units are original to the building, which is 27 years old, and are in need of replacement. As these systems are all reaching the end of their useful life, General Services and the agency are looking at a comprehensive overhaul of the system to make it more efficient and to eliminate problems with the flow of water throughout the system and contaminants in the cooling water. These contaminants have impacted both the water source units and the two cooling towers installed in 2008. The scope of the project will involve modifications to the ceilings and ceiling lighting, as well as the installation of new piping and duct work throughout the building. The project will also include the installation of a new heat exchanger and related tower pumps. The agency reports the total projected cost of this project is \$2,381,948.40, and operating savings of \$28,000 per year are anticipated in association with this project. The agency also reports the projected date for execution of the construction contract is September 2015 and the projected date for completion of construction is September 2016.

| <u>Source</u> | <u>Amount</u> |
|---------------|---------------|
| Other, PEBA   | 2,381,948.40  |
| Total Funds   | 2,381,948.40  |

Ref: Supporting document pages 68-75

Item. 12. Agency: D05 Department of Administration      Project: 9952, PEBA - Carpet Replacement

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

Action Proposed: Establish Construction Budget for \$434,650.00

(Add      \$428,556.75 [9] Other, PEBA)

Purpose: To replace the flooring at the Gressette Collins Building in Columbia, which houses PEBA. The project was approved for pre-design in April 2015, which is now completed. Initially the project only contemplated replacement of the carpet, however this request would include all flooring in the building except the mechanical/maintenance areas. The facility serves 203 staff. The existing flooring in the 62,500 square foot facility is 27 years old, is worn and is wrinkling in many places creating a trip hazard for employees. The new carpeting will have a rubber base to help prevent similar problems in the future. Approximately 55,641 square feet of carpet tile, 2,000 square feet of tile and 144 rubber stair treads will be replaced in the project. The agency reports the total projected cost of this project is \$434,650 with no additional annual operating costs or savings resulting from this project. The agency also reports the projected date for execution of the construction contract is September with completion of construction in September 2016.

| <u>Source</u> | <u>Amount</u> |
|---------------|---------------|
| Other, PEBA   | 434,650.00    |
| Total Funds   | 434,650.00    |

Ref: Supporting document pages 76-85

|                         |  |  |  |               |
|-------------------------|--|--|--|---------------|
| Item. 13.               | <u>Agency:</u> J12 Department of Mental Health   | <u>Project:</u> 9735, Veterans Victory House Nurse Call & CCTV Systems Renovations | CHE Approval Date:<br>Committee Review Date:<br>B&C Board Approval Date: | N/A           |
| <u>Action Proposed:</u> | Establish Construction Budget for \$750,000.00   |  | Budget After Action Proposed   |               |
| (Add                    | \$742,500.00   | [9] Other, Capital Improvement and Maintenance Fund)                               | <u>Source</u>  | <u>Amount</u> |
| <u>Purpose:</u>         | To renovate and replace the Nurse Call and Closed Circuit Television (CCTV) systems. The existing nurse call system at Veteran's Victory House is functional, but major components are failing at a higher rate than should be expected. Buford Goff & Associates has evaluated the existing nurse call & CCTV systems and has recommended complete replacement of both systems. It has been determined that faulty wiring is a major contributing factor to the ongoing system failures. The existing CCTV system is ten years old and many of the components are not working. Finding the appropriate replacement parts has become challenging. The quality of the existing black and white analog CCTV system is poor and does not meet the present needs of the facility. The scope of the project includes the installation of a new digital camera system, replacement of the nurse call control panels, call nursing terminals, and wiring of terminal points of the nurse call system. The renovation, replacement, and installation of the new system will impact approximately 263 staff and 213 residents. DMH is not projecting any additional operating cost or savings as a result of this project. The internal projected cost of the project is \$750,000. The estimated completion date is December 2016. |  | Other, Capital Improvement and Maintenance Fund                          | 750,000.00    |
|                         |  |  | Total Funds  | 750,000.00    |
| <u>Ref:</u>             | Supporting document pages 86-90  |  |  |               |

**Executive Budget Office – Capital Budgeting Unit  
Summary of Permanent Improvement Project Actions Proposed by Agencies  
May 20, 2015 through July 1, 2015**

Item. 14. Agency: H12 Clemson University      Project: 9927, Emerging Technology Center Building Acquisition      7/2/2015  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Project for Preliminary Land Studies      Budget After Action Proposed

|   |             |               |
|---|-------------|---------------|
| <u>Total budget</u> .....               | \$25,000.00 | <u>Amount</u> |
| [9] Other, Self-Generated Revenues..... | \$25,000.00 | 25,000.00     |
|   |             | 25,000.00     |

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Clemson University is considering acquiring a 49,380 square foot office warehouse facility on 6.94 acres of land at the Clemson Research Park in Anderson. The property is owned by the Clemson University Research Foundation (CURF) and will be acquired for continued use as an off-campus storage site for the Clemson libraries, for other Clemson units needing permanent storage space for records and materials, and for offices for staff associated with the monitoring and access of the space. The Phase I budget will fund procurement of an appraisal a Phase I environmental survey and a Phase I building condition assessment. Clemson currently leases this facility from the CURF for off campus storage and related offices. The facility is used for the University's Library Depot, which houses the University Records Center, libraries' off-site shelving, technical services, collection management unit, and digital imaging labs. CURF is focusing more on its research initiatives and is eliminating its real estate activities. As a result, CURF wants to sell the facility. Clemson currently leases the building and by acquiring the facility would save on the lease payments it currently pays to CURF and still meeting its library storage and related needs.

Ref: Supporting document pages 91-95

Item. 15. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6112, Horry Georgetown - DEW Land Acquisition      6/10/2015  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Project for Preliminary Land Studies      Budget After Action Proposed

|                               |             |               |
|-------------------------------|-------------|---------------|
| <u>Total budget</u> .....     | \$20,000.00 | <u>Amount</u> |
| [9] Other, College Funds..... | \$20,000.00 | 20,000.00     |
|                               |             | 20,000.00     |

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Horry-Georgetown Technical College is considering the acquisition of approximately 2.27 acres of vacant land from the South Carolina Department of Employment and Workforce that borders the College's Conway campus. The land will be used to expand the existing maintenance area for storing college vehicles and equipment, such as tractors and mowers. The land will also be used to create at least 150 additional parking spaces for students. The College desperately needs additional space to store and secure college vehicles/equipment, and to increase its student parking capacity during peak hours.

Ref: Supporting document pages 96-101



**Executive Budget Office – Capital Budgeting Unit  
Summary of Permanent Improvement Project Actions Proposed by Agencies  
May 20, 2015 through July 1, 2015**

Item. 16. Agency: P20 Clemson University - PSA      Project: 9549, Clemson Applied Technology Center Building Acquisition      N/A

Action Proposed: Establish Project for Preliminary Land Studies

|   |             |
|---|-------------|
| Total budget.....                       | \$25,000.00 |
| [9] Other, Self-Generated Revenues..... | \$25,000.00 |

Purpose: To procure the investigative studies required for the acquisition of a 29,450 square foot office warehouse facility on 2.5 acres of land located at 511 Westinghouse Drive in Pendleton, SC. The building is 38 years old and is located a short distance from Clemson's campus. Clemson PSA currently leases a majority of this facility from the Clemson University Research Foundation (CURF) for its Regulatory Services programs focusing on efforts to protect the state from invasive plant species and plant pests. The facility is utilized by 38 Clemson staff, 8 students, 17 clients/external users, and approximately 350-400 visitors annually. The agency projects annual savings of \$115,000 due to rental income from several third-party non-Clemson tenants and rental savings from the current lease.

Ref: Supporting document pages 102-106

Item. 17. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6082, Horry Georgetown – Conway Fire Station Acquisition      7/2/2015

Action Proposed: Final Land Acquisition

|      |              |                                  |               |
|------|--------------|----------------------------------|---------------|
| (Add | \$350,000.00 | [9] Other, College - Plant Fund) | <u>Amount</u> |
|      |              |                                  | 370,000.00    |
|      |              |                                  | 370,000.00    |

Purpose: To acquire approximately 2.5 acres of land and a fire station of approximately 5,000 square feet that is located in the center of the Horry Georgetown Technical College campus. The project was established in September 2013 for preliminary land studies, which are now complete. The fire station does not serve the College as the College is located in the city limits. The County wishes to relocate the station and the College desires to use the facility to expand its maintenance and warehouse storage facilities. The College has outgrown its existing maintenance space and desperately needs larger, more conducive acreage for these support services. As part of the acquisition, the College would close the road now serving the fire station. This road intersects the Campus at one of its busiest vehicular/pedestrian areas. The road creates a serious safety problem that has been recognized by both the City and County officials. The donated property has a market value of approximately \$350,000. The agency reports total projected cost of this project is \$370,000 and additional annual operating costs of \$12,000 are anticipated in association with this project. The agency reports the estimated completion the land and building acquisition by September 2018.

Ref: Supporting document pages 107-123



**Executive Budget Office – Capital Budgeting Unit  
Summary of Permanent Improvement Project Actions Proposed by Agencies  
May 20, 2015 through July 1, 2015**

|   |   |  |
|---|---|--|
| <p><u>Item. 18. Agency:</u> J12 Department of Mental Health</p> | <p>Project: 9738, Santee Wateree Mental Health Care Land Acquisition</p>  | <p>N/A</p>   |
| <p><u>Action Proposed:</u> Final Land Acquisition</p>           | <p>(Add \$302,500.00 [9] Other, Capital Improvements and Maintenance Fund)</p>  | <p>CHE Approval Date:<br/>Committee Review Date:<br/>B&amp;C Board Approval Date:</p>  |
| <p><u>Purpose:</u></p>  | <p>To acquire 13.82 acres of land for the purpose of constructing the new Santee Wateree Mental Health Center. This project was established in February 2015 for preliminary land studies, which are now complete. After an objective evaluation of six potential site locations, DMH determined that the 13.82 acre site best suited the construction project. The negotiated purchase price is \$295,000. The property contains the remains of a small concrete block building that may have contained asbestos containing materials or lead based paint. A portion of the property is located on a wetland, however the agency reports that its location does not preclude construction on the property. The agency reports the total projected cost of this project is \$332,500 and no additional annual operating costs are anticipated in association with this project. Should construction of the new building be approved, savings are likely to result from the consolidation of the mental health center and other leased space. The agency estimates completion of the land acquisition by September 2016.</p> | <p>Budget After Action Proposed</p>  |
| <p><u>Ref:</u></p>  | <p>Supporting document pages 124-135</p>  | <p>Source<br/>Other, Capital Improvement and Maintenance Fund<br/>Total Funds</p> <p align="right">322,500.00<br/>322,500.00</p> |
| <p><u>Item. 19. Agency:</u> Y08 Department of Commerce</p>      | <p>Project: 9500, Reynolds Avenue Land Purchase</p>   | <p>N/A</p>   |
| <p><u>Action Proposed:</u> Final Land Acquisition</p>           | <p>(Add \$ 765,000 [9] Other, Agency Revenues)</p>  | <p>CHE Approval Date:<br/>Committee Review Date:<br/>B&amp;C Board Approval Date:</p>  |
| <p><u>Purpose:</u></p>  | <p>To acquire 3.36 acres of land in for the use of the Department of Commerce in Charleston County. The land is in two parcels at the intersection of Spruill Avenue and Reynolds Avenue in North Charleston. The purchase will allow continued access to an over 20 acre industrial site owned by Palmetto Railways. The road currently leading into the site will be permanently closed in conjunction with development and constructions of the intermodal container transfer facility, requiring another point of access to the site. The agency plans to make available for lease the portions of the property not needed for the replacement road. The agency had preliminary studies performed as part of a larger study regarding the use of the former Navy Base property. The agency reports that the purchase price will be \$695,000 and that the total projected cost of this project is \$765,000. No additional annual operating costs are anticipated in association with this project. The agency estimates completion of the land acquisition by September 2016.</p>                                      | <p>Budget After Action Proposed</p>  |
| <p><u>Ref:</u></p>  | <p>Supporting document pages 136-151</p>  | <p>Source<br/>Other, Agency Revenues<br/>Total Funds</p> <p align="right">765,000.00<br/>765,000.00</p>                          |

**JOINT BOND REVIEW COMMITTEE**  
Meeting of July 28, 2015

**Item Number 4**

**AGENCY:** Joint Bond Review Committee

**PROJECT/SUBJECT:** Future Meeting Schedule

| <b>January 2015</b> |    |    |    |    |    |    | <b>February 2015</b> |    |    |    |    |    |    | <b>March 2015</b> |    |    |    |    |    |    |
|---------------------|----|----|----|----|----|----|----------------------|----|----|----|----|----|----|-------------------|----|----|----|----|----|----|
| Su                  | Mo | Tu | We | Th | Fr | Sa | Su                   | Mo | Tu | We | Th | Fr | Sa | Su                | Mo | Tu | We | Th | Fr | Sa |
|                     |    |    |    | 1  | 2  | 3  | 1                    | 2  | 3  | 4  | 5  | 6  | 7  | 1                 | 2  | 3  | 4  | 5  | 6  | 7  |
| 4                   | 5  | 6  | 7  | 8  | 9  | 10 | 8                    | 9  | 10 | 11 | 12 | 13 | 14 | 8                 | 9  | 10 | 11 | 12 | 13 | 14 |
| 11                  | 12 | 13 | 14 | 15 | 16 | 17 | 15                   | 16 | 17 | 18 | 19 | 20 | 21 | 15                | 16 | 17 | 18 | 19 | 20 | 21 |
| 18                  | 19 | 20 | 21 | 22 | 23 | 24 | 22                   | 23 | 24 | 25 | 26 | 27 | 28 | 22                | 23 | 24 | 25 | 26 | 27 | 28 |
| 25                  | 26 | 27 | 28 | 29 | 30 | 31 |                      |    |    |    |    |    |    | 29                | 30 | 31 |    |    |    |    |

| <b>April 2015</b> |    |    |    |    |    |    | <b>May 2015</b> |    |    |    |    |    |    | <b>June 2015</b> |    |    |    |    |    |    |
|-------------------|----|----|----|----|----|----|-----------------|----|----|----|----|----|----|------------------|----|----|----|----|----|----|
| Su                | Mo | Tu | We | Th | Fr | Sa | Su              | Mo | Tu | We | Th | Fr | Sa | Su               | Mo | Tu | We | Th | Fr | Sa |
|                   |    |    | 1  | 2  | 3  | 4  |                 |    |    |    |    | 1  | 2  |                  | 1  | 2  | 3  | 4  | 5  | 6  |
| 5                 | 6  | 7  | 8  | 9  | 10 | 11 | 3               | 4  | 5  | 6  | 7  | 8  | 9  | 7                | 8  | 9  | 10 | 11 | 12 | 13 |
| 12                | 13 | 14 | 15 | 16 | 17 | 18 | 10              | 11 | 12 | 13 | 14 | 15 | 16 | 14               | 15 | 16 | 17 | 18 | 19 | 20 |
| 19                | 20 | 21 | 22 | 23 | 24 | 25 | 17              | 18 | 19 | 20 | 21 | 22 | 23 | 21               | 22 | 23 | 24 | 25 | 26 | 27 |
| 26                | 27 | 28 | 29 | 30 |    |    | 24              | 25 | 26 | 27 | 28 | 29 | 30 | 28               | 29 | 30 |    |    |    |    |
|                   |    |    |    |    |    |    | 31              |    |    |    |    |    |    |                  |    |    |    |    |    |    |

| <b>July 2015</b> |    |    |    |    |    |    | <b>August 2015</b> |    |    |    |    |    |    | <b>September 2015</b> |    |    |    |    |    |    |
|------------------|----|----|----|----|----|----|--------------------|----|----|----|----|----|----|-----------------------|----|----|----|----|----|----|
| Su               | Mo | Tu | We | Th | Fr | Sa | Su                 | Mo | Tu | We | Th | Fr | Sa | Su                    | Mo | Tu | We | Th | Fr | Sa |
|                  |    |    | 1  | 2  | 3  | 4  |                    |    |    |    |    |    | 1  |                       |    | 1  | 2  | 3  | 4  | 5  |
| 5                | 6  | 7  | 8  | 9  | 10 | 11 | 2                  | 3  | 4  | 5  | 6  | 7  | 8  | 6                     | 7  | 8  | 9  | 10 | 11 | 12 |
| 12               | 13 | 14 | 15 | 16 | 17 | 18 | 9                  | 10 | 11 | 12 | 13 | 14 | 15 | 13                    | 14 | 15 | 16 | 17 | 18 | 19 |
| 19               | 20 | 21 | 22 | 23 | 24 | 25 | 16                 | 17 | 18 | 19 | 20 | 21 | 22 | 20                    | 21 | 22 | 23 | 24 | 25 | 26 |
| 26               | 27 | 28 | 29 | 30 | 31 |    | 23                 | 24 | 25 | 26 | 27 | 28 | 29 | 27                    | 28 | 29 | 30 |    |    |    |
|                  |    |    |    |    |    |    | 30                 | 31 |    |    |    |    |    |                       |    |    |    |    |    |    |

| <b>October 2015</b> |    |    |    |    |    |    | <b>November 2015</b> |    |    |    |    |    |    | <b>December 2015</b> |    |    |    |    |    |    |
|---------------------|----|----|----|----|----|----|----------------------|----|----|----|----|----|----|----------------------|----|----|----|----|----|----|
| Su                  | Mo | Tu | We | Th | Fr | Sa | Su                   | Mo | Tu | We | Th | Fr | Sa | Su                   | Mo | Tu | We | Th | Fr | Sa |
|                     |    |    |    | 1  | 2  | 3  | 1                    | 2  | 3  | 4  | 5  | 6  | 7  | 1                    | 2  | 3  | 4  | 5  | 6  | 7  |
| 4                   | 5  | 6  | 7  | 8  | 9  | 10 | 8                    | 9  | 10 | 11 | 12 | 13 | 14 | 6                    | 7  | 8  | 9  | 10 | 11 | 12 |
| 11                  | 12 | 13 | 14 | 15 | 16 | 17 | 15                   | 16 | 17 | 18 | 19 | 20 | 21 | 13                   | 14 | 15 | 16 | 17 | 18 | 19 |
| 18                  | 19 | 20 | 21 | 22 | 23 | 24 | 22                   | 23 | 24 | 25 | 26 | 27 | 28 | 20                   | 21 | 22 | 23 | 24 | 25 | 26 |
| 25                  | 26 | 27 | 28 | 29 | 30 | 31 | 29                   | 30 |    |    |    |    |    | 27                   | 28 | 29 | 30 | 31 |    |    |

**Next tentatively-scheduled meeting of the State Fiscal Accountability Authority is October 27, 2015.**

**COMMITTEE ACTION:**  
Schedule next meeting.

**ATTACHMENTS:**  
None