

AGENCY: B&CB - Division of General Services

PROJECT/SUBJECT: Proposed South Carolina Public Service Commission Lease

The South Carolina Public Service Commission requests approval to continue leasing 18,041 square feet of space at 101 Executive Center Drive, Suite 100, in Columbia from GPT Properties Trust, c/o Reit Management and Research, LLC (a Delaware-based company).

The term of the proposed lease is ten years beginning September 1, 2015, at a rate of \$11.00 per square foot for the first year--with the landlord providing five months rent free during the first year. The proposal provides for annual increases of two percent, resulting in a rate of \$13.14 per square foot in the final year of the proposed lease. (This is a reduction from the current rate of \$16.29 per square foot.) The total payment over the ten-year term will be \$2,089,449, or an average of \$11.95 per square foot. All operating expenses and adequate parking for employees and visitors are included in the rent.

The area serves as office space for 34 employees and seven commissioners and includes a boardroom with a seating capacity of 112 and a hearing room with a capacity of 30.

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 \$9.00 to \$13.75 per square foot.

The Public Service Commission 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 lease and recommend approval.

ATTACHMENTS:

Division of General Services Lease Summary of October 7, 2014

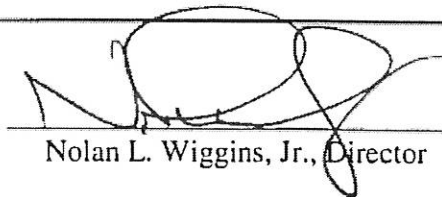
JBRC AGENDA ITEM WORKSHEET

Meeting Scheduled for: October 7, 2014

Regular Agenda

1. Submitted by:

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



Nolan L. Wiggins, Jr., Director

2. Subject: SC Public Service Commission Lease

3. Summary Background Information:

The SC Public Service Commission requests approval to continue leasing 18,041 rentable square feet of office space located at 101 Executive Center Drive, Suite 100, in Columbia from GPT Properties Trust c/o Reit Management and Research, LLC. Approximately thirty-four (34) employees and seven (7) commissioners utilize the space. The facility also contains a boardroom to accommodate one-hundred and twelve (112) people at a time in auditorium seating, court reporter and witness seating, and podium/seating for seven (7) commissioners, as well as a hearing room to accommodate thirty (30) people.

A solicitation was conducted and four (4) responses were received, of which the selected location represents the lowest bid. The lease term will be ten (10) years beginning September 1, 2015, at a rate of \$11.00 per square foot for the first year, which is a reduction from their current rate of \$16.29 per square foot. The landlord is also providing five (5) months rent free during the first year. Thereafter, basic rent increases two (2) percent annually as shown in the chart below:

<u>INITIAL TERM</u>	<u>PERIOD: FROM - TO</u>	<u>ANNUAL RENT</u>	<u>MONTHLY</u>	<u>RENT</u>
			<u>RENT</u>	<u>PER SF</u>
YEAR 1	09-01-2015 to 01-31-2016	(5 months free rent)	(5 months free rent)	\$11.00
YEAR 1	02-01-2016 to 08-31-2016	\$115,763.06	\$16,537.58	\$11.00
YEAR 2	09-01-2016 to 08-31-2017	\$202,420.08	\$16,868.34	\$11.22
YEAR 3	09-01-2017 to 08-31-2018	\$206,389.08	\$17,199.09	\$11.44
YEAR 4	09-01-2018 to 08-31-2019	\$210,538.44	\$17,544.87	\$11.67
YEAR 5	09-01-2019 to 08-31-2020	\$214,687.92	\$17,890.66	\$11.90
YEAR 6	09-01-2020 to 08-31-2021	\$219,017.76	\$18,251.48	\$12.14
YEAR 7	09-01-2021 to 08-31-2022	\$223,347.60	\$18,612.30	\$12.38
YEAR 8	09-01-2022 to 08-31-2023	\$227,857.80	\$18,988.15	\$12.63
YEAR 9	09-01-2023 to 08-31-2024	\$232,368.12	\$19,364.01	\$12.88
YEAR 10	09-01-2024 to 08-31-2025	\$237,058.80	\$19,754.90	\$13.14
Total		\$2,089,448.66	Average	\$11.95

All operating expenses are included in the base rent, and the agency will not be responsible for any operating expense escalations. The lease includes free surface parking for employees and visitors. The following table represents comparable gross lease rates of similar business space in the Columbia area:

Agency	SF	Address	Lease Term	Initial Rate/SF	Final Rate/SF
School for the Deaf and Blind	6,323	101 Executive Center Drive	5/1/11-9/30/15	\$12.00	\$12.00
Patients Compensation Fund	2,573	121 Executive Center Drive	7/1/12-6/30/17	\$12.73	\$12.73
Office of the Inspector General	1,786	111 Executive Center Drive	10/1/13-9/30/18	\$13.75	\$13.75
State Board of Technical and Comprehensive Education	23,831	111 Executive Center Drive	7/1/12-6/30/22	\$9.75	\$11.65
Department of Labor, Licensing and Regulation	71,580	110 Centerview Drive	1/1/13-12/31/22	\$9.00	\$10.76

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

4. **What is JBRC asked to do?** Approve the proposed 10 year lease for the SC Public Service Commission.

5. **What is recommendation of the Division of General Services?** Recommend approval of the proposed 10 year lease for the SC Public Service Commission.

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

(2) The Budget and Control Board is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section. However, a technical college, with the approval by the State Board for Technical and Comprehensive Education, and a public institution of higher learning, may enter into any lease agreement or renew any lease agreement up to one hundred thousand dollars annually for each property or facility.

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

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

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

HISTORY: 1997 Act No. 153, Section 2; 2002 Act No. 333, Section 1; 2002 Act No. 356, Section 1, Pt VI.P(1); 2011 Act No. 74, Pt VI, Section 13, eff August 1, 2011; 2013 Act No. 31, Section 1, eff May 21, 2013.

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

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

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

HISTORY: 1997 Act No. 153, Section 2.

AGENCY: B&CB - State Budget Division

PROJECT/SUBJECT: Permanent Improvement Project Requests

There are 23 Permanent Improvement projects pending as follows:

- 14 Establish Phase I, Pre-Design Budget
- 6 Establish Phase II, Construction Budget
- 1 Revise Scope, Preliminary Land Studies
- 1 Establish Project for Preliminary Land Studies
- 1 Final Land Acquisition

COMMITTEE ACTION:

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

ATTACHMENTS:

Project Requests Worksheet - Summary 2-2015

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

CHE Approval Date: Pending 10/2/2014
Committee Review Date:
B&C Board Approval Date:

Item. 1. Agency: H09 The Citadel Project: 9611, New Capers Hall

Action Proposed: Establish Project for A&E Design

Total budget\$250,000.00
[9] Other, Capital Improvement Fee.....\$250,000.00

Budget After Action Proposed
Source Amount
Other, Capital Improvement Fee 250,000.00
Total Funds 250,000.00

Purpose: To begin design work to construct a new building to replace Capers Hall. The 65 year old building is 75,116 square feet and houses the English, History, Math, Psychology and Education departments. The configuration of the building is not conducive to current teaching methods and the building has numerous maintenance needs that make replacing the building more feasible than renovating the existing structure. The new building will be between 80,000 and 96,000 square feet. The Citadel is considering two different configurations for Capers. One configuration would house only the existing programs, while the other would also house the business school. The final decision on whether to include the business school in Capers or construct it as a stand-alone project will be made based on cost and the availability of donor funds as the project reaches pre-design completion.

Ref: Supporting document pages 1-6

Item. 2. Agency: H09 The Citadel Project: 9612, New School of Business Building

Action Proposed: Establish Project for A&E Design

Total budget\$250,000.00
[9] Other, Gifts.....\$250,000.00

CHE Approval Date: Pending 10/2/2014
Committee Review Date:
B&C Board Approval Date:
Budget After Action Proposed
Source Amount
Other, Gifts 250,000.00
Total Funds 250,000.00

Purpose: To begin design work to construct a new building to house the School of Business. The business program is currently located in Bond Hall and lacks the space necessary to accommodate the increased demand for the business program and growth in the corps of cadets. The new School of Business will be approximately 36,000 square feet. In addition to lecture space and office space for the 34 full time staff, the building will provide flexible use conference space that will be available for conferences and community events as well as an auditorium capable of seating an entire academic class of cadets. The final decision on whether to include the business school in Capers or construct it as a stand-alone project will be made based on cost and the availability of donor funds as the project reaches pre-design completion.

Ref: Supporting document pages 7-14

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

Item. 3. Agency: H15 College of Charleston Project: 9655, 176 Lockwood Drive Renovation
CHE Approval Date: Pending 10/2/2014
Committee Review Date:
B&C Board Approval Date:

<u>Action Proposed:</u> Establish Project for A&E Design		Budget After Action Proposed
Total budget.....	\$79,500.00	<u>Amount</u>
[9] Other, Capital Institutional Project Fund.....	\$79,500.00	Other, Capital Institutional Project Fund
		79,500.00
		Total Funds
		79,500.00

Purpose: To begin design work to renovate the building at 176 Lockwood Drive. The College is in the process of purchasing this property, which was declared as surplus by the Department of Employment and Workforce. The 25 year old 22,980 square foot building, which is located within several blocks of the College's existing footprint in downtown Charleston, will require renovation to meet College security, safety and technological infrastructure standards. Assessments done by an external architectural and engineering firm as part of a feasibility study recommend replacing or repairing the HVAC system, main electrical distribution panels, and the low slope roof system. Repairs to the building's exterior, plumbing and sewer systems are also needed due to ground settling. Once renovated, this property will be occupied by the Controller's Office, the Procurement Office and the Center for Livable Communities to this property. These administrative offices are currently located in the core campus and their previous location will be converted into instructional space to better serve the College community.

Ref: Supporting document pages 15-21

Item. 4. Agency: H15 College of Charleston Project: 9656, Physical Plant Renovation
CHE Approval Date: 7/17/2014
Committee Review Date:
B&C Board Approval Date:

<u>Action Proposed:</u> Establish Project for A&E Design		Budget After Action Proposed
Total budget.....	\$53,000.00	<u>Amount</u>
[9] Other, Renovation Reserve.....	\$53,000.00	Other, Renovation Reserve
		53,000.00
		Total Funds
		53,000.00

Purpose: To begin design work to renovate the interior of the Physical Plant building, located at 133 Calhoun Street. The 122 year old 22,770 square foot building was purchased by the College 40 years ago. The renovations will address building and fire code deficiencies as well as ADA compliance issues. These renovations will include a new first floor rear exits and stairs, a commercial fire sprinkler system and upgraded fire alarm system, new ADA bathrooms on the first floor and ADA access between the multi-level second floor spaces. The renovations will also create new office spaces within the existing footprint to allow the consolidation of the Physical Plant Department, which was newly expanded to include Residence Life facilities staff.

Ref: Supporting document pages 22-27

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

Item. 5.	Agency: H73 Vocational Rehabilitation	Project: 9604, Evaluation Center Reroofing	N/A
<p><u>Action Proposed:</u> Establish Project for A&E Design</p>			
Total budget.....		\$11,000.00	
[7] Federal.....		\$11,000.00	
<p><u>Purpose:</u> To begin design work to replace the roof on the Evaluation Center Building, located in Lexington County. The 21,200 square foot coal tar pitch roof is 27 years old and is experiencing increasingly frequent leaks which are not economically feasible to repair. The work would include adding insulation, the installation of a two-ply smooth granular surfaced modified bitumen roofing system with associated flashings and metal work. The project may also require the removal and disposal of asbestos containing roofing, soffit and flashing materials.</p>			
<p><u>Ref:</u> Supporting document pages 28-33</p>			
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Item. 6.	Agency: H73 Vocational Rehabilitation	Project: 9605, Gaffney VR Center Reroofing	N/A
<p><u>Action Proposed:</u> Establish Project for A&E Design</p>			
Total budget.....		\$11,000.00	
[7] Federal.....		\$11,000.00	
<p><u>Purpose:</u> To begin design work to replace the roof on the Gaffney VR Center. The 20,000 square foot existing roof is 21 years old and is experiencing increasingly frequent leaks which are not economically feasible to repair. The work will include adding insulation, the installation of a two-ply smooth granular surfaced modified bitumen roofing system with associated flashings and metal work. The project may also require the removal and disposal of asbestos containing roofing, soffit and flashing materials.</p>			
<p><u>Ref:</u> Supporting document pages 34-39</p>			

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

Item. 7. Agency: H73 Vocational Rehabilitation Project: 9606, Marlboro VR Center Repaving N/A
CHE Approval Date:
Committee Review Date:
B&C Board Approval Date:

<u>Action Proposed:</u> Establish Project for A&E Design		Budget After Action Proposed
Total budget.....	\$10,000.00	<u>Amount</u>
[7] Federal.....	\$10,000.00	Federal
		Total Funds
		10,000.00

Purpose: To begin design work to repair and resurface the Marlboro VR Center parking lot and loading area. The facility is over 26 years old and the parking lot and loading areas have deteriorated to the point they are in need of repair and resurfacing. The existing facilities have been patched as much as is economically feasible. Exterior lighting will also be added to the parking lot areas to enhance safety and security in the area. The pre-design amount is in excess of the 1.5% typically allowed under the Phase I policy as deterioration of the parking area requires borings and other subsurface investigations to be conducted prior to resurfacing to adequately estimate the final construction cost.

Ref: Supporting document pages 40-45

Item. 8. Agency: H73 Vocational Rehabilitation Project: 9607, Oconee Pickens VR Center Repaving N/A
CHE Approval Date:
Committee Review Date:
B&C Board Approval Date:

<u>Action Proposed:</u> Establish Project for A&E Design		Budget After Action Proposed
Total budget.....	\$10,000.00	<u>Amount</u>
[7] Federal.....	\$10,000.00	Federal
		Total Funds
		10,000.00

Purpose: To begin design work to repair and resurface the Oconee-Pickens VR Center parking lot and loading area. The facility is over 25 years old and the parking lot and loading areas have deteriorated to the point they are in need of repair and resurfacing. The existing facilities have been patched as much as is economically feasible. Exterior lighting will also be added to the parking lot areas to enhance safety and security in the area. The pre-design amount is in excess of the 1.5% typically allowed under the Phase I policy as deterioration of the parking area requires borings and other subsurface investigations to be conducted prior to resurfacing to adequately estimate the final construction cost.

Ref: Supporting document pages 46-51

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

Item 9. Agency: J12 Department of Mental Health Project: 9732, Harris Hospital Utility Building Renovations N/A
CHE Approval Date:
Committee Review Date:
B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Budget After Action Proposed

Total budget.....	\$15,000.00	<u>Amount</u>
[9] Other, Capital Improvement & Maintenance Fund.....	\$15,000.00	15,000.00
		15,000.00

Purpose: To begin design work to repair or replace the Harris Hospital Utility/Support Building roof and wall waterproofing. The roof of the building is 29 years old and is constructed of precast concrete framing and a poured concrete deck. The poured concrete deck is covered with a membrane roofing system on top of which is 18 inches of soil covered with grass. The 13,016 square foot existing roof is leaking and concrete is falling from the concrete roof framing and deck. Signs of water infiltration have also been discovered in the exterior walls of the facility, indicating that waterproofing on the retaining walls has begun to fail. The pre-design amount is in excess of the 1.5% typically allowed under the Phase I policy as to determine the condition of the roof structure the soil will have to be excavated at several locations along the roof. Soil excavations will also have to be performed along the retaining wall to assess the wall condition.

Ref: Supporting document pages 52-56

Item 10. Agency: P28 Department of Parks, Recreation and Tourism Project: 9742, Fort Mill Welcome Center Replacement N/A
CHE Approval Date:
Committee Review Date:
B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design Budget After Action Proposed

Total budget.....	\$60,000.00	<u>Amount</u>
[9] Other, Proviso 49.9 FY 13-14 and Proviso 49.8 FY 14-15.....	\$60,000.00	60,000.00
		60,000.00

Purpose: To begin design work to replace the existing Fort Mill Welcome Center, located in York County. The facility is 33 years old and has not received any major renovations since its construction. The welcome center and restroom facility, which serve 673,000 visitors per year, are outdated and inadequate to meet current visitor demand. The new design will take into account historic visitor counts as well the needs of visitors at the center. The pre-design process will also explore opportunities to incorporate new technologies to assist travelers.

Ref: Supporting document pages 57-61

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 July 31, 2014 through September 11, 2014**

Item. 11. Agency: P28 Department of Parks, Recreation and Tourism **Project:** 9743, Hardeeville Welcome Center Replacement and Tourism **CHE Approval Date:** N/A
Committee Review Date:
B&C Board Approval Date:

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

<u>Total budget</u>	\$60,000.00	<u>Amount</u>
[9] Other, Proviso 49.9 FY 13-14 and Proviso 49.8 FY 14-15.....	\$60,000.00	60,000.00
		60,000.00

Purpose: To begin design work to replace the existing Hardeeville Welcome Center, located in Jasper County. The facility is 36 years old and has not received any major renovations since the addition of a restroom 27 years ago. The welcome center and restroom facility, which serve 697,000 visitors per year, are outdated and inadequate to meet current visitor demand. The new design will take into account historic visitor counts as well as the needs of visitors at the center. The pre-design process will also explore opportunities to incorporate new technologies to assist travelers.

Ref: Supporting document pages 62-66

Item. 12. Agency: P28 Department of Parks, Recreation and Tourism **Project:** 9744, Kings Mountain State Park Paving **CHE Approval Date:** N/A
Committee Review Date:
B&C Board Approval Date:

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

<u>Total budget</u>	\$5,250.00	<u>Amount</u>
[9] Other, Proviso 49.9 FY 13-14 and Proviso 49.8 FY 14-15.....	\$5,250.00	5,250.00
		5,250.00

Purpose: To begin design work to repair and repave the roadways at Kings Mountain State Park, located in York County. The 1.1 mile stretch of road to be repaved runs from the Park Headquarters past the historic farm and ends at the Cherokee Group Camp. The roadways in the park, which serves 184,652 visitors per year, are over 30 years old. The pre-design work will include geotechnical work necessary to determine which portions can be repaired and which portions require repaving.

Ref: Supporting document pages 67-71

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 July 31, 2014 through September 11, 2014

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

Item. 13. Agency: P28 Department of Parks, Recreation and Tourism Project: 9745, Myrtle Beach State Park Paving

Budget After Action Proposed

Source	Amount
Other, Proviso 49.9 FY 13-14	15,000.00
Total Funds	15,000.00

Action Proposed: Establish Project for A&E Design

Total budget.....\$15,000.00
 [9] Other, Proviso 49.9 FY 13-14 and Proviso 49.8 FY 14-15.....\$15,000.00

Purpose: To begin design work to repair and repave roadways and parking areas at Myrtle Beach State Park, located in Horry County. The 2.7 mile stretch of road to be repaved runs from the Gate House past the Park Office headquarters and fishing pier and along the beach front parking areas and boardwalks. The paved surfaces in the park, which serves 1,280,012 visitors per year, are over 20 years old and are in need of repaving.

Ref: Supporting document pages 72-76

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

Item. 14. Agency: R40 Department of Motor Vehicles Project: 9608, Anderson DMV Renovation

Budget After Action Proposed

Source	Amount
Other, Miscellaneous Revenue	5,250.00
Total Funds	5,250.00

Action Proposed: Establish Project for A&E Design

Total budget.....\$5,250.00
 [9] Other, Miscellaneous Revenue.....\$5,250.00

Purpose: To begin design work to renovate the Department of Motor Vehicles facility in Anderson County. The scope of the project will include building renovations, data and telephone infrastructure and asbestos abatement. The Department of Motor Vehicles currently shares this facility with the Department of Public Safety, however the Department of Public Safety is moving out of this location and into a larger space. This will allow the Department of Motor Vehicles to expand into the remaining portion of the facility, approximately 4,251 square feet, adding customer workstations, renovating restrooms and replacing the current flooring with slip-resistant flooring. The facility is 42 years old and, other than HVAC and lighting systems, all equipment is original to the building. The renovations will help to improve wait times at the facility, which is one of the 15 busiest offices in the state and currently has high customer wait times compared to similar facilities.

Ref: Supporting document pages 77-81

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
 Summary of Permanent Improvement Project Actions Proposed by Agencies
 July 31, 2014 through September 11, 2014**

Item 15. Agency: H12 Clemson University Project: 9916, Memorial Stadium Suites Renovation 9/10/2014
Committee Review Date:
B&C Board Approval Date:

<u>Action Proposed:</u>	Establish Construction Budget for \$25,000,000.00	
(Add	\$25,000,000.00 [3] Revenue Bonds)	<u>Amount</u>
(Subtract	\$ 375,000.00 [9] Other, Private Athletic Gifts)	25,000,000.00
<u>Purpose:</u>	To renovate the Memorial Stadium Suites and Concourses at Clemson. The project was established for pre-design in February 2014, which is now complete. The suites and concourses have not had any substantial renovations in 35 years. The project will address life cycle issues, add 750 premium seats, provide enhanced amenities including completely redesigned space with an upgraded lighting system, improved access points, the addition of operable windows, and HVAC replacement. In addition, the renovation addresses several critical structural issues and repairs water intrusion issues, addresses ADA noncompliance issues with elevators and stair access, and provide a safe and more secure building at night through additional lighting. The agency reports the total projected cost of this project is \$25,000,000 and no additional operating expenses are anticipated. Pursuant to Section 59-119-940, the Athletic Facilities Revenue Bond issuance is anticipated not to exceed \$25,000,000. The agency plans to execute the construction contract in October 2014 with completion of construction in August 2015.	
		25,000,000.00

Ref: Supporting document pages 82-88

Item 16. Agency: H59 State Board for Technical and Comprehensive Education Project: 6088, Spartanburg - Tyger River Building CBED Renovation 9/10/2014
Committee Review Date:
B&C Board Approval Date:

<u>Action Proposed:</u>	Establish Construction Budget for \$1,700,000.00	
(Add	\$782,445.00 [9] Other, EDA Grant)	<u>Amount</u>
(Add	\$500,000.00 [9] Other, ARC Grant)	782,445.00
(Add	\$392,055.00 [9] Other, College Funds)	500,000.00
<u>Purpose:</u>	To renovate the Tyger River Building for Spartanburg Community College's Center for Business and Entrepreneurial Development (CBED). The building is located on the Tyger River Campus in Duncan, SC. The project was established for pre-design in January 2014, which is now complete. The work will include renovating 19,032 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. The agency reports the total projected cost of this project is \$1,700,000 and additional operating costs ranging from \$61,180 to \$64,300 are anticipated in the three years following project completion. The agency plans to execute the construction contract in January 2015 with completion of construction in September 2015.	
		1,700,000.00

Ref: Supporting document pages 89-95

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

CHE Approval Date: 9/15/2014
Committee Review Date:
B&C Board Approval Date:

Item. 17. Agency: H59 State Board for Technical and Comprehensive Education Project: 6091, Piedmont - Event Center Breakout Building and N Building Renovations

Action Proposed: Establish Construction Budget for \$898,857.00

(Add \$886,107.00 [9] Other, Local Fund)

Purpose: To begin design work to construct an event center and make exterior upgrades to the N Building on the Greenwood Campus of Piedmont Technical College. The project was established for pre-design in December 2013, which is now complete. The work will include constructing an approximately 2,000 square foot event center breakout building with an open space that can be subdivided, a kitchenette and restrooms and renovating the exterior to the adjacent event center, the N Building, to tie the two facilities together. The breakout building will be used for community and internal events, training and classes, for which the need for space has increased up to 40% over the past two years. The N Building's interior was renovated in 2012, but the exterior of the former gym building, built in 1980, was not included in the renovation. The agency reports the total projected cost of this project is 898,857 and additional operating costs ranging from \$8,367 to \$9,224 are anticipated in the three years following project completion. The agency plans to execute the construction contract in April 2015 with completion of construction in February 2016.

Ref: Supporting document pages 96-102

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Other, Local Fund	898,857.00
Total Funds	898,857.00

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

Item. 18. Agency: F03 Budget and Control Board Project: 9909, Gressette-Collins Building PEBA Generator for Data Center

Action Proposed: Establish Construction Budget for \$272,650.00

(Add \$269,145.00 [9] Other, PEBA)

Purpose: To install a 250 kW diesel generator for the SC Public Employee Benefit Authority's (PEBA's) data center, located at the Gressette-Collins Building in Richland County. The project was established for pre-design in April 2014, which is now complete. The generator is necessary to provide backup power to PEBA's data center, including air conditioning units, lights and all computer equipment. The data center currently receives backup power via an Uninterruptible Power Supply (UPS) that only provides a very short window of power allowing them to shut down systems in the event of a power failure. The new generator will provide 48 hours of backup power to existing UPS equipment and air conditioning units in the second floor server room. The agency reports the total projected cost of this project is \$272,650 and that no additional operating costs are anticipated in the three years following project completion. The agency plans to execute the construction contract in December 2014 with completion of construction in May 2015.

Ref: Supporting document pages 103-108

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Other, PEBA	272,650.00
Total Funds	272,650.00

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

Item. 19. Agency: F03 Budget and Control Board Project: 9927, Hayne Lab Boiler/Cooling Tower/Roof Replacements/Repairs CHE Approval Date: N/A
Committee Review Date:
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,413,809.00
(Add \$1,398,670.00 [9] Other, Depreciation Reserve) Amount
Budget After Action Proposed
Other, Depreciation Reserve 1,413,809.00
Total Funds 1,413,809.00

Purpose: To replace the boiler and cooling tower and repair the roof at the Hayne Lab in Richland County which houses DHEC staff. The project was approved for pre-design in December 2013, which is now complete. The work will include replacing a portion of the roof membrane, repairing roof parapet walls, replacing selected metal panels in the roof, and coating other metal panels and replacing the boiler and chiller serving the facility. The majority of the roof is 38 years old, original to the facility, past its useful life, and leaks. The boiler and chiller are also 38 years old, original to the facility, at the end of their life cycles, and are not energy efficient. The agency reports the total projected cost of this project is \$1,413,809 and no additional operating costs are anticipated in association with this project. The agency plans to execute the construction contract in February 2015 with completion of construction in June 2015.

Ref: Supporting document pages 109-118

Item. 20. Agency: F03 Budget and Control Board Project: 9934, Five Points Building DPPPS Generator Installation CHE Approval Date: N/A
Committee Review Date:
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$293,144.00
(Add \$291,326.00 [9] Other, Miscellaneous Revenue) Amount
Budget After Action Proposed
Other, Miscellaneous Revenue 293,144.00
Total Funds 293,144.00

Purpose: To install a generator for the Department of Probation, Pardon and Parole (PPP) at the Five Points building in Richland County. The project was established for pre-design in April 2014, which is now complete. The project will include the installation of a 230 KW generator which will provide back-up power to PPP's information technology operations and the building elevator. The 39 year old Five Points building is 97,000 square feet and houses five state agencies in addition to PPP. PPP has a staff of 200 that will benefit from the generator. The Five Points Building does not currently have an emergency generator, and PPP is the only agency housed in the building that has requested a generator. The agency reports the total projected cost of this project is \$293,144 and no additional operating costs are anticipated in association with this project. The agency plans to execute the construction contract in March 2015 with completion of construction in October 2015.

Ref: Supporting document pages 119-125

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

CHE Approval Date: 9/10/2014
Committee Review Date:
B&C Board Approval Date:

Item. 21. Agency: H59 State Board for Technical and Comprehensive Education
Project: 6094, Horry-Georgetown - Land Acquisition

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Other, College Funds	20,000.00
Total Funds	20,000.00

Action Proposed: Revise Scope

Total budget.....\$20,000.00
[9] Other, College Funds.....\$20,000.00

Purpose: To revise the scope of a project to procure the investigative studies required to adequately evaluate property prior to purchase. Horry-Georgetown Technical College (HGTC) was considering the acquisition of approximately 2 commercial buildings along with 3.5 acres of land in the Business Park across from the Conway Campus in Horry County. However, upon further investigation HGTC determined that the asking price of the facilities is in excess of their budget and an estimated appraised value. In the process of investigating this building, the College identified a separate 3.5 acre parcel of land in the same business park that would be suitable for the construction of a purpose built facility to house the College's CNC/Machine Tool, Welding, CDL/Truck Driver Training and HVAC programs. The College has outgrown its existing academic space for these programs, and needs additional space to support growing these programs to meet increased employer demands. The College would like to change the scope of this project and proceed with preliminary studies as a land-only project.

Ref: Supporting document pages 126-127

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

Item. 22. Agency: P24 Department of Natural Resources Project: 9941, Jocassee Gorges WMA and Wadakoe Mountain Tracts Land Trade

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Other, Timber Revenue	20,000.00
Total Funds	20,000.00

Action Proposed: Establish Project for Preliminary Land Studies

Total budget.....\$20,000.00
[9] Other, Timber Revenue.....\$20,000.00

Purpose: To procure investigative studies required to adequately evaluate property prior to purchase. The Department of Natural Resources is considering a property exchange that involves the acquisition of two adjacent tracts totaling approximately 62 acres in exchange for approximately 80 acres of property that is deemed not ecologically significant. The property to be acquired includes a 54 acre tract at Wadakoe Mountain, which borders the Wadakoe Mountain Heritage Preserve, and an 8 acre tract at Jocassee Gorges. This Wadakoe Mountain tract contains soils with high concentrations of magnesium and calcium that help produce habitat for species not commonly found in the area, resulting in one of the most biologically diverse regions in the United States. The Jocassee Gorges tract will ensure unimpeded access to the Wadakoe Mountain tract along an access road in the Jocassee Gorges Wildlife Management Area and safeguard additional wildlife habitat. When acquired, both tracts would be open to the public for outdoor recreational activities.

Ref: Supporting document pages 128-132

State Budget and Control Board, Office of State Budget – Capital Budgeting Unit
Summary of Permanent Improvement Project Actions Proposed by Agencies
July 31, 2014 through September 11, 2014

CHE Approval Date: Pending 10/2/2014
Committee Review Date:
B&C Board Approval Date:

Item. 23. Agency: H15 College of Charleston Project: 9657, 176 Lockwood Drive Property Acquisition

Action Proposed: Final Land Acquisition

Total budget.....	\$4,985,000.00
[6] Appropriated State.....	\$2,000,000.00
[9] Other, Capital Institutional Project Fund.....	\$2,985,000.00

Purpose: To acquire 1.76 acres of land and a 22,980 square foot building located at 176 Lockwood Drive in Charleston County. This property was declared surplus by the Department of Employment and Workforce and the College of Charleston was given first right of refusal to purchase the property in March 2014. The purchase price of the land and building were set at the appraised value of the underlying land. The College of Charleston pursued a feasibility study, which included a building condition assessment that indicated the property could be renovated for the College's use. Acquisition of this property will allow the College of Charleston to relocate some of its administrative functions, allowing core campus space to be re-purposed as instructional space. A 2012 utilization study found a space deficiency of approximately 280,000 square feet. This space deficiency is projected to grow to 640,000 square feet by 2020. The acquisition of this property would help alleviate this shortage.

Budget After Action Proposed	
<u>Source</u>	<u>Amount</u>
Appropriated State	2,000,000.00
Other, Capital Inst. Project Fund	2,985,000.00
Total Funds	4,985,000.00

Ref: Supporting document pages 133-148

AGENCY: Joint Bond Review Committee

PROJECT/SUBJECT: Future Meeting Schedule

2014

JANUARY

S	M	T	W	T	F	S
		1	2	3	4	
5	6	7	8	9	10	11
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FEBRUARY

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MARCH

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APRIL

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MAY

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JUNE

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JULY

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AUGUST

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SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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28	29	30	31			

Next tentatively-scheduled meeting of the Budget & Control Board is December 9, 2014.

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None