

**Capital Improvements  
Joint Bond Review Committee**

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ADMINISTRATIVE ASSISTANT  
803-212-6677  
FAX: 803-212-6690

**JOINT BOND REVIEW COMMITTEE MEETING**

DATE: Tuesday, December 5, 2017  
TIME: 10:30 a.m.  
LOCATION: Room 105, Gressette Building

**AGENDA**

	<b><u>PAGE</u></b>
1. Medical University of South Carolina Proposed Leases.....	1
2. Clemson University, Outdoor Fitness and Wellness Center Construction.....	8
3. Department of Commerce, Division of Public Railways, Camp Hall Right-of-Way Acquisitions.....	27
4. Additional Permanent Improvement Project Requests .....	66
5. Department of Administration, 2017 Comprehensive Permanent Improvement Plan.....	93
6. Meeting Schedule .....	94

## JOINT BOND REVIEW COMMITTEE

Meeting of December 5, 2017

Item Number 1

**AGENCY:** Department of Administration, Facilities Management and Property Services

**PROJECT/SUBJECT:** Medical University of South Carolina Proposed Leases, 19 Hagood Avenue, Charleston

The Medical University of South Carolina is requesting approval to lease parking spaces from the new owner of the Harborview Office Tower located at 19 Hagood Avenue in Charleston.

In March, 2017, the State Fiscal Accountability Authority approved the disposition of 3.27 acres including a 10-story office building, 641-space parking garage, and surrounding parking lots by MUSC. Currently, the property is under contract for sale at not less than appraised value and is expected to close on or before February 28, 2018. As part of the contract for sale, MUSC will lease back the office building at a rate of \$1 for up to one year while MUSC staff is relocated.

During relocation of staff, MUSC will need to retain 730 parking spaces in the garage and surrounding lots for up to one year beginning on the closing of the sale. In addition, MUSC will need 400 parking spaces in the same general area for other staff and visitors for up to ten years beginning in approximately December 2018.

Therefore, MUSC is requesting approval of two lease agreements:

(a) One-Year Lease for Parking Spaces:

A solicitation was conducted for 730 parking spaces in close proximity to MUSC or within the MUSC Transit System, and two proposals were received; the selected location at 19 Hagood Avenue was the lowest bid.

The term of the proposed lease will be for one year at a monthly rate of \$68.49 per space, for a total of \$600,000. MUSC will be responsible for all operating and maintenance costs of the facility; when combined with the lease rate, the monthly cost is estimated to total \$125 per space.

(b) Ten-Year Lease for Parking Spaces:

A solicitation was conducted for 400 parking spaces in close proximity to MUSC or within the MUSC Transit System, and two proposals were received. One proposal was eliminated due to the location, leaving the selected location at 19 Hagood Avenue.

The term of the proposed lease will be for ten years following MUSC staff relocation from the Harborview Office tower which is anticipated to be in December, 2018. The monthly rate for the first year will be \$125 per space; thereafter, the rate will increase by three percent or the CPI, whichever is less. MUSC will not be responsible for any

maintenance or operating costs. The maximum payout over the 10-year term will be \$6,787,352.

The Department of Administration's Facilities Management and Property Services reports comparable monthly rates for parking near the MUSC campus to be \$150 to \$225 per space.

Lease payments will be paid from MUSC parking revenues.

The proposed leases were approved by the MUSC Board of Trustees on August 11, 2017, and by the Commission on Higher Education on November 2, 2017.

**COMMITTEE ACTION:**

Review and make recommendation regarding the proposed lease agreements for the Medical University of South Carolina.

**ATTACHMENTS:**

- 1) Department of Administration, Facilities Management and Property Services Summary dated December 5, 2017
- 2) Letter from MUSC, dated October 31, 2017
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws



## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: December 5, 2017

Regular Agenda

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**1. Submitted by:**

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



Ashlie Lancaster, Director  
Facilities Management and Property Services

**2. Subject: MUSC Leases- 19 Hagood Avenue in Charleston**

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**3. Summary Background Information:**

On March 9, 2017, the State Fiscal Accountability Authority (SFAA) approved the disposition of 3.27 ± acres and a 180,449 square foot 10-story office building with a 641 space structured parking garage and surrounding parking lots consisting of approximately 88 spaces located at 19 Hagood Avenue (commonly known as the Harborview Office Tower property) by the Medical University of South Carolina ("MUSC"). The property was subsequently marketed through CBRE as the broker for the SC Department of Administration and is now under contract for sale at not less than appraised value. As part of the contract for sale, MUSC will lease back the office building at a rate of \$1/year for up to one year while MUSC staff is relocated.

During the relocation of staff, MUSC will have a need to retain certain rights to parking in the parking garage and surrounding parking lots. MUSC will need a total of 730 parking spaces for up to one year beginning upon the closing of the sale, which is anticipated to be on or before February 28, 2018. Following the relocation of staff, MUSC will still have a need for 400 parking spaces in the same general area for other staff and visitors currently parking at the Harborview Office Tower property for a period of up to ten (10) years beginning in approximately December of 2018.

The details of each transaction are as follows.

**(a) One Year Parking Lease:**

A solicitation was conducted for 730 parking spaces in close proximity to MUSC or within the MUSC Transit System and two (2) proposals were received. The selected location at 19 Hagood Avenue was the lowest bid. The lease term will be for one year at a rate of \$68.49/space for a total of \$600,000. During this time, MUSC will continue to maintain the parking facilities under lease, which costs when combined with the lease rate, are estimated to total \$125/space/month.

**(b) Ten Year Parking Lease:**

A solicitation was conducted for 400 parking spaces in close proximity to MUSC or within the MUSC Transit System and two (2) proposals were received. One proposal was eliminated due to location, leaving the selected location at 19 Hagood Avenue. The lease term will be for ten (10) years following the move of MUSC staff from the Harborview Office Tower which is anticipated to be in December of 2018. The rate for the first year of the term will be \$125/space/month. Thereafter, the rate will increase by the lesser of the annual CPI increase or three (3) percent.



MUSC will not be responsible for any maintenance or operations costs. As such, the maximum amount MUSC could pay over the term is \$6,787,352 as shown in the chart below:

Year	Maximum Rate/Space	Total Maximum Annual Payment
1	\$125.00	\$600,000
2	\$128.75	\$618,000
3	\$132.61	\$636,528
4	\$136.59	\$655,632
5	\$140.69	\$675,312
6	\$144.91	\$695,568
7	\$149.26	\$716,448
8	\$153.73	\$737,904
9	\$158.35	\$760,080
10	\$163.10	\$782,880

The following charts represent comparable lease rates of similar space near the MUSC Campus:

Location	Rate/Space/Month
194 East Bay Street	\$225.00
159 Rutledge Avenue	\$165.00
69 Wentworth Street	\$175.00
62 Gadsden Street	\$150.00

Lease payments will be funded from parking revenues. MUSC has indicated that no student fee increase will be associated with the leases, and there are adequate funds for the leases according to Budget Approval Forms submitted by MUSC.

The leases were approved by the MUSC Board of Trustees on August 11, 2017 and by the Commission on Higher Education on November 2, 2017.

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4. **What is JBRC asked to do?** Approve the proposed leases for the Medical University of South Carolina at 19 Hagood Avenue in Charleston.

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5. **What is recommendation of the Department of Administration?** Approve the proposed leases for the Medical University of South Carolina at 19 Hagood Avenue in Charleston.

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6. **List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- MUSC Letter Dated October 31, 2017



Office of Space Management Support  
28 Ehrhardt Street, MSC 205  
Charleston, SC 29425  
843-792-5996

October 31, 2017

Ashlie Lancaster  
Innovations Director  
Office of Executive Director  
Department of Administration  
1200 Senate Street, Suite 460  
Columbia, SC 29201

RE: Request for Leased Space Harborview Office Tower Parking

Dear Ms. Lancaster

The Medical University of South Carolina (MUSC) will sell its Harborview Office Tower Building (HOT) located at 19 Hagood Avenue in Charleston, South Carolina and lease back the building for up to one year at an annual rate of \$1.00. MUSC requests to lease approximately 730 parking spaces beginning on or before February 28, 2018 in the HOT Parking Garage and surrounding lot(s). Parking is needed to accommodate MUSC employees and students upon the HOT date of closing. MUSC will continue to maintain the parking garage and surrounding parking lot(s) for the one (1) year term through our Parking Management Department.

There are 515 MUSC employees and students that park within the HOT Parking Garage and surrounding whose offices are not currently housed at HOT and will continue to need long term parking spaces. At move out of HOT the Medical University of South Carolina requests to lease approximately 400 parking spaces for up to ten (10) years in order to meet the high parking demand

MUSC request to take these items before the November 2017 Commission on Higher Education Meeting for full approval.

One (1) Year Lease Term

Number of Spaces	730
Cost per Space	\$125.00 Triple Net
Annual Rent	\$600,000.00
Annual Rent Increase	None

Estimated Start Date	February 2018
Lease Term	1 Year
Extended Term	None
Total Amount of Term	\$600,000.00

Ten (10) Year Lease Term

Number of Spaces	400
Cost per Space	\$125.00 Full Service
Annual Rent	\$600,000.00
Annual Rent Increase	Annual CPI not to exceed 3% max \$175.00 per space over 10 yr term

Estimated Start Date	December 2018
Lease Term	10 Years
Extended Term	None
Total Amount of Term	\$6,787,352.00

Please let me know if you have any questions

Sincerely,

Rachel Jones  
Medical University of South Carolina  
Leasing Manager

**SECTION 1-11-55.** Leasing of real property for governmental bodies.

(1) "Governmental body" means a state government department, commission, council, board, bureau, committee, institution, college, university, technical school, agency, government corporation, or other establishment or official of the executive branch of this State. Governmental body excludes the General Assembly, Legislative Council, the Legislative Services Agency, the judicial department and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.

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

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

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

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



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

(A) The Division of General Services of the Department of Administration, in an effort to ensure that funds authorized and appropriated for rent are used in the most efficient manner, is directed to develop a program to manage the leasing of all public and private space of a governmental body. The department must submit regulations for the implementation of this section to the General Assembly as provided in the Administrative Procedures Act, Chapter 23, Title 1. The department's regulations, upon General Assembly approval, shall include procedures for:

(1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;

(2) establishing standards for the quality and quantity of space to be leased by a requesting agency;

(3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:

(a) a nonappropriation for the renting agency;

(b) a dissolution of the agency; and

(c) the availability of public space in substitution for private space being leased by the agency;

(4) rejecting an agency's request for additional space or space at a specific location, or both;

(5) directing agencies to be located in public space, when available, before private space can be leased;

(6) requiring the agency to submit a multiyear financial plan for review by the department with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and

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

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

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

## JOINT BOND REVIEW COMMITTEE

Item Number 2

Meeting of December 5, 2017

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

**PROJECT/SUBJECT:** Clemson University, Outdoor Fitness and Wellness Center Construction

Clemson University is requesting approval for Phase II--full design and construction--of an outdoor fitness and wellness center on a 32-acre site on Lake Hartwell to address academic and recreational needs of Clemson students. The project will be partially funded with State Institution Bonds.

### Permanent Improvement Project

The project was established for Phase I in December 2016. It will consist of a 16,000-square-foot building to accommodate academic programming, three soccer-field sized artificial turf fields, and an access road. The building will include 6,400 square feet of classroom space, offices for the Parks, Recreation & Tourism Management programs and Student Affairs, public restrooms, shower, and concession facilities.

The new building will replace a 60-year-old hog barn that is currently being used for classes. The fields currently being used are significant safety hazards for students due to the weekend use for football parking and damage from inclement weather.

The facility will serve more than 4,900 students in 6,700 course enrollments per year.

The new facility will be constructed to meet Green Globe 3 Certification standards with projected operating savings of \$373,760 over a 30-year period. Operating costs are estimated to be \$210,000 to \$222,789 per year and will be paid from existing operating funds.

This request will add \$12,187,500 to the project, bringing the total cost to \$12,500,000. The sources of funds for the project are \$4,250,000 from Clemson's Maintenance and Stewardship Account, \$2,000,000 in gifts and donations; and \$6,250,000 in State Institution Bonds.

Clemson projects March 2018 for execution of the construction contract with completion of construction expected in April 2019.

### State Institution Bonds

Clemson is requesting issuance of not exceeding \$6,750,000 in General Obligation State Institution Bonds to fund a portion of the construction of the permanent improvement project, reimburse Clemson for expenses incurred, and pay expenses associated with issuance of the bonds.

The South Carolina Constitution authorizes the issuance of general obligation bonds for state higher education institutions provided the bonds are secured by a pledge of revenues derived



from the tuition fees of the institution. The maximum annual debt service may not exceed 90% of the tuition fees received for the fiscal year. Title 59, Chapter 107, of the South Carolina Code of Laws provides for the authorization of State Institution Bonds, and Section 11-29-30 directs the State Treasurer to set aside the tuition fees to pay the debt service.

The term of the proposed bond issuance is 20 years. Clemson's tuition fees totaled \$35,822,886 for the fiscal year which ended June 30, 2017. Exhibit A reflects the debt service requirements for all of Clemson's existing and proposed State Institution Bonds; the maximum composite debt service is \$18,588,620. Holding FY 2016-17 revenues constant, the debt service is projected to range from 1% to 52% of tuition fees (Exhibit B).

The project is not expected to result in any additional revenue; however, it will replace a functionally deficient campus asset, provide academic programming space, and address student recreational needs.

Clemson reports that the current tuition levels are sufficient to pay the debt service on the bonds.

Pursuant to Article X, Section 13, of the South Carolina Constitution and Section 59-107-100 of the South Carolina Code of Laws, the full faith, credit, and taxing power of the State will be pledged to pay the principal and interest on the bonds.

Information regarding Clemson's issuance of General Obligation State Institution Bonds is provided in accordance with JBRC policy adopted October 7, 2014, and amended on September 13, 2016.

#### **COMMITTEE ACTION:**

Review and make recommendation regarding Clemson University's request for Phase II, Full Design and Construction of an outdoor fitness and wellness center to house the Parks, Recreation & Tourism programs and Student Affairs funded in part with the issuance of not exceeding \$6,750,000 in General Obligation State Institution Bonds.

#### **ATTACHMENTS:**

- 1) Department of Administration Agenda Item Worksheet dated December 5, 2017
- 2) A-1, A-49, Questionnaire, and LEED Cost-Benefit Analysis
- 3) Letter from Pope Flynn Law Firm, dated October 31, 2017 (including Bond Information Report and Exhibits A and B)

#### **AVAILABLE UPON REQUEST:**

- 1) Article X, Section 13, of the South Carolina Constitution
- 2) Title 59, Chapter 107, of the South Carolina Code of Laws
- 3) Section 11-29-30 of the South Carolina Code of Laws



## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 5, 2017

Regular Agenda

**1. Submitted By:**

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

  
Rick Harmon, Director, Capital Budget Office

**2. Subject:** Clemson University Outdoor Fitness and Wellness Center Construction

**3. Summary Background Information:**

To establish the construction budget to construct an outdoor fitness and wellness center to address the academic and recreational needs of Clemson students. The facility will be constructed on a currently under-utilized, 32-acre property on Lake Hartwell. This project was included in Clemson University's FY18 CPIP with the priority 1 of 7. This project was established in December 2016 for Phase I, which is now complete. This project will be constructed to meet Green Globe 3 Certification standards with anticipated operating cost savings of \$373,760 over a 30 year period. The Outdoor Fitness and Wellness Center project will include constructing an approximately 16,000 square foot building to accommodate academic programming and replace a 60-year old hog barn, and will provide support spaces for the site. The building will include classrooms, offices for the Parks, Recreation & Tourism Management (PRTM) programs and Student Affairs, and public restroom, shower and concession facilities for access to and from the lake's beach. The project will also include three soccer-field sized, artificial turf fields and a new entrance road. PRTM programs using this space serve more than 4,900 students in 6,700 course enrollments a year. Academic facilities for this and other programs using the site are inadequate. Classes are weather dependent and frequently held in an un-renovated, unconditioned 60-year old hog barn which lacks functional restrooms. The new building will include approximately 6,400 square feet of classroom space. Clemson's current fields create significant safety hazards for students due to their weekend use for football parking and damage from poor weather. The poor condition of the rutted fields results in a disproportionate number of injuries. Visiting teams often refuse to play on Clemson's fields, forcing clubs to rent off-campus space at costs to students averaging \$1,700 to \$3,000 a game, depending on club size. Clemson lags behind peer institutions in the state and nationally in inside square footage space for these programs. Clemson has 6.6 square feet per student compared with an average of 13.1 square feet per student among peers. To achieve parity with this average for indoor recreation space would require 147,000 square feet and cost \$60 million. Rather than construct expensive indoor space, this project allows an additional 156,000 square feet of space to be constructed at an average cost of \$80 per square foot by combining inside and outside elements. The agency estimates that the completed project will cost approximately \$12,500,000 and will be funded with Institution Bonds, Maintenance and Stewardship Funds and Gifts and Donations with additional annual operating costs of \$210,000 in year 1, \$216,300 in year 2, and \$222,789 in year 3. The agency also reports the projects date for execution of the construction contract is March 2018 and for completion of construction is April 2019.

**4. What is JBRC asked to do?**

Consider approval of the Permanent Improvement Project Phase II and bond authorization.

**5. What is the recommendation of the Department of Administration?**

The CBO has determined that the item is complete and ready for JBRC review.

**6. List of Supporting Documents:**

- 1) Permanent Improvement Project Phase II Project approval
- 2) Bond Authorization



## FOR DEPARTMENT USE ONLY

CHE \_\_\_\_\_  
 JBRC \_\_\_\_\_  
 SFAA \_\_\_\_\_  
 JBRC Staff \_\_\_\_\_  
 ADMIN Staff \_\_\_\_\_  
 A-1 Form Mailed \_\_\_\_\_  
 SPIRS Date \_\_\_\_\_  
 Summary \_\_\_\_\_

**RECEIVED**

By Kim at 2:56 pm, Nov 06, 2017

(For Department Use Only)

3-2018 (A)

SUMMARY NUMBER

FORM NUMBER

## PERMANENT IMPROVEMENT PROJECT REQUEST

## 1. AGENCY

Cod H12 Name Clemson UniversityContact Person John McEntire Phone 864-656-1238

## 2. PROJECT

Project # 9935 Name Outdoor Fitness and Wellness Center ConstructionFacility # \_\_\_\_\_ Facility Name Snow Outdoor Fitness and Wellness Center

County Code	39
New/Revised Budget	\$12,500,000.00

Project Type	Construct Additional Facility
Facility Type	Program/Academic

## 3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR

CPIP priority number 1 of 7 for FY 2017-18

## 4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project		Decrease Budget		Close Project	
Establish Project - CPIP		Change Source of Funds		Change Project Name	
Increase Budget	X	Revise Scope		Cancel Project	

## 5. PROJECT DESCRIPTION AND JUSTIFICATION

(Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

This request is to establish the construction budget to construct an outdoor fitness and wellness center to meet the academic and recreational needs of Clemson students. The facility will be constructed on an under-utilized, 32-acre property on Lake Hartwell. The project will include constructing an approximately 16,000 square foot building to accommodate academic programs and replace a 60 year old hog barn and will provide support spaces for the site. The building will include classrooms, offices for Parks, Recreation & Tourism Management (PRTM) programs and Student Affairs, and public restroom, shower and concession facilities for access to and from the lake's beach. The project will also include three soccer field-sized, artificial turf fields and a new entrance road.

PRTM programs using this space serve more than 4,900 students in 6,700 course enrollments a year. Academic facilities for this and other programs using the site are inadequate. Classes are weather dependent and frequently held in an un-renovated, unconditioned hog barn which lacks functional restrooms. The new building will include approximately 6,400 square feet of classroom space. Clemsons current fields create significant safety hazards for students due to their weekend use for football parking and damage from poor weather. The poor condition of the rutted fields results in a disproportionate number of injuries. Visiting teams often refuse to play on Clemsons fields, forcing clubs to rent off-campus space at costs to students averaging \$1,700 to \$3,000 a game, depending on club size. Clemson lags behind peer institutions in the state and nationally in indoor space for these programs. Clemson has 6.6 square feet per student compared with an average of 13.1 square feet per student among peers. To achieve parity with this average for indoor space would require 147,000 square feet and cost \$60 million. Rather than achieving parity by constructing expensive indoor space, this project allows an additional 156,000 square feet of space to be constructed at an average cost of \$80 per square foot by combining inside and outside elements.

## 6. OPERATING COSTS IMPLICATIONS

Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

## 7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES

Estimated Start Date: December 2016 Estimated Completion Date: June 2020  
 Estimated expenditures: Thru current FY: \$ 3,000,000.00 After current FY: \$ 9,500,000.00



## 3. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

9935

1. \_\_\_\_\_ Land Purchase ---->
2. \_\_\_\_\_ Building Purchase ---->
3. \$1,026,000.00 Professional Services Fees
4. \$702,000.00 Equipment and/or Materials ---->
5. \$2,700,000.00 Site Development
6. \$6,754,000.00 New Construction ---->
7. \_\_\_\_\_ Renovations - Building Interior -->
8. \_\_\_\_\_ Renovations - Utilities
9. \_\_\_\_\_ Roofing - \_\_\_\_\_ Roof Age
10. \_\_\_\_\_ Renovations - Building Exterior
11. \_\_\_\_\_ Other Permanent Improvements
12. \_\_\_\_\_ Landscaping
13. \_\_\_\_\_ Builders Risk Insurance
14. \_\_\_\_\_ Other Capital Outlay
15. \_\_\_\_\_ Labor Costs
16. \_\_\_\_\_ Bond Issue Costs
17. \$455,000.00 Other: Project Mgmt, Inspections, IT, etc.
18. \$863,000.00 Contingency

Land: \_\_\_\_\_ Acres  
 Floor Space: \_\_\_\_\_ Gross Square Feet  
 Information Technology \$ \_\_\_\_\_  
 Floor Space: 16,000 Gross Square Feet  
 Floor Space: \_\_\_\_\_ Gross Square Feet

## ENVIRONMENTAL HAZARDS

Identify all types of significant environmental hazards (including asbestos, PCB's, etc.,) present in the project and the financial impact they will have on the project.

Type: \_\_\_\_\_

## Cost Breakdown

Design Services \$ \_\_\_\_\_  
 Monitoring \$ \_\_\_\_\_  
 Abate/Remed \$ \_\_\_\_\_  
 Total Costs \$ \_\_\_\_\_

\$ 12,500,000.00 TOTAL PROJECT BUDGET

## 9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev. Object Code	Treasurer's ID Number	Rev. Sub Fund	Exp. Sub Fund
(0) Capital Improvement Bonds, Gr ____					8115		3043	3043
(1) Dept Capital Improvement Bonds Grot ____					8115		3143	3143
(2) Institution Bonds		\$ 6,250,000.00	\$ 6,250,000.00		8111	28800100	3235	3235
(3) Revenue Bonds								3393
(4) Excess Debt Service Type								3497
(5) Capital Reserve Fund					8895		3603	3603
(6) Appropriated State Program Source -					8895	68800100	1001	3600
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify)								
Maintenance & Stewardship		\$ 4,250,000.00	\$ 4,250,000.00		7221	98800100	4193	
Gifts and Donations	\$ 312,500.00	\$ 1,687,500.00	\$ 2,000,000.00		7201	98800100	4907	3907
TOTAL BUDGET	\$ 312,500.00	\$ 12,187,500.00	\$ 12,500,000.00					

10. SUBMITTED BY:

Signature of Authorized Official and Title

Brett A. Dalton, Executive Vice President for Finance and Operations

9/27/17

Date

11. APPROVED BY:

(For Department Use Only)

Authorized Signature and Title

Date

Revised 2/23/16



**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS**  
**RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY  
 Code H12 Name Clemson University

2. PROJECT  
 Project # 9935 Name Outdoor Fitness and Wellness Center Construction

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

XX ☐ COSTS ☐ SAVINGS ☐ NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) FY 18-19	\$	\$	\$210,000.00	\$210,000.00
2) FY 19-20	\$	\$	\$216,300.00	\$216,300.00
3) FY 20-21	\$	\$	\$222,789.00	\$222,789.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

University operating revenues

6. Will the additional costs be absorbed into your existing budget? XX ☐ YES ☐ NO  
 If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Utilities</u>	<u>\$55,000.00</u>
2. <u>Maintenance</u>	<u>\$55,000.00</u>
3. <u>Personal Services</u>	<u>\$100,000.00</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$210,000.00</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 2

9. Submitted By: Brett A. Daulton 9/27/17  
 Signature of Authorized Official and Title Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT FOR  
PHASE II CONSTRUCTION BUDGET**

**Outdoor Fitness and Wellness Center Construction  
September 28, 2017**

1. What is the total projected cost of the project and what is it based on? Please attach a summary of the costs prepared during the A&E pre-design phase to support the total cost. \$12,500,000
2. What is/are the source(s) of funds for the construction? If any private or federal funds are included, please attach a letter guaranteeing the availability of the funds.

**State Institution Bonds and Other, Maintenance and Stewardship Funds and Gifts and Donations**

3. What is your agency/institution's definition of each fund source to be used for construction? (If any type of fee makes up a portion of the source, what is the fee called, what is the fee amount, and when it was put in place. If there is a statutory authority authorizing the use of the funds for capital projects, please cite the code section.)

State Institution Bonds are long-term debt instruments issued by the State Treasurer's Office in the name of the University and are pledged to be repaid with tuition fees.

Maintenance and Stewardship Funds are tuition, matriculation, and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use.

Gifts and Donations are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes.

4. What is the current uncommitted balance of funds for each source listed in 3 above?

There is currently no bond balance for Institution Bonds. The bond resolution will be submitted for approval by the Joint Bond Review Committee and State Fiscal Accountability Authority concurrently with Phase II construction budget approval.

Uncommitted balance of Maintenance and Stewardship Funds as of 8/29/17 - \$48,544,946

Uncommitted balance of Gifts and Donations for this project as of 9/20/17 - \$2,289,259

5. If institution or revenue bonds are included as a source, when were the bonds issued? If not issued yet, when is the bond resolution expected to be brought for State Fiscal Accountability Authority approval?

The bond resolution will be submitted for approval by the Joint Bond Review Committee and State Fiscal Accountability Authority concurrently with Phase II construction budget approval.

6. If a student fee is used to fund debt service, what is the current amount of the fee annually or by semester? Please specify which.

It is estimated that the debt service for the Outdoor Fitness and Wellness Center project will equate to approximately \$6.00 per in-state undergraduate student per semester. However, as addressed in response to question 7, no increase will be required for this project. Existing tuition and fees, including the FY 17-18 increase, are sufficient to cover any costs associated with this project.

7. Will the use of any funds for construction require an increase in any student fee or tuition? If so, please explain in detail.

No student tuition or fee increase will be required for construction of this facility. Existing tuition and fees, including the FY 17-18 increase, are sufficient to cover any costs associated with this project.

8. Will the project be LEED certified for energy savings and conservation and if so, at what level will it be certified? For projects requiring or using LEED certification, please attach the required cost benefit analysis and a checklist of items to be used to achieve LEED points or a description of the energy measures to achieve LEED.

The project will be certified to Green Globe 3 Certification. The cost benefit analysis and checklist of items used to achieve Green Globe points are attached.

9. What energy savings/conservation measures will be implemented within the project if the project will not be LEED certified? For projects that do not require/use LEED, please provide a paragraph on energy savings measures to be implemented as part of the project. If there are no energy savings measures included, please state that and explain why. N/A – The project will be Green Globe 3 certified.

10. What is the projected date (month and year) for execution of the construction contract? March 2018

11. What is the projected date (month and year) for completion of construction? April 2019

12. What program(s) are to be included in the constructed or renovated space?

The 6,400 square feet of classroom space will be available for use by all academic programs, however, leisure skills programming has been identified as the best fit for the space. Thus, the facility will be used primarily by the University's Outdoor Recreation Department, as well as intramural sports, club sports, group fitness and wellness programs, aquatic programs and related programs.

13. What is the total square footage of the building to be renovated or constructed?

The facility to be constructed will contain approximately 16,000 square feet. The project also includes construction of restroom, shower and concession facilities, three soccer field sized, artificial turf fields, and a new entrance road to the property.

14. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation? N/A

15. What is the current age of the building or building systems to be renovated? N/A



16. If any new space is being added to the facility, please provide demand/usage data to support the need.

The leisure skills program serves more than 4,900 students in 6,700 course enrollments a year. Academic facilities this and other programs using the site are inadequate. Classes are weather dependent and frequently held in an un-renovated, unconditioned 60 year old hog barn which lacks functional restrooms. The new building will accommodate 6,400 square feet of classroom space to accommodate approximately 2,560 student credit hours per year.

Further, Clemson has significantly less indoor recreation space per student than peer institutions in South Carolina and nationally. Clemson has 6.6 square feet per student compared with an average of 13.1 square feet per student among peers. To achieve parity with this average for indoor recreation space would require 147,000 square feet and cost approximately \$60 million. This project allows Clemson to construct an additional 156,000 square feet of indoor and outdoor space at an average cost of \$80 per square foot.

17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or the entire building? (Answer for as many as are applicable.)

The facility will be used by approximately 6,000 students and 400 faculty and staff.

18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase? N/A

19. If the contingency is more than 10%, please explain why. N/A

20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred? N/A

21. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5? 2016 and 2017 CPIP, Year One

22. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.

The economic impact of this project will be substantial. Approximately \$12.5 million in construction will mean a significant number of jobs for architects, engineers, builders and tradesmen.

23. How will your agency/institution address and fund maintenance of this facility construction/renovation?

The University has a comprehensive maintenance stewardship fund as well as a designated fund for maintenance, repair and renovation. Annual prioritization resulting from objective building assessments determines the planned investments in asset stewardship on a building by building and project by project basis. The University targets balances for this maintenance stewardship fund required to adequately protect the physical assets of the University. It is a long range planning tool/fund and, in that respect, the planned balances match the anticipated needs for annual and long range stewardship.

24. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?

The University has Maintenance and Stewardship Funds (MSF) comprised of tuition, matriculation, and other debt retirement and plant fund revenues that are restricted to support capital investment and that are not formally obligated to fund debt service in the current period. These funds are consciously planned for maintenance and renovation needs and are responsibly transferred to and managed by the State Treasurer until the time the State Treasurer approves a qualified use of these funds. As of 8/29/17, the balance in the MSF held by the State Treasurer and not currently committed to identified capital projects is \$48,544,946.

25. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities?

N/A – see the response to question 23.



## PALACIO COLLABORATIVE

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Project Name: **Clemson Outdoor Fitness & Wellness Center** Date: **8/30/17**  
 Location: **Clemson, South Carolina** Construction Start: **8/1/18**

11.1 Months

Component	Area	Unit	Cost/Unit	Total
Building Cost (Shell)				
A. Substructure (Foundations)	16,500	SF	8.31	137,075
B. Structural System	16,500	SF	70.72	1,166,829
Exterior Wall	16,500	SF	40.55	669,016
Exterior Doors & Windows	16,500	SF	22.58	372,517
Roofing	16,500	SF	19.96	329,394
C. Partitions	16,500	SF	5.55	91,534
Interior Doors & Glazing	16,500	SF	2.07	34,131
Casework & Millwork	16,500	SF	0.73	12,107
Accessories	16,500	SF	4.30	71,005
Stairs & Railings	16,500	SF	9.20	151,875
Wall Finishes	16,500	SF	3.01	49,675
Floor Finishes	16,500	SF	3.84	63,409
Ceiling Finishes	16,500	SF	1.97	32,580
D. Conveying Systems	16,500	SF	4.24	70,000
Plumbing	16,500	SF	3.35	55,344
HVAC	16,500	SF	23.00	379,521
Fire Protection	16,500	SF	4.15	68,423
Electrical Distribution	16,500	SF	8.60	141,900
Lighting	16,500	SF	10.47	172,723
Special Systems	16,500	SF	8.04	132,600
E. Fixed Equipment	16,500	SF	0.00	0
<b>Total Building Cost</b>	<b>16,500</b>	<b>SF</b>	<b>254.65</b>	<b>4,201,659</b>
"Gut" Interior	0	SF	0.00	0
<b>Total Sitework</b>	<b>16,500</b>	<b>SF</b>	<b>162.39</b>	<b>2,679,513</b>
<b>Total Hazardous Abatement Allowance</b>	<b>0</b>	<b>SF</b>	<b>0.00</b>	<b>0</b>
<b>Subtotal</b>				<b>\$6,881,172</b>
CM General Conditions & Requirements 11%				756,929
Non-Negotiated General Requirements 1.5%				114,572
CM Fee 4.5%				348,870
Design/Market Conditions Contingency 8%				648,123
CM-at-risk Contingency 0%				0
<b>Subtotal (Current Dollars)</b>				<b>\$8,749,666</b>
Escalation to Start of Construction (Included in Unit Prices)				
8/30/17 to 8/1/18 0.0%				0
<b>Total Probable Construction Cost</b>				<b>\$8,749,666</b>
<b>Cost per SF</b>				<b>\$530.28</b>
Above/(Below) SCL: \$8,750,000			0.0%	(\$334)
<b>ISOLATED COSTS</b>				
Building		61%	\$323.79	\$5,342,566
Sitework		39%	\$206.49	\$3,407,100

Cost Model

Green Globes Rating 3  
Building Area (sf) 16000

Administrative and Equipment Costs Summary

Certification Cost	
Registration Fees	\$1,500
Green Globes NC Design Review and On-Site Assessment	\$8,500
Assessor - Travel (Flat Fee)	\$1,500
Plaque (16x16")	\$1,075
Complimentary CIEB Registration with NC Assessment	\$0
Green Globes Administration Costs	\$37,375
Energy Modeling	\$10,250
Daylight Modeling	\$8,000
Increased Equipment and Construction Costs	\$58,200
<b>Total Administrative and Equipment Costs</b>	<b>\$116,100</b>

Operational Costs Summary

	Annual \$/GSF	Annual Costs	Life Cycle Costs (30 Yrs)
Baseline Annual Building Operation Costs			
Building Systems Utility Costs	\$2.90	\$46,400.00	\$1,392,000.00
Potable Water	\$0.22	\$3,520.00	\$105,600.00
Building Maintenance	\$3.38	\$54,080.00	\$1,622,400.00
<b>Total Cost</b>			<b>\$3,120,000.00</b>
Certified Building Estimated Operational Costs			
Building Systems Utility Costs (22% Reduction)	\$2.26	\$36,192.00	\$1,085,760.00
Potable Water (30% Reduction)	\$0.15	\$2,464.00	\$73,920.00
Building Maintenance (10% Reduction)	\$3.04	\$48,672.00	\$1,460,160.00
<b>Total Cost</b>			<b>\$2,619,840.00</b>

Payback Analysis

Operational Cost Savings	\$500,160.00
Administrative & Equipment Costs	(\$126,400)
<b>NET SAVINGS</b>	<b>\$373,760.00</b>

Increased Equipment and Construction Costs Include:

- High Efficiency VRF system and controls
- LED and lighting controls (sensors)
- High Efficiency Glazing (low SHGC) and Building Envelope
- Sustainable Material Selections and Low VOC Products
- Increased Construction Protocol





9/19/2017

Date:

Clemson OWC

Project Name:

Important Note: This document is intended to provide information regarding the areas assessed and associated maximum points available under the Green Globes for New Construction program. Each of

PROJECT MANAGEMENT				ENERGY (CONT'D)			
		Maximum Points:50	Y N ?			Maximum Points:50	Y N ?
1.1 Integrated Design Process (IDP)		5		3.3 Metering, Measurement, and Verification		12	
1.1.1 Pre-Design Meetings		3	Y	3.3.1 Metering		3	Y
1.1.2 IDP Performance Goals		3	Y	3.3.2 Measurement and Verification		4	Y
1.1.3 IDP Progress Meeting for Design		3	Y	3.4 Building Envelope		31	
1.1.4 Cashier Asset Plan & Business Case Summary (Federal only)		0	NA	3.4.1 Thermal Resistance and Transmittance		10	Y
1.2 Environmental Management During Construction		12	Y	3.4.2 Orientation		3	Y
1.2.1 Environmental Management Systems (EMS)		3	Y	3.4.3 Fenestration Systems		15	Y
1.2.2 Clean Diesel Practices		2	Y	3.5 Lighting		36	
1.2.3 Building Materials and Building Envelope		2	Y	3.5.1 Lighting Power Density		10	Y
1.2.4 IAQ During Construction		5	Y	3.5.2 Interior Automatic Light Shut-off Controls		3	Y
1.3 Commissioning		29	Y	3.5.3 Light Reduction Controls		4	Y
1.3.1 Pre-Commissioning		3	Y	3.5.4 Daylighting		8	Y
1.3.2 Whole Building Commissioning		13	Y	3.5.5 Controls for Daylighted Zones		6	Y
1.3.3 Training		1	Y	3.5.6 Exterior Luminaires and Controls		5	Y
1.3.4 Operations and Maintenance Manual		6	Y	3.6 HVAC Systems and Controls		59	
2.1 Development Area		30	N	3.6.1 Building Automation System		10	Y
2.1.1 Urban Infill and Urban Sprawl		10	N	3.6.2 Cooling Equipment		13	Y
2.1.2 Greenfields, Brownfields and Floodplains		20	N	3.6.3 Cooling Towers		3	Y
2.2 Ecological Impacts		32	Y	3.6.4 Heat Pumps		3	Y
2.2.1 Site Disturbance and Erosion		8	Y	3.6.5 Heating Equipment		8	Y
2.2.2 Tree Integration		5	Y	3.6.6 Condensate Recovery		2	Y
2.2.3 Tree Preservation		4	Y	3.6.7 Steam Traps		2	Y
2.2.4 Heat Island Effect		13	Y	3.6.8 Excess Hot Water Mishers		5	Y
2.2.5 Bird Collisions		2	Y	3.6.9 Variable Speed Control of Pumps		5	Y
2.3 Stormwater Management		18	Y	3.7 Other HVAC Systems and Controls		32	
2.4 Landscaping		23	Y	3.7.1 Minimizing Reheat and Re-cool		5	Y
2.5 Exterior Light Pollution		7	Y	3.7.2 Air Economizers		3	Y
3.1 Energy Performance		100	Y	3.7.3 Fans and Ductwork		7	Y
3.2 Energy Demand		35	Y	3.7.4 Demand Controlled Ventilation		10	N
3.2.1 Passive Demand Reduction		19	Y	3.7.5 Variable Refrigerant Flow Systems		6	Y
3.2.2 Power Demand Reduction		16	Y	3.8 Other Energy Efficient Equipment and Measures		11	
4.1 Water Consumption		42	Y	3.8.1 Elevators and Escalators		5	Y
4.2 Cooling Towers		9	Y	3.8.2 Other Energy Efficient Equipment		6	Y
4.3 Boilers and Water Heaters		4	Y	3.9 Renewable Energy		50	
4.4 Water Intensive Applications		18	NA	3.9.1 On-site Renewable Energy		32	Y
4.4.1 Commercial Food Service Equipment		6	Y	3.9.2 Off-site Renewable Energy		18	Y
4.4.2 Laboratory and Medical Equipment		5	Y	3.10 Energy Efficient Transportation		24	
4.4.3 Laundry Equipment		4	Y				
4.4.4 Special Water Features		3	Y				
4.5 Water Treatment		3	Y				
4.6 Alternate Sources of Water		5	Y				
4.7 Metering		11	Y				
4.8 Irrigation		13	Y				

EMISSIONS				INDOOR ENVIRONMENT			
		Maximum Points:50	Y N ?			Maximum Points:60	Y N ?
6.1 Heating		18	Y	7.1 Ventilation		37	Y
6.2 Cooling		29	N	7.1.1 Ventilation Air Quantity		11	Y
6.2.1 Use of New or Existing Cooling Equipment (Informational only)		0	Y	7.1.2 Air Exchange		3	Y
6.2.2 Ozone-Depleting Potential		10	Y				
6.2.3 Global Warming Potential		10	Y				
6.2.4 Leak Detection		8	Y				
6.3 Janitorial Equipment		3	Y				

MATERIALS & RESOURCES									
5.1	Building Assembly (Core & Shell including Envelope)	33	Y						Y
5.2	Interior Fit-Out (including Finishes and Furnishings)	16							?
5.3	Reuse of Existing Structures	26							
	5.3.1 Facades	6							
	5.3.2 Structural Systems	6							
	5.3.9 Non-Structural Elements	14							
5.4	Waste	9	Y						
	5.4.1 Construction Waste	7	Y						
	5.4.2 Operational Waste	2	Y						
5.5	Building Service Life Plan	7							
5.6	Resource Conservation	5							
	5.6.1 Minimized Use of Raw Materials	3							
	5.6.2 Multi-Functional Assemblies	1							
	5.6.3 Deconstruction and Disassembly	2							
5.7	Building Envelope - Roofing/Openings	10	Y						
	5.7.1 Roofing Membrane Assemblies and Systems	3							
	5.7.2 Flashings	3							
	5.7.3 Roof and Wall Openings	4							
5.8	Envelope - Foundation, Waterproofing	4	Y						
	5.8.1 Foundation Systems	4							
	5.8.2 Below Grade Wall Slabs and Above Grade Horizontal Assemblies	2							
5.9	Envelope - Cladding	5							
	5.9.1 Exterior Wall Cladding Systems	3							
	5.9.2 Rainscreen Wall Cladding	2							
5.1	Envelope - Barriers	7	Y						
	5.10.1 Air Barriers	4							
	5.10.2 Vapor Retarders	3							

7.1.9	Ventilation Intakes and Exhausts	6								Y
7.1.4	CO2 Sensing and Ventilation Control Equipment	5								?
7.1.5	Air Handling Equipment	5								Y
7.2	Source Control and Measurement of Indoor Pollutants	46								
	7.2.1 Volatile Organic Compounds	10								Y
	7.2.2 Leakage, Condensation and Humidity	2								Y
	7.2.3 Access for HVAC Maintenance	4								Y
	7.2.4 Carbon Monoxide Monitoring	4								Y
	7.2.5 Wet Cooling Towers	2								N
	7.2.6 Domestic Hot Water Systems	2								Y
	7.2.7 Humidification and Dehumidification Systems	3								Y
	7.2.8 Pest and Contamination Control	3								Y
	7.2.9 Other Indoor Pollutants (Tobacco, Radon)	2								Y
	7.2.10 Ventilation and Physical Isolation for Specialized Activities	2								Y
7.3	Lighting Design and Systems	30								
	7.3.1 Daylighting	17								Y
	7.3.2 Lighting Design	13								Y
7.4	Thermal Comfort	13								
	7.4.1 Thermal Comfort Strategies	12								Y
	7.4.2 Thermal Comfort Design	6								Y
7.5	Acoustic Comfort	25								
	7.5.1 Acoustic Comfort Design	12								Y
	7.5.2 Mechanical, Plumbing, and Electrical	11								Y
TOTAL:		1000								
		641								
		Current Green Globes Rating 2.5								

**Important Note:** This document is intended to provide information regarding the areas assessed and associated maximum points available under the Green Globes for New Construction program. Each of the areas presented here contain more specific criteria which are scored within the online Construction Documents Survey. Please refer to the [Technical Requirements Manual](#) to view all assessed criteria, associated maximum points possible, tooltips and references. Please purchase and complete the online Construction Documents Survey for the most accurate self-evaluation of a project. Final Green Globes certification is based upon third-party assessor verified points at the conclusion of an assessment.





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October 31, 2017

Ms. Dianne Carraway  
Senate Finance  
111 Gressette Building  
Columbia, South Carolina 29202

Re: Not Exceeding \$6,750,000 of General Obligation State Institution Bonds (Issued on Behalf of Clemson University) of the State of South Carolina (the "Bonds")

Dear Dianne:

Clemson University plans to request project review and approval of its proposed Snow Outdoor Fitness and Wellness Center at the December 2017 Joint Bond Review Committee and State Fiscal Accountability Authority meetings and in connection with such request will propose that a portion of the budget for such project include proceeds of the Bonds. In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of Clemson University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for December 5, 2017.

Please let us know should you require anything further or if you have any questions regarding the enclosed.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'G. T. Pope, Jr.', is written over the typed name.

Gary T. Pope, Jr.

c: Rick Petillo, Director of Debt and Capital Financing, Clemson University  
Kevin Kibler, Senior Assistant State Treasurer, Office of State Treasurer

Enclosures

## Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$6,750,000 of State of South Carolina General Obligation  
State Institution Bonds (Issued on Behalf of Clemson University),  
Series 2018

October 31, 2017

*Amount and Type of Bond.* Clemson University (the “University”) is making application to the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding \$6,750,000 of State of South Carolina General Obligation State Institution Bonds (Issued on Behalf of Clemson University), Series 2018 (the “Bonds”), in order to provide funds to: (i) defray the costs of constructing and equipping an outdoor fitness and wellness center, to include indoor and outdoor facilities and fields to serve academic and recreational programs and purposes, and replacement of certain existing facilities of the University; (ii) reimburse the University for expenses incurred in anticipation of the issuance of the Bonds ((i) and (ii), the “Project”); and (iii) pay for expenses related to the issuance of the Bonds.

*Revenues Pledged to Pay the Bonds.* Tuition revenues of the University and the full faith, credit, and taxing power of the State of South Carolina would be pledged to the payment of the Bonds. Article X, Section 13, Paragraph (6)(b) of the South Carolina Constitution provides that general obligation bonds for any state institution of higher learning designated by the General Assembly (“State Institution Bonds”) may be issued, if such bonds shall be additionally secured by a pledge of the revenues derived from the tuition fees received by the particular institution of higher learning for which such State Institution Bonds are issued; provided, that the maximum annual debt service on all State Institution Bonds so additionally secured issued for such state institution thereafter to be outstanding shall not exceed 90% of the sums received by such state institution of higher learning from tuition fees for the fiscal year next preceding. Title 59, Chapter 107 of the South Carolina Code (the “Enabling Act”) provides for the authorization of State Institution Bonds. Section 11-29-30 of the South Carolina Code requires the State Treasurer to set aside from the tuition fees collected by such state institution and received in each fiscal year in which interest on and principal of the Bonds become due, so much of such revenues from such tuition fees as may be necessary in order to pay the interest on and principal of all State Institution Bonds issued on behalf of the University and due in each fiscal year, and the State Treasurer thereafter applies such moneys to the punctual payment of such principal and interest as they become due. In the event revenues derived from the tuition fees so pledged prove insufficient to meet the payments of interest on and principal of the Bonds in such fiscal year, then the State Treasurer is authorized and directed to set aside so much of the general tax revenues received in each fiscal year as may be necessary to pay the principal of and interest on the Bonds due in such year and to apply the same to the punctual payment of such principal and interest.

The sum of tuition fees, for the purposes of the Enabling Act, for the fiscal year ended June 30, 2017, totaled \$35,822,886. The debt service requirements on all existing, authorized, and proposed State Institution Bonds (Issued on Behalf of Clemson University) are attached as Exhibit



A. Exhibit B reflects maximum annual debt service of \$18,588,620 in fiscal year 2020, and debt service coverage ranging from 1% to 52% of fiscal year ended June 30, 2017 tuition fees. The University will covenant that the schedule of tuition fees now in effect at the University will be revised from time to time and whenever necessary in order to provide the annual principal and interest requirements of all State Institution Bonds now or hereafter to be outstanding, which have been or will be issued on behalf of the University.

*New Revenue Generation.* This project is a strategic priority for the University because of its important academic programming and student life benefits, rather than revenue generation. The project will replace a functionally deficient campus asset, provide much-needed academic programming space for a variety of academic programs including the Parks Recreation and Tourism Management department, and address student recreation needs. The University therefore does not expect, nor it is relying on, any new revenues as a result of this project.

*Other Funds Available to Pay Bonds.* Current tuition levels are more than sufficient to pay the debt service on the Bonds. In order for current tuition levels to be insufficient, enrollment would need to decrease by more than 35%. Clemson's enrollment has increased every year since 2002 and has grown almost 50% in the past 10 years.

*Student Fees, Credit of the State, Mortgages.* The full faith and credit of the State of South Carolina would be pledged to the payment of the Bonds. No Special Student Fee is authorized to be imposed in connection with the Bonds. No mortgage or lien has been or will be given in connection with the issuance of the Bonds.

# Exhibit A

## Clemson University - State Institution Bonds - Composite Debt Service

Fiscal Year	Existing Debt Service	Debt Service on Authorized but Unissued	Proposed Issue		Composite Debt Service
			Principal	Interest	
6/30/2018	\$ 15,337,209	\$ -	\$ -	\$ -	\$ 15,337,209
6/30/2019	17,980,713		275,000	173,176	18,428,889
6/30/2020	18,141,213		290,000	157,407	18,588,620
6/30/2021	17,881,263		290,000	154,536	18,325,799
6/30/2022	17,714,013		295,000	151,375	18,160,388
6/30/2023	17,715,013		300,000	147,835	18,162,848
6/30/2024	17,714,513		300,000	143,755	18,158,268
6/30/2025	17,716,263		305,000	139,285	18,160,548
6/30/2026	17,713,763		310,000	134,314	18,158,077
6/30/2027	17,718,313		315,000	128,765	18,162,078
6/30/2028	17,713,463		325,000	122,717	18,161,180
6/30/2029	17,711,913		330,000	116,152	18,158,065
6/30/2030	17,408,075		340,000	108,496	17,856,571
6/30/2031	16,909,125		345,000	99,792	17,353,917
6/30/2032	11,954,269		355,000	90,270	12,399,539
6/30/2033	11,803,944		365,000	79,868	12,248,812
6/30/2034	11,654,881		375,000	68,626	12,098,507
6/30/2035	9,121,569		390,000	56,589	9,568,158
6/30/2036	8,971,950		400,000	43,641	9,415,591
6/30/2037	5,150,000		415,000	29,961	5,594,961
6/30/2038			430,000	15,394	445,394
Totals	<u>\$ 304,031,465</u>	<u>\$ -</u>	<u>\$ 6,750,000</u>	<u>\$ 2,161,954</u>	<u>\$ 312,943,419</u>



## Exhibit B

### Clemson University - State Institution Bonds - Coverage

Fiscal Year	FY17 Tuition		Pro Forma	
	Composite Debt	Pledged to Debt	Pro Forma	Coverage
	Service	Service	Pledged Tuition	Percentage
6/30/2018	\$ 15,337,209	\$ 35,822,886	\$ -	43%
6/30/2019	18,428,889	35,822,886		51%
6/30/2020	18,588,620	35,822,886		52%
6/30/2021	18,325,799	35,822,886		51%
6/30/2022	18,160,388	35,822,886		51%
6/30/2023	18,162,848	35,822,886		51%
6/30/2024	18,158,268	35,822,886		51%
6/30/2025	18,160,548	35,822,886		51%
6/30/2026	18,158,077	35,822,886		51%
6/30/2027	18,162,078	35,822,886		51%
6/30/2028	18,161,180	35,822,886		51%
6/30/2029	18,158,065	35,822,886		51%
6/30/2030	17,856,571	35,822,886		50%
6/30/2031	17,353,917	35,822,886		48%
6/30/2032	12,399,539	35,822,886		35%
6/30/2033	12,248,812	35,822,886		34%
6/30/2034	12,098,507	35,822,886		34%
6/30/2035	9,568,158	35,822,886		27%
6/30/2036	9,415,591	35,822,886		26%
6/30/2037	5,594,961	35,822,886		16%
6/30/2038	445,394	35,822,886		1%
Total	\$ <u>312,943,419</u>			

**AGENCY:** Department of Commerce, Division of Public Railways

**PROJECT/SUBJECT:** Real Property Acquisitions Related to Rail Connection at Camp Hall Commerce Park

The Department of Commerce, Division of Public Railways (Palmetto Railways), requests approval to acquire properties necessary to obtain right of way (ROW) to construct rail infrastructure connecting the Camp Hall Commerce Park in Berkeley County to the CSX Transportation mainline rail located near the Santee Cooper Cross Generating Station. The location of the Volvo Cars first American factory and anticipated industrial development in and around the Commerce Park has created the demand for rail service to better serve the transportation, distribution, and logistical needs of current and future tenants. Volvo Cars, the anchor tenant, expects to produce 150,000 cars annually and is expected to be a catalyst for further economic development in the future.

The ROW corridor is approximately 22.7 miles by 100 feet (varying in areas), totaling approximately 363 acres. A total of 45 specific parcels have been identified for acquisition (or easement). There are no buildings located within the proposed ROW. Acquisition may be by purchase, condemnation, or settlement of condemnation. (Approximately 96 acres of the property is owned by Santee Cooper, a portion of which is subject to Federal Energy Regulatory Commission requirements. Therefore, ROW of a portion of the Santee Cooper-owned property may be obtained via easement rather than acquisition.)

Palmetto Railways is seeking approval to purchase the identified parcels for not more than the appraised fair market value, which is estimated not to exceed \$5.5 million, including costs. The source of funds for the acquisitions is Palmetto Railways' resources (sale of surplus property) and will not impact the General Fund.

A Phase I Environmental Site Assessment was completed and found Santee Cooper's Cross Generating Station to be the only area considered a recognized environmental condition (REC). It is considered an REC because "the operations performed at the facility represent a potential source for soil and groundwater contamination." A Phase II environmental study was not recommended. (If the ROW is obtained via an easement, the policy regarding environmental assessments would not apply. In addition, the property is already owned by the State of South Carolina.)

Palmetto Railways is in the process of obtaining letters of support from Berkeley County and the Berkeley County School District; Palmetto Railways will make the letters available to the Committee at the meeting on December 5.



**COMMITTEE ACTION:**

Approve acquisition of approximately 363 acres of land (less easements) necessary to construct approximately 22.7 miles of rail infrastructure to connect Camp Hall Commerce Park to CSX Transportation mainline near Cross, South Carolina.

**ATTACHMENTS:**

- 1) Department of Administration Agenda Item Worksheet, dated December 5, 2017
- 2) Letter from Department of Commerce, dated November 20, 2017, including maps and list of identified parcels
- 3) A-1, A-49, Questionnaires, and excerpts of Phase I Environmental Assessment, dated June 16, 2017

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 5, 2017

Regular Agenda

1. Submitted By:

- (a) Agency: Department of Commerce  
Div. of Public Railways d/b/a Palmetto Railways:  
(b) Authorized Official Signature:

*RM HTH*

2. Subject:

Camp Hall Right of Way Purchases

3. Summary Background Information:

The South Carolina Department of Commerce has requested establishment of a combined Phase I preliminary and Phase II final land acquisition project and budget for \$5,500,000 (Other, Agency Resource Funds) to permit the acquisition of 45 specific right of way parcels that are approximately 22.7 miles by 100 feet (varying in areas), corridor wide. Such acquisition may be by purchase, condemnation, or settlement of condemnation provided such acquisitions are within fair market value as reflected in an agreed upon appraisal. This project will connect the Camp Hall Commerce Park and the Volvo Cars manufacturing facility to existing railroad right of way and the CSX Transportation mainline located near the Santee Cooper Cross Generating Station. 42 parcels totaling 339.6 acres are referred to as the Camp Hall Lead Tract, stretching from the Cross Generating Station to the Volvo Cars Phase II property line. These parcels are owned by 19 separate owners, the acquisition of some of which may require condemnation. 3 additional parcels totaling 23.679 acres are referred to as the Volvo Lead Track stretching from the Volvo Phase II property line to the Volvo Phase I property line where the Volvo manufacturing facility is located. These parcels are owned by 2 property owners, with the majority of the right of way acreage owned by the SC Public Service Authority ("Santee Cooper"). A Phase I Environmental Site Assessment was completed and, with the exception of two parcels located on the site of the Santee Cooper Cross Generation Station, found no potential recognized environmental conditions. The Santee Cooper Generating Station is considered a recognized environmental condition because the operations performed at the facility represent a potential source for soil and groundwater contamination on and under an area of the property. This site has experienced confirmed or has the potential to release hazardous substances and/or petroleum products that might also represent a vapor encroachment condition by vapor migration through the subsurface. The environmental assessment notes an understanding that no plans exist to develop inhabited building structures on the subject property that would represent a potential for exposure to vapors in an enclosed space. Palmetto Railways does not expect to take title to the two Cross Generating Station parcels because of federal regulatory requirements and is also seeking approval to acquire easements on Santee Cooper owned property. The agency estimates land acquisition costs at approximately \$5,500,000 and reports the estimated date to complete the acquisitions (including easements), during December 2018.

4. What is JBRC asked to do?

Consider approval of the project and budget in accordance with the plan as described.

5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.



**6. List of Supporting Documents:**

1. SC Department of Commerce request for approval
2. Letter to JBRC and SFAA
3. Map of Palmetto Railways Proposed Route
4. Row Acquisition and/or Easements
5. Executive Summary – Camp Hall Right of Way Purchases



Henry McMaster  
Governor

**SOUTH CAROLINA**  
DEPARTMENT OF COMMERCE

Robert M. Hitt III  
Secretary

November 20, 2017

Ms. Dianne Carraway  
Joint Bond Review Committee  
Gressette Building, Room 109  
Columbia, South Carolina 29201

Mr. Delbert Singleton  
State Fiscal Accountability Authority  
1200 Senate Street  
Columbia, SC 29201

Dear Dianne and Delbert:

Please accept this letter as an amendment to my letter dated November 2, 2017. The amendment corrects the number of parcels and acreage amounts owned by Santee Cooper as well as the total number of property owners. The amendment also makes some minor clarifications, but the purpose remains to notify you of the intention of the South Carolina Department of Commerce ("Commerce") and its Division of Public Railways ("Palmetto Railways") to seek approval by the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA), as applicable, of a Permanent Improvement Project involving the extension of Palmetto Railways' operations by acquiring right-of-way (ROW) and granting easements over state-owned property to the extent necessary to establish the Camp Hall Rail Project, an approximate 22 mile industrial rail line to serve the Camp Hall Commerce Park in Berkeley County (the "Project").

The Project will connect the Camp Hall Commerce Park and the Volvo Cars manufacturing facility to existing railroad ROW and the CSX Transportation (CSXT) mainline located near the Santee Cooper Cross Generating Station. *See Exhibit 1* (Figure A, Palmetto Railways Proposed Route). Palmetto Railways will construct, own, and operate the rail line to serve existing and future development within the Commerce Park and along the new rail corridor. The anchor tenant of the Commerce Park and the initial industrial user is Volvo Car's first American factory. Volvo has announced intended investment of over \$1.1 billion and the creation of almost 4,000 new jobs by year-end 2023. Upon reaching full production, the company expects to produce 150,000 cars annually and is expected to be a catalyst for further economic development in the surrounding area much like BMW's impact in the Upstate.

For over a year, Palmetto Railways has been conducting environmental studies in the project area to meet regulatory requirements and is currently working with the US Army Corps of Engineers (USACE) and the Surface Transportation Board (STB) as joint lead federal agencies for the Project to ensure compliance with the National Environmental Policy Act or NEPA. At present and based on recent interactions with USACE and STB, Palmetto Railways expects that the agencies will only require an environmental assessment rather than an environmental impact statement for the Project. Palmetto Railways will continue to work in collaboration with the federal agencies and the community to mitigate any impacts of the Project.



For additional information regarding the Camp Hall Rail Project, please visit Palmetto Railways website for the Project, which can be located via the following link: <http://palmettorailwayscamphallrail.com>.

### ROW ACQUISITION AND/OR EASEMENTS

In order to keep the Project on schedule for completion a year after Volvo Cars begins production in 2018, Palmetto Railways is moving forward (or preparing to move forward) various components of the Project on a parallel track, including undertaking the fee simple acquisitions and obtaining easements on state-owned property for the ROW necessary for the Project.

The ROW required to implement the approximate 22 miles of rail line is approximately 100 feet wide, though certain portions of the ROW have been widened to avoid leaving uneconomic remainders of property or narrowed to slightly less than 100 feet where that also made sense based on property lines. There are approximately 45 parcels total with 19 different property owners. While Palmetto Railways does not currently have appraisals for the ROW parcels,<sup>1</sup> based on available information, Palmetto Railways estimates that all ROW parcels (363 total acres), including soft costs, can be acquired with a budget not to exceed \$5.5 million. Palmetto Railways anticipates acquiring up to approximately 96 of the 363 acres (as many as six parcels) via easement rather than fee simple acquisitions. See Section 3 below.

#### 1. Camp Hall Lead Track ROW (42 parcels; 339.600 acres)

There are 42 parcels totaling 339.600 acres in the ROW corridor needed for the Camp Hall lead track that stretches from the Cross Generating Station to the Volvo Cars Phase II property line.<sup>2</sup> See *Exhibit 2* (10/23/2017 Camp Hall Property Acquisition & 30% Design Plans). The parcels are owned by 19 separate owners, including two parcels held by heirs, which may require condemnation.

#### 2. Volvo Lead Track ROW (3 parcels; 23.679 acres)

Three additional parcels totaling 23.679 acres in the ROW corridor connect the Camp Hall lead track to the Volvo lead track stretching approximately from the Volvo Phase II property line to the Volvo Phase I property line where the Volvo manufacturing facility is located. See *Exhibit 3* (10/23/2017 Volvo Lead Property Acquisition & 30% Design Plans). These three parcels are owned by two property owners, with 15.225 of the 23.679 acres owned by the SC Public Service Authority ("Santee Cooper"), which holds title to Volvo's Phase II site.

#### 3. Santee Cooper Possible Easements (6 parcels; up to 96 acres)

Approximately 96 of the 363 acres needed for the ROW are owned by Santee Cooper, including acreage used for the Cross Generating Plant that is subject to Federal Energy Regulatory Commission (FERC) requirements. To the extent Santee Cooper property is subject to FERC requirements, Palmetto Railways will need to acquire the rail ROW via easement. The acreage owned by Santee Cooper that is located in the Camp Hall Commerce Park and on Volvo's Phase II manufacturing site is not subject to FERC requirements, and where feasible and otherwise acceptable, Palmetto Railways prefers to acquire the ROW in fee simple. See *Exhibit 4* (Santee Cooper Owned Property Map). For easements over (or fee simple acquisitions of) Santee Cooper property, Palmetto Railways and Santee Cooper will work together to minimize cost and expense to each state party. To that end, Palmetto Railways expects that Santee Cooper, subject to the support of executive and legislative leaders, will make any easements (or fee simple acquisitions, if applicable) available at the lowest cost possible, taking into

<sup>1</sup> Palmetto Railways will obtain fair market appraisals prior to undertaking any acquisitions.

<sup>2</sup> Palmetto Railways will require access to an additional 8.932 acres via an encroachment or construction permit granted by private property owners who agree to the relocation of logging roads and a private driveway that are affected by the ROW acquisition. Such relocation of these private roads and driveway will be on property to which Palmetto Railways will not take title.



account applicable legal or other constraints because enabling the Camp Hall Commerce Park property to be rail-served significantly enhances the value of that asset to Santee Cooper or to a third party purchaser.

#### 4. Easement Over County-Owned Property; Not Subject to SFAA Approval

The Project includes rail infrastructure on the Volvo Phase I Property, which is owned by Berkeley County and long-term leased to Volvo for nominal consideration. Volvo will fund the construction by Palmetto Railways of an on-site rail processing yard on County-owned land adjacent to its manufacturing facility, which Palmetto Railways will own and operate and which is included in the overall Project. The County has granted (or will grant) Palmetto Railways a no-cost easement over the Phase I Property for the purpose of constructing the portion of the Volvo lead track that will extend from the Volvo factory across the Phase I and Phase II Property to connect with the Camp Hall lead track.

### **FUNDING**

Palmetto Railways has funds available from the sale of surplus properties for the acquisition of the 363 acres needed for ROW and will have additional funds from existing resources and contributions from stakeholders to offset costs associated with construction and implementation of the Project. Palmetto Railways is also in the process of applying for an Infrastructure for Rebuilding America (INFRA) grant, which if received would offset up to 50 percent of the Project cost. At a later date, if needed, Palmetto Railways may seek approval of revenue bond and/or other financing for the Project, subject to requisite approvals.

### **LOCAL BENEFIT & SUPPORT**

The Volvo Cars manufacturing and office projects will be catalysts for further economic development in and around the Camp Hall Commerce Park. The Project, which will serve Volvo Cars as its initial industrial user, will create jobs during construction and enable increased taxable investment and job creation by creating rail-served industrial sites in an area that is very rural with few opportunities for economic development. Additionally, Palmetto Railways has been working closely with Berkeley County and the Cross community regarding the Project and how best to mitigate any impacts to the local area. In light of economic development benefits and the benefits created by planned mitigation projects, the Project has solid local support. Palmetto Railways will obtain letters of support from Berkeley County and the Berkeley County School district for submission to JBRC prior to the December meeting.

### **REQUEST FOR APPROVAL**

Subject to receipt of appraisals and submission of local support letters to JBRC, the Department of Commerce and Palmetto Railways respectfully request that JBRC and SFAA take the following action:

1. Pursuant to Chapter 47 of Title 2 of the Code, approve Phase I and II of a Permanent Improvement Project for acquisition of up to 45<sup>3</sup> specific ROW parcels, otherwise referenced herein and in the attached exhibits, for not more than a total estimated fair market value of \$5.5 million, including costs. Such acquisition may be by purchase or condemnation (including condemnation settlement solely for monetary consideration);<sup>4</sup> provided such acquisitions are within fair market value as reflected in an agreed upon appraisal.

The Department of Commerce and Palmetto Railways respectfully request that SFAA take the following additional actions:

---

<sup>3</sup> Palmetto Railways expects to acquire a minimum of the two Cross Generating Station parcels via easement.

<sup>4</sup> Condemnation will be used as a last resort and is not likely to be necessary except with regard to two parcels held by heirs.



2. Pursuant to Section 13-1-1350 of the Code, approve extension of the division's operations through the acquisition by purchase, condemnation, and/or donation of properties needed for the construction of additional connecting railroads that are desirable in the public interest to promote and foster economic growth and development; provided, however, that any financing of such extension will require subsequent approval pursuant to Sections 13-1-1350 and 13-1-1460 of the Code. *See Exhibit 5* (11/2/17 Certificate of Director).
3. Pursuant to Section 10-1-130 of the Code, authorize Santee Cooper to grant one or more easements to Palmetto Railways on Santee Cooper owned property (acreage and number of parcels affected TBD) at the lowest possible cost, not to exceed fair market value, taking into account applicable legal or other constraints and recognizing the value added to Santee Cooper-owned property in the Camp Hall Commerce Park as a result of the newly constructed rail infrastructure, which will benefit Santee Cooper or a third party purchaser, all for the purpose of minimizing the cost and expense to each state party.
4. Pursuant to Section 1-11-65 of the Code, approve the acquisition by Palmetto Railways of Santee Cooper owned property by easement (acreage and number of parcels affected TBD) pursuant to the same terms identified in Request No. 3 herein.

Sincerely,

  
Karen B. Manning  
Chief Legal Counsel

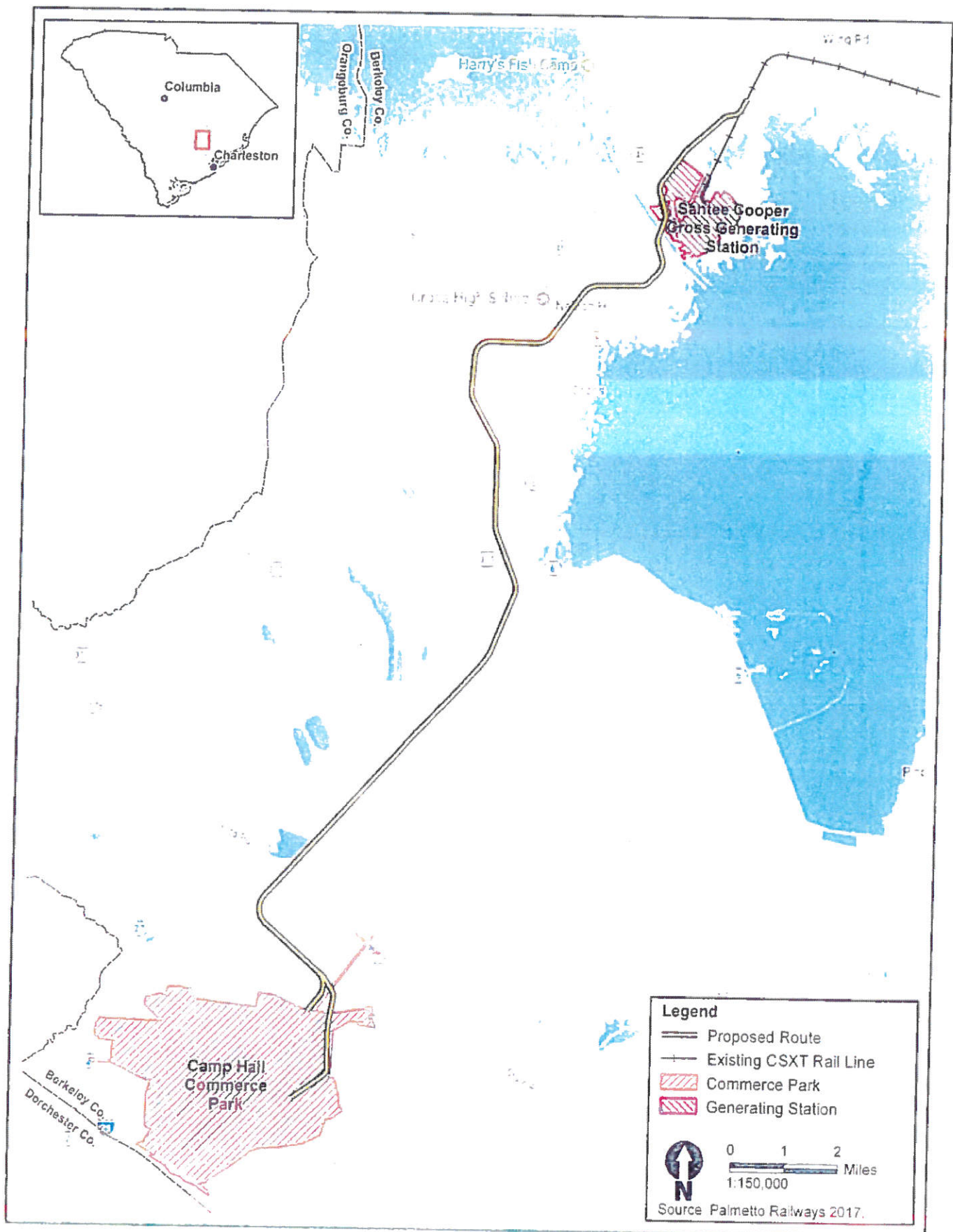
cc: Robert M. Hitt III  
Jeff McWhorter, President, Palmetto Railways  
Chris Huffman, Chief Financial Officer  
Ashlie Lancaster, SC Department of Administration

KBM  
Attachments

## ***Exhibit 1***

*(Figure A: Palmetto Railways Proposed Route)*





**Figure A**  
**Palmetto Railways Proposed Route**

***Exhibit 2***

*(10/23/17 Camp Hall Property Acquisition & 30% Design Plans)*

10/23/2017 Camp Hall Property Acquisition								
No.	Parcel ID	Property Owner	Start Station	End Station	100' ROW Acquisition Area [SF]	100' ROW Acquisition Area [AC]	100' ROW Construction Authority [SF]	100' ROW Construction Authority [AC]
1	UNKNOWN	SCPSA Santee Cooper	100+00.00	112+49.49	48,965	1.124		
2	022-00-03-093	Clarke Robert L Jr Etal	102+58.41	118+29.70	57,425	1.318		
3	032-00-03-048	Cross Generating Plant	117+19.27	183+85.24	1,049,496	24.093		
4	032-00-03-048	Cross Generating Plant	184+49.41	265+79.24	1,001,802	22.998		
5	UNKNOWN	SCPSA Santee Cooper	269+38.64	347+33.60	922,369	21.175		
6	042-00-03-125	Johnson Michael E	308+73.17	309+59.13	3,948	0.091		
7*	042-00-03-040	Pinckney St Julian	347+27.26	347+78.90	48,905	1.123		
8*	042-00-03-041	Heirs of Pinckney Joseph	348+28.87	349+91.14	24,679	0.567		
9	042-00-03-040	Pinckney St Julian	349+90.79	370+66.32	261,793	6.010		
10	042-00-04-073	Austin Mack O and Ann W	370+40.18	379+53.87	116,806	2.681		
11	042-00-04-020	Giesick Pamela Jean	379+28.94	380+77.32	6,947	0.159		
12	042-00-02-041	Rollerson Ronnie Lee	378+22.29	381+49.74	13,871	0.318		
13	042-00-02-045	Mack Joseph D Etal	381+15.90	403+24.14	567,461	13.027		
14*	042-00-02-046	Heirs of Mack Robert	388+29.31	390+48.89	57,060	1.310		
15	042-00-01-035	Cohen Phylliss	403+24.52	418+72.45	165,880	3.808	51,162	1.175
16	042-00-01-036	Johnson Lawrence K Etal	418+19.35	432+86.94	162,409	3.728		
17	053-00-02-041	Kernodle Trent M	427+45.16	436+50.21	20,388	0.468		
18	052-00-00-026	Santee River LLC	432+58.78	499+63.97	659,532	15.141	25,322	0.581
19	052-00-00-026	Santee River LLC	500+09.87	559+18.53	875,554	20.100		
20	051-00-00-037	Tall Corn Forestry LLC	560+00.81	655+21.96	953,346	21.886		
21	051-00-00-037	Tall Corn Forestry LLC	655+62.05	678+25.37	261,316	5.999		
22	051-00-00-037	Tall Corn Forestry LLC	678+61.53	701+51.76	378,070	8.679		
23	080-00-02-047	Cross Wilbur Wayne Jr & Laura R Life Estate	701+36.65	703+11.90	8,747	0.201		
24	081-00-00-037	Santee River LLC	701+22.97	722+45.35	201,065	4.616	2,319	0.053
25	080-00-02-001	Kunkle Terry L	722+02.07	724+08.61	6,108	0.140	7,003	0.161
26	081-00-00-034	Timberlands III LLC	722+45.35	732+17.59	91,047	2.090	7,953	0.183
27	081-00-00-034	Timberlands III LLC	732+59.75	741+34.64	83,054	1.907		
28	081-00-00-017	Taylor John C Etal	740+74.43	741+17.29	215	0.005		
29	081-00-00-034	Timberlands III LLC	741+83.35	752+58.33	98,968	2.272	40,494	0.930
30	081-00-00-034	Timberlands III LLC	752+60.77	780+46.54	273,861	6.287		
31	081-00-00-034	Timberlands III LLC	780+85.19	852+49.81	715,616	16.428		
32	081-00-00-034	Timberlands III LLC	852+95.39	906+60.42	535,953	12.304	73,902	1.697
33	117-00-00-050	Timberlands III LLC	907+04.23	1012+81.92	1,057,060	24.267	62,039	1.424
34	137-00-00-022	Timberlands III LLC	1013+24.30	1049+99.91	365,443	8.389		
35	137-00-00-022	Timberlands III LLC	1050+18.21	1074+85.64	242,777	5.573		
36	137-00-00-022	Timberlands III LLC	1074+95.72	1117+02.01	418,205	9.601		
37	137-00-00-022	Timberlands III LLC	1117+98.36	1169+77.68	517,418	11.878		
38	137-00-00-022	Timberlands III LLC	1170+21.71	1177+42.04	165,143	3.791	67,254	1.544
39	137-00-00-022	Timberlands III LLC	1176+99.38	1191+37.20	182,325	4.186	51,640	1.185
40	137-00-00-022	Timberlands III LLC	1194+60.78	1229+86.18	848,511	19.479		
41	137-00-00-022	Timberlands III LLC	1230+12.77	1289+65.08	822,100	18.873		
42	157-00-00-003	SC Public Service Authority	1290+03.64	1390+43.70	501,319	11.509		

\* Full Parcel Acquisition

1 Acre = 43560

Σ = 339.600  
Acres

Σ = 8.932  
Acres























***Exhibit 3***

*(10/23/17 Volvo Lead Property Acquisition & 30% Design Plans)*



10/23/2017 Volvo Lead Property Acquisition						
No.	Parcel ID	Property Owner	Start Station	End Station	100' ROW Acquisition Area [SF]	100' ROW Acquisition Area [AC]
V1	137-00-00-022	Timberlands III LLC	VL 108+73.20	VL 122+60.12	134,559	3.089
V2	158-00-00-005	Timberlands III LLC	VL 123+64.93	VL 147+01.79	233,680	5.365
V3	176-00-01-002	SC Public Service Facility	VL 147+70.74	VL 236+59.32	663,221	15.225

1 Acre =	43560
----------	-------

Σ =	23.679
	Acres

**NOTE:**

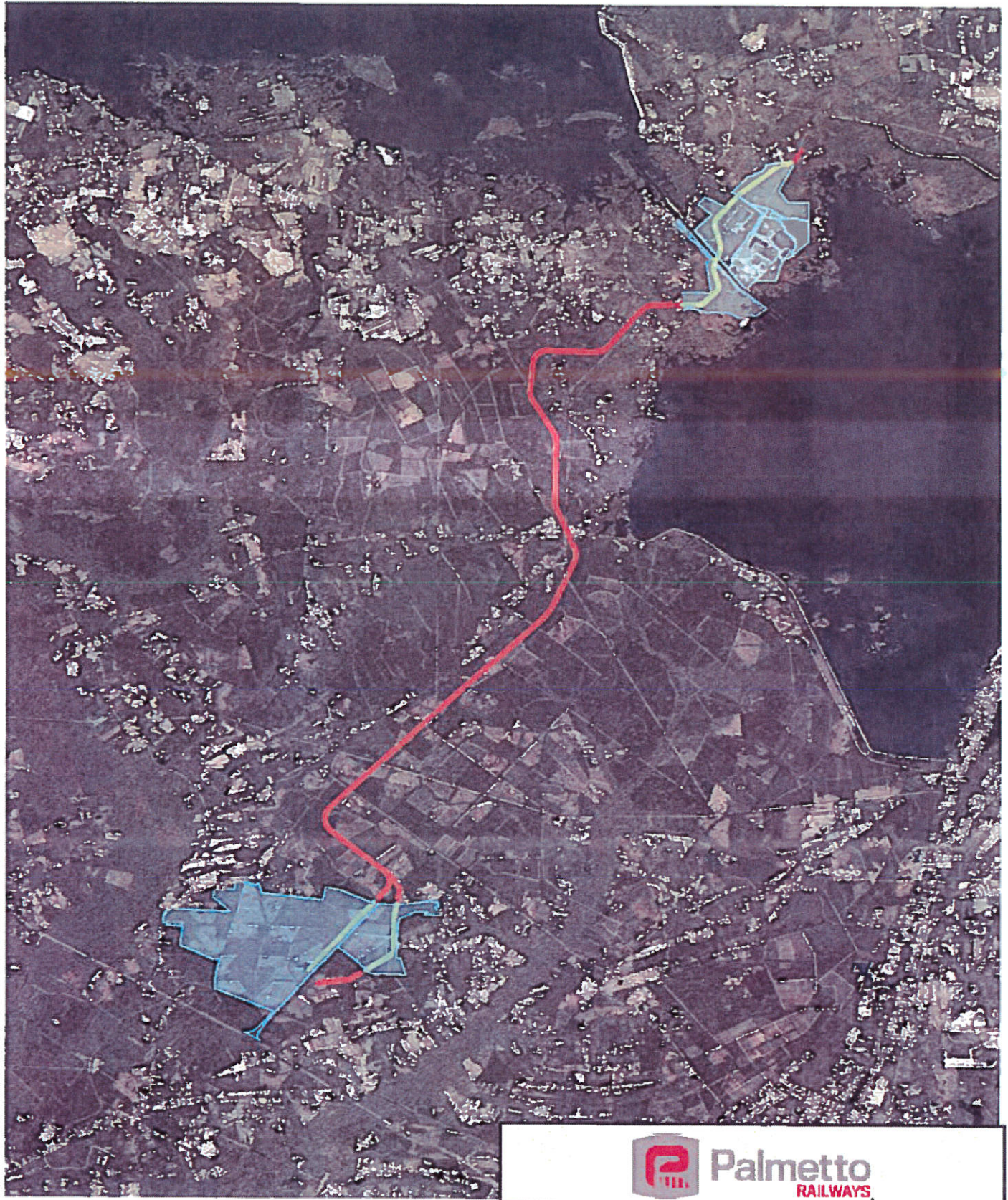
The table above includes all property takes required for the establishment of the 100' Volvo Lead ROW beginning after the turnout off of the Camp Hall Lead and ending at the Volvo Facility Property Line.



***Exhibit 4***




*(Santee Cooper Owned Property)*

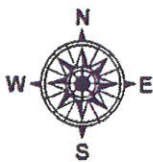




**Palmetto**  
RAILWAYS

### **Legend**

-  PROPOSED CAMP HALL
-  ALIGNMENT INSIDE SANTEE COOPER
-  SANTEE COOPER PROPERTY



0 1.25 2.5 5 7.5 Miles



***Exhibit 5***

*(Certificate of the Director)*

**CERTIFICATE OF THE DIRECTOR  
OF  
THE SOUTH CAROLINA DIVISION OF PUBLIC RAILWAYS D/B/A PALMETTO RAILWAYS,  
A DIVISION OF THE SOUTH CAROLINA DEPARTMENT OF COMMERCE**

I, the undersigned, Jeffrey M. McWhorter, do hereby certify as follows:

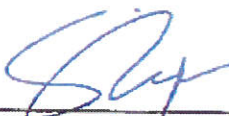
I am, as of this date, the duly qualified and acting sole Director and President of the South Carolina Division of Public Railways d/b/a Palmetto Railways ("*Palmetto*"), a division of the South Carolina Department of Commerce. I am authorized to execute this certificate on behalf of Palmetto, and I am knowledgeable with respect to the matters set forth herein.

Pursuant to the authority and requirements of Sections 13-1-1330(2), 13-1-1330(4), 13-1-1330(8), 13-1-1350, and 13-1-1390 of the Code of Laws of South Carolina, 1976, as amended, I hereby find and certify as follows:

1. The acquisition of right of way for the purpose of establishing a rail line of approximate length of 22 miles between the unincorporated community of Cross and the Camp Hall Commerce Park in Berkeley County and the construction of the rail line (the "*Project*") by Palmetto and the extension of Palmetto's operations thereby are desirable in the public interest to promote and foster economic growth and development.
2. Such acquisition and construction for the purpose of extending Palmetto's operations do not involve the extension of mainline trackage.
3. The acquisition of right of way, estimated not to exceed \$5.5 million, and the construction of the Project, will give rise to no pecuniary liability of Palmetto or a charge against its general credit or a charge against the full faith and credit or taxing power of the State of South Carolina or any political subdivision thereof.
4. Palmetto has funds available for the acquisition of right of way required to commence the Project and does not intend to issue revenue bonds to finance such acquisition.
5. To the extent that Palmetto determines at any time that the issuance of revenue bonds or other financing is necessary and in the public interest to offset costs of the Project's construction, such financing shall be subject to requisite approvals and all requirements related to financing and record-keeping associated with the extension of operations set forth in Section 13-1-1310, et seq.
6. The estimated cost of maintaining the Project, once constructed, is estimated not to exceed \$200,000 annually, such costs to be paid from revenues earned by Palmetto from the Project and/or shall be absorbed as general operating costs of Palmetto.

IN WITNESS WHEREOF, I have set my hand 2<sup>nd</sup> day of November, 2017.

SOUTH CAROLINA DIVISION OF PUBLIC RAILWAYS  
D/B/A PALMETTO RAILWAYS, A DIVISION OF THE  
SOUTH CAROLINA DEPARTMENT OF COMMERCE

By:  *Sterling Cooper* FOR *Jeffrey M. McWhorter*  
Jeffrey M. McWhorter, Director and President



**FOR DEPARTMENT USE ONLY**

CHE \_\_\_\_\_  
 JBRC \_\_\_\_\_  
 SFAA \_\_\_\_\_  
 JBRC Staff \_\_\_\_\_  
 ADMIN Staff \_\_\_\_\_  
 A-1 Form Mailed \_\_\_\_\_  
 SPIRS Date \_\_\_\_\_  
 Summary \_\_\_\_\_

RECEIVED NOV 07 2017

K6

(For Department Use Only)

3-2018(A)

SUMMARY NUMBER

FORM NUMBER

**PERMANENT IMPROVEMENT PROJECT REQUEST****1. AGENCY**Code Y08 Name SC Department of Commerce Division of Public Railways d/b/a Palmetto RailwaysContact Person Sheri Cooper Phone 843-727-2067**2. PROJECT**Project # 9506 Name Camp Hall Right of Way Purchases

Facility # \_\_\_\_\_ Facility Name \_\_\_\_\_

County Code	08 - Berkeley
New/Revised Budget	\$5,500,000.00

Project Type	1 - Purchase Land/Buildings
Facility Type	9 - Land Purchase

**3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR**

CPIP priority number \_\_\_\_\_ of \_\_\_\_\_ for FY \_\_\_\_\_

**4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)**

Establish Project	<input checked="" type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

**5. PROJECT DESCRIPTION AND JUSTIFICATION**

(Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered.  
 Attach supporting documentation/maps to fully convey the need for the request.)

Palmetto Railways is purchasing right of way (ROW) to construct rail infrastructure to connect the CSX Transportation rail network near the Santee Cooper Cross Generating Station to the Camp Hall Commerce Park in Berkeley County. The connection will be approximately 22.7 miles by 100-ft (varying in areas) corridor wide. Recent development at Camp Hall Commerce Park has increased the demand for rail service to better serve the transportation, distribution and logistical needs of current and future tenants. Tenants at the Park currently include Volvo Cars, which is a significant driver of the increased need for rail service. Additionally, anticipated supporting industries that may locate near Volvo Cars in the future would likely benefit from rail transportation options.

**6. OPERATING COSTS IMPLICATIONS**

Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

**7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES**

Estimated Start Date: 1/1/2018 Estimated Completion Date: 12/31/2018  
 Estimated Expenditures: Thru Current FY: \$2,500,000.00 After Current FY: \$3,000,000.00

## 8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	9506
-----------	------

- |     |              |                                       |              |
|-----|--------------|---------------------------------------|--------------|
| 1.  | 4,950,000.00 | Land Purchase ---->                   | Land:        |
| 2.  |              | Building Purchase ---->               | Floor Space: |
| 3.  | 550,000.00   | Professional Services Fees            |              |
| 4.  |              | Equipment and/or Materials ---->      | Information: |
| 5.  |              | Site Development                      |              |
| 6.  |              | New Construction ---->                | Floor Space: |
| 7.  |              | Renovations - Building Interior ----> | Floor Space: |
| 8.  |              | Renovations - Utilities               |              |
| 9.  |              | Roofing - _____ Roof Age              |              |
| 10. |              | Renovations - Building Exterior       |              |
| 11. |              | Other Permanent Improvements          |              |
| 12. |              | Landscaping                           |              |
| 13. |              | Builders Risk Insurance               |              |
| 14. |              | Other Capital Outlay                  |              |
| 15. |              | Labor Costs                           |              |
| 16. |              | Bond Issue Costs                      |              |
| 17. |              | Other: _____                          |              |
| 18. |              | Contingency                           |              |

\$5,500,000.00 TOTAL PROJECT BUDGET

Land: 363.00 Acres  
Floor Space: \_\_\_\_\_ Gross Square Feet

Information Technology

Floor Space: \_\_\_\_\_ Gross Square Feet

Floor Space: \_\_\_\_\_ Gross Square Feet

## ENVIRONMENTAL HAZARDS

Identify all types of significant environmental hazards (including asbestos, PCB's, etc.,) present in the project and the financial impact they will have on the project.

Type none found

### Cost Breakdown

Design Services \$

Monitoring	\$
------------	----

Abate/Remed	\$
-------------	----

Total Costs	\$	0.00
-------------	----	------

## 9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) Agency Resources		5,500,000.00	5,500,000.00 0.00 0.00		7263	98800100		3907
TOTAL BUDGET	\$0.00	\$5,500,000.00	\$5,500,000.00					

10. SUBMITTED BY:

Chief Financial Officer

November 6, 2017

Signature of Authorized Official and Title

Date \_\_\_\_\_

11. APPROVED BY:

(For Department Use Only)

Authorized Signature and Title

Date \_\_\_\_\_



**ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS**  
**RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY Code Y08 Name SC Department of Commerce Division of Public Railways - Palmetto Railways

2. PROJECT Project # 9506 Name Camp Hall Right of Way Purchases

3. ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS. (Check whether reporting costs or savings.)

☒ COSTS

☐ SAVINGS

☐ NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1)	\$	\$	\$	\$ 0.00
2)	\$	\$	\$	\$ 0.00
3)	\$	\$	\$	\$ 0.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.). Operating cost related to the acquisition of this property will be minimal until construction of the rail line and will come from Palmetto Railways accounts.

6. Will the additional costs be absorbed into your existing budget?  
 If no, how will additional funds be provided?

☒ YES

☐ NO

NOTE: PALMETTO RAILWAYS IS AN ENTERPRISE AGENCY AND NOT INCLUDED IN THE STATE APPROPRIATIONS ACT.

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>		<u>AMOUNT</u>
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
TOTAL		\$0.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. \_\_\_\_\_

9. Submitted By: Chris Huffman Chris Huffman, CFO  
 Signature of Authorized Official and Title

11/6/2017  
 Date



**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT  
FOR PRELIMINARY LAND ACQUISITION / INVESTIGATIVE STUDIES PROJECTS**

1. What is the internal projected cost of the project, including acquisition cost?

\$5,500,000

2. What is/are the source(s) of funds to be used for investigative studies for the acquisition?

Palmetto Railways Resources

3. What is your agency/institution's definition of the source(s) of funds to be used for the investigative land studies? (Please be specific for each source and if there is a statutory authority authorizing the use of the funds for capital projects/acquisitions, please cite the code section. If a source includes any type of fee, what is the fee called, what is the fee amount and when was it put in place?)

Resources of Palmetto Railways which includes agency funds and contributions from stakeholders.

4. What is the current fund balance of uncommitted funds in the source of funds for investigative land studies?

\$4,000,000

5. What is the source(s) of funds to be used for the acquisition?

Same as above

6. What is your agency/institution's definition of the source(s) of funds to be used for acquisition? (Please be specific for each if different from those in 3 above. If there is statutory authority authorizing the use of the funds for acquisition, please cite the code section and if a source includes a fee, what is the fee called, what is the fee amount and when was it put in place?)

Same as above

7. What is the current fund balance of uncommitted funds in each source to be used for the acquisition?

Same as above

8. Will the use of any funds for the acquisition require an increase in any student fee or tuition? If so, please explain.

N/A

9. If the use of any funds for acquisition will require any student fee or tuition increase, please explain and include the amount of the fees annually or by semester, what the fee is called and when it was put in place.

N/A

10. What is the total acreage and/or square footage of the land and/or building to be acquired?

363 Acres

11. If a building is involved in the acquisition, will it have to be renovated and what is the projected cost?  
Please explain.

N/A

12. What program(s) will use the land/building to be acquired?

13. What is the current age of the building to be acquired, if applicable?

14. Please provide demand/usage data to support the need for the acquisition.

15. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the property to be acquired? (Answer for as many as are applicable.)

16. Has the acquisition project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5?

17. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.

**DEPARTMENT OF ADMINISTRATION  
EXECUTIVE BUDGET OFFICE  
APPROVAL OF PROJECT INVOLVING LAND ACQUISITION  
FOR LIMITED PURPOSES ONLY**

AGENCY: SC Department of Commerce Division of Public Railways - Palmetto Railways

PROJECT NAME: Camp Hall Right of Way Purchases

PROJECT NUMBER: \_\_\_\_\_ DATE SUBMITTED: 11/8/2017



The approval of this project, which involves the acquisition of land, is for establishment only for the limited purposes of securing: (1) any appraisals which may be required; (2) any land surveying services which may be required; (3) a Phase One Building Condition Assessment on any structures included in the acquisition which may be required; (4) an asbestos survey on any structures included in the acquisition; (5) a Level One Environmental Study for detection of hazardous materials; and (6) any other information desired by the Joint Bond Review Committee or the State Fiscal Accountability Authority which describes further the land proposed to be acquired and the purposes it would serve if acquired.

The agency should forward originals of the appraisal, environmental study and building condition assessment reports to the **Executive Budget Office, Capital Budgeting Unit, 1205 Pendleton Street, Suite 529, Columbia, South Carolina 29201**. We will ensure that the building condition assessment is forwarded and reviewed by the Office of State Engineer.

No authority is given by this approval to acquire any land or to enter into any agreement to acquire land until the required studies have been reviewed by staff and an A-1 form which fully details the project has been reviewed by the Joint Bond Review Committee and approved by the State Fiscal Accountability Authority.

Submission of the A-1 form to finalize the land acquisition, information supplied on the attached format and a letter requesting approval of the acquisition, stating the date by which this approval is required, should be submitted to the Capital Budgeting Unit as noted above.



## PROPERTY ACQUISITION INFORMATION FORMAT

### PART I

1. Project Number:
2. County: Berkeley
3. Description of Property:
4. Grantor(s) Name and Address: Various
5. Grantee(s) Name and Address: Various
6. County Location: Various
7. Acreage: Approximately 363 acres with some being easements
8. Purpose for Acquisition:  
Recent development at Camp Hall Commerce Park has increased the demand for rail service to better serve the transportation, distribution and logistical needs of current and future tenants. Tenants at the Park currently include Volvo Cars, which is a significant driver of the increased need for rail service. Additionally, anticipated supporting industries that may locate near Volvo Cars in the future would likely benefit from rail transportation options.
9. Demonstrate the need to acquire the property:  
Property needed for construction of rail line.
10. Purchase Price: \$ 5,500,000
11. Current Year Property Tax Amount: \$ unknown

### PART II

1. How many sites were evaluated? Numerous
2. Please list the selection criteria used to evaluate sites.  
Numerous routes were evaluated to determine to least impact on the environment, the local community, property owners, and business conditions.
3. How was the final selection of the site made?  
The current proposed route dealt with most of these impacts and was the preferred route.

4. Why was this specific site selected?

The current proposed route dealt with most of these impacts and was the preferred route.

5. What are the estimated costs of any construction or renovations to be done on the property and the anticipated source of funds for such work?

It is anticipated that construction of the line will be approximately \$100 million and be funded with a combination of contributions from stakeholders, bonds, grants and agency resources.

6. What are the estimated additional annual operating costs which will result from acquisition of the property and the anticipated source of funds? Explain the factors that determine the cost. If no costs, explain why not.

Minimal cost until the line is completed.

7. What are the estimated additional annual operating costs which will result from construction/renovation on the property and the anticipated source of funds? Explain the factors that determine the costs. If no costs, explain why not.

Operating Cost will depend on rail volume.

**Phase I Environmental Site Assessment  
Camp Hall Build-In  
Berkeley County, South Carolina  
S&ME Project No. 1413-16-118**



Prepared for:

**TranSystems**

**Three Coliseum Centre**

**2550 West Tyvola Road, Suite 140**

**Charlotte, North Carolina 28217**

Prepared by:

**S&ME, Inc.**

**620 Wando Park Boulevard**

**Mount Pleasant, SC 29464**

**June 16, 2017**





June 16, 2017

TranSystems  
Three Coliseum Centre  
2550 West Tyvola Road, Suite 140  
Charlotte, North Carolina 28217

Attention: Mr. Robert J. Burnett, P.E.  
[RJBurnett@transystems.com](mailto:RJBurnett@transystems.com)

Reference: **Phase I Environmental Site Assessment**  
Camp Hall Build-In  
Berkeley County, South Carolina  
S&ME Project No. 1413-16-118

Dear Mr. Burnett:

S&ME, Inc. has completed a Phase I Environmental Site Assessment for the referenced project. The attached report presents the findings of S&ME's Phase I Environmental Site Assessment which was performed in general accordance with ASTM E 1527-13 and S&ME Proposal No. 14-1600323 dated June 20, 2016. The submitted report includes the results of our review of the public record for the subject property, our observations of site conditions, and a summary of environmental conditions based on this information and these observations.

S&ME appreciates the opportunity to provide this Phase I Environmental Site Assessment for this project. Please contact us at your convenience if there are questions regarding the information contained in this report.

Sincerely,

**S&ME, Inc.**

Norvin C. Duncan  
Environmental Professional  
[nduncan@smeinc.com](mailto:nduncan@smeinc.com)

Chuck Black, P.E.  
Senior Environmental Engineer/V.P.  
[cblack@smeinc.com](mailto:cblack@smeinc.com)



## Executive Summary

S&ME, Inc. has completed a Phase I Environmental Site Assessment (ESA), in general accordance with ASTM E 1527-13 for the site described herein as Camp Hall Build-In, or the subject property. Our services were authorized by TranSystems. This summary is intended as an overview of the Phase I ESA, for the convenience of the reader. The complete report must be reviewed in its entirety prior to making decisions regarding this site.

The subject property is an approximately twenty-five (25) mile proposed industrial railroad corridor that will connect to an existing CSX rail network just north of the Santee Cooper Cross Generating Station in Cross, South Carolina and travel south and southwest to the Camp Hall Commerce Park site near Summerville, South Carolina. The right-of-way (width) of the corridor is approximately 200 feet. The proposed rail line may also include a 9,000-foot siding at the north end of the site and a spur to a rail yard at the Volvo Car plant that is currently under construction at the Camp Hall area. We understand that the proposed railroad will be owned and operated by Palmetto Railways.

S&ME contracted Environmental Data Resources, Inc. (EDR) to conduct an environmental database search of the subject property and the surrounding area. One facility, Santee Cooper Cross Generating Station (a coal-fired power generating facility), was identified on the State Hazardous Waste Sites (SHWS), Underground Storage Tank (UST), Leaking Underground Storage Tank (LUST), Solid Waste Facility/Landfill (SWF/LF), and AIRS (air emissions) databases. The subject property routes along the western portion of the generating station near one of the facility's landfill areas and continues to the north to an existing railroad system that delivers coal to the power facility. No other facilities of concern within the specified search distances were identified on the environmental databases reviewed.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Camp Hall Build-In, the subject property. Any exceptions to, or deletions from this practice are described in Section 10 of this report. This Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following:

- ♦ The Santee Cooper Cross Generating Station is considered a recognized environmental condition because the operations performed at the facility represent a potential source for soil and groundwater contamination on and under an area of the subject property.



## 9.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the subject property identified as the Camp Hall Build-In located in Berkeley County, South Carolina. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the subject property, except for the following:

- ♦ **The Santee Cooper Cross Generating Station is considered a recognized environmental condition** because the operations performed at the facility represent a potential source for soil and groundwater contamination on and under an area of the subject property.

## 10.0 Deviations

S&ME has endeavored to perform this Phase I ESA in substantial conformance with the scope and limitations of ASTM Standard Practice E1527-13 without significant deviation. Because of the limited availability of data, the operational history of the subject property was not documented at intervals of approximately 5 years or prior to development, and environmental lien or activity and use limitations information was not provided by the user. In addition, contact information for interviews with past and current property owners was not provided by the user. No other deviations to ASTM Practice E 1527-13 were made in the completion of this Environmental Site Assessment.

## 11.0 Additional Services

S&ME has also prepared a preliminary geotechnical engineering report for the subject property. This report is being submitted under separate cover.



**JOINT BOND REVIEW COMMITTEE**  
Meeting of December 5, 2017

**Item Number 4**

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

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

There are 23 additional Permanent Improvement projects pending as follows:

- 15 Establish Phase I, Pre-Design Budget
- 1 Revise Scope
- 4 Establish Phase II, Construction Budget
- 1 Revise Scope and Increase Phase II, Construction Budget
- 1 Preliminary Land Acquisition
- 1 Final 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 3-2018

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Capital Budget Office

SUMMARY 3-2018

Summary of Permanent Improvement  
11/13/2017

Forwarded to JBRC

Project Actions Proposed by Agencies  
September 13, 2017 through November 6, 2017

### Permanent Improvement Projects

#### Summary Background Information:

Establish Project for A&E Design

- (a) Summary 3-2018: JBRC Item 1. (H12) Clemson University  
Project: 9936, Softball Complex Construction  
Included in Annual CIP: Yes – CIP Priority 4 of 7 in FY18  
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/2/17

Ref: Supporting document pages 1-7

<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 and Donations	0.00	0.00	0.00	300,000.00	300,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>300,000.00</u>	<u>300,000.00</u>

Funding Source: \$300,000 Other, Athletic Gifts and Donations, which are amounts received from individuals, corporations and other entities that are to be expended in support of the Athletic Department.

Request: Establish project and budget for \$300,000 (Other, Athletic Gifts and Donation Funds) to begin pre-design work to construct a softball complex at Clemson University, which will support the newly announced softball program that will begin play in January 2020. The Phase I pre-design budget is requested at 2.3% of the estimated project cost and the additional amount will allow the University to provide for the costs of an alternative construction delivery method (Construction Manager at Risk), the LEED/Green Globes certification, and the required LEED/Green Globes cost benefit analysis. The complex will include an NCAA-standard playing field, stadium stands with capacity of approximately 1,000, a working press box and ACC Network support functions, concessions, restrooms, a ticket booth and parking. It will also include an approximately 10,000 square foot player operations facility with dugouts, locker rooms, and lounge and meeting spaces for team practice and game functions. The substitution of softball for diving, which has been eliminated, helps to better align Clemson's sports offerings to serve the residents of South Carolina, as softball has wide participation in the state's middle and high schools. In addition, the ability to compete for championships on the conference and national levels is enhanced with

the addition of softball. This project is essential for Clemson to continue fulfilling its Title IX obligations and provide equal accessibility to male and female athletes. It allows the university to provide a Clemson education to South Carolina student athletes who wish to play varsity softball and provides a suitable venue for practice and competition. Having appropriate facilities at program inception will assist with recruiting and developing student athletes and generate revenue for the Athletic Department. Various locations on campus were considered, with the best location contiguous to the Doug Kingsmore baseball stadium. This co-location will create common entry and plaza spaces for both the softball and baseball facilities, along with adjacent programmable practice areas. Annually, the facility will be used by 20 team members, 10 coaches and staff, and will be open to all Clemson students free of charge. Additionally, 15,000 non-student fans are expected to attend games annually and approximately 1,000 summer league team members and fans will use the complex. The agency estimates that the completed project will cost approximately \$13,000,000 with additional annual operating costs of \$115,000 in year 1, \$118,450 in year 2, and \$122,003 in year 3.



- (b) Summary 3-2018: JBRC Item 2. (H12) Clemson University  
 Project: 9937, Center for Manufacturing Innovation Building Renovation  
 Included in Annual CPIP: Yes – CPIP Priority 7 of 7 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/2/17

Ref: Supporting document pages 8-14

<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 and Stewardship	0.00	0.00	0.00	75,000.00	75,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>75,000.00</u>	<u>75,000.00</u>

Funding Source: \$75,000 Other, Maintenance and Stewardship, which are tuition, matriculation and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use.

Request: Establish project and budget for \$75,000 (Other, Maintenance and Stewardship Funds) to begin pre-design work to renovate approximately 10,000 square feet in the Center for Manufacturing Innovation Building (CMI) at CU-ICAR for the Clemson Composites Center (CCC). The Phase I pre-design budget is requested at 1.8% of the estimated project cost and the additional amount will allow the University to provide for the costs of design for specialized equipment for research in the automotive manufacturing industry that must be installed in the space to be renovated. This equipment has a heavy utility and infrastructure demand which will require the design team to do additional work for the schematic design package. The CMI is a joint venture between Clemson University and Greenville Technical College (GTC) with support from the SC Department of Commerce and major private corporations, such as BMW, to provide an educated workforce to growing automotive and advanced manufacturing industries in SC. The CMI building was approved by CHE, JBRC and SFAA in 2014 and was constructed by Greenville Technical College at the CU-ICAR campus. This project represents Clemson's contribution to the joint venture. The Clemson Composites Center will provide a certificate program in Advanced Manufacturing for Clemson undergraduates, as well as new programs that will be offered by GTC. The space currently has finished walls, concrete floors, lighting, fire protection, alarm systems and HVAC. The renovation will provide the infrastructure to support the CCC's equipment to be installed in the facility. The work will include demolishing floors and providing new foundations, constructing a structural mezzanine for equipment and storage, constructing a chemical lab for the center, making HVAC, electrical, plumbing and related upgrades to accommodate the renovations, and constructing an exterior loading area for heavy truck traffic. In addition to providing a certificate program for Clemson students, the CCC will provide an advanced research facility for Clemson Automotive Engineering with state-of-the-art instruments and equipment. It will be available for research and industry trials that will contribute to the success of composite material suppliers in SC and make the region more attractive for those contemplating a move. It will allow researchers, working closely with companies, to speedily translate the results of their research into products and companies to test their ideas before entering the marketplace. The renovated space will be used by approximately 35 graduate and undergraduate students, 3 faculty members and 4 staff. Additionally, engineers

working for industry clients of the center will also use the facility. The agency estimates that the completed project will cost approximately \$4,000,000 with additional annual operating costs of \$32,500 in year 1, \$66,950 in year 2, and \$68,958 in year 3.

- (c) Summary 3-2018: JBRC Item 3. (H17) Coastal Carolina University  
 Project: 9614, Williams Brice Renovation and Repair  
 Included in Annual CPIP: Yes – CPIP Priority 1 of 1 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 10/5/17

Ref: Supporting document pages 15-25

<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, Renovation Reserve/Plant Expansion	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, Renovation Reserve/Plant Expansion, which are funds used for renovations, repairs, and additions to existing facilities and for acquisitions for plant expansion. This is in compliance with section 59-136-130(10) of the SC Code of Laws. \$150 per full-time student per semester is charged as part of the Tuition and Required fees. This fee has been in place since fiscal year 2007 at the same amount.

Request: Establish project and budget for \$37,500 (Other, Renovation Reserve/Plant Expansion Funds) to renovate the HVAC system and life safety system at the Williams Brice Physical Education Center. A new chilled water/hot water 4-pipe system and VAV air handling system will enhance the building's dehumidification and the occupant's comfort levels. Additional renovations include removing the existing ceiling and replacing it with a suspended ceiling and associated lighting and installation of a new mass notification system. The existing HVAC system has expired its anticipated life expectancy. The 46 year old, 33,968 square foot Williams Brice Building was built in 1971, and has since had changes to the original design. This has resulted in equipment locations being difficult to access for maintenance, and the system not dehumidifying properly. The hot water heating boiler is inefficient and starting to require frequent repairs. The existing alarm system does not include a mass notification function. The planned renovation will address these issues. Williams-Brice houses approximately 260 students and contains 23 administrative offices housing 38 employees of the university. The agency estimates that the completed project will cost approximately \$2,500,000 and no additional annual operating costs will result from the project.



- (d) Summary 3-2018: JBRC Item 4. (H27) University of South Carolina - Columbia  
 Project: 6122, Speech and Hearing Upfit for the Dept. of Communication Sciences & Disorders  
 Included in Annual CPIP: Yes – CPIP Priority 4 of 9 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/2/17

Ref: Supporting document pages 26-38

<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, Gifts	0.00	0.00	0.00	30,000.00	30,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>30,000.00</u>

Funding Source: \$30,000 Other, Gifts, which are funds received from a private donor. In this case, they are reserved specifically for this project.

Request: Establish project and budget for \$30,000 (Other, Gift Funds) to renovate and upfit up to 20,000 square feet of available space in the Close-Hipp academic building to accommodate the Speech and Hearing Department of Communication Science and Disorders. The Speech and Hearing Department currently resides in private lease space on Lady Street in the City of Columbia and their lease term ends in the summer of 2019. The renovation and upfit will create academic space, computer labs, clinical exam rooms, faculty offices and allow for needed growth in the program. The project will enable the Speech and Hearing Department to avoid future lease payments and improve connectivity with the campus benefiting the students and faculty in the academic program. The Close Building was built in 1973 and the Hipp Building was built in 1983. The total square footage of the Close-Hipp Building is 341,000 square feet. Approximately 80 students will use the space with an additional 135 students involved through distance education. 25 faculty members will also use the space. Clients who visit the clinic will make an estimated 6,000 visits annually based on previous data. The agency estimates that the completed project will cost approximately \$2,000,000 with additional annual operating cost savings of \$256,277 in years 1 thru 3.

- (e) Summary 3-2018: JBRC Item 5. (D50) Department of Administration  
 Project: 9997, Dennis Building and Blatt Building – Elevator Modernization  
 Included in Annual CPIP: Yes – CPIP Priority 1 & 8 of 11 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 39-43

<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	0.00	0.00	0.00	42,375.00	42,375.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>42,375.00</u>	<u>42,375.00</u>

Funding Source: \$42,375 Other, Depreciation Reserve, which is derived from the rent account which receives rent charged to agencies.

Request: Establish project and budget for \$42,375 (Other, Depreciation Reserve Funds) to obtain the preliminary design and cost estimate for the modernization of 4 traction passenger elevators and 1 traction freight elevator in the Rembert Dennis Building and 4 passenger elevators at the Blatt Building. The Dennis elevators service approximately 750 building staff from the office of the Attorney General, Revenue and Fiscal Affairs Office, the Department of Natural Resources and the Legislative Council of the General Assembly. The Blatt elevators service 345 employees, staff and visitors to the building annually. The Dennis Building elevators are 39 years old and the Blatt elevators are 40 years old. There has been an increase in the number of elevator issues including entrapments over the last few years and it is difficult to maintain both elevators due to their age as parts are not readily available. The agency estimates that the completed project will cost approximately \$2,825,000 and no additional annual operating costs will result from the project.

- (f) Summary 3-2018: JBRC Item 6. (E24) Office of the Adjutant General  
Project: 9807, MTC Bldg 3800 HVAC Replacement  
Included in Annual CPIP: Yes – CPIP Priority 17 of 21 in FY18  
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 44-50

<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	0.00	0.00	0.00	7,020.00	7,020.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,020.00</u>	<u>7,020.00</u>

Funding Source: \$7,020 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 \$7,020 (Federal, Federal Bureau of Investigation Funds) to replace the six (6) HVAC units on the 19 year old 160,342 square foot Regional Training Institute, Building 3800 on the McCrady Training Center. The HVAC units that support the RTI were installed in 1998 and are nearing the end of their serviceable life. The RTI has been plagued with HVAC failures and repairs over the past few years, which has directly affected their Federal mission which supports the US Army's Training and Doctrine Command (TRADOC). This facility is utilized by the SC Army National Guard to provide professional military education to soldiers. It houses approximately 80 full-time instructors and staff, and provides military education to approximately 3,000 students annually. The agency estimates that the completed project will cost approximately \$468,000 with additional annual operating cost savings of \$20,000 in years 1 thru 3.



- (g) Summary 3-2018: JBRC Item 7. (E24) Office of the Adjutant General  
 Project: 9808, Orangeburg RC Organizational Parking (Unsurfaced)  
 Included in Annual CPIP: Yes – CPIP Priority 3 of 21 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 51-57

<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	28,000.00	28,000.00
Federal, National Guard Bureau				28,000.00	28,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>56,000.00</u>	<u>56,000.00</u>

Funding Source: \$28,000 Appropriated State. \$28,000 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 \$56,000 (Appropriated State and Federal, Federal Bureau of Investigation Funds) to grade the existing Organizational Parking area, install catch basins and 18" storm drainage piping, construct stormwater retention area, compact subgrade, install geofabric, and placing and compacting up to 4" of asphalt millings. The Phase I pre-design budget is requested at 17% of the estimated project cost and the additional amount will allow for the extensive planning and design needed to correct the damage in this existing parking area. The existing parking area cannot be properly utilized due to drainage issues causing extreme wet areas. Re-grading of the parking area with the installation of catch basins, storm water piping and the retention area will improve the removal of storm water. This along with the installation of geofabric and asphalt millings will allow for the use of the entire unsurfaced parking area. The 46 year old armory is utilized by the SC Army National Guard's 218<sup>th</sup> Maneuver Enhancement Brigade (MEB) and visitors of the Orangeburg Armory. There are 151 soldiers assigned to this armory of the 218<sup>th</sup> Maneuver Enhancement Brigade. The agency estimates that the completed project will cost approximately \$324,000 with additional annual operating costs of \$500 in years 1 thru 3.

- (h) Summary 3-2018: JBRC Item 8. (E24) Office of the Adjutant General  
 Project: 9809, McEntire Secure Area Facility  
 Included in Annual CPIP: Yes – CPIP Priority 2 of 21 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 58-66

<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	0.00	0.00	0.00	83,250.00	83,250.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>83,250.00</u>	<u>83,250.00</u>

Funding Source: \$83,250 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 \$83,250 (Federal, Federal Bureau of Investigation Funds) to construct a new approximately 5,000 square foot Secure Area Facility for housing the SCARNG's new Cyber Protection Battalion, which has 95 soldiers. The Phase I pre-design budget is requested at 4% of the estimated project cost and the additional amount will be used for very complex pre-design that is needed with the IT capabilities. The Secure Area Facility is required for the SCARNG to comply with National Guard Bureau Directive, which has stringent security requirements that necessitate its construction on McEntire Joint National Guard Base. This facility will also meet the requirements for stationing the Cyber Protection Battalion. The agency estimates that the completed project will cost approximately \$1,936,749.44 with additional annual operating costs of \$30,000 in years 1 thru 3.

- (i) Summary 3-2018: JBRC Item 9. (J16) Department of Disabilities & Special Needs  
 Project: 9914, Midland Center – Palmetto Dorm-Renovate Bathing, Toilet & Dining Areas  
 Included in Annual CPIP: Yes – CPIP Priority 1 of 4 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 67-76

<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>
Excess Debt Service	0.00	0.00	0.00	7,200.00	7,200.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,200.00</u>	<u>7,200.00</u>

Funding Source: \$7,200 Excess Debt Service, which are funds invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds the payment due or to become due during the then current fiscal year and an additional sum equal to the maximum annual debt service requirement of the obligations for a succeeding fiscal year.

Request: Establish project and budget for \$7,200 (Excess Debt Service Funds) to begin Phase I to renovate Palmetto Dorm (#2020) bathing, toilet, and dining areas to provide a more functional, independent environment for active ambulatory consumers with intellectual disabilities. The current building design does not promote independence and privacy, as the existing layout was intended for more dependent, non-ambulatory consumers. The current spaces offer very little privacy, resulting in negative behaviors and disruption. This project will cover 2,121 square feet of the 11,565 square foot 46 year old Palmetto Building. This facility is utilized by 15 stakeholders plus 23 staff. The agency estimates that the completed project will cost approximately \$480,000 and no additional annual operating costs will result from the project.



- (j) Summary 3-2018: JBRC Item 10. (J16) Department of Disabilities & Special Needs  
 Project: 9915, Coastal Center – Roof Replacement-Admin., Highlands 210, Warehouse/Annex  
 Included in Annual CPIP: Yes – CPIP Priority 2 of 4 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 77-88

<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>
Excess Debt Service	0.00	0.00	0.00	9,000.00	9,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,000.00</u>	<u>9,000.00</u>

Funding Source: \$9,000 Excess Debt Service, which are funds invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds the payment due or to become due during the then current fiscal year and an additional sum equal to the maximum annual debt service requirement of the obligations for a succeeding fiscal year.

Request: Establish project and budget for \$9,000 (Excess Debt Service Funds) to begin Phase I design to replace old roofing at DDSN Coastal Center's Administration, Highlands 210, Kitchen, Warehouse and Annex buildings in Summerville, SC. Requests include both low slope and sloped roofing surfaces. These 20+ year old roofing surfaces are near the end of their life cycle and should be replaced with new roofing. The existing shingle, and/or modified bitumen roofs are deteriorated and rapidly approaching life expectancy. Attempts to patch and repair will no longer maintain the building structures and interiors in safe and healthy condition. The sloped roofing surfaces will be replaced with asphalt shingles that include a 50 year pro-rated material warranty. The low-sloped roofing surfaces will be replaced with modified bitumen that include a 20 year non-prorated material warranty. These 51 year old buildings serve essential functions, thus must either be re-roofed or replaced with new structures. Due to health and safety concerns for those with disabilities serviced in these buildings, roof replacement is the only responsible alternative, other than replacing the buildings with new buildings. The combined square footage for these buildings is 28,624 square feet and they are utilized by a total of 39 stakeholders. The agency estimates that the completed project will cost approximately \$600,000 and no additional annual operating costs will result from the project.

- (k) Summary 3-2018: JBRC Item 11. (J16) Department of Disabilities & Special Needs  
 Project: 9916, Coastal Center – HVAC System Replacement  
 Included in Annual CPIP: Yes – CPIP Priority 3 of 4 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 89-99

<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>
Excess Debt Service	0.00	0.00	0.00	12,675.00	12,675.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,675.00</u>	<u>12,675.00</u>

Funding Source: \$12,675 Excess Debt Service, which are funds invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds the payment due or to become due during the then current fiscal year and an additional sum equal to the maximum annual debt service requirement of the obligations for a succeeding fiscal year.

Request: Establish project and budget for \$12,675 (Excess Debt Service Funds) to begin Phase I design to replace building systems and components at DDSN Coastal Center's Highlands 110, Highlands 510 and Hillside 520 buildings in Summerville, SC. Requests include replacing aging fan coil system in classroom/office/medical areas of Highlands 510; replacing aging heat pumps at Highlands Dorm 110; and replacing the 24 year old chiller and other HVAC components at Hillside Dorm 520. The existing 23 year old Highlands 510 HVAC system is at the end of its useful life, undependable, energy inefficient, and difficult to maintain in operable condition. Fan coils are not supported by manufacturer and chillers have multiple problems causing a constant state of repairs. Roof top units at Highlands Dorm 110 are more than 20 years old, inefficient, and in constant need of repairs. Two chillers of identical vintage to the Hillside Dorm 520 chiller failed and have been replaced at adjacent buildings. Due to health and safety concerns for those with disabilities serviced in these buildings, system replacement is the only responsible alternative, other than replacing the buildings with new buildings. The combined square footage for these buildings is 31,820 square feet and they are utilized by a total of 50 stakeholders. The agency estimates that the completed project will cost approximately \$845,000 and no additional annual operating costs will result from the project.

- (I) Summary 3-2018: JBRC Item 12. (J16) Department of Disabilities & Special Needs  
 Project: 9917, Pee Dee Region – Gymnasium HVAC System Replacement  
 Included in Annual CIP: Yes – CIP Priority 3 of 4 in FY18  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 100-109

<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>
Excess Debt Service	0.00	0.00	0.00	3,735.00	3,735.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,735.00</u>	<u>3,735.00</u>

Funding Source: \$3,735 Excess Debt Service, which are funds invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds the payment due or to become due during the then current fiscal year and an additional sum equal to the maximum annual debt service requirement of the obligations for a succeeding fiscal year.

Request: Establish project and budget for \$3,735 (Excess Debt Service Funds) to begin Phase I to replace aging boiler, chiller and air handlers (installed in 1985), with package units at the Pee Dee Center Gymnasium. The new systems will be two gas package units on the low roof. Ductwork will be routed through the existing wall to the gym space. Two ductless split units will condition the two office areas. Duct will be routed from the package units to the storage rooms. Existing duct to the kitchenette will be connected. The existing gymnasium HVAC system is at the end of its useful life, undependable, energy inefficient, and currently no longer in operable condition. Due to health and safety concerns for those with disabilities serviced in this building, system replacement is the only responsible alternative, other than replacing the building with a new building. The gymnasium is 63 years old and the HVAC system being replaced is 32 years old. The facility is utilized by 150 stakeholders. The agency estimates that the completed project will cost approximately \$300,000 and no additional annual operating costs will result from the project.



- (m) Summary 3-2018: JBRC Item 13. (J16) Department of Public Safety  
Project: 9609, DPS/DMV Blythewood Headquarters Roof Retrofit  
Included in Annual CIP: Yes – CIP Priority 1 of 1 in FY18  
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 110-116

<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 Highway Patrol Assets	0.00	0.00	0.00	28,000.00	28,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,000.00</u>	<u>28,000.00</u>

Funding Source: \$28,000 Other, Sale of Highway Patrol Assets, which are proceeds that came from the sale of the Otranto building in Charleston, SC.

Request: Establish project and budget for \$28,000 (Other, Sale of Highway Patrol Asset Funds) to begin Phase I to retrofit the roofs at the DPS and DMV Blythewood Headquarters Buildings. The Phase I pre-design budget is requested at 4.0% of the estimated project cost and the additional amount will allow for testing to be completed that will locate the source of the leaks and the extent of damaged materials, as well as load calculations to determine if a roof membrane could be installed over existing insulation. Two different options have been presented, the first of which would be to replace all insulation and apply a new roofing system to include all new flashing, new pavers and new ballast as required at an estimated cost of \$1,098,418.75. This option is the most disruptive to the agency, leaving the building open to damage from weather. A 25 to 30 year warranty could possibly be obtained but may be at an increased cost. The second option is to perform infrared testing to locate wet insulation and replace the wet insulation as required. New 60 Mil EPDM would be applied over the existing 45 Mil membrane and flashing, pavers and ballast would be replaced as required. This is the best value and the least disruptive for the agency. This would be the most effective solution, and would provide a watertight roof with a 20 year warranty. The current roof system is an EPDM ballasted single-ply membrane roof and will be replaced with the same, except that the current membrane is thinner than the new one to be installed over it. The roofs are original to these approximately 20 year old DPS and 25 year old DMV buildings. When the property was acquired by the state in 2003, many repairs had already been made, due to the complexity of the roof layouts and the amount of HVAC equipment they carry. A repair project was completed about 5 years ago, however, only areas (mostly at the DMV building), that were a concern at the time were addressed. Since then, the roofs have degraded at certain areas such that offices and their contents are now being damaged and cannot be used. In-house repairs have been attempted, but leaks persisted. Both 5 story facilities total 282,785 square feet with the DPS Headquarters roof being 23,800 square feet and the DMV Building roof being 35,800 square feet. There is a connector between the two buildings with a 1,850 square foot roof. The DPS Headquarters Building houses the Executive and Administrative staff, Highway Patrol, State Transport Police, Highway Safety and Regional Telecommunications (911). The DMV Headquarters Building houses the Executive and Administrative staff, call center and DMV branch office. The agency estimates that the completed project will cost approximately \$700,000 with additional annual operating cost savings of \$10,000 in years 1 thru 3.

(n) Summary 3-2018: JBRC Item 14. (N12) Department of Juvenile Justice

Project: 9606, Coastal Regional Center

Included in Annual CPIP: No

JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 117-134

<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, FY17 Carryforward	0.00	0.00	0.00	142,500.00	142,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>142,500.00</u>	<u>142,500.00</u>

Funding Source: \$142,500 Appropriated State, FY17 Carryforward Funds.

Request: Establish project and budget for \$142,500 (Appropriated State, FY17 Carryforward Funds) to implement regionalization across the state. The Phase I pre-design budget is requested at 3.8% of the estimated project cost and the additional amount will provide for utility and environmental studies, surveying (topography), soil testing, programming, space allocation, construction management and travel for A&E vendor to/from location. This project will address the needs at the Coastal Regional Center located in Ridgeville, which will accommodate the programs needed for juveniles in the coastal area of SC. Regionalization represents a fundamental shift in how committed youth will be served by the juvenile justice system. It will allow youth to be housed closer to their home communities instead of committing them to distant state facilities. Regionalization brings neighboring counties together to share resources and services to better serve youth close to their homes. Other advantages of regionalization include increased family engagement, transitional programming and contact with other providers, community resources, and parole and probation proficiency. A smaller population of youth in each center may also reduce gang issues and behavior issues. This project will include the construction of a multi-purpose building for clinical, program and security staff, vocational classrooms for the juveniles; security upgrades to include the expansion/new construction of perimeter fencing; and expanding the footprint of the property by creating new recreational space. Even though this project request is for the Coastal Center, all 3 current evaluation centers will eventually be included in this reorganization as separate projects. The new regional center building to be constructed will be an 11,000 square foot pre-engineered building, and will accommodate 175 juveniles. This building will have a masonry base and metal wall panels with a standing-seam sloped metal roof. The recreation space will include indoor and outdoor space to include a soccer field with running track and basketball courts. There is an existing Coastal Evaluation Center, constructed in 2002, located on the 11 acre property that will also continue to be used as part of the Coastal Regional Center but it will not be renovated in this project. The agency estimates that the completed project will cost approximately \$3,676,286.25 and additional annual operating costs have not yet been determined.



- (o) Summary 3-2018: JBRC Item 15. (N12) Department of Juvenile Justice  
 Project: 9607, Upstate Regional Center  
 Included in Annual CPIP: No  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 135-152

<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, FY17 Carryforward	0.00	0.00	0.00	142,500.00	142,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>142,500.00</u>	<u>142,500.00</u>

Funding Source: \$142,500 Appropriated State, FY17 Carryforward Funds.

**Request:** Establish project and budget for \$142,500 (Appropriated State, FY17 Carryforward Funds) to implement regionalization across the state. The Phase I pre-design budget is requested at 3.8% of the estimated project cost and the additional amount will provide for utility and environmental studies, surveying (topography), soil testing, programming, space allocation, construction management and travel for A&E vendor to/from location. This project will address the needs at the Upstate Regional Center located in Union, which will accommodate the programs needed for juveniles in the upstate area of SC. Regionalization represents a fundamental shift in how committed youth will be served by the juvenile justice system. It will allow youth to be housed closer to their home communities instead of committing them to distant state facilities. Regionalization brings neighboring counties together to share resources and services to better serve youth close to their homes. Other advantages of regionalization include increased family engagement, transitional programming and contact with other providers, community resources, and parole and probation proficiency. A smaller population of youth in each center may also reduce gang issues and behavior issues. This project will include the construction of a multi-purpose building for clinical, program and security staff, vocational classrooms for the juveniles; security upgrades to include the expansion/new construction of perimeter fencing; and expanding the footprint of the property by creating new recreational space. Even though this project request is for the Upstate Center, all 3 current evaluation centers will eventually be included in this reorganization as separate projects. The new regional center building to be constructed will be an 11,000 square foot pre-engineered building, and will accommodate 190 juveniles. This building will have a masonry base and metal wall panels with a standing-seam sloped metal roof. The recreation space will include indoor and outdoor space to include a soccer field with running track and basketball courts. There is an existing Upstate Evaluation Center, constructed in 1997, located on the 17 acre property that will also continue to be used as part of the Upstate Regional Center but it will not be renovated in this project. The agency estimates that the completed project will cost approximately \$3,676,286.25 and additional annual operating costs have not yet been determined.



## Revise Scope

(p) Summary 3-2018: JBRC Item 16. (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 153-170

<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	21,000.00	0.00	21,000.00	0.00	21,000.00
All Sources	<u>21,000.00</u>	<u>0.00</u>	<u>21,000.00</u>	<u>0.00</u>	<u>21,000.00</u>

Funding Source: \$21,000 Other, Agency Cash Balances, which is funding generated from the Record Search Fee.

Request: Revise Scope (add \$0 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. 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 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.

### **Establish Construction Budget**

(q) Summary 3-2018: JBRC Item 17. (H17) Coastal Carolina University

Project: 9613, Ingle Residence Hall Renovation

Included in Annual CPIP: Yes – CPIP Priority 1 of 3 in FY17

JBRC/SFAA Phase I Approval: March 2017

CHE Recommended Approval: 10/5/17 with contingency

Ref: Supporting document pages 171-200

<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, Student Housing Revenue Funds	57,000.00	0.00	57,000.00	3,743,000.00	3,800,000.00
All Sources	<u>57,000.00</u>	<u>0.00</u>	<u>57,000.00</u>	<u>3,743,000.00</u>	<u>3,800,000.00</u>

Funding Source: \$3,800,000 Other, Student Housing Revenue, which is generated through housing rates charged to students who are living in campus halls. The student rate is based on the number of bedrooms per suite or apartment, and location of the residence hall, which is approved each year by the Board of Trustees. The university did not increase housing rates on any level in FY17 of FY18.

Request: Increase budget to \$3,800,000 (add \$3,743,000 Other, Student Housing Revenue Funds) to move forward with the renovation of the HVAC system in the Ingle Residence Hall. The plan is to convert the HVAC currently in the building from a 2-pipe to a 4-pipe system which will result in balanced airflow in rooms and common areas throughout the year. Additionally, IT, fire sprinkler and mass notification systems will be enhanced to provide full coverage of the building and upgrade each system to current codes. The existing HVAC system is inadequate in its operation to provide year round cooling and heating to the occupants of the building. The existing fire alarm system does not include a mass notification function. Adding this functionality will improve communication between fire and life safety and the resident students in emergency situations. The building was constructed in 2000, is 80,536 square feet, houses approximately 400 students and contains four administrative offices. There is one professional staff apartment as well. Due to normal wear and tear, the University Repair and Maintenance schedule dictates that these structural repairs are needed to assure that this building maintains a safe and healthy living environment for students and working environment for staff. The agency estimates that the completed project will cost approximately \$3,800,000 and no additional annual operating costs will result from the project. The agency also reports the projects date for execution of the construction contract is May 2018 and for completion of construction is July 2019.



- (r) Summary 3-2018: JBRC Item 18. (D50) Department of Mental Health  
 Project: 9755, Upgrade of Lodges A, B, F, G and H to Eliminate Safety Risks  
 Included in Annual CPIP: Yes – CPIP Priority 4 of 5 in FY18  
 JBRC/SFAA Phase I Approval: June 2017

CHE Recommended Approval: N/A

Ref: Supporting document pages 201-218

<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	11,250.00	0.00	11,250.00	453,285.00	464,535.00
All Sources	<u>11,250.00</u>	<u>0.00</u>	<u>11,250.00</u>	<u>453,285.00</u>	<u>464,535.00</u>

Funding Source: \$464,535 Other, Capital Improvement & Maintenance Fund, 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: Increase budget to \$464,535 (add \$453,285 Other, Capital Improvement & Maintenance Funds) for the Phase II design and construction for renovations in two (Lodges G & H), of the five lodges cited in the December 2015 Joint Commission for Hospital Accreditation as having multiple ligature risks in the bathrooms. In this report Bryan Psychiatric Hospital was cited for multiple ligature risks in the bathrooms in Lodges A, B, F, G and H. The Lodges are all occupied and will require work to be completed utilizing a phased approach. In order to eliminate these risks it will require the change out of hinges, lights, locks, sinks and other potential attachment points. A prototype bathroom has been approved by Hospital Risk Management staff. Each lodge includes an average of 33 patient beds with 25 patient bathrooms and is approximately 13,000 square feet. The total average patient bathroom square footage is 1,034 square foot per lodge. The current population for the 5 lodges includes 166 clients and up to 90 staff per shift. The lodges are approximately 40 years old and the proposed renovations have never been addressed in previous renovations. In the Phase I request it was estimated that the 5 lodge renovations would cost approximately \$150,000 each. Subsequent to the Phase I approval, Lodge E, which has been used as swing space for recent renovation work to other Lodges, has been occupied by the Forensics Program. All work will now occur in occupied spaces, restricting the number of bathrooms that can be worked on at one time (3 vs. 9). Recent upgrades on a smaller scale using an IDC contractor in a then occupied Lodge E indicates that the costs of completing the upgrades in fully occupied spaces will be higher than forecasted. As a result, it is now estimated that the cost to complete the renovations for each of the 5 lodges, will be approximately \$232,267 each. The agency estimates that completion of the work for Lodges G & H will cost approximately \$464,535 with the future completion of all 5 lodges estimated at approximately \$1,161,000 with additional annual operating costs of \$4,000 in years 1 thru 3, as a result of expected abuse of the property. The agency also reports the projects date for execution of the construction contract is May 2018 and for completion of construction is September 2018.



- (s) Summary 3-2018: JBRC Item 19. (J12) Department of Mental Health  
 Project: 9757, Roof Replacement at Orangeburg Mental Health Center  
 Included in Annual CPIP: Yes – CPIP Priority 5 of 5 in FY18  
 JBRC/SFAA Phase I Approval: August 2017

CHE Recommended Approval: N/A

Ref: Supporting document pages 219-230

<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	7,500.00	0.00	7,500.00	568,000.00	575,500.00
All Sources	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>568,000.00</u>	<u>575,500.00</u>

Funding Source: \$575,500 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: Increase budget to \$575,500 (add \$568,000 Other, Capital Improvement & Maintenance Funds) for the Phase II design and construction for the replacement of the existing 20 year old asphalt shingle roof over a plywood deck. Phase I was approved with a total estimated project cost of \$500,000 which was based on a flat \$12 per square foot for the roof area. During the phase I evaluation, the roofing consultant did a more detailed and accurate breakdown based on the roofing details observed in the field, including the need for venting modifications which should lead to a longer roof life. The existing roof is in poor condition, with widespread cracking, deteriorated flashing and hail damage observed throughout. There is not a ridge vent present on the roof, contributing to the deterioration and cracks observed in the roof. Soft decking is evident in the areas of previous repairs and severe granular erosion can be observed throughout the roof system. Due to the severe and widespread issues related to the shingle roofing, replacement is the only feasibly long-term solution. The 25,595 square foot 20 year old building includes an 18 year old 35,265 square foot roof based on the drawings and factoring in 1:3 slope and areas of overhang outside of the building envelope. The existing roof is being replaced with what is referred to being 50 year shingles and will include a 20 year manufacturer's warranty. The Orangeburg Mental Health facility 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 are a total of 59 staff members who provided a total of 30,774 services to 1,096 clients in this facility in FY17. The agency estimates that the completed project will cost approximately \$575,500 with additional annual operating cost savings of \$10,000 in years 1 thru 3. The agency also reports the projects date for execution of the construction contract is May 2018 and for completion of construction is October 2018.

- (t) Summary 3-2018: JBRC Item 20. (N12) Department of Juvenile Justice  
Project: 9602, BRRRC Bldg. #2008 Roof Replacement  
Included in Annual CIP: Yes – CIP Priority 3 of 6 in FY18  
JBRC/SFAA Phase I Approval: August 2017

CHE Recommended Approval: N/A

Ref: Supporting document pages 231-239

<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, FY17 Carryforward Funds	53,250.00	0.00	53,250.00	252,000.00	305,250.00
All Sources	<u>53,250.00</u>	<u>0.00</u>	<u>53,250.00</u>	<u>252,000.00</u>	<u>305,250.00</u>

Funding Source: \$305,250 Appropriated State, FY17 Carryforward Funds.

Request: Increase budget to \$305,250 (add \$252,000 Appropriated State FY17 Carryforward Funds) for a total flat roof replacement of the BRRRC Building #2008. Phase I was approved with a total estimated project cost of \$266,250 which was based just the square footage of the building. During the phase I evaluation, the roof inspection found that it was in worse shape than expected. There are also additional costs for replacing roof drains and gravel stops. The existing roof will be replaced with new, updated Modified Bitumen process and materials with a 20 year manufacturer's warranty. The current roof has exhausted its life expectancy, resulting in increasing maintenance work and higher utility costs. The 13,300 square foot facility and roof are 45 years old. The building has been previously occupied by the Finance Department, Medicaid Services and DJJ's Fleet Services. However, the staff not in direct contact with juveniles is being relocated off campus. As a result of this relocation, the building will be repurposed in conjunction with the agency's regionalization plan, pending raise the age legislation and the need to provide housing for juveniles in the case of dangerous weather conditions. Future use of the building has not been finalized and will depend on resolution of these issues. Replacement of the roof is necessary to ensure that the integrity of the building is maintained. The agency estimates that the completed project will cost approximately \$305,250 and no additional annual operating costs will result from the project. The agency also reports the projects date for execution of the construction contract is December 2017 and for completion of construction is May 2018.



## Phase II Increase & Revise Scope

(u) Summary 3-2018: JBRC Item 21. (N20) Criminal Justice Academy

Project: 9628, Tactical Training Facility

Included in Annual CPIP: No

JBRC/SFAA Phase II Approval: August 2017

CHE Recommended Approval: N/A

Ref: Supporting document pages 240-243

<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, Federal Bureau of Investigation (FBI)	700,000.00	0.00	700,000.00	250,000.00	950,000.00
All Sources	<u>700,000.00</u>	<u>0.00</u>	<u>700,000.00</u>	<u>250,000.00</u>	<u>950,000.00</u>

Funding Source: \$950,000 Federal, Federal Bureau of Investigation (FBI) Funds.

Request: Increase budget to \$950,000 (add \$250,000 Federal, Federal Bureau of Investigation Funds) and revise scope to construct up to a 6,000 square foot, two-story Tactical Training Facility with large, open rooms featuring movable walls so that the interior can be configured as needed, according to the type of training being performed. The Phase II increase is being requested because \$250,000 of additional funding has been offered subsequent to the project receiving Phase II approval. The original scope of work for this project was to construct a 5,000 square foot facility for \$500,000 and would have been completed based on that scope and budget had the additional funding not become available. The opinion of probable cost was previously completed and the facility design will be based on a standard design used by the FBI for similar facilities across the country. Approximately 20% of this facility will be conditioned air space with the remainder being fed by outside air. This project will allow the academy to offer Force-On-Force training, Tactical Building Clearing, Building Entry Training, as well as, SWAT Team Training. Approximately 1,200 new law enforcement officers will train here annually, plus hundreds of veteran officers receiving in-service training. The academy does not have the adequate facility or the proper equipment to currently offer this training. This building will be an incredible and indispensable asset to all Local, State, and Federal law enforcement officers throughout South Carolina. This gift from the FBI will raise the training capabilities for tactical type training at no cost to the state. The agency estimates that the completed project will cost approximately \$950,000 with additional annual operating costs of \$300 in year 1 and \$3,400 in years 2 and 3. The agency also reports the projects date for execution of the construction contract is January 2018 and for completion of construction is June 2019.



## Preliminary Land Acquisition

(v) Summary 3-2018: JBRC Item 22. (P24) Department of Natural Resources

Project: 9972, Colleton-Donnelley WMA Land Acquisition

Included in Annual CPIP: Yes – CPIP Priority 6 of 7 in FY18

JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 244-252

<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	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, 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.

Request: Establish project and budget for \$20,000 (Other, Fish & Wildlife Protection Timber Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of approximately 12 acres of land in Colleton County currently being offered for sale for \$348,000. An appraisal conducted in May 2017 valued the tract at this amount. The property is across from DNR's Donnelley Wildlife Management Area (WMA) and is owned by the Lacuna Corporation of Charleston, SC. The property adjoins the west side of the ACE Basin Parkway at its intersection with SC Highway 303. Donnelley WMA is on the east side across US Highway 17. Property adjoining the north side is under a conservation easement. Acquisition of this site will ensure its long term protection from commercial development, provide a buffer to the existing WMA and link protected properties. Future use will be timber management and wildlife habitat enhancement. It will be managed in conjunction with Donnelley WMA. The agency estimates that the land acquisition will cost approximately \$368,000 and no additional annual operating costs will result from this project.

## Final Land Acquisition

(w) Summary 3-2018: JBRC Item 23. (P28) Department of Parks, Recreation & Tourism

Project: 9768, St. Phillips Island Acquisition

Included in Annual CPIP: No

JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 253-297

<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, FY17 Carryforward	0.00	0.00	0.00	1,435,548.00	1,435,548.00
Appropriated State, PARD nonrecurring	0.00	0.00	0.00	700,000.00	700,000.00
Other, Recreation Land Trust	0.00	0.00	0.00	2,864,452.00	2,864,452.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000,000.00</u>	<u>5,000,000.00</u>

Funding Source: \$1,435,548 Appropriated State, FY17 Carryforward. \$700,000 Appropriated State, PARD nonrecurring. \$2,864,452 Other, Recreation Land Trust Funds, which are state funds appropriated for recreational land acquisitions and improvements.

Request: Establish a combined Phase I preliminary land acquisition and Phase II final acquisition project and budget for \$5,000,000 (Appropriated State, FY17 Carryforward & PARD nonrecurring and Other, Recreation Land Trust Funds) to allow for the acquisition of a 4,680 acre barrier island near Hunting Island State Park in Beaufort County, SC. This land is needed to address conservation and public beach access needs along the South Carolina coast. The Phase I and Phase II are being combined together as one request because the closing must occur prior to December 31, 2017 for the seller to take advantage of charitable contribution income tax deduction by making a charitable contribution in the form of a bargain sale, as defined in Sections 170 and 1011(b) of the Internal Revenue Code ("IRC") and Treasury regulation Section 1.170A-4 which will allow PRT to secure this property at a price far below the appraised value. This property is currently offered to PRT by Robert Edward Turner III for the purchase price of \$4,900,000.00. Due to the need to close on this transaction by December 31, 2017, the seller agreed to obtain an appraisal, phase I environmental study and building condition assessment for the subject property at his cost and risk, which will be reimbursed by the Department of Parks, Recreation and Tourism through this project at closing if the project is approved by JBRC and SFAA. If the project is not approved by JBRC and/or SFAA, there is no obligation of the PRT or the State to make reimbursement or incur any costs. An appraisal was completed for the property on November 15, 2017 by Charleston Appraisal Service and the final opinion of market value for the property which is subject to a conservation easement was determined to be \$15,000,000. Additionally, a Phase I Environmental Site Assessment was

completed and revealed no evidence of RECs, HRECs, or CRECs and no further assessment was recommended. This property includes two residences and a shop on site, which are 34 years old. These buildings have been maintained in good condition and require no renovation at this time. This property, after purchase, will be used for public access and education. The number of visitors to the property is underdetermined at this time and will depend on the final operational plan after acquisition. Initial estimates for the first year of operation are approximately 1,000 visitors annually. The nearby Hunting Island State Park receives over 1 million visitors per year. The agency estimates that the land acquisition will cost approximately \$5,000,000 with additional annual operating costs of \$250,000 in year 1 and \$300,000 in years 2 and 3. The agency reports the estimated date to complete the land acquisition is December 2017.



**JOINT BOND REVIEW COMMITTEE****Item Number 5**Meeting of December 5, 2017**AGENCY:** Department of Administration, Capital Budget Office**PROJECT/SUBJECT:** Comprehensive Permanent Improvement Plans

Section 2-47-55 of the South Carolina Code of Laws requires all state agencies responsible for providing and maintaining physical facilities to submit a Comprehensive Permanent Improvement Plan (CPIP).

Generally, the CPIP outlines agencies' permanent improvement activities for the upcoming five years. Year 1 of each agency's CPIP includes projects that the agency expects to initiate in the upcoming year for which funding sources are already available or for which there is a reasonable certainty that the funding will be available. Years 2 through 5 of the CPIP focus on projects for which the agency will request funds as well as projects that the agency anticipates to have its own or other non-state funding sources.

The Capital Budget Office of the Department of Administration has compiled and submitted a report containing summaries of the 2017 CPIP submissions for all agencies as well as a listing of the individual projects for each agency by plan year and source of funding. The report is being distributed to Committee members under separate cover. In addition, detailed CPIP submissions are available to members of the Committee upon request.

**COMMITTEE ACTION:**

Receive 2017 Comprehensive Permanent Improvement Plan, For Plan Years 2018 through 2022, as information.

**AVAILABLE UNDER SEPARATE COVER:**

Report of State of South Carolina 2017 Comprehensive Improvement Plan, For Plan Years 2018 through 2022

**AVAILABLE UPON REQUEST:**

Detailed Agency Submissions, 2017 Comprehensive Permanent Improvement Plan, For Plan Years 2018 through 2022

**JOINT BOND REVIEW COMMITTEE**Meeting of December 5, 2017**Item Number 6****AGENCY:** Joint Bond Review Committee**PROJECT/SUBJECT:** Future Meeting Schedule

The next tentatively-scheduled meeting of the State Fiscal Accountability Authority is January 30, 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