

**Capital Improvements
Joint Bond Review Committee**

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JOINT BOND REVIEW COMMITTEE MEETING

Tuesday, December 3, 2019 10:30 a.m.
Room 308, Gressette Building

AGENDA

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AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Proposed Lease
South Carolina Department of Health and Human Services
2701 Alex Lee Boulevard, Florence

The South Carolina Department of Health and Human Services requests review of its proposal to lease space located at 2701 Alex Lee Boulevard, Florence from American National Insurance Company for office space. The leased facility will serve as a processing center to accommodate implementation of a new Medicaid Eligibility Determination system that will require a significant increase in eligibility processors and staff retraining. The Department also proposes to consolidate the new processing center with the local BabyNet and Community Long Term Care programs which are currently administered in leased space located at 201 North Dozier Boulevard in Florence. The North Dozier Boulevard lease expired on April 30, 2019 and can be terminated without penalty.

The SC Department of Administration conducted a solicitation following a determination that other state space was not available. Six responses were received to the solicitation, four of which could not provide sufficient space, security or parking and were deemed non-responsive. Of the remaining two proposals, the proposed landlord was the least expensive as the location includes the provision of 169 cubicles, eliminating the need for other furniture expenditures.

The term of the proposed lease is 7 years and is expected to begin on March 1, 2020. Rent equates to \$21.00 per square foot and will increase by 2.5% each year. Total rent over the stated term is \$3,068,483. Rent includes all maintenance and operating costs, and full access and free use of the surrounding parking lot, which has adequate parking for staff and visitors, for which there is no additional cost. The lease meets state space standards. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from state appropriations (27.78%), federal funds (62.22%), and other restricted funds (10.00%), and that funding for payments will be sufficient throughout the lease term according to the agency's submission. The Department of Administration reports that comparable rates for similar commercial space in the area range from \$20.00 to \$22.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed 7-year lease for the South Carolina Department of Health and Human Services.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. SC Department of Health and Human Services letter.
3. Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 3, 2019

Regular Agenda

1. Submitted by:

- (a) Agency: Department of Administration
- (b) Authorized Official Signature:


Ashlie Lancaster, Director

- 2. Subject:** South Carolina Department of Health and Human Services Lease of 2701 Alex Lee Blvd., Florence, SC
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3. Summary Background Information:

The South Carolina Department of Health and Human Services (“HHS”) requests approval to lease approximately 19,360 rentable square feet located at 2701 Alex Lee Boulevard in Florence from the American National Insurance Company (“Landlord”).

HHS is in the process of implementing a new Medicaid Eligibility Determination System that will require a significant increase in eligibility application processors and staff retraining. The HHS plan to provide the statewide infrastructure to accommodate this increase is to create regional processing sites. Additionally, HHS desires to consolidate the new regional Medicaid processing center with the local BabyNet and Community Long Term Care (“CLTC”) programs which are currently housed in 7,200 square feet at 201 North Dozier Boulevard in Florence.

State agencies were contacted to verify that no adequate state space was available. In soliciting for commercial space, six responses were received, of which only two could provide sufficient space. The other four were deemed non-responsive based on space requirements, security, and parking. Of the remaining two proposals, the proposed Landlord was the least expensive as the location includes the provision of at least 169 cubicles, eliminating the need for such furniture expenditures. Additionally, the proposed Landlord can accommodate all needed space in one location with minimal upfit and adequate parking facilities.

The lease term will be seven years and is expected to commence on March 1, 2020. The monthly rental rate for the first year will be \$33,880 per month, resulting in an annual rent amount of \$406,560. The rent equates to \$21.00 per rentable square foot and includes all operating costs. The rental rate will increase by 2.5% per year. The total rent to be paid over the 7-year term is \$3,068,483. The rent includes full access and free use of the surrounding parking lot which has adequate parking for staff and visitors and for which there is no additional cost. The lease meets the state space standards with a density of 84 square feet per person.

The rent, with annual escalations, over the term of the lease is as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT ROUNDED</u>	<u>RENT PER SF ROUNDED</u>
YEAR 1	\$406,560.00	\$33,880.00	\$21.00
YEAR 2	\$416,820.80	\$34,735.07	\$21.53
YEAR 3	\$427,081.60	\$35,590.13	\$22.06
YEAR 4	\$437,729.64	\$36,477.47	\$22.61
YEAR 5	\$448,764.84	\$37,397.07	\$23.18
YEAR 6	\$459,993.60	\$38,332.80	\$23.76
YEAR 7	\$471,416.00	\$39,284.67	\$24.35

The following chart represents comparable lease rates of similar space in the Florence area:

Tenant	Location	Type	Rate /SF
Vacant	1831 E. Evans St	Gross	\$22.50
Vacant	2300 David H. McLeod Blvd	Negotiable	\$22.00
Vacant	1100 Woody Jones Blvd	Negotiable	\$22.00
Vacant	1001 S. Irby St	Negotiable	\$22.00
Vacant	383 W. Cheves St	NNN	\$20.00

*The above rates are subject to base rent and operating expense escalations.

HHS has adequate funds for the lease according to a Budget Approval Form submitted October 18, 2019, which also includes a multi-year plan. Lease payments will be made from state appropriations (27.78%), federal funding (62.22%), and other restricted funds (10%). No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the proposed seven-year lease.

5. What is recommendation of the Division of Facilities Management and Property Services? Approval of the proposed seven-year lease.

6. List of Supporting Documents:

- (a) Letter from HHS
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

November 22, 2019

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, Suite 460
Columbia, South Carolina 29201

RE: Lease for 2701 Alex Lee Boulevard, Florence, SC

Dear Ms. Lancaster:

The South Carolina Department of Health and Human Services (SCDHHS) administers the state's Medicaid program, which pays for health care coverage for approximately one million South Carolinians. SCDHHS makes final decisions and eligibility determinations for individuals applying for Medicaid services. We receive approximately 1,200 Medicaid applications per day. In addition to processing applications, SCDHHS eligibility staff must maintain and annually review all beneficiary information.

SCDHHS is in the next phase of the complex Medicaid Eligibility Determination System replacement that will impact both work volume and productivity and require a significant increase in staff to maintain state and federal timeliness and accuracy standards for processing and reviewing Medicaid applications. This system implementation will require statewide staff retraining and rigorous quality assurance during system transition. To provide the statewide infrastructure necessary to house additional eligibility application processors, training, and support staff in a manner that affords the state both flexibility and timeliness, SCDHHS opted to procure several regional processing sites. We sought and received approval last year from the JBRC and SFAA to lease office space for two processing center locations—one in Columbia and the other in Spartanburg. These processing centers are now up and running with approximately 300 and 150 staff respectively.

SCDHHS' next regional processing center for which we seek approval to lease office space is in Florence. Therefore, SCDHHS requests approval by the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA) at its upcoming meetings to consider a seven-year lease with the American National Insurance Company for approximately 19,360 square feet of office space located at 2701 Alex Lee Boulevard. This space will house approximately 180 staff for SCDHHS' Florence regional Medicaid processing center and Community Long Term Care (CLTC) and BabyNet programs. Training and conference room space will also be included. This space meets SCDHHS' needs for approximately 180 staff, with minimal upfit. It allows SCDHHS' processing center staff and CLTC and BabyNet programs to

Ms. Lancaster
November 22, 2019
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be in one location without the need for other leased space. Currently SCDHHS is in a month to month lease for its CLTC and BabyNet programs in space located at 201 N. Dozier Boulevard and 300 Rainbow Drive, respectively. SCDHHS will not renew these leases.

We received a total of six proposals in response to our solicitations for the processing center and CLTC/BabyNet space and conducted site visits of each location. After evaluations, we concluded that the 2701 Alex Lee Boulevard property best meets our needs. We considered the following in our decision-making: minimal up fit needed, furniture included, one location to house all three programs, and meets our parking needs.

This is a proposed seven-year lease with a base rate beginning at \$21.00/sq. ft. in the first year and increases 2.5% each year thereafter.

Thank you for your consideration of our request and let us know if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua D. Baker', with a long horizontal line extending to the right.

Joshua D. Baker

cc: Gary Anderson
Shawn DeJames

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

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; 2014 Act No. 121 (S 22), Pt V, Section 7.A, eff July 1, 2015.

Code Commissioner's Note

The last sentence in subsection (2), which was added by 2011 Act No. 74, was inadvertently omitted from 2014 Act No. 121 due to a scrivener's error. At the direction of the Code Commissioner, this sentence has been retained in subsection (2).

Effect of Amendment

The 2011 amendment, in subsection (2), added the third sentence relating to technical colleges

The 2013 amendment, in subsection (1), substituted "Legislative Services Agency" for "Office of Legislative Printing, Information and Technology Systems"

2014 Act No. 121, Section 7.A, in subsection (1), substituted "agency, government corporation, or other establishment or official of the executive branch" for "legislative body, agency, government corporation or other establishment or official of the executive, judicial, or legislative branches"; in subsection (2) substituted "Division of General Services of the Department of Administration" for "Budget and Control Board"; in subsection (3) substituted "division" for "office" in three instances and substituted "department" for "board"; in subsection (4), substituted "department" for "board"; and in subsection (5), substituted "Division of General Services of the Department of Administration" for "Office of General Services".

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.

HISTORY. 1997 Act No. 153, Section 2; 2014 Act No. 121 (S 22) Pt V, Section 7 B, eff July 1, 2015

Effect of Amendment

2014 Act No. 121, Section 7 B, added subsection designator (A), in subsection (A), substituted "Division of General Services of the Department of Administration" for "State Budget and Control Board", substituted "a governmental body" for "state agencies", and added the second sentence relating to regulations; in subsection (A)(6), substituted "department" for "board's budget office", and deleted text relating to prior review by the Joint Bond Review Committee, rewrote subsection (A)(7); and added subsections (B) and (C).

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 34 Permanent Improvement Project Proposals on behalf of agencies, as follows:

- 11 Establish Phase I, Pre-Design Budget
- 12 Establish Phase II, Construction Budget
- 8 Increase Phase II, Construction Budget
- 2 Preliminary Land Acquisition
- 1 Final Land Acquisition

COMMITTEE ACTION:

Review and make recommendation of permanent improvement projects for transmittal to the State Fiscal Accountability Authority or Department of Administration, as applicable.

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet - Summary 3-2020.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Capital Budget Office

SUMMARY 3-2020

Summary of Permanent Improvement
Project Actions Proposed by Agencies
August 24, 2019 through October 28, 2019

Forwarded to JBRC 11/20/2019

Permanent Improvement Projects

Summary Background Information:

Establish Project for A&E Design

- (1) Summary 3-2020: (H12) Clemson University
Project: 9944, Core Campus Safety and Revitalization
Included in Annual CPIP: Yes – 2019 CPIP Priority 4 of 7 in FY20 (estimated at \$21,000,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/7/19

Ref: Supporting document pages 1-12

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Maintenance & Stewardship	-	-	-	420,000	420,000
All Sources	=	=	=	<u>420,000</u>	<u>420,000</u>

Funding Source: \$420,000 Other, Maintenance & Stewardship Funds, which are tuition, matriculation and other debt retirement and plant transfer revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to an managed by the State Treasurer until the time of their State Treasurer approved qualified use.

Request: Establish project and budget for \$420,000 (Other, Maintenance & Stewardship Funds) to establish the Phase I pre-design budget to create a safer environment for students in the middle of campus while revitalizing the area with student-centered programs. The Phase I request is 2.00% of the estimated cost to complete the project and the additional funds will allow the university to provide additional field investigation on the existing facilities and the pre-construction services of a construction manager at risk. A portion of the project will involve constructing replacement facilities at the Ravenel Center to relocate some of the university’s facilities and related departments from the campus core to the perimeter to increase student safety. The replacement facilities will include constructing approximately 35,000 square feet of shop, warehouse, storage and shed spaces. The project will also address renovating approximately 34,000 square feet of vacated space for student-oriented uses, such as the Campus Activities Department, the Office of Community and Ethical Standards and other associated programs. Most university maintenance, utility and related staff are located in deteriorating space in the heart of the student residential and recreation district. The physical plant building to be

renovated for student-oriented uses was constructed in 1928 and is 91 years old. The facilities shops and sheds to be replaced were constructed between 1942 and 1975 and are between 44 and 77 years old. Facilities maintenance shops and warehouses are located within 30 yards of the recently completed Core Campus Residence Hall and are in a path that impedes students moving between main residential areas, parking and the Fike Recreation Center. Due to the types of activities performed by facilities staff, the university has determined it would be safer to relocate these departments outside the core campus. This will remove approximately 100 service vehicles and equipment, including tractors, lifts and backhoes, from the current location and eliminate dozens of daily deliveries and contractor vehicles that travel in this heavily student pedestrian area. Once university facilities is moved, existing shop and warehouse space can be demolished to provide for safer pedestrian access to this core campus area and the site will be available for future academic or residential development. The agency estimates total project costs at \$21,000,000 with no additional annual operating costs.

- (2) Summary 3-2020: (H12) Clemson University
 Project: 9945, Memorial Stadium Renovations
 Included in Annual CPIP: Yes – 2019 CPIP Priority 7 of 7 in FY20 (estimated at \$68,700,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/7/19

Ref: Supporting document pages 13-22

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Athletic Gifts & Donations	-	-	-	1,030,000	1,030,000
All Sources	=	=	=	<u>1,030,000</u>	<u>1,030,000</u>

Funding Source: \$1,030,000 Other, Athletic Gifts and Donation Funds, which are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes.

Request: Establish project and budget for \$1,030,000 (Other, Athletic Gifts and Donation Funds) to establish the Phase I pre-design budget to make comprehensive improvements at Memorial Stadium. The project scope will include five areas of improvement, including adding premium seating areas and club spaces, improving ADA accessibility and additional accessible seating, fan experience upgrades including a new video board, parking lot enhancements and related sitework, and football locker room renovations. Additional premium seating is needed to meet the significant demand for club and suite seating at the stadium and, as the primary revenue-generating facility for athletics, to meet the need for continued revenue generation and capital gifts for IPTAY. The west end zone area will be expanded with an additional 800-seat concourse-level club and a 240-seat field level club with amenities similar to the West Zone and Younts South Club. In addition, significant accessible and wheelchair plus companion seating in the west end will be included where proper sightlines and on-grade access exist. Fan amenities for the stadium will be upgrades, including installing a larger main videoboard in the east end, a new audio/speaker system and LED lighting. Included in the east end design will also be strategically added seats, including accessible and wheelchair plus companion seating, and pedestrian pathways in and around the Hill and Howard's Rock area. The additional seats will offset potential future seat reductions throughout the stadium. The stadium seating renovations will be used by approximately 4,300 IPTAY donors. Renovations to existing parking lots will include general sitework, potential capacity expansion, reorientations and reconfigurations, and amenity layout improvements for better tailgating experiences for IPTAY donors. Finally, the locker room will be expanded from 5,500 to 14,000 square feet, including a video-review space within the locker room and relocation of equipment and sports medicine functions to provide efficient adjacencies. The locker room renovations will be used by approximately 120 student athletes and 80 coaches/staff. The agency estimates total project costs at \$68,700,000 with no additional annual operating costs.

- (3) Summary 3-2020: (H12) Clemson University
 Project: 9946, Roadway Pedestrian Safety Improvements
 Included in Annual CPIP: Yes – 2019 CPIP Priority 5 of 7 in FY20 (estimated at \$21,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/7/19

Ref: Supporting document pages 23-34

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Maintenance & Stewardship	-	-	-	315,000	315,000
All Sources	=	=	=	<u>315,000</u>	<u>315,000</u>

Funding Source: \$315,000 Other, Maintenance & Stewardship Funds, which are tuition, matriculation and other debt retirement and plant transfer revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to an managed by the State Treasurer until the time of their State Treasurer approved qualified use.

Request: Establish project and budget for \$315,000 (Other, Maintenance & Stewardship Funds) to establish the Phase I pre-design budget to improve the primary vehicular roadway accessing the university to reduce traffic in the pedestrian-focused campus core. The work will include widening a 1.2-mile portion of Perimeter Road from US 76 to Cherry Road, installing safety lighting, pedestrian and bike paths, and improved signals, and doing other associated work to allow the roadway expansion. Additional safety improvements along Walter T. Cox Boulevard formerly SC 93, may also be included as planning proceeds. These include adding raised plazas and speed tables and improving pedestrian signals at intersections. The university Long-Range Framework Plan, completed in 2017, calls for a significant shift toward pedestrian mobility in the heart of campus to ensure safety. Walter T. Cox Boulevard has seen large increases in pedestrian crossings with the addition of private housing developments downtown and the opening of the university Douthit Hills residence halls, providing more than 1,600 beds north of Walter T. Cox Boulevard. When the new College of Business opens in 2020, pedestrian crossings will continue to increase, making it essential for safety that the university encourage vehicles to reroute away from the campus core by using Perimeter Road. While much of Perimeter Road is already four lanes, the 1.2-mile, two-lane section will likely deter additional use as congestion is becoming more frequent during peak times when drivers enter and exit parking areas and roads that intersect Perimeter Road. The roadway improvements will be used by the entire Clemson community, including approximately 25,000 students and 5,400 faculty and staff. Per the university, studies done for the university in 2018 show that efforts to move vehicular traffic to Perimeter Road have been successful, showing a 33% increase on Perimeter Road and corresponding decrease on Walter T. Cox Boulevard. The agency estimates total project costs at \$21,000,000 with no additional annual operating costs.

- (4) Summary 3-2020: (H17) Coastal Carolina University
 Project: 9618, Eaglin Residence Hall Renovation
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 3 in FY20 (estimated at \$5,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 10/3/19

Ref: Supporting document pages 35-44

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, University Housing Renovation Reserve	-	-	-	75,000	75,000
All Sources	=	=	=	<u>75,000</u>	<u>75,000</u>

Funding Source: \$75,000 Other, University Housing Renovation Reserve Funds, which are generated by excess revenues received over annual housing operations. There is no separate fee charged specifically for housing renovation set-aside. The majority of housing revenue is generated from room occupancy. The housing rate is charged per semester and is based on the number of bedrooms per suite or apartment, and the location of the residence hall, which is approved each year by the Board of Trustees. The university has not increased housing rates since FY15.

Request: Establish project and budget for \$75,000 (Other, University Housing Renovation Reserve Funds) to establish Phase I of the renovation project. This project consists of HVAC system replacement, electrical upgrades, updated technology, fire sprinkler system, mass notification systems and interior refurbishments. The HVAC units will be converted from a two-pipe system to a four-pipe system, allowing temperatures to be balanced throughout the building. IT cabling will be upgraded to current standards and the fire sprinkler system will be converted to a nitrogen system. Renovation will not impact residence hall occupancy as all indoor renovations will take place during the summer of 2021. Eaglin Hall is 79,355 square feet and was built in the year 2000, making the building and systems 19 years old. Eaglin Hall houses 394 students and contains 3 administrative offices. There is one professional staff apartment in the building as well. Due to normal wear and tear the age of the building dictates that the indicated upgrades are needed to ensure that the university maintains a safe and healthy living environment for our students and staff. The agency estimates total project costs at \$5,000,000 with no additional annual operating costs.

- (5) Summary 3-2020: (H51) Medical University of South Carolina
 Project: 9849, CSB Primary to Secondary Transformer Replacement
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 5 in FY20
 (included in Capital Renewal Projects – this component estimated at \$1,300,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/7/19

Ref: Supporting document pages 45-62

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Deferred Maintenance Investment	-	-	-	19,500	19,500
All Sources	=	=	=	<u>19,500</u>	<u>19,500</u>

Funding Source: \$19,500 Other, Deferred Maintenance Investment Fund, which is a Strategic Investment Fund created based on a percentage tax on certain college revenue streams. Approximately \$4 million of the Strategic Investment Fund retained by central administration is used to fund facilities and deferred maintenance.

Request: Establish project and budget for \$19,500 (Other, Deferred Maintenance Investment Funds) to proceed with Phase I schematic design to replace two 13,800-volt primary to 480-volt secondary transformers on the 7th floor of the Clinical Sciences Building. These transformers are over 40 years old, have significant vibration issues, and are overdue for replacement. This building is utilized by 400-500 faculty and staff permanently housed in the Clinical Sciences Building. In addition this building has a clinical operation with 700-800 patients entering it daily. The agency estimates total project costs at \$1,300,00 with no additional annual operating costs.

- (6) Summary 3-2020: (H51) Medical University of South Carolina
 Project: 9851, Basic Science Building Air Handler Unit #1 (West Side) Replacement
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 5 in FY20
 (included in Capital Renewal Projects – this component estimated at \$4,500,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/07/19

Ref: Supporting document pages 63-82

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Sale of Property	-	-	-	67,500	67,500
All Sources	=	=	=	<u>67,500</u>	<u>67,500</u>

Funding Source: \$67,500 Other, Sale of Property Funds, which are proceeds received from the sale of the Harborview Office Tower.

Request: Establish project and budget for \$67,500 (Other, Sale of Property Funds) to proceed with Phase I schematic design to replace the Basic Science Building Air Handler Units #1 West Side. This 200,000 cubic feet per minute air handler serves floors 1 through 6 of the west side of the 47 year old Basic Science Building. This equipment is over 18 years old and nearing the end of its service life. There are 300 – 400 faculty and staff permanently housed in the building and. In addition this building is a major academic building with 400 – 500 students entering it daily. The agency estimates total project costs at \$4,500,000 with no additional annual operating costs.

- (7) Summary 3-2020: (E24) Office of the Adjutant General
 Project: 9821, Joint Base Charleston Readiness Center
 Included in Annual CPIP: Yes – 2019 CPIP Priority 2 of 18 in FY20 (estimated at \$19,284,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 83-92

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY20 Proviso 118.16 (nonrecurring)	-	-	-	22,466	22,466
Federal, National Guard Bureau	-	-	-	265,564	265,564
All Sources	=	=	=	<u>288,030</u>	<u>288,030</u>

Funding Source: \$22,466 Appropriated State, FY20 Proviso 118.16 (nonrecurring) Funds. \$265,564 Federal Funds, which is funding identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau.

Request: Establish project and budget for \$288,030 (Appropriated State, FY20 Proviso 118.16 (nonrecurring) Funds and Federal, National Guard Bureau Funds) to construct a new 59,933 square foot National Guard Readiness Center that will support the training, administrative, and logistical requirements for two SCARNG Units (1223 EN CO & I CO/237 SPT BN). This facility will be built on federal land at Joint Base Charleston (14.25 acres licensed from USAF) and is required to provide a training facility that accommodates the modernization and transformation of equipment and performance of their mission to support the Strategic Depth of the Army and unit training in the Army Modular Force configuration. The facility will house the 2 units consisting of 10 authorized full-time employees and 230 M-Day soldiers that currently do not have a permanent facility. The 2 displaced units were assigned to a leased facility that was 61,500 square feet and cost \$738,000 per year. Due to funding shortfalls, National Guard Bureau was unable to fund the entire lease in 2016 which relocated the two units to existing readiness centers nearby. 1123 EN CO went to Walterboro and 1 CO went to North Charleston. Unfortunately, these facilities that were built in 1970 and 1986 are not designed as modern readiness centers and are non-compliant with the criteria of National Guard Pam 415-12 dated January 25, 2015. They do not provide sufficient authorized square footage, and do not meet anti-terrorism/force protection standards. The agency estimates total project costs at \$19,202,000 with additional annual operating costs of \$72,000 in year 1, \$76,000 in year 2, and \$80,000 in year 3.

- (8) Summary 3-2020: (J12) Department of Mental Health
 Project: 9783, Bryan/Morris Village Cooling Tower Piping Replacement
 Included in Annual CPIP: No – This project was not included in the 2019 CPIP because it was anticipated that the existing underground piping would hold a little longer. More and more scale is being found from the inside of the pipes clogging up the top of the cooling tower. This prompted the need to proceed with replacing the piping earlier than planned.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 93-102

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	-	-	-	7,125	7,125
All Sources	=	=	=	<u>7,125</u>	<u>7,125</u>

Funding Source: \$7,125 Other, Capital Improvement & Maintenance Funds, authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance.

Request: Establish project and budget for \$7,125 (Other, Capital Improvement & Maintenance Funds) to replace the 34-year-old underground piping from the chillers to the 2 cooling towers located at the Bryan/Morris Village Energy Facility. The Energy Facility was built in 1975 and it supports the facility constructed between 1975-1977. The underground piping is in poor shape and is in a bad location under a loading dock and drive. Abandoning the pipe and running the pipe above ground is the best way to resolve this problem. Debris and flakes of the metal pipe interior accumulate in the strainers reducing flow and the efficiency of the equipment. The campuses affected by this are the Bryan Psychiatric Hospital (26 buildings, 204,011 square feet) and Morris Village Treatment Center (31 buildings, 89,191 square feet). The Bryan Psychiatric Hospital has over 200 patients and 519 staff. The Morris Village has 100 patients and 120 staff. The agency estimates total project costs at \$475,000 with additional annual operating cost savings of \$4,000 in years 1 thru 3.

- (9) Summary 3-2020: (P24) Department of Natural Resources
 Project: 6003, Spartanburg – Lake Edwin Johnson Dam Repair and Improvement
 Included in Annual CPIP: No – This was not included in the 2019 CPIP due to an oversight.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 103-110

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Fish & Wildlife Protection (FW Hatcheries)	-	-	-	6,000	6,000
All Sources	=	=	=	<u>6,000</u>	<u>6,000</u>

Funding Source: \$6,000 Other, Fish & Wildlife Protection (Freshwater Hatcheries), which is revenue generated from a nonresident annual freshwater fishing license and expended by the department for the protection, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue may be expended on permanent improvement or deferred maintenance projects consistent with the purposes of the fund.

Request: Establish project and budget for \$6,000 (Other, Fish & Wildlife Protection (Freshwater Hatcheries), to begin pre-design and engineering work to establish an accurate project cost to address items noted in the last SCDHEC inspection report for the repair and improvement to the Lake Johnson Dam. Lake Johnson, located approximately five miles south of Spartanburg, impounds Thompson Creek upstream from Lake Craig, within the boundaries of Croft State Park. Lake Johnson was constructed in 1953 using Dingle/Johnson Federal Aid. The last inspection by the SCDHEC required a follow up visual inspection and spillway assessment of the dam. The inspection report indicates immediate repairs and improvements to water control facilities on the dam are needed. The existing principal spillway is undersized and in poor condition, which has resulted in excessive activation of the emergency spillway and severe head-cutting. If left unchecked, this head-cutting will threaten the structural integrity of the dam, and the current rate of erosion is rapid enough to warrant immediate action. This project will entail the construction of a new principal spillway at Lake Edwin Johnson and stabilization of the erosion scarp in the emergency spillway. The new principal spillway will consist of a 6.5' x 6.5' riser and a 48" conduit pipe placed at a relatively shallow depth with a series of drop structures in the abutment to avoid deep excavation into the embankment. The erosion scarp will be reshaped and stabilized with significant quantities of rip-rap. The agency estimates total project costs at \$400,000 with no additional annual operating costs.

- (10) Summary 3-2020: (P24) Department of Natural Resources
 Project: 6005, Charleston - Santee Coastal Reserve Dock Replacement
 Included in Annual CPIP: 2019 CPIP Priority 8 of 26 in FY20 (estimated at \$234,800)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 111-118

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Fish & Wildlife Protection (Timber)	-	-	-	4,600	4,600
All Sources	=	=	=	<u>4,600</u>	<u>4,600</u>

Funding Source: \$4,600 Other, Fish & Wildlife Protection (Timber), which is revenue that may be expended by the department for the protection, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue may be expended on permanent improvement or deferred maintenance projects consistent with the purposes of the fund.

Request: Establish project and budget for \$4,600 (Other, Fish & Wildlife Protection (Timber), to begin Phase I pre-design for the dock replacement on the Santee Coastal Reserve WMA that will replace the existing structure. The dock has been in place for at least 30 years. Minor repairs had become more frequent due to age but the recent succession of storms, and in particular Hurricane Michael, have rendered portions of the dock unusable. Staff must access portions of the WMA by boat for property management activities. A dock provides a stable platform to load and unload equipment and provides safe access for staff for embarking and disembarking boats and barges. Waterfowl hunters also use this dock to access remote waterfowl impoundments for public lottery hunt dates. There are no alternatives as the boat ramp is located on the site. The dock is utilized by 100 public users and staff for waterfowl hunting. Staff regularly use the dock to access other parcels that encompass the Reserve. The current estimated cost to complete the project has increased from the 2019 CPIP due to both lessons learned from recent significant rainfall events and design changes to safely accommodate the use of the dock instead of only rebuilding the same structure. The agency estimates total project costs at \$315,420 with no additional annual operating costs.

- (11) Summary 3-2020: (P24) Department of Natural Resources
 Project: 6006, Richland – Regional Skeet/Trap Event Range
 Included in Annual CPIP: 2019 CPIP Priority 16 of 26 in FY20 (estimated at \$4,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 119-128

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY20 Appropriated State, Proviso 118.16 (nonrecurring)	-	-	-	60,000	60,000
All Sources	=	=	=	<u>60,000</u>	<u>60,000</u>

Funding Source: \$60,000 FY20 Appropriated State, Proviso 118.16 (nonrecurring) Funds.

Request: Establish project and budget for \$60,000 (FY20 Appropriated State, Proviso 118.16 (nonrecurring) Funds), to begin Phase I pre-design for the construction of a Regional Skeet and Trap Event Facility, located at the DNR Wateree River WMA on US Hwy 378 in Lower Richland County near the Town of Eastover. This project entails the design, permitting, site development, and construction of a Regional Skeet/Trap Event Facility. The project will entail the site preparation and construction to include eight skeet/trap field overlays, pavilion and classroom, sidewalks, access road, parking lots and improvements to the property and structures needed to support the State Skeet/Trap Event Facility and provide ADA accessibility. With this project, DNR is seeking to take advantage of federal funds that are being made available specifically for range construction projects. The importance of such funding opportunities are that they allow the agency to initiate projects which conform to DNR objectives. These objectives include: (1) a safe area for constituents to participate in recreational shooting or to practice shooting prior to going hunting; and (2) an area that the agency can utilize for hands-on training for hunter education students and recruitment for hunters and recreational shooters. This facility is needed to meet the increasing demand for shooting sports in the state, particularly in the agency's Scholastic Clay Targets Sports Program (SCTS). Over the years SCTS has seen an upsurge in participation which has resulted in the need for facilities with the capacity to host local, state and national events. The proposed Regional Skeet/Trap Event Range will be located in the central midlands making it easily accessible to all areas of the state. The agency estimates total project costs at \$4,000,000 with additional annual operating costs of \$180,755 in year 1, and \$140,000 in years 2 and 3.

Establish Construction Budget

- (12) Summary 3-2020: (H09) The Citadel
 Project: 9620, Johnson Hagood Stadium Sansom Field Turf Replacement
 Included in Annual CPIP: Yes – 2019 CPIP Priority 2 of 6 in FY20 (estimated at \$1,500,000)
 JBRC/SFAA Phase I Approval: May 2019 (estimated at \$1,500,000)

CHE Recommended Approval: 9/5/19

Ref: Supporting document pages 129-142

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Gift-In-Kind	22,500	-	22,500	1,477,500	1,500,000
All Sources	<u>22,500</u>	=	<u>22,500</u>	<u>1,477,500</u>	<u>1,500,000</u>

Funding Source: \$1,500,000 Other, Gift In-Kind, which is a construction related gift from a private donor.

Request: Increase budget to \$1,500,000 (add \$1,477,500 Other, Gift-In-Kind) to establish Phase II for a gift of in-kind engineering and construction services to replace the natural grass playing surface on Sansom Field at Johnson Hagood Stadium on The Citadel campus. Sansom Field is approximately 85,000 square feet in size, and the natural grass field was originally constructed in 1948. It plays host as the football home of the NCAA FCS Southern Conference Citadel Bulldogs and is also used for club sports and outside events. The current natural field surface has become maintenance intensive and has extensive drainage and flooding problems. The new synthetic turf will be installed on the football field itself, the sidelines between the east and west grandstands, and a section behind each end zone. During the fall football season game days, it hosts up to 15,000 spectators, players, coaches and staff. Other revenue generating events such as high school football jamborees, bowl games, concerts and trade shows could be hosted without fear of damage to the field turf. The agency estimates total project costs at \$1,500,000 with additional annual operating cost savings of \$29,500 in years 1 thru 3. The agency anticipates execution of the construction contract in December 2019 and completion of construction in July 2020.

- (13) Summary 3-2020: (H27) University of South Carolina - Columbia
 Project: 6124, Honors College Residence Hall Expansion
 Included in Annual CPIP: Yes – 2019 CPIP Priority 7 of 14 in FY20 (estimated at \$18,600,000)
 Admin. Phase I Approval: March 2018 (estimated at \$18,600,000)

CHE Recommended Approval: 11/7/19

Ref: Supporting document pages 143-156

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY17 Capital Reserve	279,000	-	279,000	4,721,000	5,000,000
Other, Housing Maintenance Reserve	-	-	-	14,450,000	14,450,000
All Sources	<u>279,000</u>	=	<u>279,000</u>	<u>19,171,000</u>	<u>19,450,000</u>

Funding Source: \$5,000,000 FY17 Capital Reserve Funds. \$14,450,000 Other, Housing Maintenance Reserve Funds, which are derived from the Housing operating budget which includes housing fees and revenues by laundry operations, conferences, and interest.

Request: Increase budget to \$19,450,000 (add \$19,171,000 Other, Housing Maintenance Reserve) to establish Phase II to expand the Honors College Residence Hall by constructing the third and final academic and residential wing as was originally envisioned. The expansion will be five stories, matching the existing wings, providing 2 classrooms for 25-30 students, shell space for 3 future classrooms, an activity room, study spaces, 6 faculty offices, suites for 144 beds and an apartment for a resident faculty member. The total square footage of the Honors College Residence Hall is 192,724 square feet and the additional constructed expansion is projected to be 49,199 square feet. All required sitework and utility infrastructure is included in the project. The building will be constructed to meet 2 Green Globes certification standards with anticipated energy savings of \$1,380,705 over 30 years. The additional beds and academic space will respond to enrollment growth in the Honors College. Per the university, Honors College enrollment has increased by 52% (709 students) since 2010. The freshman class has increased from 338 to 594 students. The estimated cost to complete the project has increased from the Phase I and 2019 CPIP estimates because during Phase I design, an opportunity was seized to increase the originally proposed bed count of 136 beds by 6% to provide 144 beds. This decision responded to the significant shortage in on-campus beds that compelled the university to maximize the bed count within reasonable limits and they primarily attribute the cost increase to these additional beds. The addition of these beds did not require an expansion of support areas and thus the added beds were considered to be economical with an attractive return on investment, per the university. Also, the Phase I design process enabled a Construction Manager at Risk to conduct competitive subcontractor pricing and thereby provide an accurate project cost reflecting market conditions. The agency estimates total project costs at \$19,450,000 with additional annual operating costs of \$325,322 in year 1 and \$302,322 in years 2 and 3. The agency anticipates execution of the construction contract in March 2020 and completion of construction in August 2021.

- (14) Summary 3-2020: (H63) Governor’s School for the Arts and Humanities
 Project: 9517, SCGSAH Shingled Roof Replacement
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 3 in FY20 (estimated at \$550,000)
 JBRC/SFAA Phase I Approval: April 2018 (estimated at \$540,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 157-166

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY20 Appropriated State, Proviso 118.16 (nonrecurring)	-	-	-	120,000	120,000
Other, Insurance Proceeds	40,000	-	40,000	390,848	430,848
All Sources	<u>40,000</u>	=	<u>40,000</u>	<u>510,848</u>	<u>550,848</u>

Funding Source: \$120,000 FY20 Appropriated State, Proviso 118.16 (nonrecurring) Funds. \$430,848 Other, Operating Revenue Funds, which includes an IRF insurance payment in the amount of \$430,848.21 for the replacement of the roof damaged by hail.

Request: Increase budget to \$550,848 (add \$120,000 Appropriated State, FY20 Proviso 118.16 (nonrecurring) Funds and \$390,848 Other, Insurance Proceed Funds) to begin Phase II for the replacement of shingled roofs that were damaged in a March 2017 hail storm. The damage was discovered in August 2017 during a repair of a flat roof (not associated with the damaged roof), and an insurance claim filed with the IRF. The shingled roofs are comprised of approximately 23,000 square feet of roof on the residential hall and approximately 88,700 square feet on the Arts and Academic buildings. The 20+ year old damaged roofs must now be replaced. SCGSAH received an IRF payment to replace the roofs in the amount of \$430,848.21. The damaged roofs will be replaced with laminated asphalt and fiberglass shingle roofing systems and will come with a 20-year warranty. The agency estimates total project costs at \$550,848 with no additional annual operating costs. The agency anticipates execution of the construction contract in February 2020 and completion of construction in June 2020.

- (15) Summary 3-2020: (L12) John de la Howe
 Project: 9519, JDLH School Entrance/Security Gate
 Included in Annual CPIP: Yes – 2019 CPIP Priority 2 of 13 in FY20 (estimated at \$140,000)
 JBRC Staff Phase I Approval: August 2019 (estimated at \$200,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 167-176

<u>Source of Funding Detail</u>	<u>Original Budget Amount</u>	<u>Cumulative Changes Since Original Budget</u>	<u>Current Budget</u>	<u>Current Budget Adjustment Requested</u>	<u>Total Budget After Current Adjustment</u>
Appropriated State, FY19 Carryforward	3,000	-	3,000	296,554	299,554
All Sources	<u>3,000</u>	=	<u>3,000</u>	<u>296,554</u>	<u>299,554</u>

Funding Source: \$299,554 Appropriated State, FY19 Carryforward Funds.

Request: Increase budget to \$299,554 (add \$296,554 FY19 Carryforward Funds) to obtain final design and construction cost estimate to enhance facility security by constructing a guard facility and gate at the main entrance of the school. The facility will be 248 heated square feet and 352 non-heated square feet plus parking, gates and fences and will be used by security personnel. Approximately 300 students and faculty will use this entrance daily. The current estimated cost to complete the project has increased from the 2019 CPIP and the Phase I estimate because the internal estimate did not include site work and contingency to account for rising construction costs. Additionally, the contingency amount requested exceeds 10% due to the rising construction costs and potential unknown site conditions. The agency estimates total project costs at \$299,554 with additional annual operating costs of \$3,500 in years 1 thru 3. The agency anticipates execution of the construction contract in February 2020 and completion of construction in August 2020.

- (16) Summary 3-2020: (N04) Department of Corrections
 Project: 9754, Kirkland – Boiler Replacement
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 6 in FY20 (included in \$4,090,000 Capital Renewal, Mechanical and Electrical Equipment & Systems – this component estimated at \$890,000)
 JBRC/SFAA Phase I Approval: February 2019 (estimated at \$905,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 177-186

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u> <u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY18 & FY19 Carryforward	13,575	-	13,575	801,150	814,725
All Sources	<u>13,575</u>	=	<u>13,575</u>	<u>801,150</u>	<u>814,725</u>

Funding Source: \$814,725 Appropriated State, FY18 & FY19 Carryforward Funds.

Request: Increase budget to \$814,725 (add \$801,150 FY19 Carryforward Funds) to obtain final design and construction cost estimate to replace one boiler system at Kirkland Correctional Institution. The institution has two steam boilers that provide heat and hot water for the institution, and steam for the kitchen. One boiler system was replaced in 2009 and the other is original to the institution constructed in 1973. The older, 46-year-old boiler and associated equipment have surpassed the expected lifespan. Based on an engineering evaluation and feasibility analysis of the heating system, a new 200 Horsepower boiler, feedwater tank, pumps and associated piping will be installed. The boiler area is approximately 3,400 square feet and the portion of the correctional institution to benefit from this project is approximately 280,000 square feet. The institution houses up to 1,900 inmates and has an average of 500 staff. The work will be accomplished by general/mechanical contractor and in-house/inmate labor forces. The agency estimates total project costs at \$814,725 with additional annual operating cost savings of \$9,202 in year 1, \$9,295 in year 2, and \$9,387 in year 3. The agency anticipates execution of the construction contract in March 2020 and completion of construction in September 2020.

- (17) Summary 3-2020: (N04) Department of Corrections
 Project: 9755, Manning – Boiler Replacement
 Included in Annual CPIP: Yes – 2018 CPIP Priority 3 of 6 in FY20 (included in \$4,090,000 Capital Renewal, Mechanical and Electrical Equipment & Systems – this component estimated at \$1,100,000)
 JBRC/SFAA Phase I Approval: March 2019 (estimated at \$1,100,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 187-196

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u> <u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY18 & FY19 Carryforward	16,500	-	16,500	1,167,246	1,183,746
All Sources	<u>16,500</u>	=	<u>16,500</u>	<u>1,167,246</u>	<u>1,183,746</u>

Funding Source: \$1,183,746 Appropriated State, FY18 & FY19 Carryforward Funds.

Request: Increase budget to \$1,183,746 (add \$1,167,246 FY19 Carryforward Funds) to obtain final design and construction cost estimate to replace the existing boiler system at Manning Reentry/Work Release Center. Currently the institution has two steam boilers that provide heat and hot water for the institution, and steam for the kitchen. Both boilers are original to the institution constructed in the 1960's, are 50+ years old, and have surpassed the expected lifespan. Based on an engineering evaluation and feasibility analysis for the heating system, the most economic and efficient replacement is to install a new hydronic boiler system and domestic hot water system. The existing 2,000 square foot boiler area will have the existing equipment removed and a new, approximately 600 square foot pre-fabricated metal building will be constructed for the new equipment which will be located closer to the main institution buildings. Per the agency, relocating the equipment in this manner will result in at least \$100,000 cost savings compared to the costs to install a new system in the existing boiler house. No other renovations are planned for the existing boiler house structure. The portion of the Manning Reentry/Work Release Center to benefit from this project is approximately 135,500 square feet. The reentry/work release center houses up to 840 inmates and has an average of 150 staff. The work will be accomplished by contract construction and in-house/inmate labor forces. It was discovered through periodic boiler inspections by their maintenance teams and outside regulatory authorities, that this particular boiler is deteriorating quicker than estimated. The demands on the boiler function have increased because the mission of the institution has been converted to focus on inmates that are being prepared for release back into the community (reentry), so the population continues to grow as the small "pre-release" centers are closed. Per the agency, it is more cost effective to move forward with the replacement of the boiler than to spend money making repairs when a new boiler system is needed. The agency estimates total project costs at \$1,183,746 with additional annual operating cost savings of \$4,552 in year 1, \$4,597 in year 2, and \$4,643 in year 3. The agency anticipates execution of the construction contract in March 2020 and completion of construction in September 2020.

- (18) Summary 3-2020: (N04) Department of Corrections
 Project: 9761, Wateree River CI – Replacement of Electrical Service Line
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 6 in FY20 (included in \$4,090,000
 Capital Renewal, Mechanical and Electrical Equipment & Systems – this component estimated at
 \$1,200,000)
 JBRC/SFAA Phase I Approval: June 2019 (estimated at \$1,200,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 197-206

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY18 & FY19 Carryforward	18,000	-	18,000	1,783,920	1,801,920
All Sources	<u>18,000</u>	=	<u>18,000</u>	<u>1,783,920</u>	<u>1,801,920</u>

Funding Source: \$1,801,920 Appropriated State, FY18 & FY19 Carryforward Funds.

Request: Increase budget to \$1,801,920 (add \$1,1783,920 FY19 Carryforward Funds) to obtain final design and construction cost estimate to replace the existing 30+ year old electrical service line and upgrade the associated electrical transformers and switches that provide power to the Wateree River Correctional Institution. The electrical service line is past its recommended service lifespan of 20 years and is in critical condition. Three (3) individual repairs have been required since January 2019 and additional repairs may not be possible due to the condition of the service line. The institution houses approximately 750 inmates and is staffed by an average of 190 personnel members. The Phase II estimated cost to complete the project has increased from the 2019 CPIP and the Phase I amounts because replacing the secondary electrical service from the transformers into each building and to provide the institution with a loop electrical feed system to increase redundancy has increased project costs from the original estimate. The agency estimates total project costs at \$1,801,920 and additional annual operating cost savings have not yet been determined. The agency anticipates execution of the construction contract in March 2020 and completion of construction in September 2020.

- (19) Summary 3-2020: (N12) Department of Juvenile Justice
 Project: 9608, Columbia Campus Electrical Grid Upgrade and Transfer of Responsibility
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 1 in FY20 (estimated at \$1,320,000)
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$1,320,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 207-216

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY19 Carryforward	19,800	-	19,800	1,300,200	1,320,000
All Sources	<u>19,800</u>	=	<u>19,800</u>	<u>1,300,200</u>	<u>1,320,000</u>

Funding Source: \$1,320,000 Appropriated State, FY19 Carryforward Funds.

Request: Increase budget to \$1,320,000 (add \$1,1783,920 FY19 Carryforward Funds) to begin Phase II to bring the grid up to current standards and provide a safer and energy efficient system. This project is for a grid replacement and takeover by Dominion Energy. The electrical system is currently owned and maintained by SCDJJ for all the Columbia area locations on Broad River Road and Shivers Road. Dominion will provide SCDJJ with a newly constructed 23.9 kV electrical distribution system for 1,200,000. The electrical grid was constructed between 1950 and 1970. The system has fallen into disrepair and requires a total replacement. Dominion offered 3 options and the first option (option 1) offered has a lower initial cost than option 2. Option 2 would also make SCDJJ responsible for any future improvements and relocation costs. The first option has a lower operational cost than option 3. Option 3 would cost SCDJJ \$515,000 annually. Due to these reasons DJJ chose option 1 out of 3. They will save approximately \$200,000 in operational costs. Then they will have future possible savings like hiring, grid system interruptions and so on which amounts to an additional \$142,000 annually (\$342,000 total annually). Dominion will maintain the system once it is within their possession and absorb the cost of repairs in case of natural disasters and all other emergencies. The agency estimates total project costs at \$1,320,000 with no additional annual operating costs. The agency anticipates execution of the construction contract in January 2020 and completion of construction in June 2020.

- (20) Summary 3-2020: (N20) Criminal Justice Academy
 Project: 9631, Roof Repairs at SC Criminal Justice Academy
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 1 in FY20 (estimated at \$296,527)
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$296,527)

CHE Recommended Approval: N/A

Ref: Supporting document pages: 217-226

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Surcharge	4,448	-	4,448	324,352	328,800
All Sources	<u>4,448</u>	=	<u>4,448</u>	<u>324,352</u>	<u>328,800</u>

Funding Source: \$328,800 Other, Surcharge Funds, which is a \$5 surcharge fee implemented in FY09 and sunset at the end of FY16.

Request: Increase budget to \$328,800 (add \$324,352 Other, Surcharge Funds) to begin Phase II to repair several roofs to stop leaks. Building #31 is included in this project, and is a 21,000 square foot, 24-year-old warehouse that has a persistent leak in the seamed metal roof that they have been unable to stop. They propose the application of a spray on roof coating to address this issue. Repairs to this building have deteriorating seals that are wearing out from increased age. Maintenance and re-coating is required to prolong the life of the roof. Building #8 is included in this project, and is a 7,200 square foot, 34-year-old information technology and office building that has a leak in the metal roof, which defies their best effort to repair. They propose to address this issue with the application of a spray on roof coating product. This building needs immediate repair. Rifle Deck Building #113 and Ranges #1, #2, and #3, which is a 19,704 square foot, 37-year-old weapons range complex, will be re-shingled and the translucent panels will be replaced. The translucent panels on the rifle deck were replaced in early 2000 and the panels on ranges #1, #2, and #3 were replaced in 2004. All panels are hazy/opaque, brittle from the sun, and the shingles are in dire need of repair. Building #31 houses facilities management staff, administrative staff, student training, and warehouse space. Building #8 houses training staff, information technology staff and student testing space. The Range Buildings house training staff and student training. The agency estimates total project costs at \$328,800 with no additional annual operating costs. The agency anticipates execution of the construction contract in August 2020 and completion of construction in November 2020.

- (21) Summary 3-2020: (P24) Department of Natural Resources
 Project: 9982, Charleston – Crab Bank Rehabilitation
 Included in Annual CPIP: Yes – 2019 CPIP Priority 4 of 26 in FY20 (estimated at \$132,000)
 JBRC/SFAA Phase I Approval: June 2018 (estimated at \$1,394,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 227-236

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Federal, USACE Share (in kind)	-	-	-	183,044	183,044
Other, Heritage Land Trust	62,500	-	62,500	-	62,500
Other, Nongame & Natural Areas	-	-	-	132,216	132,216
All Sources	<u>62,500</u>	=	<u>62,500</u>	<u>315,260</u>	<u>377,760</u>

Funding Source: \$183,044 Federal, US Army Corps of Engineers, which will be funds from the Charleston Harbor Deepening project. \$62,500 Other, Heritage Land Trust Funds, which are funds used to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. \$132,216 Other, Nongame & Natural Areas, which are funds donated by conservation groups to support the management of non-game species habitat.

Request: Increase budget to \$377,760 (add \$183,044 Federal, USACE Funds and \$132,216 Other, Nongame & Natural Areas Funds) to execute the agreement with the US Army Corps of Engineers (USACE) for rehabilitating Crab Bank, located in Charleston Harbor. The rehabilitation is made possible as a result of the Post-45 Charleston Harbor Deepening project and will utilize certain dredged material from the harbor bottom. The rehabilitation plan calls for the placement of 660,000 cubic yards of suitable dredged material on Crab Bank, increasing the size from 0.5 acre to 80 acres. This will make available 28 acres of Brown Pelican nesting habitat at +2' Mean High Water. Island height will range between 6.5' and 10' Mean Low Water. Through modeling, the United States Army Core of Engineers (USACE), estimates that approximately 0.64 acres of the island would remain in 50 years following rehabilitation. Crab Bank is one of five DNR seabird sanctuaries along South Carolina's coast. The island was originally formed with the placement of dredged material in the 1950s and 60s but has eroded significantly over time. In the early 2000s, Crab Bank was approximately 23 acres, a substantial difference to its existing 0.5 acres. The island serves a predator-free refuge for nesting pelicans, skimmers and terns. It also serves as a resting and foraging area for a variety of seabirds and shorebirds. Hurricane Irma washed away the remaining available nesting habitat in 2017. USACE has completed the bidding process on the Crab Bank addendum to the Charleston Harbor Deepening project and the cost is now significantly less than initial projections, bringing total project cost to DNR to \$194,716. The agency estimates total project costs at \$377,760 with no additional annual operating costs. The agency anticipates execution of the construction contract between January 2020 and December 2022 (subject to the impacts from weather events), and completion of construction in June 2022.

Establish Construction Budget & Change Source of Funds

- (22) Summary 3-2020: (H09) The Citadel
 Project: 9621, Supplemental Housing
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 6 in FY20 (estimated at \$1,563,533)
 JBRC/SFAA Phase I Approval: August 2019 (estimated at \$1,563,533)

CHE Recommended Approval: 10/3/19

Ref: Supporting document pages 237-246

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Barracks Maintenance Reserve	23,453	-	23,453	(23,453)	-
Other, Barracks Reserve	-	-	-	1,700,000	1,700,000
All Sources	<u>23,453</u>	=	<u>23,453</u>	<u>1,676,547</u>	<u>1,700,000</u>

Funding Source: \$1,700,000 Other, Barracks Reserve Funds, which come from Barracks (dormitory) charges. Each year the student fees for the Barracks fund the Barracks Reserve (dormitories). The fund is used for capital and major construction financing as well as payment of debt service for the barracks.

Request: Change the source of fund and increase the budget to \$1,700,000 (add Other, Barracks Reserve Funds) to begin Phase II construction to replace the current, 20-year-old, 16 bed modular trailer (VTR) with a 50-52 bed, R-2 modular unit for supplemental housing. The current facility is 2,514 square feet and the new facility will be 8,000 square feet. The demand for the new facility is to house overflow students from the barracks during the fall semester until normal attrition allows for those students to move into the barracks. The remainder of the school year the facility will be used by visiting teams and athletic teams at The Citadel during campus closures over Thanksgiving, Christmas, and spring furloughs, as well as graduation in May, as needed. 10 staff members will oversee the students but are not housed in this space. The Phase II estimated cost to complete the project is higher than the 2019 CPIP and Phase I amounts because the previous amounts were based on preliminary cost estimates which were refined and expanded. The agency estimates total project costs at \$1,700,000 with additional annual operating costs of \$10,125 in year 1, \$13,500 in year 2, and \$14,000 in year 3. The agency anticipates execution of the construction contract in February 2020 and completion of construction in August 2020.

Phase II Increase, Revise Scope & Change Project Name

- (23) Summary 3-2020: (H51) Medical University of South Carolina
 Project: 9834, Psych Institute Chiller #1 Replacement
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 5 in FY20 (included in \$10,000,000
 Capital Renewal Projects FY20 – this component estimated at \$2,500,000)
 JBRC/SFAA Phase I Approval: June 2016 (estimated at \$1,550,000)
 JBRC/SFAA Phase II Approval: September 2016 (estimated at \$1,600,000)
 Admin. Revise Scope & Change Project Name Approval: January 2017 (estimated at \$1,600,000)

CHE Recommended Approval: 11/7/19

Ref: Supporting document pages 247-264

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Deferred Maintenance Investment	23,250	1,576,750	1,600,000	900,000	2,500,000
All Sources	<u>23,250</u>	<u>1,576,750</u>	<u>1,600,000</u>	<u>900,000</u>	<u>2,500,000</u>

Funding Source: \$2,500,000 Other, Deferred Maintenance Investment Fund, which was established in FY13 when the university established the budget model Responsibility Centered Management (RCM). This budgeting model allocates all state appropriations and tuition/fees to the colleges and allocates all grant indirect cost recoveries to the grantee’s college or unit. MUSC does not charge a separate plant improvement fee to the students. Under RCM, a Strategic Investment Fund has been created based on a percentage tax on certain college revenue streams. Approximately \$4 million of the Strategic Investment Fund retained by central administration is used to fund facilities and deferred maintenance.

Request: Revise scope, change project name and increase Phase II budget to \$2,500,000 (add \$900,000 Other, Deferred Maintenance Investment Funds), to replace chiller #1 at the Psychiatric Institute Building. The current scope of work is to interconnect the Thurmond Gazes, Psychiatric Hospital, Psychiatric Institute, and Bioengineering Buildings chilled water and steam piping systems to allow the Psychiatric Institute chiller, cooling tower, and associated pumps to be eliminated from inventory. After extensive evaluation of all possible routes, it has been determined that it is not economically feasible to connect these buildings systems. The existing chiller is beyond its useful life, undersized, and needs replacement. The existing 250-ton chiller will be replaced with a new 350-ton chiller. Existing pumps and cooling tower were also being upgraded to new capacity. This chiller is critical since it serves the building housing MUSC’s data center. The agency estimates total project costs at \$2,500,000 with no additional annual operating costs. The agency anticipates execution of the construction contract in February 2020 and completion of construction in December 2020.

Phase II Increase

- (24) Summary 3-2020: (H59) Greenville Technical College
 Project: 6136, Greenville – Benson Campus Amphitheater and Student Plaza
 Included in Annual CPIP: Yes – 2017 CPIP Priority 3 of 3 in FY20 (estimated \$1,326,335)
 JBRC/SFAA Phase I Approval: January 2018 (estimated at \$2,500,000)
 JBRC/SFAA Phase II Approval: August 2018 (estimated at \$2,901,701)
 Admin. Phase II Increase Approval: May 2019 (estimated at \$3,041,701)

CHE Recommended Approval: 11/7/19

Ref: Supporting document pages 265-274

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Private Citizen Donation	37,500	2,864,201	2,901,701	200,000	3,101,701
Other, Local College Plant Maintenance (transfer from 6131)	-	140,000	140,000	-	140,000
All Sources	<u>37,500</u>	<u>2,901,701</u>	<u>2,901,701</u>	<u>200,000</u>	<u>3,241,701</u>

Funding Source: \$3,101,701 Other, Private Citizen Donation Funds, which have been received specifically for the development and construction of this project. \$140,000 Other, Local College Plant Maintenance Funds, which are funds received from Greenville County and used to fund physical plant projects.

Request: Increase budget to \$3,241,701 (add \$200,000 Other, Private Citizen Donation Funds) to cover the cost of removing unsuitable soil found on the site, relocating utility lines, and additional contingency funds. During construction, unsuitable soil was encountered in the retention wall area and new storm water detention pond. The unsuitable soil was not able to be utilized as backfill or top soil. The soil lacked density to provide adequate compaction and lacked adequate minerals and oxygenation to be used as topsoil. Additionally, all utility lines, power, fiber optics, sewer and natural gas, had to be relocated after a revision in the civil plans that added a second detention pond on the site. This project is to construct an amphitheater and student plaza on approximately 4 acres, in an outside lawn area between buildings 301 and 302, alongside Building 301 and the main entrance drive on Benson Campus. The facility includes tiered natural and bench seating, a stage, audio/visual, wireless internet, stage lighting, electrical panel service, band-shell pavilion, restroom facilities, native plant landscaping, and canopy trees. Nature trails, landscaping, and a small parking area along the main driveway into campus is also included. The college states that an aesthetically pleasing outdoor learning environment without walls or a ceiling in the fresh air, sunshine and relaxed setting will foster an environment to enhance creative thought processes by students. A small art pavilion structure of approximately 3,000 square feet is being constructed. The amphitheater and terraced seating will provide approximately 185 seats for performances and a large lawn beyond the tiered seating for blanket seating. The area will be utilized by an estimated 900 students, 50 faculty, 30 staff and 1,000 outside visitors. The agency estimates total project costs at \$3,241,701 with additional annual operating costs of \$3,000 in years 1 thru 3. The agency anticipates completion of construction in April 2020.

- (25) Summary 3-2020: (E24) Office of the Adjutant General
 Project: 9793, Armory Revitalization (Annualized)
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 18 in FY20 (estimated at \$23,346,000)
 JBRC/SFAA Phase II Approval: November 2016 (estimated at \$10,500,000)
 Admin. Phase II Increase Approval: September 2018 (estimated at \$13,500,000)
 JBRC Staff Letter 3 CSOF Approval: September 2018 (estimated at \$13,500,000)
 JBRC/SFAA Phase II Increase Approval: December 2018 (estimated at \$19,600,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 275-282

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY16 Capital Reserve	5,000,000	-	5,000,000	-	5,000,000
FY19 Capital Reserve	-	3,000,000	3,000,000	-	3,000,000
Appropriated State, FY20 Proviso 118.16 (nonrecurring)	-	-	-	2,000,000	2,000,000
Federal, National Guard Bureau	5,500,000	2,500,000	8,000,000	2,000,000	10,000,000
All Sources	<u>10,500,000</u>	<u>5,500,000</u>	<u>16,000,000</u>	<u>4,000,000</u>	<u>20,000,000</u>

Funding Source: \$8,000,000 FY16 & FY19 Capital Reserve Funds. \$2,000,000 FY20 Appropriated State, Proviso 118.16 (nonrecurring) Funds. \$10,000,000 Federal Funds, which are Construction and Facilities Management Office's Master Cooperative Agreement funds.

Request: Increase budget to \$20,000,000 (add \$4,000,000 Appropriated State, Proviso 118.16 (nonrecurring) & Federal, National Guard Bureau Funds) to complete significant repairs at ten (10) Readiness Centers (aka; Armories) that are in the worst conditions of disrepair of the 63 RCs and are chosen based on the A/E's assessment/design. The centers include Greenwood, Lancaster, Greenville, Florence, Sumter, Clemson, Laurens, Union, Hartsville, and Easley. Each armory is an average of 65,000 square feet and over 50 years old. Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include; 1) Roof replacement or repairs. Roofs will be replaced at Florence, Sumter, Easley, Laurens, Clemson, Union and Hartsville because each roof is approximately 40+ years old. Five armories have built-up bituminous roofing systems and two have standing seam metal roofs and all will be replaced with the same roofing material. All roofs will come with a minimum 20-year warranty. 2) HVAC systems maintenance and/or repairs. 3) Replacing existing exterior windows, doors and storefront systems. 4) Interior renovations of latrines, kitchen, lighting, fire suppression, carpeting/flooring, painting of interior & exterior walls. 5) Electrical system upgrades. 6) Site improvements and repairs of parking lots, stormwater systems, security fencing, security lighting. 7) Foundation, structure and exterior wall repairs. In most cases, items require replacement since they have exceeded their service life. In accordance with Federal law, the State of South Carolina is obligated to the National Guard Bureau to provide operation and maintenance funding for those facilities as long as there is a federally recognized unit assigned to the facilities. The agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed. 1 of 10 facilities (Greenwood) has been

completed. 2 of 10 (Greenville and Lancaster) are presently under renovation and will be completed by the end of 2019. A 4th facility (Florence) has been bid and a contract awarded with construction scheduled to begin in early December 2019. The next phase of projects, 2 facilities (Easley and Sumter), will be under contract for design following an increase in the project in January 2020. The agency reports the total projected cost of this project through this fiscal year is \$23,346,000 and will increase over the next 3 years to equal a total of approximately \$40,000,000 in the final year of FY2022-2023 with no additional annual operating costs. The agency also reports the estimated completion of construction is December 2022.

- (26) Summary 3-2020: (H63) Governor’s School for the Arts and Humanities
 Project: 9516, SCGSAH Music Building Addition
 Included in Annual CPIP: Yes – 2016 CPIP Priority 1 of 4 in FY18 (estimated at \$4,310,000)
 Admin. Phase II Approval: November 2016 (estimated at \$4,310,000)
 Admin. Phase II Increase Approval: February 2017 (estimated at \$4,311,832)
 JBRC/SFAA Phase II Increase Approval: January 2019 (estimated at \$4,364,332)

CHE Recommended Approval: N/A

Ref: Supporting document pages 283-290

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u> <u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY16 Capital Reserve	4,310,000	-	4,310,000	-	4,310,000
FY13 Appropriated State, Proviso 90.20	-	1,832	1,832	-	1,832
Other, Foundation Gift	-	52,500	52,500	-	52,500
Other, Construction Related Gift	-	-	-	75,000	75,000
All Sources	<u>4,310,000</u>	<u>54,332</u>	<u>4,364,332</u>	<u>75,000</u>	<u>4,439,332</u>

Funding Source: \$4,310,000 FY16 Capital Reserve Fund. \$1,832 FY13 Appropriated State, Proviso 90.20. \$52,500 Other, Foundation Gift Funds. \$75,000 Other, Construction Related Gift.

Request: Increase budget to \$4,439,332 (add \$75,000 Other, Construction Related Gift) for landscaping that the Arts and Humanities Foundation is gifting for the Music Building Addition project. This project is for the construction of a structural addition to the current music building to address the needs of the SCGSAH music program. Due to the school operating at full residential capacity for several years, they have outgrown the existing instructional, rehearsal, and practice space. The existing space is insufficient for their volume of instruction, rehearsal and practice. Because of the space limitations placed upon them, many students now take instruction and rehearse in halls, stairwells, vacant spaces throughout the campus buildings that are neither designed for nor conducive to such activity. The new construction will expand the current structure and house a large rehearsal hall, six individual practice rooms, two music studios, a percussion studio, an instrument storage room and mechanical/electrical spaces. Due to the unique opportunities and constraints of the site, the addition will be recessed into the grade and tied to an existing courtyard. The addition is designed to maintain the architectural character and quality of the campus. The agency estimates total project costs at \$4,439,332 with additional annual operating costs of \$25,000 in year 1, \$26,060 in year 2, and \$26,500 in year 3. The agency also reports the estimated completion date for the project is December 2020.

- (27) Summary 3-2020: (N04) Department of Corrections
 Project: 9749, Lieber CI – Elevated Tank Refurbishment
 Included in Annual CPIP: Yes – 2017 CPIP Priority 2 of 6 in FY18 (estimated at \$600,000)
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$500,000)
 JBRC/SFAA Phase II Approval: February 2019 (estimated at \$496,385)

CHE Recommended Approval: N/A

Ref: Supporting document pages 291-300

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY13 Proviso 90.20 (transfer from 9692)	7,500	488,885	496,385	-	496,385
Appropriated State, FY13 Proviso 90.20 (transfer from 9750)	-	-	-	17,876	17,876
Appropriated State, FY19 Carryforward	-	-	-	41,154	41,154
All Sources	<u>7,500</u>	<u>488,885</u>	<u>496,385</u>	<u>59,030</u>	<u>555,415</u>

Funding Source: \$514,261 Appropriated State, FY13 Proviso 90.20, Wateree Radium Drinking Water Compliance Funds. \$41,154 Appropriated State, FY19 Carryforward Funds.

Request: Increase budget to \$555,415 (add \$41,154 Appropriated State, FY19 Carryforward and \$17,876 Appropriated State, FY13 Proviso 90.20) as a transfer from N04-9750 to provide additional water storage and maintain the appropriate fire protection at the DJJ facility during the maintenance of the elevated tank. The DJJ facility is located adjacent to Lieber Correctional Institution and served by the elevated storage tank. Water storage will be provided utilizing temporary hydro-pneumatic storage tanks. The scope of work for this project includes addressing the refurbishment of the 200,000-gallon elevated water tank which provides potable water and fire protection to the institution. This project will address deficiencies, OSHA, structural and preventative maintenance items noted on an inspection report dated December 17, 2018. The elevated storage tank was constructed in 1986 and is 33 years old. In 2005, the exterior of this tank was repaired and repainted. The water system currently provides water for approximately 1,000 inmates and 200 staff members. Additionally, the elevated tank provides the fire protection for facilities of the institution. The tank will be removed from service during the project and a temporary water source will be utilized. If the elevated tank is not maintained properly, the system will continue to deteriorate and become a risk to the inmate population and institutional staff. Additionally, SCDHEC can issue a Notice of Violation, which can include civil penalties for not maintaining the water system as prescribed by law. The agency estimates total project costs at \$555,415 with no additional annual operating costs. The agency anticipates completion of construction in January 2020.

- (28) Summary 3-2020: (P24) Department of Natural Resources
 Project: 9974, Georgetown – Yawkey Wildlife Center Equipment Shed Construction
 Included in Annual CPIP: No – Bids were received after the submission of the 2019 CPIP.
 JBRC Staff Phase I Approval: February 2018 (estimated at \$242,028)
 JBRC Staff Phase II Approval: May 2018 (estimated at \$242,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 301-310

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Fish & Wildlife Protection (Timber)	1,500	240,500	242,000	96,183	338,183
All Sources	<u>1,500</u>	<u>240,500</u>	<u>242,000</u>	<u>96,183</u>	<u>338,183</u>

Funding Source: \$338,183 Other, Fish & Wildlife Protection (Timber), which is revenue that may be expended by the department for the protection, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue may be expended on permanent improvement or deferred maintenance projects consistent with the purposes of the fund.

Request: Increase budget to \$338,183 (add \$96,183 Other, Fish & Wildlife Protection Timber Funds) to allow construction to proceed with the lowest bid. Bids were opened on August 21, 2019 with the lowest responsive/responsible bid exceeding the approved construction budget. This project will construct an equipment shed on the Yawkey Wildlife Center Heritage Preserve in southern Georgetown County. This shed will serve as a replacement for the current storage facility that has been damaged beyond repair by fire. This project entails the construction of a metal storage shed to secure and protect heavy farm-type equipment and other materials used for maintaining the Yawkey Wildlife Center lands from the harsh marine environment on the island. This storage shed will be approximately 4,400 square feet, built on top of a 6” reinforced concrete slab. The enclosed shed portion will be approximately 110’ x 40’ with a 30’ x40’ open bay area. The shed will have multiple 14’ x 12’ bay doors. The agency reports that the completed project will cost approximately \$242,000 and no additional annual operating costs will result from the project. The agency estimates total project costs at \$338,183 with no additional annual operating costs. The agency anticipates execution of the construction contract in December 2019 and completion of construction in May 2020.

Phase II Increase & Revise Scope

- (29) Summary 3-2020: (D50) Department of Administration
 Project: 6015, Columbia Mills – CRRMM – Retrofit AC System for Cistern Gallery
 Included in Annual CPIP: No – Bids were received after the submission of the 2019 CPIP.
 JBRC Staff Phase I Approval: March 2019 (estimated at \$148,870)
 JBRC Staff Phase II Approval: June 2019 (estimated at \$192,268)

CHE Recommended Approval: N/A

Ref: Supporting document pages 311-320

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Depreciation Reserve	2,233	190,035	192,268	90,232	282,500
All Sources	<u>2,233</u>	<u>190,035</u>	<u>192,268</u>	<u>90,232</u>	<u>282,500</u>

Funding Source: \$282,500 Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies.

Request: Revise the scope and increase budget to \$282,500 (add \$90,232 Other, Depreciation Reserve Funds) to cover higher than expected project costs. The project was competitively bid but the lowest responsible bidder was \$171,229 higher than the approved construction budget. A very strong construction market has led to higher bids, especially on smaller renovation projects. This project is to retrofit the existing HVAC system that provides cooling for the Cistern Gallery and adjacent spaces of the SC Confederate Relic Room and Military Museum, located in the Columbia Mills Bldg. at 301 Gervais St. in Columbia. The project is necessitated by the abandonment of a ruptured, sub-grade, inaccessible chilled water line which occurred in February 2019. Due to the inaccessibility of the line it was determined that the most efficient solution was to retrofit the cooling system. The building was constructed in 1893 and is 125 years old. Major renovations were performed in 1985, 2000, 2012 and 2014. The Columbia Mills Building is 390,904 gross square feet and the SC Confederate Relic Room and Military Museum is approximately 4,000 square feet. The museum receives approximately 22,000 visitors a year and there are three full time employees. The agency estimates total project costs at \$282,500 with no additional annual operating costs. The agency anticipates execution of the construction contract in December 2019 and completion of construction in May 2020.

- (30) Summary 3-2020: (J12) Department of Mental Health
 Project: 9757, Roof Replacement at Orangeburg Mental Health Center
 Included in Annual CPIP: Yes – 2017 CPIP Priority 5 of 5 in FY18 (estimated at \$500,000)
 JBRC/SFAA Phase I Approval: August 2017 (estimated at \$500,000)
 JBRC/SFAA Phase II Approval: December 2017 (estimated at \$575,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 321-330

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	7,500	568,000	575,500	324,500	900,000
All Sources	<u>7,500</u>	<u>568,000</u>	<u>575,500</u>	<u>324,500</u>	<u>900,000</u>

Funding Source: \$900,000 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest-bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Revise the scope and increase budget to \$900,000 (add \$324,500 Other, Capital Improvement & Maintenance Funds) to add the cost needed to replace the sprinkler system. The original scope, which is now complete, included the replacement of the existing 20-year-old asphalt shingle roof over a plywood deck. The roof was replaced with 50-year shingles and included a 20-year manufacturer's warranty. Additionally, a previous scope revision was approved to include the removal and repair of several areas where there are sheetrock ceiling stains and to make repairs to known sprinkler leaks. During the investigation there were other areas identified where sprinkler leaks have occurred increasing the quantity originally thought to address the problem. The total for the sprinkler system replacement portion of the project will be \$540,000. The 20 year old facility is 25,595 square feet and houses the general administration for all facilities and the following support services: Child, Adolescent and Family Clinic Based Services, School Based Services when out of school; ACT Like Teams; Crisis Intervention, Diversion and After Hours Teams; Clinical Intake Team; Adult Short Term Outpatient; Adult Assertive Case Management; Peer Support Team; State Care Coordination Team; Vocational Rehabilitation Representative; TLC, Residential and Homeshare Teams; Medication Clinic with Nurses; Psychiatric Clinic with Doctors and Tele-psychiatry. There is a total of 59 staff members who provide a total of 30,774 services to 1,096 clients on average a year. The agency estimates total project costs at \$900,000 with additional annual operating cost savings of \$10,000 in years 1 thru 3. The agency anticipates execution of the construction contract for this portion of the project in February 2020 and completion of construction in July 2020.

- (31) Summary 3-2020: (L12) John de la Howe School
 Project: 9516, Administration Building Roof
 Included in Annual CPIP: Yes – 2019 CPIP Priority 9 of 13 in FY20 (estimated at \$800,000)
 JBRC Staff Phase I Approval: January 2018 (estimated at \$245,000)
 JBRC/SFAA Phase II Approval: October 2018 (estimated at \$340,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 331-338

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY18 & FY19 Carryforward	3,675	336,325	340,000	100,000	440,000
All Sources	<u>3,675</u>	<u>336,325</u>	<u>340,000</u>	<u>100,000</u>	<u>440,000</u>

Funding Source: \$440,000 Appropriated State, FY18 & FY19 Carryforward Funds.

Request: Revise the scope and increase budget to \$440,000 (add \$100,000 Appropriated State, FY19 Carryforward Funds) to ensure that future rebidding on this project will result in multiple bid submissions that are within the project budget. This project is for the removal and replacement of roofing on the administration building located at the main campus at 192 Gettys Road in McCormick. The roof of this building was identified in the 2015 facilities report conducted by Quackenbush and Associates as needing replacement. The 2 story 21,543 square foot building is 50+ years old and includes a National Historical marker on the building. It is important to repair the roofing structure to reduce any further damage to the building's interior. Currently when it rains, the water seeps into various locations of the building. The roof replacement will stop the water leaks and allow the agency to begin addressing other structural issues within the administration building. The roof replacement went out for bid in February 2019 and the one bid received was more than the allocated budget. A&E conducted additional market research and also negotiated with SC Archives and History to install a substitute material that should result in construction costs and materials costs coming within budget and still come with a 20-year warranty. The roof replacement will be a permanent roof that will use Historic w La Escandella tile instead of replacing the existing clay tiles. This material was discussed with Mr. John Sylveste of the SC Archives and History and with Mr. Blount Shepard of Shepard and Associates. This material will come with a 75 year warranty and is visually similar to the existing clay tile. The facility houses 150 staff in administration, business and finance, information technology, human resources, maintenance and marking. The revised Phase II estimated cost to complete the project is less than the 2019 CPIP and the previously established Phase II amounts because the determination had not yet been made to use this substitute material. The agency estimates total project costs at \$440,000 with no additional annual operating cost savings. The agency anticipates execution of the construction contract in February 2020 and completion of construction in June 2020.

Preliminary Land Acquisition

- (32) Summary 3-2020: (H24) SC State University
 Project: 9756, SC State PSA Building Acquisition (Midlands Cluster)
 Included in Annual CPIP: No – The availability of this project was not brought to the attention of administration until August 2019.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: This is a PSA project and does not require CHE approval.

Ref: Supporting document pages 339-350

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Federal, USDA 1890 Evans Allen Grant	-	-	-	20,000	20,000
All Sources	=	=	=	<u>20,000</u>	<u>20,000</u>

Funding Source: \$20,000 Federal, USDA 1890 Evans Allen Grant Funds.

Request: Establish project and budget for \$20,000 (Federal, USDA Evans Allen Grant Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The university is considering the acquisition of a 43,646 square foot office building located on 4.16 acres of land at 1801 Charleston Highway in Cayce. The SC State PSA has program responsibility in 34 counties across the state, with offices currently located in Bennettsville, Kingstree, Anderson, Hampton, Bowman and Orangeburg. The Midlands Research Center will combine research, extension and community outreach to provide innovative science, knowledge and over 20 programs across the region and state. This building will support expansion of these programs and will serve as a hub for the Midlands region. The facility will serve the counties of Richland, Lexington, Sumter, Newberry, Calhoun, Kershaw, Saluda and Fairfield, and will provide administrative, programmatic and research space for activities in the areas of 4-H and youth development, family, nutrition and health, sustainable agriculture and natural resources, community development, education innovation and other lifelong learning opportunities. The building is 44 years old and is currently being offered for sale by Wood Realty for \$1,400,000. This facility will house 20 staff and serve 6,000 clients annually. If acquired, the facility will require upfitting for research and other unique space requirements, and upgrades/replacement to the windows, doors, HVAC, electrical, roof, flooring, and paint, which is currently estimated to cost \$1,100,000. The University believes that this purchase and associated upfit will be more cost-effective than new construction of a facility build to its specifications. A facilities condition assessment performed as a part of Phase I will validate and refine these costs. The project will be funded entirely with federal USDA 1890 Evans Allen Grant Funds. The agency estimates the acquisition cost at \$1,420,000 with additional annual operating costs of \$115,120 in years 1 thru 3.

- (33) Summary 3-2020: (J12) Department of Mental Health
 Project: 9784, Gaffney Building Purchase
 Included in Annual CPIP: Yes – 2019 CPIP Priority 9 of 12 in FY23
 (Cherokee Mental Health Clinic Construction estimated at \$3,600,000 – this request is to purchase a bldg. in lieu of constructing one)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 351-362

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u> <u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	-	-	-	20,000	20,000
All Sources	=	=	=	<u>20,000</u>	<u>20,000</u>

Funding Source: \$20,000 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest-bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Establish project and budget for \$20,000 (Other, Capital Improvement & Maintenance Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of a 29-year-old, 6,435 square foot single story office building located on 2.183 acres of land located at 133 Wilmac Road in Gaffney SC to replace the current Cherokee Mental Health Clinic. The property includes an asphalt parking area and parks 40 cars comfortably. The proposed location is advantageous as it is right next to the high school serving Gaffney. The building is being offered for sale by the Department of Employment and Workforce and appraised for \$335,000 back in 2016. It has been on the market for 3 years. The clinic provides programs for adult and child services, school based mental health services, telepsychiatry. The clinic typically has 2-3 doctors, 3 nurses, 20 staff total and sees 800 patients a year. The current facility that houses the clinic is a leased facility that is for sale and in poor condition. The current lease is \$4,400 a month. If acquired, the facility will require additional HVAC, electrical and data due to private office space creation from the open spaces in the floor plan. This work will be requested in a separate permanent improvement project after the building is acquired. The agency estimates the land acquisition cost at \$355,000 with additional annual operating cost savings of \$31,400 in year 1 and \$62,800 in years 2 and 3.

Final Land Acquisition

- (34) Summary 3-2020: (P24) Department of Natural Resources
 Project: 9995, Lancaster-Liberty Hill WMA Land Acquisition (TIR Tract)
 Included in Annual CPIP: Yes – 2019 CPIP Priority 5 of 26 in FY20 (estimated at unknown)
 JBRC/SFAA Phase I Approval: August 2019 (estimated at \$1,820,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 363-372

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Federal, Forest Legacy Grant	-	-	-	1,330,000	1,330,000
Other, Fish & Wildlife Protection – Timber	20,000	-	20,000	248,000	268,000
Other, Fish & Wildlife Protection - Deer	-	-	-	222,000	222,000
All Sources	<u>20,000</u>	=	<u>20,000</u>	<u>1,800,000</u>	<u>1,820,000</u>

Funding Source: \$1,330,000 Federal, Forest Legacy Grant Funds, which are funds received from the US Forest Service to protect environmentally important areas that are threatened by conversion to non-forest uses. \$268,000 Other, Fish & Wildlife Protection – Timber Funds, which is income from timber harvests on DNR lands and placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. \$222,000 Other, Fish & Wildlife Protection – Deer Funds, which is income from the sale of freshwater fisheries and wildlife licenses, permits, stamps and tags and provides for this revenue to be placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary.

Request: Increase budget to \$1,820,000 (add \$1,330,000 Federal, Forest Legacy Grant Funds, \$248,000 Other, Fish & Wildlife Protection Timber Funds, and \$222,000 Other, Fish & Wildlife Protection Deer Funds) to complete the acquisition of approximately 593.03 acres of land in Lancaster County. The property is being offered by The Conservation Fund of Arlington Virginia for \$1,800,000. An appraisal was completed by Compass South Appraisals in November 2018 and valued the property at \$1,960,000. Compass South Appraisals issued a recertification in September 2019 for the same value. A Phase I Environmental Site Assessment was completed by Emerald, Inc., in August 2019 and revealed no evidence of environmental hazards, and therefore a Phase II Environmental Site Assessment is not recommended at this time. Letters of support from the local county and school district are not required because it is currently held by a non-profit corporation. The property is located four miles northwest of the Liberty Hill community and is west of SC Highway 97. The DNR’s Liberty Hill

WMA adjoins the tract on the north, east and south sides. The tract contains forested uplands, high bluffs, granite outcrops, and Piedmont streams. The property provides habitat for deer, turkey and small game. Non-game species, including the golden eagle, have been documented on the adjoining WMA. After it is acquired, the property will be managed as part of the Liberty Hill WMA and be open to the public for outdoor recreational opportunities, including bird watching, hiking, hunting and fishing on the adjacent Catawba River. The agency estimates the land acquisition cost at \$1,820,000 with additional annual operating costs of \$1,600 years 1 thru 3. The agency anticipates completing the land acquisition in January 2020.

AGENCY: South Carolina Rural Infrastructure Authority

SUBJECT: Submission of Annual Report

S.C. Code Section 11-50-160 provides among other things that, following the close of each state fiscal year, the South Carolina Rural Infrastructure Authority must submit an annual report of its activities for the preceding year to the Governor and to the General Assembly, and an annual report of any loans or other financial assistance, excluding grants, to the Joint Bond Review Committee.

The report is provided as information to the Committee.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Statutory reference.
2. South Carolina Rural Infrastructure Authority Annual Report Fiscal Year 2018-19.

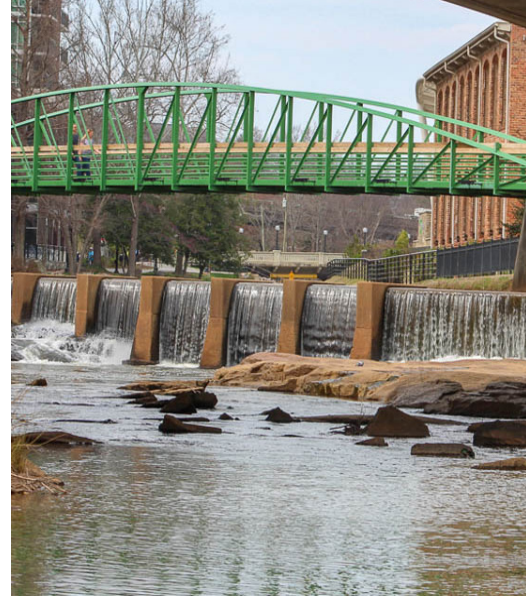
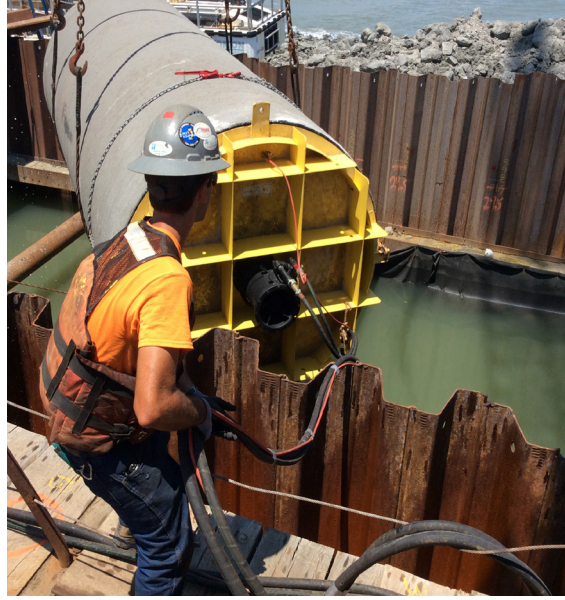
SECTION 11-50-160. Annual reports; audit of books and accounts.

Following the close of each state fiscal year, the authority shall submit an annual report of its activities for the preceding year to the Governor and to the General Assembly. Also, the authority shall submit an annual report of any loans or other financial assistance, excluding grants, to the Joint Bond Review Committee. An independent certified public accountant shall perform an audit of the books and accounts of the authority at least once in each state fiscal year.

HISTORY: 2010 Act No. 171, Section 1, eff May 26, 2010; 2014 Act No. 195 (S.812), Section 4, eff June 2, 2014.

Effect of Amendment

2014 Act No. 195, Section 4, add the second sentence, relating to submittal of an annual report.



2018-2019 ANNUAL REPORT



South Carolina
Rural Infrastructure Authority

Creating water solutions. Improving communities statewide.



AGENCY OBJECTIVES

INCREASE

community sustainability by helping to maintain reliable and affordable infrastructure.

IMPROVE

the quality of life by addressing public health, environmental and regulatory concerns.

CREATE

opportunities for economic impact by building the infrastructure capacity to support economic development.

FISCAL YEAR 2019

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Water Treatment Plant Upgrade
Anderson Regional Joint Water System

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The S.C. Rural Infrastructure Authority Annual Report for Fiscal Year 2019 is submitted by the S.C. Rural Infrastructure Authority in compliance with the S.C. Rural Infrastructure Act (S.C. Code of Laws §11-50-160). Additionally, Act 119 of 2005 mandates that agencies provide all reports to the General Assembly in an electronic format. This report represents Fiscal Year 2019: July 1, 2018 - June 30, 2019.



Board of Directors

Secretary Robert M. Hitt III,
Chairman
S.C. Department of Commerce

Senator Michael Gambrell,
Vice-Chairman
District 4

Mr. David E. Anderson,
Anderson Brothers Bank

Representative William Clyburn,
District 82

Mr. William Kellahan,
Kellahan & Associates

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S.C. Department of Agriculture

Representative Richard Yow,
District 53

CREATING WATER SOLUTIONS. IMPROVING COMMUNITIES STATEWIDE.

Our state is blessed with many unique and advantageous features that contribute to a high quality of life. Water plays an important role in the health and welfare of our communities as places to live, work and play. To be sustainable, there must be regular investment in the water infrastructure foundation as a building block to economic opportunity.

The S.C. Rural Infrastructure Authority (RIA) wants to put communities in a position to succeed. Utilizing the agency's grant and loan programs to finance water, wastewater and stormwater improvements, the RIA can advance all of our communities by helping to ensure that residents have safe, reliable and affordable access to these services, while protecting our water quality resources. The RIA has been working diligently with communities to identify and fund solutions to infrastructure challenges statewide. The RIA offers a portfolio of financial and other resources designed to address current and future needs.

In the past seven years, the RIA's Board of Directors has approved 305 projects totaling \$122 million in grant assistance and leveraged an additional \$393 million in infrastructure improvements. Every county in the state has benefitted from RIA grants, and 80% of projects have been located in rural and distressed areas.

Additionally, the State Revolving Funds (SRF) loan program, which became a part of the agency in 2016, offers another low-cost financing option for communities. Demand for these program funds is at an all-time high. The SRF program has closed a total of \$461 million in the past four years. The affordable interest rates and extended terms mean real cost savings for customers, while solving some of the most critical water quality challenges.

This high level of demand for financial assistance is a strong indication that community leaders are increasingly seeing the long term, economic value of building and maintaining local infrastructure assets.

We are here to help. By providing more than \$100 million annually in grant and loan financing options, as well as training, technical assistance and funding coordination, the RIA's efforts are designed to help communities achieve a more sustainable future.

Sincerely,



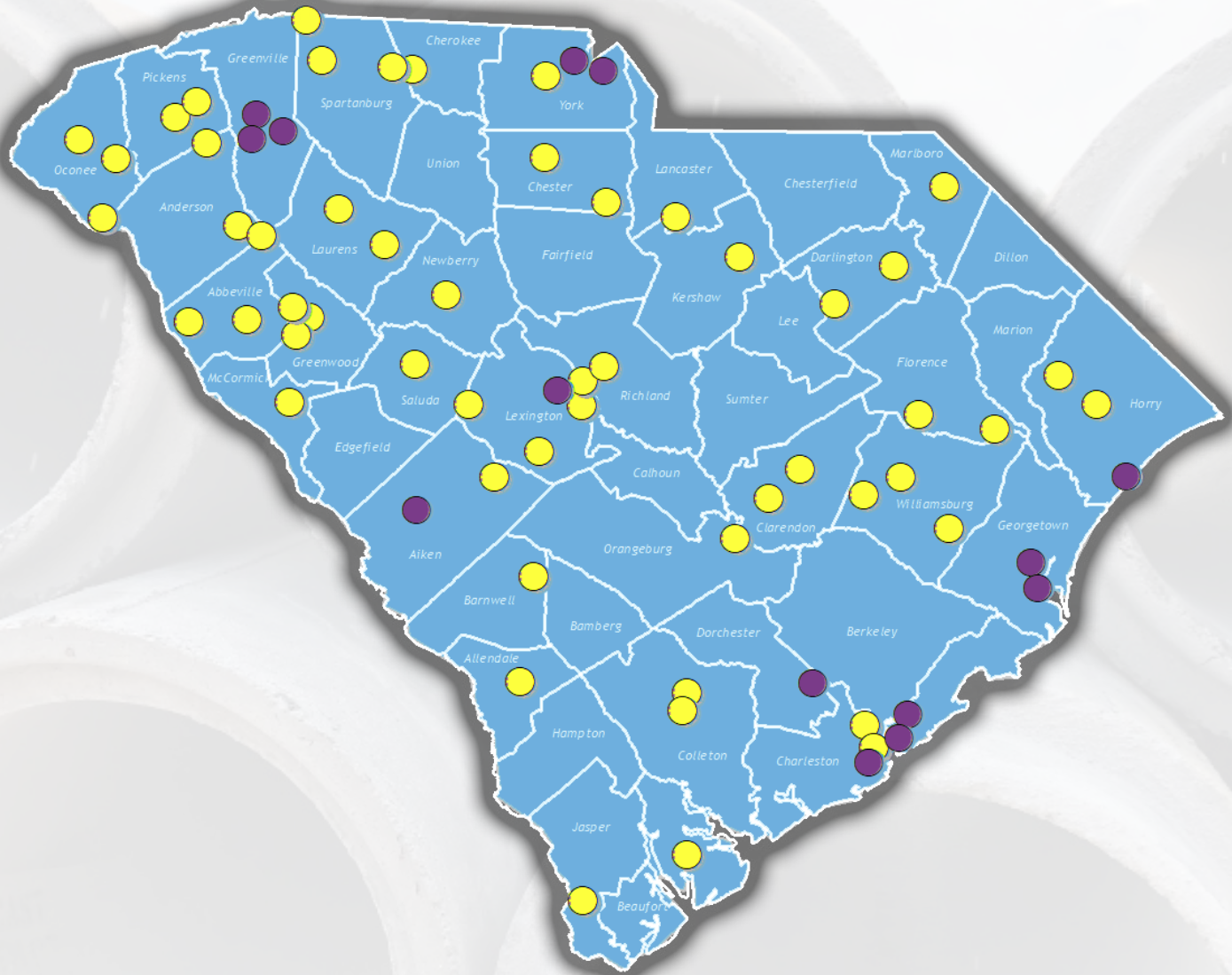
Robert M. Hitt, III
Secretary, S.C. Department of Commerce
Chair, S.C. Rural Infrastructure Authority



Bonnie Ammons
Executive Director,
S.C. Rural Infrastructure Authority

FISCAL YEAR 2019

AT-A-GLANCE



Projects Funded

● Grants ● Loans

FISCAL YEAR 2019

AT-A-GLANCE

GRANTS

\$25
Million

Grants Awarded

\$45
Million

Leveraged

54
Projects

Statewide

Customers Served
Residential: 52,077 • Businesses: 6,025

LOANS

14
Loans

Statewide

\$110
Million

Loans Closed

\$56
Million

Loan Repayments

Third consecutive year of
\$100+ million in loans

GRANT PROGRAM AT-A-GLANCE



64%
rural and
distressed areas

Competitive grants are offered twice a year to local governments, special purpose and public service districts or public works commissions for the purpose of improving water, sewer and storm drainage infrastructure statewide.

Financial assistance is made available through two programs, Basic and Economic Infrastructure.

The Basic program targets projects that will: help to resolve consent orders and regulatory violations impacting water and sewer systems; assist with other health and environmental issues or emergencies; as well as update aging infrastructure that has reached the end of its useful life and no longer provides quality service.

The Economic program is designed to: address financing gaps for infrastructure projects that will directly result in job creation and capital investment; provide infrastructure solutions to publicly-owned industrial sites and parks; or build system capacity to support economic opportunity.

RIA funds must be used for project-related construction costs. Applicants are responsible for planning, engineering, property acquisition or easement/ROW and other non-construction costs. There is a 25% match requirement for projects located in Tier I and II counties, as designated by the S.C. Department of Revenue.

Applications are reviewed on a comparative basis with consideration of the relative need, feasibility and impact of each project. Funding decisions are made by the RIA's Board of Directors.

18%

Consent Orders and
Urgent Needs

\$14M

Aging
Infrastructure

28%

Economic
Infrastructure



**Water Tank Upgrade
West Columbia**



**Industrial Water and Sewer Upgrade
Hampton County**

Fiscal Year 2019

GRANT RECIPIENTS

GRANTEE	COUNTY	PROJECT	AWARD
Abbeville, City of	Abbeville	Sewer System Improvements	\$500,000
Allendale, Town of	Allendale	Water System Improvements	\$473,825
Andrews, Town of	Williamsburg	Sewer System Improvements	\$500,000
Aynor, Town of	Horry	Drainage System Upgrade	\$650,000
Batesburg-Leesville, Town of	Lexington	Sewer System Improvements	\$800,000
Beaufort, City of	Beaufort	Drainage System Upgrade	\$500,000
Big Creek Water and Sewage District	Anderson	Water Line Upgrades	\$500,000
Blackville, Town of	Barnwell	Water Line Upgrades	\$481,220
Calhoun Falls, Town of	Abbeville	Sewer System Improvements	\$920,150
Cayce, City of	Lexington	Drainage System Upgrade	\$500,000
Charleston, City of	Charleston	Drainage System Upgrade	\$499,292
Cherokee County	Cherokee	Economic Sewer Infrastructure	\$500,000
Chester County Wastewater Recovery	Chester	Sewer System Improvements	\$500,000
Clinton, City of	Laurens	Water Line Upgrades	\$168,795
Colleton County	Colleton	Economic Sewer Infrastructure	\$500,000
Columbia, City of	Richland	Economic Sewer Infrastructure	\$137,218
Darlington County Water and Sewer Authority	Darlington	Water Tank Improvements	\$425,000
Darlington, City of	Darlington	Economic Sewer Infrastructure	\$268,180
Easley Combined Utilities	Pickens	Sewer System Improvements	\$500,000
Great Falls, Town of	Chester	Sewer System Improvements	\$500,000
Greeleyville, Town of	Williamsburg	Sewer System Improvements	\$500,000
Greenwood Commission of Public Works (CPW)	Greenwood	Water Line Upgrades	\$500,000
Greenwood CPW	Greenwood	Economic Water Infrastructure	\$470,000
Greenwood, City of	Greenwood	Drainage System Upgrade	\$235,464
Hardeeville, City of	Jasper	Economic Water and Sewer Infrastructure	\$500,000
Heath Springs, Town of	Kershaw	Sewer System Improvements	\$441,000
Honea Path, Town of	Anderson	Sewer System Improvements	\$247,610
Horry County / Bucksport Water System	Horry	Water System Improvements	\$500,000
Inman, City of	Spartanburg	Sewer System Improvements	\$500,000
Johnsonville, City of	Florence	Sewer System Improvements	\$500,000

Fiscal Year 2019

GRANT RECIPIENTS

GRANTEE	COUNTY	PROJECT	AWARD
Joint Municipal Water and Sewer Commission	Lexington	Economic Sewer Infrastructure	\$500,000
Kershaw County & Lee County Regional Water Authority	Kershaw	Water System Improvements	\$500,000
Kingstree, Town of	Williamsburg	Sewer System Improvements	\$500,000
Lake City, City of	Florence	Sewer System Improvements	\$448,926
Laurens County	Laurens	Economic Sewer Infrastructure	\$500,000
Manning, City of	Clarendon	Economic Sewer Infrastructure	\$500,000
Marlboro County / Marlboro Water Company	Marlboro	Economic Water Infrastructure	\$355,700
McCormick CPW	McCormick	Sewer System Improvements	\$500,000
Newberry, City of	Newberry	Economic Water Infrastructure	\$500,000
North Charleston Sewer District	Charleston	Sewer System Improvements	\$500,000
Oconee County	Oconee	Economic Water and Sewer Infrastructure	\$500,000
Oconee Joint Regional Sewer Authority	Oconee	Economic Sewer Infrastructure	\$935,566
Pickens, City of	Pickens	Water Line Improvements	\$320,000
Powersville Water District	Anderson	Economic Water Infrastructure	\$500,000
Saluda Commission of Public Works	Saluda	Sewer System Improvements	\$500,000
Santee, Town of	Orangeburg	Sewer System Improvements	\$425,000
Spartanburg Sanitary Sewer District	Spartanburg	Sewer System Improvements	\$500,000
Spartanburg Water System	Spartanburg	Water Line Upgrades	\$500,000
Summerton, Town of	Clarendon	Water Line Interconnection	\$500,000
Wagener, Town of	Aiken	Well Upgrade	\$25,000
Walhalla, City of	Oconee	Water Line Interconnection	\$118,400
Walterboro, City of	Colleton	Water System Improvements	\$1,000,000
West Columbia, City of	Lexington	Sewer System Improvements	\$500,000
York, City of	York	Water Line Improvements	\$320,000
54 Projects			\$25,666,346
Jefferson, Town of	Chesterfield	Sewer System Improvements	\$25,000
Total Funds Awarded			\$25,691,346

LOAN PROGRAM AT-A-GLANCE



SRF Benefits

- Below market interest rates
- Low closing costs
- Fixed-rate financing
- Extended terms up to 30 years

The State Revolving Funds (SRF) are federally capitalized loan programs which are jointly administered by the RIA and the S.C. Department of Health and Environmental Control (DHEC). DHEC serves as the federal recipient and handles the technical aspects of the program, including selection of projects that meet water quality priorities and compliance with federal requirements.

RIA manages the financial responsibilities of the loan programs including: loan policies, loan applications, credit reviews, loan agreements, disbursements and loan administration activities, including repayments. RIA also provides the state match (20%) for the federal funds.

Low-interest loans are made available to municipalities, counties and special purpose districts statewide. To be eligible, the borrower must have a sufficient revenue stream to repay the loan and show sustainability. The standard interest rate was 2.6% for FY19. Rates are updated annually.

There are two SRF loan programs: clean water (wastewater and storm water) and drinking water. These programs are often used to finance large, complex and expensive infrastructure improvement projects.

The SRF program has been part of the RIA since FY16. RIA efforts have been directed to: establishing a pipeline of infrastructure projects to utilize available funds for critical infrastructure needs across the state; enhancing coordination and communication with DHEC to ensure a seamless administration of the program; and expanding the availability of training and outreach to customers who are seeking affordable infrastructure financing.

40%

**Served Populations
Less Than 30,000**

\$120M

**Loan Disbursements
(Record Dollar Amount)**

\$747M

**Outstanding Principal
Balance**

Fiscal Year 2019

SRF LOAN RECIPIENTS

Clean Water			
SPONSOR	COUNTY	PROJECT	LOAN AMOUNT
Aiken, City of	Aiken	Stormwater Rehabilitation (Phase I)	\$659,198
Dorchester County	Dorchester	Lower Dorchester WWTP Improvements	\$3,654,740
Fort Mill, Town of	York	Water Pollution Control Plant Expansion	\$35,000,000
Georgetown, City of	Georgetown	West End Sewer Rehabilitation	\$2,460,281
Grand Strand Water & Sewer Authority	Horry	Wastewater Transmission System Upgrade	\$12,103,104
James Island PSD	Charleston	Force Main Diversion and Upgrade	\$6,715,435
Lexington, Town of	Lexington	I-20 Wastewater System Pump Station and Lagoon	\$3,486,706
Mount Pleasant, Town of	Charleston	Park West Force Main Replacement	\$3,437,285
Mount Pleasant, Town of	Charleston	CMOM & Trenchless Rehabilitation	\$7,000,000
Renewable Water Resources	Greenville	FY18 Gravity Sewer and Manhole Rehabilitation	\$1,498,064
Renewable Water Resources	Greenville	Lower Reedy Water Resource Recovery Facility Digester Capacity Evaluation and Improvements	\$15,882,883
Renewable Water Resources	Greenville	Rock Creek Interceptor Upgrade	\$13,411,050
12 CLEAN WATER LOANS CLOSED			\$105,308,746
Drinking Water			
SPONSOR	COUNTY	PROJECT	LOAN AMOUNT
Georgetown, City of	Georgetown	Historic District Water Line Improvement	\$1,650,488
Rock Hill, City of	York	Mt. Gallant Road 24-Inch Water Main	\$3,949,887
2 DRINKING WATER LOANS CLOSED			\$5,600,375

Existing Industry Water and Sewer Upgrade Dillon County



GRANT PROGRAM

2013 - 2019

\$122M

Awarded

305

Projects

\$393M

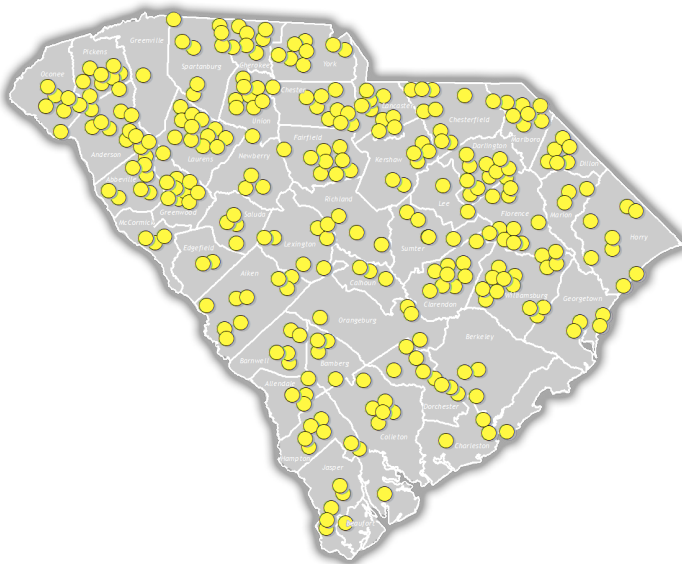
Leveraged

\$2.8B

Capital Investment

7,680

Proposed Jobs



**Projects in every
county**

80% rural



**Storm Drainage Outfall
Myrtle Beach**

SRF LOAN Program

1989 - 2019 (Cumulative Loan Activity)

\$1.7B

Loans Closed

296

Loans

\$1.2B

Current Loan Portfolio

2016 - 2019 (RIA Loan Activity)

\$461M

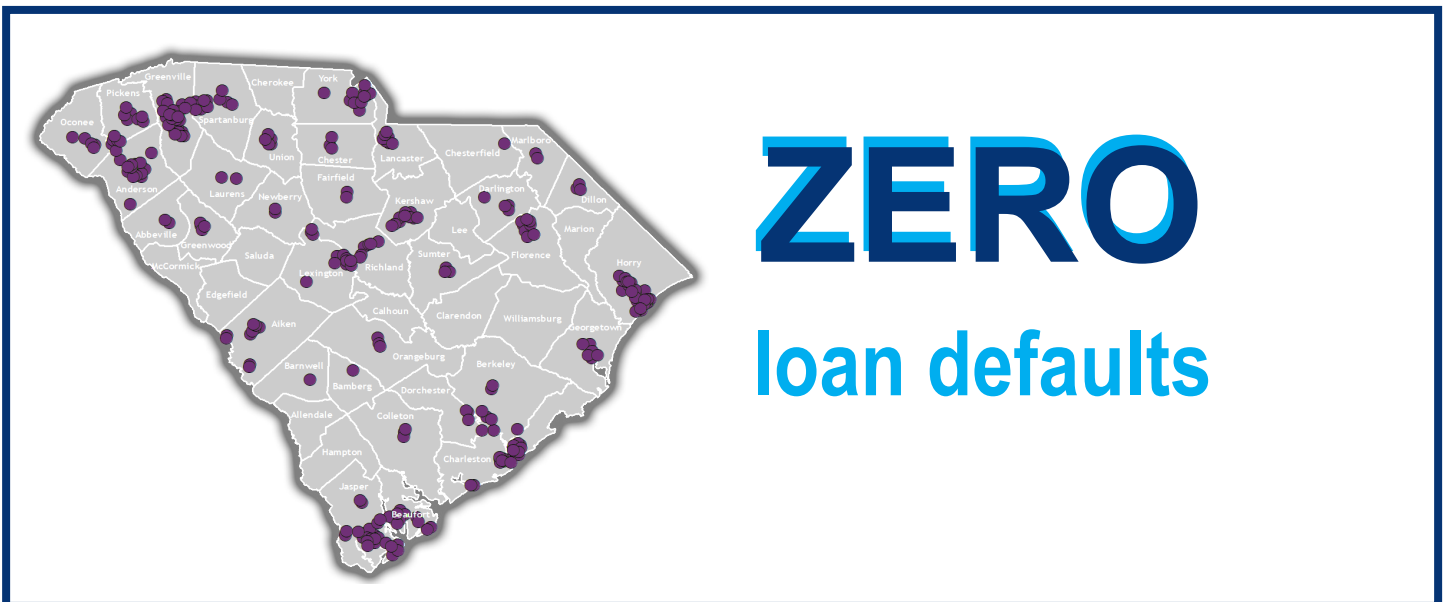
Loans Closed

57

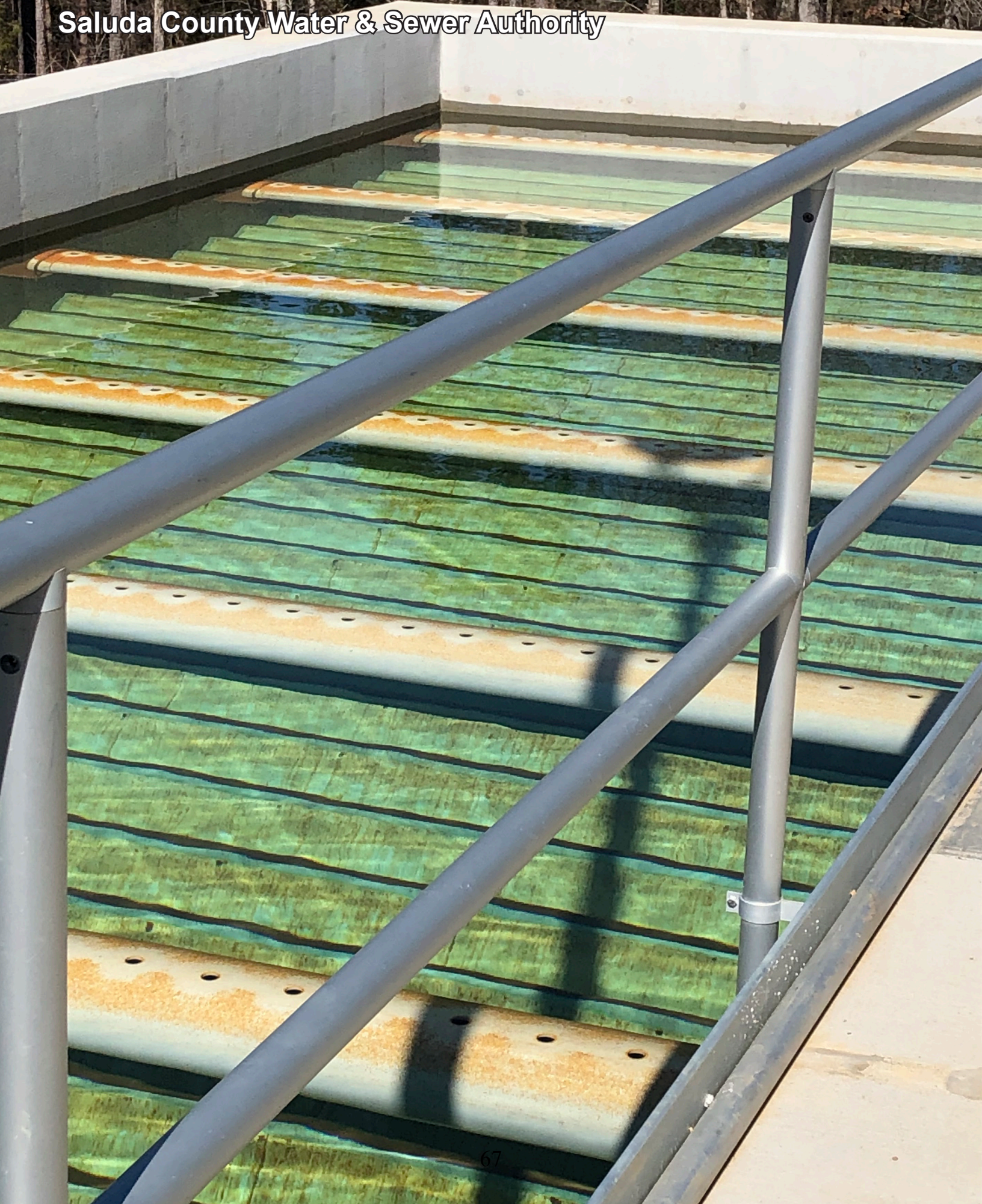
Loans

\$8M

Average Loan



**Water Treatment Plant
Saluda County Water & Sewer Authority**



OUTREACH & TECHNICAL ASSISTANCE

The RIA has formed partnerships with other federal and state infrastructure funding agencies as part of its ongoing commitment to finding solutions and improving communities statewide. The RIA facilitates the S.C. Infrastructure Funders Coordinating Committee to coordinate and market available resources. Services include:

- Meet with prospective applicants on potential projects;
- Address funding gaps;
- Coordinate jointly-funded projects;
- Identify solutions to infrastructure challenges;
- Promote sustainability.

The Committee meets four or more times a year. In addition to the RIA, other members include: S.C. Department of Commerce (Community Development Block Grant and Appalachian Regional Commission); S.C. Department of Health and Environmental Control; U.S. Department of Commerce (Economic Development Administration); and U.S. Department of Agriculture (Rural Development).



197
One-On-One Meetings

262
Trained

Customer assistance goes hand in hand with the RIA's mission – to help close the financial gap for infrastructure improvements and lay the groundwork for economic opportunities.

The RIA takes a pro-active approach to assisting customers and the communities they serve. To start, the RIA annually offers four workshops and webinars to inform potential applicants of available resources and how to access them.

In addition, one-on-one technical assistance is provided to help communities identify eligible projects, determine available resources and coordinate with other funders, as well as solve problems with project implementation. This outreach assistance has become a cornerstone of the RIA's efforts with the number of meetings and project discussions increasing by 34% in FY19.

Finally, the RIA communicates opportunities to various stakeholders through an electronic newsletter (published several times a year) and participation in state environmental conferences. Working in partnership with communities, these efforts contribute to building infrastructure capacity statewide.



South Carolina Rural Infrastructure Authority
Creating water solutions.
Improving communities statewide.

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, February 4, 2019.

2020

January	April	July	October
Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa	Su Mo Tu We Th Fr Sa
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5 6 7 8 9 10 11	5 6 7 8 9 10 11	5 6 7 8 9 10 11	4 5 6 7 8 9 10
12 13 14 15 16 17 18	12 13 14 15 16 17 18	12 13 14 15 16 17 18	11 12 13 14 15 16 17
19 20 21 22 23 24 25	19 20 21 22 23 24 25	19 20 21 22 23 24 25	18 19 20 21 22 23 24
26 27 28 29 30 31	26 27 28 29 30	26 27 28 29 30 31	25 26 27 28 29 30 31
February	May	August	November
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2 3 4 5 6 7 8	3 4 5 6 7 8 9	2 3 4 5 6 7 8	8 9 10 11 12 13 14
9 10 11 12 13 14 15	10 11 12 13 14 15 16	9 10 11 12 13 14 15	15 16 17 18 19 20 21
16 17 18 19 20 21 22	17 18 19 20 21 22 23	16 17 18 19 20 21 22	22 23 24 25 26 27 28
23 24 25 26 27 28 29	24 25 26 27 28 29 30	23 24 25 26 27 28 29	29 30
	31	30 31	
March	June	September	December
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8 9 10 11 12 13 14	7 8 9 10 11 12 13	6 7 8 9 10 11 12	6 7 8 9 10 11 12
15 16 17 18 19 20 21	14 15 16 17 18 19 20	13 14 15 16 17 18 19	13 14 15 16 17 18 19
22 23 24 25 26 27 28	21 22 23 24 25 26 27	20 21 22 23 24 25 26	20 21 22 23 24 25 26
29 30 31	28 29 30	27 28 29 30	27 28 29 30 31

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None.