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Joint Bond Review Committee**

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**JOINT BOND REVIEW COMMITTEE MEETING**

**DATE:** Wednesday, January 24, 2018  
**TIME:** 9 a.m.  
**LOCATION:** Room 105, Gressette Building

**AGENDA**

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1. Requests for Extension of Phase I Pre-Design .....	1
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**AGENCY:** Executive Budget Office

**PROJECT/SUBJECT:** Requests for Extension of Phase I Pre-Design

In August 2013, the Joint Bond Review Committee established a policy regarding timelines for advancing permanent improvement projects to Phase II Full Design and Construction. The policy states: "All Phase II Full Design and Construction permanent improvement project requests should be submitted for approval by JBRC within two years of approval of the Phase I Pre-Design. For projects that are not submitted for Phase II Full Design and Construction Budget within two years, a request for extension must be submitted for JBRC consideration."

Four requests for extension of Phase I Pre-Design have been submitted for the Committee's consideration. The requests are summarized on the attached spreadsheet.

**COMMITTEE ACTION:**

Review and approve the requests for extension of Phase I Pre-Design for the four permanent improvement projects summarized on the attached spreadsheet.

**ATTACHMENTS:**

- 1) Summary Spreadsheet of Requests for Extension of Phase I Pre-Design, January 24, 2018
- 2) Letters from Agencies Requesting Extension of Phase I Pre-Design

**Requests for Extension of Phase I (A&E Design)  
For Review at January 24, 2018 JBRC Meeting**

Item	Agency Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Expected Date to Establish Construction	Notes
1	E24	Office of the Adjutant General	9785	McCradly Multi-Purpose Machine Gun Range Construction	10/31/2013	\$ 365,636	This is a Military Construction (MILCON) project that will be funded by 100% federal funds. The agency is currently waiting on funding to move forward with the Phase II of the project.	Federal Fiscal Year 2020	First extension approved in January 2016 with a budget of \$92,942. A Phase I increase was approved August 2016. Second extension requested by agency and project is included in the FY18 CPIP with a CPIP Priority 4 of 8 in FY20.
2	J12	Department of Mental Health	9737	State Veterans Nursing Home Central Region	3/18/2015	\$ 500,000	The Department is continuing to do further preliminary studies to review a hybrid design which would offer an improvement over the most recent State Veterans Nursing Home in Walterboro, but be less costly than the CLC design. The agency anticipates returning to JBRC in 2018 to request additional funding to further advance the design to ensure readiness for future federal funding offers.	5 to 7 years	Extension requested by agency and project is included in the FY18 CPIP with a CPIP Priority 10 of 12 in FY20.
3	J12	Department of Mental Health	9739	State Veterans Nursing Home Northeast Region	3/18/2015	\$ 250,000	The Department is continuing to do further preliminary studies to review a hybrid design which would offer an improvement over the most recent State Veterans Nursing Home in Walterboro, but be less costly than the CLC design. The agency anticipates returning to JBRC in 2018 to request additional funding to further advance the design to ensure readiness for future federal funding offers.	5 to 7 years	Extension requested by agency and project is included in the FY18 CPIP with a CPIP Priority 8 of 12 in FY20.
4	J12	Department of Mental Health	9740	State Veterans Nursing Home Northwest Region	3/18/2015	\$ 250,000	The Department is continuing to do further preliminary studies to review a hybrid design which would offer an improvement over the most recent State Veterans Nursing Home in Walterboro, but be less costly than the CLC design. The agency anticipates returning to JBRC in 2018 to request additional funding to further advance the design to ensure readiness for future federal funding offers.	5 to 7 years	Extension requested by agency and project is included in the FY18 CPIP with a CPIP Priority 9 of 12 in FY20.

The State of South Carolina  
Military Department



ROBERT E. LIVINGSTON, JR.  
MAJOR GENERAL  
THE ADJUTANT GENERAL

OFFICE OF THE ADJUTANT GENERAL  
1 NATIONAL GUARD ROAD  
COLUMBIA, S. C. 29201-4766

R. VAN MCCARTY  
MAJOR GENERAL  
DEPUTY ADJUTANT GENERAL

29 November 2017

Jennifer LoPresti  
Capital Projects Manager  
Executive Budget Office  
Department of Administration  
1205 Pendleton Street, Suite 529  
Columbia, SC 29201

Dear Jennifer:

The Office of the Adjutant General is hereby submitting a JBRC request to extend the Ph. I of projects. This list is based on Phase I- Pre-design Projects that have passed their two year limit to request as a Ph. II- Full Design and Construction.

Agency Number: E240

Project Number: 9785

Project Name: McCrady Multi-Purpose Machine Gun Range Construction

New Estimated Project Completion Date: 6/30/2020

Extension Justification: This A-1 is a Military Construction (MILCON) Project that will be funded 100% federal. The agency is currently waiting on funding to move forward with the ph. II of the project. We are anticipating receiving these funds in Federal Fiscal Year 2022.

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. B. Dobson'.

COROL B. DOBSON  
COLONEL  
SC ARMY NATIONAL GUARD  
DIRECTOR OF CONSTRUCTION & FACILITIES



State of South Carolina  
Department of Mental Health

**MENTAL HEALTH COMMISSION:**

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Louise Haynes  
Bob Hiott, MEd  
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2414 Bull Street • P.O. Box 485  
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Information: (803) 898-8581

**John H. Magill**  
State Director of Mental Health

January 16, 2018

Jennifer LoPresti  
Capital Budgeting Manager  
Capital Budget Office  
Department of Administration  
1205 Pendleton Street, Suite 529  
Columbia, SC 29201

Dear Jennifer:

The Department of Mental Health is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: J12

Project Number: 9737/9739/9740

Project Name: State Veterans Nursing Home Central/NE/NW Region Construction

Currently Approved Budget: \$500,000 for Central, \$250,000 for NE/NW

Date Project Established: 3/1/2015

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: Phase I planning for the design of three 108 bed State Veteran’s nursing homes was approved by the State Fiscal Accountability Authority in March 2015. The Veteran’s Administration (VA) subsequently approved preliminary designs for these projects and they are currently listed as priorities #54-56 on the FY 2017 State Home construction grant list (Group 1; State matching funds). Under the current policy the VA will fund up to 65% of the total estimated construction costs of each Home (~\$80M is the estimated VA share for all three Homes).

Since the projects were approved for inclusion on the VA priority list, activities have been primarily contained to identification of sites and required due diligence. The current status of each site is:

**MISSION STATEMENT**

To support the recovery of people with mental illnesses.



- Florence: The State accepted a donation of 33+ acres of land formerly owned by the Friends of the Florence Stockade in August 2017. The land is adjacent to the National Cemetery and is well suited to fit the current design.
- Gaffney: The State accepted a donation of 58+ acres of land which was acquired by Cherokee County specifically for the purpose of siting a Home there in November 2017. The land is adjacent to I-85 and is well suited to fit the current design.
- Columbia: The Department of Mental Health owns unused buildable land on its Crafts Farrow campus. Preliminary site planning has been completed on a 24+ acre parcel.

When the facilities were originally designed the newly introduced Community Living Center (CLC) guidelines were mandated by the VA. These design standards require a number of amenities (distributed kitchen and laundry facilities, all private residences, etc.) that drive up the size and cost of each facility, perhaps by as much as 30%. Earlier this year, an Executive Order relaxed the requirement and allowed states to build to individual state requirements and still receive federal funding.

Justification for Extending Project Additional Two Years: The Department is continuing to do further preliminary studies to review a hybrid design which would offer an improvement over the most recent State Veterans Nursing Home in Walterboro, but be less costly to build than the CLC design. We anticipate returning to the JBRC in 2018 to request additional funding to further advance the design to ensure readiness for future federal funding offers.

Expected Date Construction Budget Establishment Request is Anticipated: The number of projects ahead of SC suggests that it could be as much as 5-7 years before funding is available, but the impact of the relaxation of the building guidelines and the normal changes caused by states not being ready to execute when offered federal funding could have an impact on the expected construction start date.

Thank you for your consideration in this regard.

Sincerely,

*Ken Roey*

Ken Roey  
Director, Physical Plant Services

**AGENCY:** Department of Administration, Capital Budget Office

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

There are nine Permanent Improvement Projects pending as follows:

- 2 Establish Phase I, Pre-Design Budget
- 1 Establish Phase II, Construction Budget
- 3 Increase Phase II, Construction Budget
- 1 Revise Scope and Increase Phase II, Construction Budget
- 2 Preliminary Land Acquisition

**COMMITTEE ACTION:**

Review and make recommendation regarding permanent improvement projects for transmittal to State Fiscal Accountability Authority or Department of Administration.

**ATTACHMENTS:**

Agenda Item Worksheet - Summary 4-2018

**JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

Capital Budget Office

SUMMARY 4-2018

Summary of Permanent Improvement  
 Project Actions Proposed by Agencies  
 November 7, 2017 through December 1, 2017

Forwarded to JBRC 1/15/2018

**Permanent Improvement Projects**

**Summary Background Information:**

**Establish Project for A&E Design**

- (a) Summary 4-2018: JBRC Item 1. (H59) Greenville Technical College  
 Project: 6136, Greenville – Benson Campus Amphitheater and Student Plaza  
 Included in Annual CPIP: Yes – CPIP Priority 3 of 3 in FY20  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 12/7/17

Ref: Supporting document pages 1-9

<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>
Other, Private Citizen Donation	0.00	0.00	0.00	37,500.00	37,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>37,500.00</u>	<u>37,500.00</u>

Funding Source: \$37,500 Other, Private Citizen Donation Funds, which have been received specifically for the development and construction of this project.

Request: Establish project and budget for \$37,500 (Other, Private Citizen Donation Funds) to establish Phase I to prepare the schematic design and preliminary cost estimate 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 will include 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 will also be a part of the project. 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. The college further states that the outdoor learning experience will be valuable to artists, theatrics, language arts, humanities, and various science programs, and community activities. The area will be utilized by an estimated 900 students, 50 faculty, 30 staff and 1,000 outside visitors. The agency estimates that the completed project will cost approximately \$2,500,000 with additional annual operating costs of \$3,000 in years 1 thru 3.



- (b) Summary 4-2018: JBRC Item 2. (E24) Office of the Adjutant General  
 Project: 9810, Statewide Armory Standalone Kitchens  
 Included in Annual CPIP: Yes – CPIP Priority 9 of 21 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 10-16

<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	0.00	0.00	0.00	43,780.00	43,780.00
Federal, National Guard Bureau	0.00	0.00	0.00	131,340.00	131,340.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>175,120.00</u>	<u>175,120.00</u>

Funding Source: \$43,780 Appropriated State. \$131,340 Federal, National Guard Bureau, 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 \$175,120 (Appropriated State and Federal, National Guard Bureau Funds) to construct a new 1,200 square foot kitchen addition at various readiness centers across the state. These readiness centers include facilities in Hemingway, Myrtle Beach, Batesburg, Edgefield, Saluda, Dillon, Conway and Walterboro. The existing kitchens at these readiness centers do not meet current building code requirements, are not in compliance with occupation, safety and health organizations and are not adequate to meet the needs of the assigned units. Adding the kitchen additions to the readiness centers will rectify these issues. The Phase I pre-design budget is requested at 10.9% of the estimated project cost and the additional amount will cover additional costs to be incurred while adapting utilities and grading requirements for each individual location. Each of these facilities are utilized by over 150 Army National Guard soldiers. The agency estimates that the completed project will cost approximately \$1,600,000 with additional annual operating costs of \$7,000 in years 1 thru 3.

**Establish Construction Budget**

(c) Summary 4-2018: JBRC Item 3. (D10) South Carolina Law Enforcement Division  
 Project: 9525, SLED Information Technology Area Remodel  
 Included in Annual CPIP: Yes – CPIP Priority 2 of 2 in FY18  
 JBRC/SFAA Phase I Approval: January 2017

CHE Recommended Approval: N/A

Ref: Supporting document pages 17-26

<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, Agency Cash Balances	21,900.00	0.00	21,900.00	734,172.00	756,072.00
All Sources	<u>21,900.00</u>	<u>0.00</u>	<u>21,900.00</u>	<u>734,172.00</u>	<u>756,072.00</u>

Funding Source: \$756,072 Other, Agency Cash Balances, which is funding generated from the Record Search Fee.

Request: Increase budget to \$756,072 (add \$734,172 Other, Agency Cash Balance Funds) to demolish the existing interior space in the CJIS building and replace it with new work space that blends a combination of closed offices with open office systems furniture to provide an efficient and positive workspace for the division’s staff. Phase I of this project was approved at the JBRC Staff level with a total estimated project cost of \$225,000. The Phase I request did not include the furnishings needed to complete this project which total \$169,000. It was only recently discovered that those items could, and should, be included in the capital project request. Additionally, for the Phase I estimate, the architect developed a number based on standard remodeling costs and the number of square feet involved. For the Phase II development, the preliminary construction documents were used by a professional estimator, and the following significant items emerged; a) the asbestos site survey identified asbestos in the mastic on the HVAC ductwork as well as the mastic under the tile. The asbestos situation in the HVAC lines necessitated the complete removal of existing HVAC ductwork, remediation of the asbestos, and the replacement with new trunk and branch lines. Abatement and new HVAC distribution lines are estimated at \$76,000. b) The electrical distribution system in the area was determined to be inadequate and requires the installation of new distribution panels which will cost \$134,000. c) The estimator has advised that the materials and general conditions overall have been impacted by the economy and the current very brisk building industry resulting in higher overhead and profit margin percentages of contractors. As a result of all of these factors combined, a higher total estimated cost is needed than previously expected to complete the project. A scope revision associated with these changes was approved at the December 2017 JBRC meeting. SLED’s Information Systems operation is housed in the only area that has not undergone a recent renovation in the CJIS building, which was constructed in 1978. The current space is dirty, worn and dysfunctional in design. The majority of the workspaces are an aged hard constructed form of “open office” that is neither functional nor efficient in design. The space is short of closed offices for managers and other staff members requiring confidential work space. The lighting is poor and electrical and HVAC systems are insufficient to support operating needs. The area cannot be configured to meet the division’s physical security needs and the existing space is inflexible in layout and does not support the adjacencies required for effective work flows. Approximately 4,175 square feet is included in the renovation which is utilized

by 50 IT staff members. The renovations included in this project meet the required space standards and will result in a density of approximately 83 square feet per person. The agency estimates that the completed project will cost approximately \$756,072 and no additional annual operating costs will result from this project. The agency also reports the projects date for execution of the construction contract is March 2018 and for completion of construction is July 2018.

**Phase II Increase**

- (d) Summary 4-2018: JBRC Item 4. (H24) SC State University  
 Project: 9648, 1890 Extension Annex Construction  
 Included in Annual CPIP: No  
 JBRC/SFAA Phase II Approval: October 2013

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

Ref: Supporting document pages 27-58

<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 Facilities Grant	26,250.00	2,173,750.00	2,200,000.00	1,100,000.00	3,300,000.00
All Sources	<u>26,250.00</u>	<u>2,173,750.00</u>	<u>2,200,000.00</u>	<u>1,100,000.00</u>	<u>3,300,000.00</u>

Funding Source: \$3,300,000 Federal, USDA/NIFA 1890 Facility Grant.

Request: Increase budget to \$3,300,000 (add \$1,100,000 Federal, USDA Facilities Grant Funds) to construct a new 1890 Extension Annex facility. In October 2012, SC State received approval from the B&CB to secure A&E services for the renovation of the existing 76 year old 6,036 square foot, 1890 Extension Annex on campus. The original goal was to renovate the existing facility as an administrative facility with no programmatic spaces with an internal cost estimate of \$1,750,000. During the programmatic and design phase with the A&E firm, the short and long term facility needs for the 1890 Research and Extension Program were reviewed and it was determined that an approved planned renovation to the J.W. Matthews Extension Facility could be eliminated if programmatic space could be added to a new 1890 Extension Annex facility. Additionally, the A&E firm was able to keep the cost estimate, exclusive of contingencies, at the originally USDA approved amount of \$1,750,000. It was determined that it would be the most cost effective to build a new structure which would address the programs current administrative and programmatic needs than to renovate two buildings roughly 25 feet apart. As a result, SC State received B&CB approval in October 2013 to change the project name, revise the scope and establish the construction budget at \$2,200,000 to build a new 14,000 square foot 1890 Extension Annex facility. Subsequent to receiving Phase II approval for this project, SC State experienced financial difficulties and changes in administration which resulted in a delay in this project. The architectural firm contracted also experienced personnel changes which resulted in having four project managers assigned over a four year period. The delays at the university and architectural firm combined with changes in building codes, added to the delay in receiving approval from the State Engineer (OSE) on the design/plan. A Phase II budget increase is being requested due to construction cost increases that have occurred since 2013 at 5.45% per year, as well as, additional market factors, and the negative pressures on the labor market that continue to persist. The Project Master Budget was adjusted to capture the current estimated construction cost of \$2,751,955, which includes an increase of \$914,455. Additionally, there are other cost increases beyond construction costs and A&E fees, such as Green Globe, 3<sup>rd</sup> party inspections and commissioning in the amount of \$158,748. This new 14,000 square foot facility will be constructed to meet Green Globes certification standards with an anticipated cost savings of \$60,187.90 over a 30 year period. The facility will house approximately 12 program staff who will deliver programs in the areas of Small Farm, Agricultural and Natural Resources, Adult and Community Leadership, Family Life & Nutrition, 4-

H and Youth Development and Community Education. The facility expects to receive approximately 4,000 visitors each year. The agency estimates that the completed project will cost approximately \$3,300,000 with additional annual operating costs of \$73,400 in years 1 thru 3. The agency also reports the projects date for execution of the construction contract is June 2018 and for completion of construction is July 2019.

- (e) Summary 4-2018: JBRC Item 5. (H24) SC State University  
 Project: 9651, Charleston 1890 Extension Center Construction  
 Included in Annual CPIP: No  
 JBRC/SFAA Phase II Approval: October 2015

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

Ref: Supporting document pages 59-70

<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 Facilities Grant	37,590.00	3,562,684.00	3,600,274.00	600,000.00	4,200,274.00
All Sources	<u>37,590.00</u>	<u>3,562,684.00</u>	<u>3,600,274.00</u>	<u>600,000.00</u>	<u>4,200,274.00</u>

Funding Source: \$4,200,274 Federal, USDA/NIFA 1890 Facility Grant.

Request: Increase budget to \$4,200,274 (add \$600,000 Federal, USDA Facilities Grant Funds) to construct a 12,500 square foot Public Service Activity Center in the city of Charleston. In October 2013, SC State received approval from the B&CB to begin design work to construct a facility on donated property, for SC State's 1890 Research and Extension Program that would include classrooms, technology labs, food and nutrition labs, offices, and multi-purpose rooms. In October 2015, SC State received approval from SFAA to establish the construction budget at \$3,600,274 to construct an approximately 12,500 square foot facility. Subsequent to receiving Phase II approval for this project, SC State experienced financial difficulties and changes in administration which resulted in a delay in this project. Additionally, the project experienced a delay as a result of the approved transfer of the title to the land, from the City of Charleston to the university. The Charleston 1890 Extension Center Land Donation was approved by the B&CB at their December 10, 2013 meeting. The transfer was done by the approval of the Quit Claim Deed by the City of Charleston on March 29, 2017, and recorded with the County of Charleston on May 4, 2017. A Phase II budget increase is being requested due to construction cost increases that have occurred since 2015. This center will provide a facility for existing and future staff and volunteers to fulfill the university's Land Grant Mission of providing research, teaching and extension programs to the state's citizens. The facility will provide instructional space and offer staff and volunteers the opportunity to engage the community in enhancing economic development and lifelong learning opportunities for participants. This new facility will be constructed to meet Green Globes certification standards with an anticipated cost savings of \$83,279.44 over a 30 year period. The facility will house approximately 8 program staff who will deliver programs in the areas of Small Farm, Agricultural and Natural Resources, Adult and Community Leadership, Family Life & Nutrition, 4-H and Youth Development and Community Education. The facility expects to receive approximately 5,000 visitors each year. The agency estimates that the completed project will cost approximately \$4,200,274 with additional annual operating costs of \$54,285 in years 1 thru 3. The agency also reports the projects date for execution of the construction contract is September 2018 and for completion of construction is July 2019.

- (f) Summary 4-2018: JBRC Item 6. (E24) Office of the Adjutant General  
 Project: 9770, Greenville Readiness Center Construction  
 Included in Annual CPIP: Yes – CPIP Priority 1 of 3 in FY15  
 JBRC/SFAA Phase II Approval: October 2013

CHE Recommended Approval: N/A

Ref: Supporting document pages 71-82

<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>
Federal, National Guard Bureau	300,366.00	14,959,784.00	15,260,150.00	136,117.54	15,396,267.54
Other, Greenville Technical College	0.00	6,000,000.00	6,000,000.00	0.00	6,000,000.00
All Sources	<u>300,366.00</u>	<u>20,959,784.00</u>	<u>21,260,150.00</u>	<u>136,117.54</u>	<u>21,396,267.54</u>

Funding Source: \$15,396,267.54 Federal, National Guard Bureau, 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. \$6,000,000 Other, Greenville Technical College Construction Fund.

Request: Increase budget to \$21,396,267.54 (add \$136,117.54 Federal, National Guard Bureau Funds) to construct a new 94,000 square foot Readiness Center on South Carolina Technology and Aviation Center land leased from the City of Greenville and the County of Greenville located on Perimeter Road across from the Army Aviation Support Facility. The new Readiness Center will be a joint use building between the South Carolina Army National Guard and Greenville Technical College. Phase I was established in December 2012 and Phase II was established in October 2013 with a total projected cost of \$21,260,150. This facility will house the South Carolina Army National Guard and the Aviation School of Greenville Technical College. The Readiness Center is required to house the two units that will be using the new Army Aviation Support Facility (AASF) under construction at South Carolina Technology and Aviation Center (SCTAC). These units consist of the helicopters pilots and all the support personnel for the new Army Aviation Support Facility. The units to be housed in the Readiness Center are currently located at McEntire Joint National Guard Base. Greenville Tech’s Aviation School will co-locate in the Readiness Center. The school teaches mechanics to repair various types of aircrafts. The National Guard’s mechanics are now required to be trained by outside schools so with the school being co-located the mechanics can be trained on site. Additionally, it will be possible to offer other states the same training, therefore making the facility a Center of Excellence for the National Guard. The center will be utilized by 151 National Guard soldiers, 18 Greenville Tech faculty and 130 Greenville Tech students. The permanent structure will have a masonry and concrete block exterior with sheet rock and concrete block interior walls. The roof material will be a build up system. The building will have an assembly hall, classrooms, library, learning center, simulation center, toilets/showers, administration office space, arms vault, supply room, equipment locker room space, an aircraft hangar for Greenville Tech and other required areas. This facility is being constructed to meet LEED Silver certification standards with anticipated cost savings of \$1,420,276.05 over a 30 year life cycle. A Phase II budget increase is being requested because the current budget amount is insufficient since there is a required matching amount of Greenville Tech’s funds for each budget item. Also, due to budget increases provided by the National Guard Bureau. The agency estimates that the completed project will cost approximately

\$21,396,327.54 with additional annual operating costs of \$72,000 in year 1, \$76,000 in year 2, and \$80,000 in year 3. The agency also reports the projects estimated completion of construction is March 2018.



**Phase II Increase & Revise Scope**

- (g) Summary 4-2018: JBRC Item 7. (H24) SC State University  
 Project: 9649, Camp Harry E. Daniels 1890 Extension Facility Construction  
 Included in Annual CPIP: No  
 JBRC/SFAA Phase II Approval: October 2013

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

Ref: Supporting document pages 83-105

<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 Facilities Grant	20,250.00	3,079,750.00	3,100,000.00	500,000.00	3,600,000.00
All Sources	<u>20,250.00</u>	<u>3,079,750.00</u>	<u>3,100,000.00</u>	<u>500,000.00</u>	<u>3,600,000.00</u>

Funding Source: \$3,600,000 Federal, USDA/NIFA 1890 Facility Grant.

Request: Revise the scope and increase budget to \$3,600,000 (add \$500,000 Federal, USDA Facilities Grant Funds) to construct a new 1890 Extension facility at Camp Harry Daniels in Elloree for SC State. In October 2012, SC State received approval from the B&CB to begin design work to construct a facility that would include classrooms, labs, offices, a wellness room, and multi-purpose rooms. In October 2013, SC State received approval from the B&CB to establish the construction budget at \$3,100,000 to construct an approximately 18,400 square foot facility. Subsequent to receiving Phase II approval for this project, SC State experienced financial difficulties and changes in administration which resulted in a delay in this project. The architectural firm contracted also experienced personnel changes which resulted in having four project managers assigned over a four year period. The delays at the university and architectural firm combined with changes in building codes, added to the delay in receiving approval from the State Engineer (OSE) on the design/plan. A scope revision and Phase II budget increase is being requested due to construction cost increases that have occurred since 2013. In summer of 2017, the lowest bid for construction was estimated to be \$3.8 million. In an attempt to lower the cost, the floor plan size was reduced from 18,400 square feet to 14,494 square feet with modifications to some of the building materials, to obtain the new estimate of approximately \$3.3 million. The new facility will provide a safe and functional space for staff and volunteers to fulfill the Land Grant Mission of providing research, training, and service to the state's citizens. It will also provide instructional space and offer staff and volunteers the opportunity to engage the community in enhancing economic development and lifelong learning opportunities for participants. The existing facilities at Camp Daniels are unsafe and dilapidated and there are no facilities conducive to providing extension programs. This new facility will be constructed to meet Green Globes certification standards with an anticipated cost savings of \$57,660.40 over a 30 year period. The facility will house approximately 16 program staff who will deliver programs in the areas of Small Farm, Agricultural and Natural Resources, Adult and Community Leadership, Family Life & Nutrition, 4-H and Youth Development and Community Education. The facility expects to receive approximately 6,000 visitors each year. The agency estimates that the completed project will cost approximately \$3,600,000 with additional annual operating costs of \$85,680 in years 1 thru 3. The agency also reports the projects date for execution of the construction contract is June 2018 and for completion of construction is July 2019.

**Preliminary Land Acquisition**

- (h) Summary 4-2018: JBRC Item 8. (H59) Central Carolina Technical College  
 Project: 6137, Kershaw County Preliminary Land Acquisition  
 Included in Annual CPIP: No  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/28/17

Ref: Supporting document pages 106-115

<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>
FY16-17 Capital Reserve	0.00	0.00	0.00	20,000.00	20,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>20,000.00</u>

Funding Source: \$20,000 FY16-17 Capital Reserve Funds.

Request: Establish project and budget for \$20,000 (FY16-17 Capital Reserve Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The college is considering the acquisition of approximately 26 acres of land located at 107 Black River Road in Camden. The property is adjacent to the existing campus. The population in this county is growing and the needs are outpacing the college's available space for instruction. The county is currently recruiting industry for one of the few mega sites in the state. Expansion of the existing campus is in progress with a new facility (to be owned by Kershaw County), and it is anticipated in the future that a new large industry will locate in the county, and the college may not be able to fulfill its training needs. The purchase of this property will allow the college to prepare in advance for such an event in order to meet the training needs of business and industry and the county as quickly as possible. The property is currently being offered for sale by Camden Business Associates for \$450,000. Once the property is purchased, the college will begin planning for a new facility, which is expected to be funded with state, federal and county funds. The agency estimates that the land acquisition will cost approximately \$480,000 and no additional annual operating costs will result from this project.

- (i) Summary 4-2018: JBRC Item 9. (N04) Department of Corrections  
 Project: 9742, McCormick CI – Dorn Property Acquisition  
 Included in Annual CPIP: No  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 116-121

<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, Canteen Revenue	0.00	0.00	0.00	20,000.00	20,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>20,000.00</u>

Funding Source: \$20,000 Other, Canteen Revenue Funds, which is revenue derived from the canteen operations within the Department of Corrections on behalf of the inmate population and may be retained and expended by the department for the continuation of the operation of said canteens and the welfare of the inmate population, or at the discretion of the director, used to supplement costs of operations.

Request: Establish project and budget for \$20,000 (Other, Canteen Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of approximately 231.99 acres located off of Hwy 378, in McCormick. The property is adjacent to the McCormick Correctional Institution. The agency states that there are no buildings located on the property and it would be used as a security buffer that will help in the prevention of illegal “throw-overs/contraband”. The property is currently being offered for sale by James M. Dorn, Jr. Trust for \$696,000. The agency estimates that the land acquisition will cost approximately \$780,000 and additional annual operating costs have not yet been determined.

**JOINT BOND REVIEW COMMITTEE**  
Meeting of January 24, 2018

**Item Number 3**

**AGENCY:** Joint Bond Review Committee

**PROJECT/SUBJECT:** Future Meeting Schedule

The next tentatively-scheduled meeting of the State Fiscal Accountability Authority is March 8, 2018.

**2018**

**January**

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

**February**

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

**March**

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

**April**

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**May**

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

**June**

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

**July**

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**August**

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**September**

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

**October**

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

**November**

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

**December**

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

*Designed by Amy, amystudio.com*

**COMMITTEE ACTION:**  
Schedule next meeting.

**ATTACHMENTS:**  
None