

**LEGISLATIVE/EXECUTIVE & LOCAL GOVERNMENT SUBCOMMITTEE  
BOND BILL RECOMMENDATIONS (Rep. Herbkersman)**

**DEPARTMENT OF ADMINISTRATION**

**Total Request: \$93,500,000 - Deferred Maintenance for State Buildings**

**Recommended amount to be included in bond bill: \$80 Million**

Description of the request: The Department of Administration manages the state's real estate portfolio. In 2015, DOA hired real estate firm CBRE and developed a three-part Statewide Strategic Real Estate Plan. The plan calls for DOA to right-size the state's portfolio, leverage the state's buying power by consolidating contracts, and upgrade tools, process and technologies. DOA has focused its management of the state's portfolio by disposing of buildings that are functionally obsolete, underutilized or in need of major capital investment. Since working with CBRE, DOA has sold 17 state-owned properties totaling \$2.9 million. The department is also implementing space standards. CBRE determined the state's primary office portfolio can be reduced by 18-25% by utilizing a space standard of 210 SF/per person. In 2016, Admin reduced commercial office space occupied by agencies by 22,643 SF. This produced more than \$1.2 million in lease costs saved. A study by CBRE of a sample of the more than 5,000 buildings in the state's portfolio, which included 138 maintenance and operation surveys of property and facility condition assessments on 147 state buildings, identified \$93.5 million in deferred maintenance and \$799.2 million in projected capital costs over the next 30 years.

Explanation of the request:

- \$93.5 million for deferred maintenance on state buildings

**PARKS, RECREATION, AND TOURISM**

**Total Request: \$27,000,000 - Maintenance of State Parks**

**Recommended amount to be included in bond bill: \$11 Million**

Description of Request: There are a total of 47 state parks with resident personnel. Facilities include, but are not limited to, buildings, family campsites, dams, lakes, swimming areas, boat landings, fishing piers, golf courses, nature/hiking trails plus a myriad of infrastructure to support these and other facilities. Condition of these facilities is analyzed yearly through the agency's park maintenance application program. Generally, all facilities in the system at present are repaired, renovated or replaced through the use of revenue, donations and limited State appropriates. High demand and steady usage creates a constant need for repair, replacement, or renovation of facilities. A deferred maintenance need of \$163 Million has accumulated.

Explanation of Request:

- \$2,000,000 - Dam Maintenance Repair/Replacement: Croft, Oconee, Chester, Paris Mountain, Kings Mtn. These dam needs preventative maintenance to ensure safety. Several are 80 plus years old.
- \$500,000 - Mold Asbestos, and Lead Paint Removal: SC State Parks currently has over 300 facilities that contain at least one of these dangerous substances. They request \$1,000,000 dollars over a three-year period to remediate facilities of these materials to ensure a safe environment for our guests and staff. These facilities include overnight accommodations, residences, rental facilities, and other working structures used in the daily operations.

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- \$10,000,000 - Statewide Cabins: New cabins at Hunting Island, renovations at Oconee, Cheraw, Hickory Knob
- \$1,000,000 - Statewide Campground Upgrades : Myrtle Beach and Dreher Island, water sewer and electrical upgrades
- \$10,000,000 - Statewide Roads and Paving: Myrtle Beach "passport lane" to address traffic safety, Hunting Island, Poinsett, Devils Fork, Kings Mtn. Barnwell, decades since these roads have been paved.
- \$1,000,000 - Statewide Restroom/Comfort Station Upgrades : Upgrades/renovations are needed throughout the state. Currently, 33 parks have comfort stations that need upgrading.
- \$1,000,000 - Freshwater Shoreline Stabilization: Lake Greenwood, Dreher Island, Lake Wateree, Saddlers Creek, to control land loss next to campground from lake erosion.
- \$500,000 Ranger Residence Replacement/Renovation: Edisto Beach, Keowee, Aiken and Dreher Island
- \$1,000,000 Exhibit Upgrade/Replacement: Musgrove Mill, Hunting Island and Ceasars Head, replace out of date exhibits to interpret the significance of the park and resources.

**\$12,000,000 - Welcome Center Renovations**

**Recommended Amount to be included in bond bill: \$10 Million**

Description of Request:

These aging facilities are in desperate need of replacement as they continue to experience habitual structural and maintenance problems that compromise both the integrity of the buildings and the visitor experience at each center. The customer services provided by the staff at the centers have evolved but the centers are dated, inefficient and do not meet the needs in terms of capacity for the number of visitors currently stopping at the centers. In their current form, the centers offer a poor reflection of the state to potential visitors. New facilities will better meet the needs of the travelers and staff assisting with information and reservation services.

Explanation of the request:

\$12,000,000 for renovation and/or rebuilding welcome centers at these locations: North Augusta, Blacksburg, Fair Play, Little River, and Santee

**OFFICE OF ADJUTANT GENERAL**

**\$35,000,000 - Critical Armory Renovation Projects**

**Recommended amount to be included in bond bill: \$15 Million**

Description of the request: In accordance with Federal law, the state is obligated to National Guard Bureau to provide funding for the operation and maintenance of the facilities as long as there is a federally recognized unit assigned to the facilities. The facilities are in poor condition, undersized, and do not meet current building codes nor current Security & Force Protection

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standards. These shortcomings negatively impact safety, quality of life and support of federal and state missions. 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. 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 systems upgrades. 6. Site improvements and repairs of parking lots, stormwater systems, security fencing, and security lighting. 7. Foundation, structure and exterior wall repairs. In most cases, items require replacement since they have exceeded their service life.

Explanation of the request:

\$35,000,000 for readiness centers located in: Florence, Greenville, Sumter, Laurens, Union, Hartsville, Easley, Wellford, Hodges, Graniteville, Saluda, and Chester. These facilities need envelope and interior repairs, utility upgrades (HVAC, plumbing, electrical), paving, erosion control measures, ATRP improvements