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Joint Bond Review Committee**

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DIRECTOR OF RESEARCH
SFAA LIAISON
803-212-6682

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

JOINT BOND REVIEW COMMITTEE MEETING

DATE: Wednesday, April 25, 2018

TIME: 9 a.m.

LOCATION: Room 105, Gressette Building

AGENDA

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JOINT BOND REVIEW COMMITTEE

Meeting of February 28, 2018

Item Number 1

AGENCY: Department of Administration, Facilities Management and Property Services

PROJECT/SUBJECT: University of South Carolina Proposed Student Housing Lease, Park Place, 506 Huger Street, Columbia

Background: In December 2016, the University of South Carolina (USC) received approval to lease 424 student housing beds at Park Place, 506 Huger Street, in Columbia, from Park 7 Group to alleviate a portion of the shortage of student housing beds.

Request: USC is requesting to lease an additional 212 beds at Park Place. A solicitation was conducted, and this proposal was the only response received. The term of the proposed lease is two years beginning August 1, 2018, with four optional one-year extensions. Rent for the first year will be \$893/bed/month and will increase three percent annually. In addition, USC will be responsible for electricity costs of \$50/month/bed; if electricity costs exceed \$50/month, USC could pay up to an additional \$25/month/bed, of a maximum of \$190,800 annually in electricity costs. The total maximum payout over the potential six-year term is \$15,839,682 (for base rent plus electricity costs).

Lease payments will be paid from revenue collected from students occupying the space. USC will charge \$948/bed/month for the first year, which is the same amount currently charged to students for comparable housing. After the first year, the rate will increase by three percent.

The Department of Administration's Facilities Management and Property Services reports that comparable lease rates for similar space to range from \$843 to \$1,295/bed/month.

The proposed lease was approved by the USC Board of Trustees on March 26, 2018, and by the Commission on Higher Education on April 5, 2018.

COMMITTEE ACTION:

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

ATTACHMENTS:

- 1) Department of Administration, Facilities Management and Property Services Summary dated April 25, 2018
- 2) Letter from USC, dated April 11, 2018
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: April 25, 2018

Regular Agenda

1. Submitted by:

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



Ashlie Lancaster, Director
Facilities Management and Property Services

2. Subject: University of South Carolina (USC) Student Housing Lease at Park Place in Columbia

3. Summary Background Information:

In December 2016, USC received approval to lease 424 student housing beds in 152 units located at 506 Huger Street in Park Place from Park 7 Group to meet their current demand and future projections for University provided student housing for the Columbia campus. At that time, USC was projecting a shortage of between 1,900-4,200 beds between 2017 and 2020 and noted that, while the private student housing market is addressing much of the need for upperclassmen, USC must provide housing for all freshmen, foreign exchange students and critical programs such as the Honor's College, Capstone Scholars, and Preston College which have living/learning programs that are part of their educational missions.

USC is continuing to experience a shortage in University provided student housing and is requesting to add an additional 212 beds at Park Place. While the option to lease additional beds was included in the lease, Real Property Services conducted a solicitation to test market availability and costs, and the selected location was the only response received.

The term for the additional beds will be for two (2) years beginning on August 1, 2018 and ending on July 31, 2020, with four (4) optional one (1) year renewals (Extended Terms). Basic Rent for the first year shall be \$893.00/bed/month and shall increase annually by three (3) percent as follows:

INITIAL TERM	PERIOD: FROM - TO	ANNUAL RENT
YEAR 1	August 1, 2018 – July 31, 2019	\$2,271,792.00
YEAR 2	August 1, 2019 – July 31, 2020	\$2,339,945.76
TOTAL		\$4,611,737.76
EXTENDED TERMS	PERIOD: FROM-TO	ANNUAL RENT
YEAR 3	August 1, 2020 – July 31, 2021	\$2,410,144.13
YEAR 4	August 1, 2021 – July 31, 2022	\$2,482,448.46
YEAR 5	August 1, 2022 – July 31, 2023	\$2,556,921.91
YEAR 6	August 1, 2023 – July 31, 2024	\$2,633,629.57
TOTAL		\$10,083,144.07

USC will also pay \$50/month per bed for electricity. However, if the utility costs exceed \$50/month per bed on average, USC could pay up to an additional \$25/month per bed for a maximum of \$190,800 in electricity costs. As such, the total maximum amount USC could pay over the Initial and Extended Terms is \$15,839,681.83. All charges will be passed on to the students occupying the units. Additionally, if a student moves out during the year, there is a waiting list from which USC will fill the vacated bed. USC currently charges students a rate of \$948.00/bed/month for comparable University student housing and will charge \$948/bed/month for the beds at Park Place for the first year of the lease. Thereafter, that rate will increase by three (3) percent.

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

Location	Address	Avg Rent Rate/bed
Granby Crossing	100 Granby	\$843.00
CanalSide Lofts	383 Taylor Street	\$1,110.00
Capitol Places II	1217 Taylor Street	\$1,295.00

Above rates are subject to base rent and operating expense escalations over the term.

There are adequate funds for the lease according to the Budget Approval Form submitted. The lease was approved by the USC Board of Trustees on March 26, 2018 and the Commission on Higher Education on April 5, 2018.

4. **What is JBRC asked to do?** Consider approval of the proposed lease for USC at Park Place in Columbia.

5. **What is recommendation of the Department of Administration?** Consider approval of the proposed lease for USC at Park Place in Columbia.

6. List of Supporting Documents:

- SC Code of Laws Section 1-11-55 and 1-11-56
- USC Letter Dated April 11, 2018



Facilities Department
Planning, Design and Construction

April 11, 2018

Ms. Ashlie Lancaster
Director
Department of Administration
Division of Facilities Management and Property Services
1200 Senate Street
Columbia, SC 29201

Re: University of South Carolina
Lease request for approval between USC and Park 7

Dear Ms. Lancaster:

The Lease Agreement that we have with CD/Park 7 for student housing contains a provision allowing the University the opportunity to lease up to 216 additional beds upon written request to and approval by the Landlord, and upon requisite governmental approvals. The Lease was reviewed/approved by the Commission on Higher Education on December 1, 2016, by the Joint Bond Review Committee on December 6, 2016, and by the State Fiscal Accountability Authority on December 13, 2016.

Our expected freshmen enrollment for Fall 2018 is 5,800 students, which aligns with Fall 2017. The Fall 2017 enrollment resulted in a need to supplement the 424 beds that this lease provided. Due to time and availability constraints, we were not able to exercise the option provided under the lease as a way of filling the need for additional beds at Park 7 for Fall 2017. As an emergency measure, we identified beds at another off-campus location and required the students to enter the leases directly with the landlord there. This created many challenges in the oversight, transportation and administration of the housing program for these freshmen.

In preparing for Fall 2018 enrollment, we contacted the Landlord at Park 7 to ask if we could add additional beds to our lease. There are 212 beds that have been offered at this location. To ensure that we are getting the additional beds that are needed at the best rate possible, the Department of Administration conducted a lease solicitation. The only response received was from Park 7. They have proposed a rate of \$893 per bed per month. This compares to a lease rate of \$723 per bed for the beds that are under the lease currently for Fall 2018. Even though the lease cost per bed is higher for the additional beds, since our costs in administering the housing program at this location are already



Facilities Department
Planning, Design and Construction

reflected in the rate charged for the 424 beds that we are currently leasing, we can offer the additional beds to the students at the same rate that we plan to charge next year for the existing beds already included in the lease (\$948 per bed per month.)

The additional units that have been offered are 7 studio beds, 12 One-bedroom, 28 Two- bedroom, 9 Three- bedroom, 25 Four -bedroom and 2 Five- bedroom. All beds are offered at the base rent cost of \$893 per bed per month. Utility charges for these beds are handled in the same fashion as the existing

beds that are leased, with an additional \$50 utility fee charged to each bed per month for utility usage. If utility charges exceed this amount for monthly usage they will be required to be paid every 6 months, not to exceed \$75 per bed per month. These beds are offered for an initial term of two years, with an option to extend for a 3 -year term, and a second option to extend for one additional year. Rent is increased annually by three percent (3%) beginning in year two.

Because we are already providing housing options for our students at this location and will realize administrating savings from our existing presence there, we feel that adding these beds at the Park 7 location is in the best interest of the students and the University. We, therefore, respectfully ask that you advance this request to approve the exercise of this lease option by adding 212 beds to the Lease as provided in the existing Park 7 lease document.

Thank you for your assistance with, and favorable recommendation of, this request as it advances to the Joint Bond Review Committee and State Fiscal Accountability Authority for approval.

With kind regards,

Derek S. Gruner, RA, LEED AP
AVP of Facilities Planning, Design and Construction
University Architect

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

Meeting of April 25, 2018

Item Number 2

AGENCY: Department of Administration, Facilities Management and Property Services

PROJECT/SUBJECT: Medical University of South Carolina Proposed Lease Amendment, 22 WestEdge, Charleston

Background: In May 2017, the Medical University of South Carolina (MUSC) received approval to lease 25,000 square feet of space at 22 WestEdge, Charleston, from HPIB Devco, LLC, to provide space for its Bioinformatics Program. The term of the lease is for 10 years at a rate of \$36/square foot with 2.5 percent annual increases.

Request: MUSC is requesting the authority to amend the existing lease to add 16,000 square feet in order to relocate the Information Solutions (IS) Department. (The IS Department is currently located in the Harborview Office Tower, which is under contract to be sold.)

A solicitation was conducted, and seven responses were received; this proposal was the only response which met the square footage and location requirements.

The additional square footage will result in an additional payout of \$6,543,148 over the term which includes all maintenance and operating costs. The landlord has agreed to provide \$640,000 to upfit the space.

The lease agreement includes an option for parking in the building parking deck at a rate of two spaces per 1,000 square feet at a cost of \$175/space/month, with annual increases of three percent. MUSC has indicated that they do not intend to execute the parking space option but will reserve the option should there become a need.

The Department of Administration's Facilities Management and Property Services reports comparable lease rates of similar office space in the area range from \$32.55 to \$48.00 per square foot.

Lease payments will be paid from Research and Direct Cost Funds. According to the Budget Approval Form submitted, there are adequate funds for the lease. The proposed lease amendment was approved by the MUSC Board of Trustees on February 9, 2018, and the Commission on Higher Education on March 1, 2018.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease amendment for MUSC.

ATTACHMENTS:

- 1) Department of Administration, Facilities Management and Property Services Summary dated April 25, 2018
- 2) Letter from Rachel Jones, Leasing Manager, MUSC, dated March 14, 2018
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws (please see Pages 7-8 of agenda package)

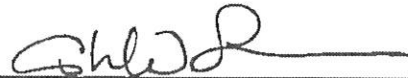
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: April 25, 2018

Regular Agenda

1. Submitted by:

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


Ashlie Lancaster, Director
Facilities Management and Property Services

2. Subject: Medical University of South Carolina Lease- 22 WestEdge in Charleston

3. Summary Background Information:

In May 2017, the Medical University of South Carolina (MUSC) received approval to lease 25,000 square feet (SF) located at 22 WestEdge in Charleston to provide space for MUSC Bioinformatics. The lease is for a term of ten (10) years beginning following completion of construction by the Landlord (estimated to be in the second quarter of 2019) at a rate of \$36.00/SF with two and one-half percent (2 ½%) annual escalations for a maximum of \$10,083,043.59 over the term.

In March 2017, MUSC received approval to sell their property located at 19 Hagood Avenue in Charleston (commonly known as the Harborview Office Tower.) This property is now under contract and MUSC is in the process of relocating the current occupants, one of which is their Information Solutions (IS) department.

A solicitation was conducted for space to accommodate the IS department. Seven (7) responses were received with 22 WestEdge being the only location that met the square footage and location requirements. As such, MUSC is requesting to amend the above referenced lease for MUSC Bioinformatics to add 16,000 SF for the IS department upon the same terms and conditions. The added square footage will result in an additional \$6,543,147.90 over the term as follows:

<u>INITIAL TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF*</u>
LEASE YEAR 1	\$576,000.00	\$48,000.00	\$36.00
LEASE YEAR 2	\$590,400.00	\$49,200.00	\$36.90
LEASE YEAR 3	\$605,160.00	\$50,430.00	\$37.82
LEASE YEAR 4	\$620,289.00	\$51,690.75	\$38.77
LEASE YEAR 5	\$635,796.23	\$52,983.02	\$39.74

LEASE YEAR 6	\$651,691.13	\$54,307.59	\$40.73
LEASE YEAR 7	\$667,983.41	\$55,665.28	\$41.75
LEASE YEAR 8	\$684,682.99	\$57,056.92	\$42.79
LEASE YEAR 9	\$701,800.07	\$58,483.34	\$43.86
LEASE YEAR 10	\$719,345.07	\$59,945.42	\$44.96
TOTAL	\$6,453,147.90		*rounded

The rent includes all maintenance and operations costs, and the Landlord is providing \$640,000 in renovations. The lease provides that the Landlord will make available parking cards at a ratio of two (2) cards per 1,000 SF at a cost of \$175/month each for use in the parking deck for the building. The rate escalates annually by three percent (3%).

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

Tenant	Location	Rate
College of Charleston	360 Concord Street	\$32.55/SF
Clemson University	701 East Bay Street	\$35.48/SF
MUSC	55 Bee Street	\$35.39/SF
Vacant	220 King Street	\$48.00/SF
Vacant	205 King Street	\$39.00/SF

Above rates are subject to base rent and operating expense escalations over the term.

There are adequate funds for the lease according to the Budget Approval Form submitted. The lease was approved by the MUSC Board of Trustees on February 9, 2018 and the Commission on Higher Education on March 1, 2018.

4. **What is JBRC asked to do?** Consider approval of the proposed lease for the Medical University of South Carolina at 22 WestEdge in Charleston.

5. **What is recommendation of the Department of Administration?** Consider approval of the proposed lease for the Medical University of South Carolina at 22 WestEdge in Charleston.

6. **List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- MUSC Letter Dated March 14, 2018



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

March 14, 2018

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

RE: 22 West Edge / Request for Space - Expansion Lease Option

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) entered into a lease agreement dated May 2, 2017 with HP1B Devco, LLC for leased space at 22 West Edge. MUSC requests to exercise its option to expand as presented in Article 24 of the lease document. Our intent is to lease an additional 16,000 rentable square feet in order to accommodate our Information Solutions Department (IS).

Information Solutions provides mission aligned information technology, informatics and analytics vision, management and service. IS directly supports and interacts daily with our adjacent occupant at 22 West Edge; MUSC Bioinformatics, and therefore it is required IS co-locate within 22 West Edge. MUSC request a solicitation for space and for this request to be added to the March 2018 SFAA/JBRC scheduled as needed for approval.

A solicitation was conducted for space to accommodate this department and seven responses were received with 22 WestEdge being the only location that met the square footage an location requirements.

Current Location:

Harborview Office Tower

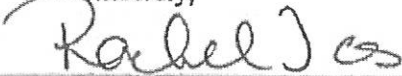
Requested Lease Term:

Landlord:	HP1B DEVCO, LLC
Tenant:	Medical University of South Carolina
Occupant:	Information Solutions
Lease Term:	10 Years
Square Footage:	16,000
Annual Rent:	\$576,000.00
Cost per SF:	\$36.00

Annual Increase: 2.5%
Lease Type: Full Service
IT Allowance: \$640,000.00 (\$40.00 RSF)

Attached is the current lease agreement for reference along with the Space Allocation Worksheet. Our intent is to present this to the MUSC Board of Trustees on February 9th for information and CHE for approval at their March 1st meeting. Please let me know if you have any questions or need additional information.

Sincerely,



Rachel Jones
Leasing Manager

JOINT BOND REVIEW COMMITTEEMeeting of April 25, 2018**Item Number 3**

AGENCY: Department of Administration, Facilities Management and Property Services

PROJECT/SUBJECT: Department of Revenue Proposed Lease, 775 Addison Avenue, Rock Hill

The Department of Revenue (DOR) is requesting approval to lease 8,120 square feet of office space located at 775 Addison Avenue in Rock Hill from Gary L. Williams. DOR's current lease for 5,422 square feet of office space at 454 South Anderson Road in Rock Hill will expire on June 30, 2018. DOR needs additional space to accommodate increased staffing and to provide security measures.

A solicitation was conducted, and five proposals were received. One proposal was eliminated due to security concerns. Of the remaining four proposals, the selected location was the lowest bid.

The term of the proposed lease will be for ten years beginning July 1, 2018, at a rate of \$17.14 per square foot for the first year; thereafter, the rent will increase by two percent annually. The landlord has agreed to provide free rent for one month in years one, two, and three and one-half months' free rent in year four. The total payout over the ten-year term will be \$1,482,277.

The rent includes all maintenance and operating expenses as well as adequate parking in the surrounding parking lot. In addition, the landlord has agreed to an upfit allowance of \$20 per square foot for renovations.

The Department of Administration's Facilities Management and Property Services reports comparable lease rates of similar office space in the area range from \$18 to \$25 per square foot.

Lease payments will be paid from appropriated General Funds. According to the Budget Approval Form submitted, there are adequate funds for the lease.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease agreement for DOR.

ATTACHMENTS:

- 1) Department of Administration, Facilities Management and Property Services Summary dated April 25, 2018
- 2) Letter from W. Hartley Powell, DOR Director, dated March 13, 2018
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws (please see Pages 7-8 of agenda package)

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: April 25, 2018

Regular Agenda

1. Submitted by:

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



Ashlie Lancaster, Director
Facilities Management and Property Services

2. Subject: SC Department of Revenue Lease - 775 Addison Avenue in Rock Hill

3. Summary Background Information:

The SC Department of Revenue (DOR) is requesting approval to lease 8,120 SF of space located at 775 Addison Avenue in Rock Hill from Gary L. Williams. The agency currently leases 5,422 SF at 454 S. Anderson Road. That lease expires June 30, 2018, and the agency is in need of a larger space to accommodate increased staffing of auditors, taxpayer assistance officers, and other employees based on population growth. Additionally, new DOR security protocols require space for an on-site security officer in each office lobby, security cameras, metal detectors, and security equipment to screen all visitors. The agency will still be in compliance with the state space standards with a density of 180 SF/person.

A solicitation was conducted and five (5) proposals were received. One proposal was eliminated due to security concerns. Of the remaining four (4) proposals, the selected location represents the lowest bid. The term will be for ten (10) years beginning on July 1, 2018 at a rate of \$17.14 for the first year. Thereafter, basic rent increases by two (2%) percent annually. The Landlord has also agreed to provide three and one-half (3 ½) months of free rent for a maximum amount over the term of \$1,482,277.36 as follows:

<u>TERM</u>	<u>ABATED RENT MONTH</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF ROUNDED</u>
YEAR 1	First Month	\$ 127,578.66	\$ 11,598.06	\$ 17.14
YEAR 2	First Month	\$ 130,109.43	\$ 11,828.13	\$ 17.48
YEAR 3	First Month	\$ 132,732.93	\$ 12,066.63	\$ 17.83
YEAR 4	½ of First Month	\$ 141,541.54	\$ 12,307.96	\$ 18.19
YEAR 5		\$ 150,649.44	\$ 12,554.12	\$ 18.55
YEAR 6		\$ 153,662.40	\$ 12,805.20	\$ 18.92
YEAR 7		\$ 156,735.72	\$ 13,061.31	\$ 19.30
YEAR 8		\$ 159,870.36	\$ 13,322.53	\$ 19.69
YEAR 9		\$ 163,067.76	\$ 13,588.98	\$ 20.08
YEAR 10		\$ 166,329.12	\$ 13,860.76	\$ 20.48

The rent includes all maintenance and operations costs and full access and free use of the surrounding parking lot which has adequate spaces for visitors and staff. The Landlord is providing an upfit allowance of \$20/SF for renovations.

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

Tenant	Location	Rate
DMV	3071 Highway 21, Fort Mill	\$18.00/SF
Vacant	300 Technology Way, Rock Hill	\$22.50/SF
Vacant	01 Riverwalk Parkway, Rock Hill	\$25.00/SF

Above rates are subject to base rent and operating expense escalations over the term.

The agency has sufficient funds for the lease according to the Budget Approval Form.

4. **What is JBRC asked to do?** Approve the proposed lease for the Department of Revenue at 775 Addison Avenue in Rock Hill.

5. **What is recommendation of the Department of Administration?** Approve the proposed lease for the Department of Revenue at 775 Addison Avenue in Rock Hill.

6. **List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- DOR Letter Dated March 13, 2018

State of South Carolina
Department of Revenue



HENRY D. MCMASTER
Governor

W. HARTLEY POWELL
Director

300A OUTLET POINTE BOULEVARD
POST OFFICE BOX 125
COLUMBIA, SOUTH CAROLINA 29214
Telephone: (803) 898-5040
Facsimile: (803) 896-0023
Director@dor.sc.gov

March 13, 2018

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, Suite 460
Columbia, SC 292201

RE: Lease for 775 Addison Avenue, Rock Hill

Dear Ms. Lancaster:

The South Carolina Department of Revenue (DOR) requests approval by the Joint Bond Review Committee of a 10-year lease with Gary L. Williams for approximately 8,000 square feet of office space at 775 Addison Avenue, Rock Hill, SC. This space is required as our current lease at 454 South Anderson Road expires on June 30, 2018. Our current office space is too small and prohibits the required level of security mandated for all DOR locations, and the office layout segregates the employees into two separate suites.

DOR's security program requires an on-site security officer in each office lobby, security cameras, metal detectors, and security equipment to screen all visitors of DOR and ensure that taxpayers and DOR employees are protected and safe. In addition, DOR protects highly sensitive State and Federal Taxpayer Information with a sophisticated badge access and camera surveillance system and an intruder detection system to achieve maximum-security protection and cyber-attack prevention.

We received five proposals in response to our solicitation and conducted site visits to each location. After evaluations, we concluded the 775 Addison Avenue property best meets our requirements. We considered the following in our decision-making: security, cost, proximity to the interstate, interior office design, and building accessibility for the taxpayers.

Ms. Lancaster
March 13, 2018
Page Two

In the Rock Hill District Office, DOR has a business need to increase employee staffing of auditors, taxpayer assistance officers, and other employees based upon South Carolina's growing population. Our request includes an increase of 2,578 square feet of rentable space.

We request the maximum lease period of 10-years to build and maintain a secure site to protect taxpayers, employees, and sensitive taxpayer information from intruders and fraudsters. Moving the DOR highly sophisticated security systems is a significant cost. A longer lease provides a consistent location for taxpayers and minimizes office re-location costs.

Thank you for your assistance in this process and for your consideration of our request.

Yours very truly,

A handwritten signature in dark ink, appearing to read "W. Hartley Powell", with a stylized, looping flourish at the end.

W. Hartley Powell
Director

AGENCY: Department of Administration, Facilities Management and Property Services

PROJECT/SUBJECT: Department of Revenue Proposed Lease, 33 Villa Road, Greenville

The Department of Revenue (DOR) is requesting approval to lease 11,400 square feet of office space located at 33 Villa Road in Greenville from Piedmont Center Owner, LLC. DOR's current lease for 14,670 square feet of office space at 545 North Pleasantburg Drive in Greenville will expire on August 31, 2018. DOR reports that the existing space is larger than needed and is not designed to accommodate new DOR security protocol.

A solicitation was conducted, and three proposals were received. The selected location was the lowest bid.

The term of the proposed lease will be for ten years beginning September 1, 2018, at a rate of \$15 per square foot for the first year; thereafter, the rent will increase by 50 cents per square foot for a total payout over the 10-year term of \$1,966,500.

The rent includes all maintenance and operating expenses as well as adequate parking in the surrounding parking lot. In addition, the landlord has agreed to an upfit the space to the agency's specifications.

The Department of Administration's Facilities Management and Property Services reports comparable lease rates of similar office space in the area range from \$15.02 to \$21 per square foot.

Lease payments will be paid from appropriated General Funds. According to the Budget Approval Form submitted, there are adequate funds for the lease.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease agreement for DOR.

ATTACHMENTS:

- 1) Department of Administration, Facilities Management and Property Services Summary dated April 25, 2018
- 2) Letter from W. Hartley Powell, DOR Director, dated March 13, 2018
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws (please see Pages 7-8 of agenda package)

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: April 25, 2018

Regular Agenda

1. Submitted by:

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



Ashlie Lancaster, Director
Facilities Management and Property Services

2. Subject: SC Department of Revenue Lease- 33 Villa Road in Greenville

3. Summary Background Information:

The SC Department of Revenue (DOR) is requesting approval to lease 11,400 SF of space located at 33 Villa Road in Greenville from Piedmont Center Owner, LLC. The agency currently leases 14,670 SF at 545 N. Pleasantburg Drive. That lease expires August 31, 2018, and the space is larger than needed and is not designed to accommodate new DOR security protocols for an on-site security officer in each office lobby, security cameras, metal detectors, and security equipment to screen all visitors.

A solicitation was conducted and three (3) proposals were received, with the selected location representing the lowest bid. The term will be for ten (10) years beginning on September 1, 2018 at a rate of \$15.00 for the first year. Thereafter, basic rent increases by fifty cents (\$0.50) annually. As such, the maximum amount payable over the term is \$1,966,500 as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$ 171,000.00	\$ 14,250.00	\$ 15.00
YEAR 2	\$ 176,700.00	\$ 14,725.00	\$ 15.50
YEAR 3	\$ 182,400.00	\$ 15,200.00	\$ 16.00
YEAR 4	\$ 188,100.00	\$ 15,675.00	\$ 16.50
YEAR 5	\$ 193,800.00	\$ 16,150.00	\$ 17.00
YEAR 6	\$ 199,500.00	\$ 16,625.00	\$ 17.50
YEAR 7	\$ 205,200.00	\$ 17,100.00	\$ 18.00
YEAR 8	\$ 210,900.00	\$ 17,575.00	\$ 18.50
YEAR 9	\$ 216,600.00	\$ 18,050.00	\$ 19.00
YEAR 10	\$ 222,300.00	\$ 18,525.00	\$ 19.50

The rent includes all maintenance and operations costs, and full access and free use of the surrounding parking lot which has adequate spaces for visitors and staff. The Landlord will upfit

the space to the agency's specifications. The lease meets the state space standards with a density of 132 SF/person.

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

Tenant	Location	Rate
SLED	37 Villa Road	\$15.02/SF
Vacant	330 Pelham Road	\$18.00/SF
Vacant	11 Brendan Way	\$21.00/SF

Above rates are subject to base rent and operating expense escalations over the term.

The agency has sufficient funds for the lease according to the Budget Approval Form.

4. **What is JBRC asked to do?** Approve the proposed lease for the Department of Revenue at 33 Villa Road in Greenville.

5. **What is recommendation of the Department of Administration?** Approve the proposed lease for the Department of Revenue at 33 Villa Road in Greenville.

6. **List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- DOR Letter Dated March 13, 2018

State of South Carolina
Department of Revenue



HENRY D. MCMASTER
Governor

W. HARTLEY POWELL
Director

300A OUTLET POINTE BOULEVARD
POST OFFICE BOX 125
COLUMBIA, SOUTH CAROLINA 29214
Telephone: (803) 898-5040
Facsimile: (803) 896-0023
Director@dor.sc.gov

March 13, 2018

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, Suite 460
Columbia, SC 292201

RE: Lease for 33 Villa Road, Greenville

Dear Ms. Lancaster:

The South Carolina Department of Revenue (DOR) requests approval by the State Fiscal Accountability Authority of a 10-year lease with Piedmont Center Owner, LLC for approximately 11,400 square feet of office space at 33 Villa Road, Greenville, SC. This space is required as our current lease at 545 Pleasantburg Drive expires on August 31, 2018. The current office design prohibits the required level of security mandated for all DOR locations. Our current office space is larger than we need, and this request includes a reduction of 3,282 square feet.

DOR's security program requires an on-site security officer in each office lobby, security cameras, metal detectors, and security equipment to screen all visitors of DOR and ensure that taxpayers and DOR employees are protected and safe. In addition, DOR protects highly sensitive State and Federal Taxpayer Information with a sophisticated badge access and camera surveillance system and an intruder detection system to achieve maximum-security protection and cyber-attack prevention.

We received three proposals in response to our solicitation and conducted site visits to each location. After evaluations, we concluded the 33 Villa Road property best meets our requirements. We considered the following in our decision-making: security, cost, proximity to the interstate, interior office design, and building accessibility for the taxpayers.

We request the maximum lease of 10-years to build and maintain a secure site to protect taxpayers, employees, and sensitive taxpayer information from intruders and fraudsters. Moving the DOR highly sophisticated security systems is a significant cost. A longer lease provides a consistent location for taxpayers and minimizes office re-location costs.

Ms. Lancaster
March 13, 2018
Page Two

Thank you for your assistance in this process and for your consideration of our request.

Yours very truly,

A handwritten signature in dark ink, appearing to read "W. Hartley Powell". The signature is fluid and cursive, with a large, stylized "W" and "P".

W. Hartley Powell
Director

AGENCY: Department of Administration, Facilities Management and Property Services

PROJECT/SUBJECT: Medical University of South Carolina Proposed Lease-Out to U.S. Department of Veterans Affairs at 112-116 Doughty Street, Charleston

Background: Since 1997, the Medical University of South Carolina has leased 46,857 square feet of hospital and medical office space in the Strom Thurmond Building, located at 112-116 Doughty Street in Charleston, to the U.S. Department of Veterans Affairs (VA). In December 2016, MUSC received approval to continue leasing the space through a one-year agreement to the VA until the federal budget was approved and a new lease could be negotiated. The VA now has received budget approval for a lease amendment of three years, and they will conduct a solicitation for a 20-year lease.

Request: MUSC is requesting approval to amend the existing lease to add two additional years (until January 14, 2020) with two optional six-month renewal periods. The rate is \$33.55 per square foot (comprised of \$7.81 in base rent and \$25.73 in operating expenses) or a total of \$1,572,052 for the first year. Operating costs are subject to annual CPI increases.

The Department of Administration's Real Property Services reports that comparable lease rates of similar space in the Charleston area range from \$28.40 to \$39.00 per square foot.

MUSC and the VA jointly occupy the 150,000 square foot facility and have a long history of collaboration. Most of the VA attending physicians are MUSC faculty, and all of the doctors-in-training are MUSC residents. The two organizations also share extensive research information.

The lease-out was approved by the MUSC Board of Trustees on April 13, 2018.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease-out from MUSC to the U.S. Department of Veterans Affairs.

ATTACHMENTS:

- 1) Department of Administration, Facilities Management and Property Services Summary dated April 25, 2018
- 2) Letter from MUSC dated March 13, 2018
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws (please see Pages 7-8 of agenda package)

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: April 25, 2018

Regular Agenda

1. Submitted by:

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



Ashlie Lancaster, Director
Facilities Management and Property Services

2. Subject: MUSC Lease-out to the US Department of Veterans Affairs at 112-116 Doughty Street in Charleston

3. Summary Background Information:

In December 2016, the Medical University of South Carolina (MUSC) received approval to continue leasing 46,857 square feet (SF) of hospital and medical office space located at 112-116 Doughty Street in the Strom Thurmond Building in Charleston to the US Department of Veterans Affairs (VA) through a one-year Standstill Agreement beginning January 15, 2017 and ending January 14, 2018. At that time, it was noted that the VA has leased this space from MUSC since January 14, 1997, the initial twenty (20) year lease was expiring, and, while both parties desired and would seek approval of a more long-term agreement in the future, the VA could not enter into a more long-term lease amendment until approval of their federal budget.

While the VA now has budget approval for a lease amendment for three (3) years, they are also conducting a solicitation for a twenty (20) year lease. As such, MUSC is now requesting approval to enter into a three (3) year lease extension with the VA effective from the initial lease end date of January 15, 2017 until January 14, 2020, with two (2) optional renewal periods of six (6) months each, while the federal government conducts the solicitation process.

MUSC and the VA jointly occupy the 150,000 SF facility and have a long history of collaboration. Most of the VA attending physicians are MUSC faculty and all of the doctors-in-training are MUSC residents. The two organizations also share extensive research information.

Rent will be at a rate of \$33.55/SF or \$1,572,052.35 annually for a total of \$6,288,209.40 for the three (3) year term and optional renewal terms. The rent is comprised of \$7.81 in base rent and \$25.74 in operating costs. Operating costs are subject to annual CPI increases.

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

Location	Tenant	Rent Rate/SF
176 Croghan Spur Road	Vacant	\$ 35.00
176 Croghan Spur Road	MUSC	\$28.40
205 King Street	Vacant	\$ 39.00
40 Calhoun Street	Vacant	\$34.50
360 Concord Street	College of Charleston	\$32.55

Above rates are subject to base rent and/or operating expense escalations over the term.

The lease was approved by the MUSC Board of Trustees on April 13, 2018.

4. What is JBRC asked to do? Approve the proposed lease-out from MUSC to the VA.

5. What is recommendation of the Department of Administration? Approve the proposed lease-out from MUSC to the VA.

6. List of Supporting Documents:

- SC Code of Laws Section 1-11-55 and 1-11-56
- MUSC Letter Dated March 13, 2018



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

March 13, 2018

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

RE: Request for Veterans Affairs Lease Extension

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) requests approval from the SC State Fiscal Accountability Authority and the Joint Bond Review Committee for the three year lease extension between MUSC and the U.S. Department of Veterans Affairs (VA). The VA leases space from MUSC in the Strom Thurmond building located at 112-116 Doughty Street, Charleston, South Carolina. The 20 year initial lease agreement expired in January 2017 and was further extended by a one (1) year standstill agreement until the VA budget was approved for a lease extension. Per the VA the three (3) year lease extension term is effective from the initial lease end date, January 2017.

The three (3) year lease extension shall be approved at the April 13, 2018 MUSC Board of Trustees meeting for the following lease terms. Please submit this request for the April 25, 2018 SFAA meeting and the May 1, 2018 JBRC meeting.

Requested Lease Term:

Lease Term:	3 Years [1/15/2017 – 1/14/2020]
Square Footage:	46,857
Lease Type:	Full Service
Rent per SF:	\$33.55
	\$25.74 operating costs
	\$7.81 unserviced rent
Annual Rent:	\$1,572,052.35
Renewal Option:	Two (2) terms, 6 months each
Total Amount:	\$6,288,209.40 / including renewal option

Operating costs are subject to a CPI increase but since the CPI is unknown this is not included in the total amount listed above.

Please let me know if you have any questions.

Sincerely,


Rachel Jones

Medical University of South Carolina
Leasing Manager

JOINT BOND REVIEW COMMITTEE

Meeting of April 25, 2018

Item Number 6

AGENCY: Department of Administration, Facilities Management and Property Services

PROJECT/SUBJECT: Medical University of South Carolina Proposed Lease-Out of Parking Spaces to CareAlliance Health Services

Background: The Medical University of South Carolina (MUSC) has been leasing 700 parking spaces in the Courtenay Drive Parking Garage located at 21 Courtenay Drive in Charleston to CareAlliance Health Services (dba Roper St. Francis Healthcare). In August 2017, MUSC received approval to amend the lease to relocate the parking to a new garage at 165 Cannon Street and to extend the term to ten years with four renewal periods of five years to accommodate the new Children's Hospital which is expected to open in the fall of 2019.

However, the lease amendment was never executed; since that time, changes have occurred in MUSC's parking needs.

Request: MUSC is requesting to amend and extend the lease agreement to a term of five years with four renewal periods of five years each. The amendment also reduces the number of spaces to 600 in the Courtenay Drive Parking Garage from October 1, 2018 to October 1, 2019, or the opening of the new Children's Hospital, whichever is earlier; the rate for this period will be \$130.75/space/month increased by the October 2018 CPI or four percent, whichever is less. For the remainder of the term, the number of spaces leased to CareAlliance will be 150 to 300, depending on availability, in either the Courtenay Drive Garage or within one-half mile of the main campus building of Roper Hospital (316 Calhoun Street); the rate for this period will be \$155.00/space/month with annual increases of the CPI or three percent, whichever is less. Over the full term of the amended lease, revenue to MUSC will be \$10,603,285 at a minimum or \$20,308,270 at a maximum.

The Department of Administration's Facilities Management and Property Services reports that comparable lease rates of similar space near the MUSC campus to be \$150 to \$190/space/month.

The lease-out was approved by the MUSC Board of Trustees on April 13, 2018.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed amendment to MUSC's lease-out to CareAlliance Health Services.

ATTACHMENTS:

- 1) Department of Administration, Real Property Services Summary dated April 25, 2018
- 2) Letter from MUSC dated March 15, 2018

- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws (please see Pages 7-8 of agenda package)

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: April 25, 2018

Regular Agenda

1. Submitted by:

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



Ashlie Lancaster, Director
Facilities Management and Property Services

2. Subject: MUSC Parking Lease-out to CareAlliance Health Services

3. Summary Background Information:

As part of their mutual partnership in support of the Medical District, MUSC currently leases 700 spaces to CareAlliance Health Services d.b.a. Roper St. Francis Healthcare on behalf of Roper Hospital, Inc. ("CareAlliance Health Services") in the Courtenay Drive Parking Garage located at 21 Courtenay Drive at a rate of \$130.75/space per month (\$1,098,329.16 annually) under a lease agreement that expires on September 30, 2018. In August of 2017, MUSC received approval from the State Fiscal Accountability Authority to amend that lease to relocate the parking to a new garage at 165 Cannon Street and to extend the lease for ten (10) years with four (4) renewal periods of five (5) years each to accommodate the opening of the new MUSC Shawn Jenkins Children's Hospital which is anticipated to be in the Fall of 2019.

That amendment was never executed and, since that time, there have been changes in MUSC parking needs. As such, MUSC is now requesting to amend and extend the lease agreement as follows:

The amended lease will be for a term of five (5) years with four (4) potential renewal periods of five (5) years each. The amended lease will also reduce the number of spaces leased to CareAlliance Health Services to 600 spaces in the Courtenay Drive Parking Garage from October 1, 2018 to the earlier of October 1, 2019 or the opening of the Children's Hospital. For the remainder of the lease term and renewal periods, the number of spaces leased to CareAlliance Health Services will be between 150-300 spaces, depending on availability, in either the Courtenay Drive Parking Garage or within one-half mile from 316 Calhoun Street, which is where the Roper Hospital main campus building is located.

For the period of the lease for which CareAlliance Health Services has 600 spaces, the rate will be based on the current rate of \$130.75/month/space increased by the lesser of the October 2018 CPI or four (4) percent. Effective the earlier of October 1, 2019 or the opening of the Children's Hospital and in conjunction with the reduction of the number of spaces to between 150-300 spaces, the rate will be \$155.00/space/month with annual increases of the lesser of CPI or three (3) percent. Altogether, this represents revenue to MUSC of a minimum of \$10,603,285.20 and a maximum of \$20,308,270.30 over the initial term and renewal periods.

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

Parking:

Location	Rate/Space
200 Meeting Street	\$190.00
159 Rutledge Avenue	\$165.00
62 Gadsden Street	\$150.00

The lease was approved by the MUSC Board of Trustees on April 13, 2018.

4. **What is JBRC asked to do?** Consider approval of the proposed MUSC Parking Lease-out to CareAlliance Health Services.
-

5. **What is recommendation of the Department of Administration?** Consider approval of the proposed MUSC Parking Lease-out to CareAlliance Health Services.
-

6. **List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- MUSC Letter Dated March 15, 2018



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

March 15, 2018

Ashlie Lancaster
The South Carolina
Department of Administration
1200 Senate Street, Suite 460
Columbia, SC 29201

RE: LO800978 – 21 Courtenay Drive, CareAlliance Health Services

Dear Mr. Lancaster;

At the August 31, 2017 the South Carolina State Fiscal Accountability Authority approved a lease-out amendment between the Medical University of South Carolina and CareAlliance Health Services. There have been parking changes since this approval that require an amendment to be approved on revised lease terms and conditions.

The Medical University of South Carolina wishes to amend the current lease agreement between the Medical University of South Carolina (MUSC) and CareAlliance Health Services for parking spaces located within the 21 Courtenay Drive Parking Garage. This lease amendment is necessary to support the opening of the new MUSC Shawn Jenkins Children's Hospital in the fall of 2019. The draft 2nd Lease Amendment is attached for review.

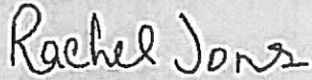
This property is owned by the Parking Garage Associates, LLC (a subsidiary of the MUSC Foundation) and leased in its entirety by the Medical University of South Carolina which has subleased parking spaces to CareAlliance Health Services since 2004 in support of the Charleston Medical District.

	Current Lease State	1 st Reduction of Spaces	Final Lease State
Location	21 Courtenay Drive	21 Courtenay Drive	21 Courtenay Drive or within ½ mile of 316 Calhoun St
Number of Parking Spaces	700	600 - Effective 10/1/2018	150 up to 300 at landlord sole discretion upon availability – Effective earlier of 10/1/2019 or opening of new MUSC Children's Hospital
Cost per Space, per Month	\$130.75	Rate based on Oct 18 CPI	\$155.00
Annual Rent	\$1,098,329.16	TBD	\$279,000 min / \$558,000 max
Annual Increase	CPI or 4%	CPI or 4%	CPI or 3%
TOTAL Inc. Options			Min \$10,603,285.20 / Max \$20,308,270.39

Renewal Option 4 terms, 5 years each

The Medical University of South Carolina requests full approval for this lease amendment at the April 2018 SFAA meeting and May 2018 JBRC meeting if required. This lease-out agreement is exempt from CHE and will be presented to the April 2018 MUSC Board of Trustees. Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Jones".

Rachel Jones
Leasing Manager

JOINT BOND REVIEW COMMITTEEMeeting of April 25, 2018**Item Number 7****AGENCY:** Department of Administration, Capital Budgeting Office**PROJECT/SUBJECT:** Permanent Improvement Project Requests

There are 36 Permanent Improvement projects pending as follows:

- 1 Carried Over from February 28 Meeting (Establish Phase II)
- 16 Establish Phase I, Pre-Design Budget
- 3 Increase Phase I, Pre-Design Budget
- 10 Establish Phase II, Construction Budget
- 2 Increase Phase II, Construction Budget
- 1 Increase Phase II, Construction Budget, Revise Scope & Change Project Name
- 3 Final Land Acquisition

COMMITTEE ACTION:

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

ATTACHMENTS:

Project Requests Worksheet - Summary 6-2018

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Capital Budget Office

SUMMARY 6-2018

Summary of Permanent Improvement
Project Actions Proposed by Agencies
January 25, 2018 through March 28, 2018

Forwarded to JBRC 4/16/2018

Permanent Improvement Projects

Summary Background Information:

Establish Construction Budget (Carried Over)

- (a) Summary 6-2018: JBRC Item 1. (J16) Department of Disabilities & Special Needs
Project: 9915, Coastal Center – Roof Rplc.–Admin., Highlands 210, Kitchen, Warehouse/Annex
Included in Annual CPIP: Yes – CPIP Priority 2 of 4 in FY18 (estimated at \$600,000)
JBRC/SFAA Phase I Approval: December 2017 (estimated at \$600,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 1-8

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Excess Debt Service	9,000.00	0.00	9,000.00	591,000.00	600,000.00
All Sources	<u>9,000.00</u>	<u>0.00</u>	<u>9,000.00</u>	<u>591,000.00</u>	<u>600,000.00</u>

Funding Source: \$600,000 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: Increase budget to \$600,000.00 (add \$591,000 Excess Debt Service Funds) to begin Phase II 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 existing roof systems will be removed down to the existing structural deck, and new roof systems installed along with sheet metal flashing and accessories to provide a complete, watertight, warrant-able roof assembly. 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 137 staff and 154 residents. The agency estimates that the completed project will cost approximately \$600,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is April 2018 and for completion of construction is December 2020.

Establish Project for A&E Design

- (b) Summary 6-2018: JBRC Item 2. (H27) University of South Carolina - Columbia
Project: 6125, Swearingen Roof Replacement
Included in Annual CIP: Yes – CIP Priority 8 of 9 in FY18 (estimated at \$2,000,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 9-15

<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, Institutional Capital Project	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, Institutional Capital Project Funds, which are generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements.

Request: Establish project and budget for \$30,000 (Other, Institutional Capital Project Funds) to remove and replace the existing original roof on the 31 year old Swearingen Engineering Center which was constructed in 1987. The project will provide a new PVC roof membrane, new rigid insulation and include the replacement of all associated roof flashing at parapets, skylights, and roof-mounted mechanical equipment and piping. The new roof system will provide a 20 year warranty. The Swearingen Engineering Center roof is approximately 71,000 gross square feet. The facility is utilized by an estimated 850 College of Engineering and Computing students and has classrooms, faculty offices, and administrative space. The agency estimates that the completed project will cost approximately \$2,000,000 and no additional annual operating costs will result from the project.

- (c) Summary 6-2018: JBRC Item 3. (H29) University of South Carolina - Aiken
 Project: 9552, USC Aiken Maintenance Building
 Included in Annual CIP: Yes – CIP Priority 2 of 2 in FY20 (estimated at \$2,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 3/1/18

Ref: Supporting document pages 16-22

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, USC Aiken Institutional	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, USC Aiken Institutional Funds, which are received from a variety of sources including tuition and fees and sales and services activities.

Request: Establish project and budget for \$30,000 (Other, USC Aiken Institutional Funds) to construct a new building for the Facilities Maintenance and Supply staff and their associated equipment at the periphery of campus. Currently, these offices and equipment areas are adjacent to an academic building in the core of campus. Due to its prime location in the core of campus, the university has plans to repurpose the existing maintenance facility for a Scholars Academy and other academic programs. The new maintenance facility will be located away from the main campus in accordance with the campus master plan. The facility will be similar in size but will be able to be expanded as future needs may demand. The new 13,225 square foot pre-engineered metal facility will accommodate approximately 25 staff. The agency estimates that the completed project will cost approximately \$2,000,000 with additional annual operating costs of \$18,000 in years 1 thru 3.

- (d) Summary 6-2018: JBRC Item 4. (H29) University of South Carolina - Aiken
 Project: 9553, USC Aiken Penland HVAC Renovation
 Included in Annual CIP: Yes – CIP Priority 1 of 2 in FY19 (estimated at \$4,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 3/1/18

Ref: Supporting document pages 23-29

<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, USC Aiken Institutional	0.00	0.00	0.00	22,500.00	22,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,500.00</u>	<u>22,500.00</u>

Funding Source: \$22,500 Other, USC Aiken Institutional Funds, which are received from a variety of sources including tuition and fees and sales and services activities.

Request: Establish project and budget for \$22,500 (Other, USC Aiken Institutional Funds) to replace a significant portion of the HVAC system in the Penland Administration Building which was constructed in 1973. The project will replace the original four air handlers and install limited new variable air volume units which will provide reliability and maintain desirable humidity levels in the building. The existing ductwork, controls, piping and fire alarms will remain. The building will be required to remain occupied and operational throughout the project so the project includes the cost of providing temporary equipment to maintain operations. The HVAC system is original to the 58,447 square foot, 45 year old building and has reached the end of its useful life. There have been increasing issues related to moisture and humidity in the building which a new air handler will ameliorate. If the existing air handlers were to suddenly fail, the building, or a portion of the building, would be uninhabitable. This campus administration and academic programs facility accommodates approximately 100 faculty and staff and 675 students. The scope of this project has been reduced from the FY17-18 CIP submission due to funding constraints. The CIP was prepared on the basis that the project would utilize \$3,500,000 in state funding and \$500,000 in USC Aiken Institutional funds. The implications of a potential air handler unit failure compels USC Aiken to address this most essential portion of the work with available institutional funds immediately. If additional funds become available in the future, USC Aiken will increase the scope of work, as funding permits, to address the other necessary work. The agency estimates that the completed project will cost approximately \$1,500,000 with additional annual operating cost savings of \$2,000 in years 1 thru 3.

- (e) Summary 6-2018: JBRC Item 5. (H51) Medical University of South Carolina
Project: 9844, Hollings Cancer Center 3rd Floor Renovations
Included in Annual CPIP: Yes – CPIP Priority 3 of 4 in FY18 (estimated at \$4,500,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 30-35

<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</u> <u>After</u> <u>Ad</u>
Other, Clinical Revenue	0.00	0.00	0.00	67,500.00	
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>67,500.00</u>	

Funding Source: \$67,500 Other, Clinical Revenue Funds, which are revenues generated from hospital patient services.

Request: Establish project and budget for \$67,500 (Other, Clinical Revenue Funds) to begin Phase I schematic design to renovate approximately 14,500 square feet of existing lab space on the 3rd floor of the Hollings Cancer Center. The renovation will create a central core lab facility consisting of lab spaces to be used by all research investigators housed on the 3rd floor. The renovation will rearrange the existing lab space to provide for increased investigator capacity and increased efficiencies of lab operation. The project will be implemented in two or three stages to limit disruption to the ongoing research operation. Once the design is completed, the exact number of stages required will be determined. The university states that the current lab layout is outdated and does not lend itself to the research operation required by the new HCC Director nor the number of personnel expected to join existing and newly recruited principal investigators. The goal of the project is to realize research operational efficiencies and collaboration by consolidating the core lab functions into one centralized space. The 214,037 square foot Hollings Cancer Center is 24 years old and the renovated lab space in the center will be utilized by 12-15 faculty and 22-30 staff after the renovation is completed. The agency estimates that the completed project will cost approximately \$4,500,000 and no additional annual operating costs will result from the project.

- (f) Summary 6-2018: JBRC Item 6. (D50) Department of Administration
 Project: 6001, Marion Gressette Building – Hot Water Pump/Heat Exchanger
 Included in Annual CIP: Yes–CIP Priority 11 of 11 in FY18 (estimated at \$300,000 for this project)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 36-42

<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	5,493.12	5,493.12
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,493.12</u>	<u>5,493.12</u>

Funding Source: \$5,493.12 Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies.

Request: Establish project and budget for \$5,493.12 (Other, Depreciation Reserve Funds) to obtain the preliminary design and cost estimate for the replacement of the hot water pumps, heat exchanger and steam valves in the Marion Gressette building. The building is occupied by approximately 166 people. This equipment is original to the 81,737 square foot building and has experienced leaks in the hot water pumps and heat exchangers. The equipment is 42 years old and has exceeded its useful life. This equipment was identified as part of the real estate consulting assessment to be replaced. The CIP was prepared with the intention of including this project as part of a larger project, totaling \$27,000,000, to be funded through Qualified Energy Conservation Bonds. As the bonds are currently unavailable, and there is a need to proceed, the project was moved up in priority. The agency estimates that the completed project will cost approximately \$366,208 and no additional annual operating costs will result from the project.

- (g) Summary 6-2018: JBRC Item 7. (D50) Department of Administration
Project: 6002, Roof Repair & Protective Coating DSS Harden St.
Included in Annual CIP: Yes – CIP Priority 2 of 11 in FY18 (estimated at \$500,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 43-53

<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	8,250.00	8,250.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,250.00</u>	<u>8,250.00</u>

Funding Source: \$8,250 Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies.

Request: Establish project and budget for \$8,250 (Other, Depreciation Reserve Funds) to obtain the preliminary design and cost estimate for extensive exterior repairs including roof repair, glass curtain-wall repair and stucco, Exterior Insulation and Finish Systems (EIFS), curtain-wall repair on the Harden Street/DSS Building in Columbia. The exterior cladding scope of work is estimated at \$325,000 and includes cleaning of the EIFS cladding on the entire building, repairs to the EIFS at damaged locations, and repairs to the windows and curtainwall. The roofing system repairs are estimated at \$225,000 and include coating the entire roof surface and base flashings with aluminum roof coating, replacing approximately 1,000 square feet of wet insulation materials, repairing blisters in cap sheet and base flashings, sealing around flood light fixtures, replacing loose, missing, or corroded coping cap fasteners, sealing joints of steel structural column and base interfaces, remove pitch pocket and install new liquid flashing membrane, installation of new pvc condensate lines routed from HVAC to nearest drains, raise curb at roof scuttle, re-secure loose counterflashing at mechanical units, reflash roof drains, repair open laps in membrane and base flashings, replace conduit brackets at coping and seal at ends of standing seam of metal coping caps. The DSS Harden Street building is 64,311 gross square feet and is 30 years old. The building is utilized by 300 employees and visitors. This project was included in the FY17-18 CIP with an estimated cost of \$500,000. However, this amount did not include inspection fees, asbestos abatement and contingency funds. The agency estimates that the completed project will cost approximately \$650,000 and no additional annual operating costs will result from the project.

- (h) Summary 6-2018: JBRC Item 8. (E24) Office of the Adjutant General
Project: 9811, Training Sites TT Enlisted Barracks Replacement
Included in Annual CPIP: Yes – CPIP Priority 10 of 21 in FY18 (estimated at \$1,404,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 54-60

<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	88,000.00	88,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>88,000.00</u>	<u>88,000.00</u>

Funding Source: \$88,000 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 \$88,000 (Federal, National Guard Bureau Funds) to demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at two Army National Guard Training Sites; McCrady Training Center (MTC) and Clarks Hill Training Site (CHTS). The Phase I pre-design budget is requested at 6.27% of the estimated project cost because the design costs exceed the standard 1.50% pre-design amount due to the size of the project. The standard 1.50% would be sufficient for a larger project on a multi-million dollar scale, but due to the fact that this project is less, a larger percentage of costs are needed for design upfront. The current McCrady Training Center includes five (5) buildings that total 14,805 square feet and the current Clarks Hill Training Site includes five (5) buildings that total is 3,840 square feet. The barracks to be replaced are no longer sufficient for the housing of soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG's mission and need to be replaced to current codes and standards. Each of the five (5) new barracks buildings at McCrady Training Center will be approximately 3,200 to 4,600 square feet. Each of the five (5) new barracks buildings at Clarks Hill Training Site will be approximately 3,200 square feet. The final size for the replacement buildings will not be determined until 35% of the design has been completed. The intent is to develop a modular concept that can be incorporated into a final design for both a 20 man barracks (3,200 SF) and a 40 man barracks (4,600 SF). Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing, (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. Installation of utilities and the extensions of utilities to the nearest service lines are also included. Approximately 300 Army National Guard soldiers use these facilities. The agency estimates that the completed project will cost approximately \$1,404,000 with additional annual operating cost savings of \$7,000 in years 1 thru 3.

- (i) Summary 6-2018: JBRC Item 9. (H63) SC Governor's School for the Arts and Humanities
Project: 9517, SCGSAH Shingled Roof Replacement
Included in Annual CPIP: No
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 61-68

<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, Insurance Proceeds	0.00	0.00	0.00	40,000.00	40,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>40,000.00</u>	<u>40,000.00</u>

Funding Source: \$40,000 Other, Operating Revenue Funds, which includes an IRF insurance payment in the amount of \$430,848.21 for the replacement of the roof damaged by hail.

Request: Establish project and budget for \$40,000 (Other, Operating Revenue Funds) to begin Phase I for the replacement of shingled roofs that were damaged in a March 2017 hail storm. The damage was discovered in August 2017 during a repair of a flat roof (not associated with the damaged roof), and an insurance claim filed with the IRF. This project was not included in the FY17-18 CPIP since the discovery of the damage occurred after submission of the CPIP. These roofs are comprised of approximately 23,300 square feet of roof on the residential hall and approximately 88,700 square feet on the academic and arts building. These 20 year old damaged roofs must now be replaced. The Phase I pre-design budget is requested at 7.40% of the estimated project cost and the additional amount will cover the fees for the Shepard & Associates A&E services. The damaged roofs will be replaced with laminated asphalt and fiberglass shingle roofing systems and will come with a 20 year warranty. The agency estimates that the completed project will cost approximately \$540,000 and no additional annual operating costs will result from the project.

- (j) Summary 6-2018: JBRC Item 10. (J12) Department of Mental Health
 Project: 9759, Coastal Empire Community Mental Hlth Ctr HVAC & Sprinkler System Upgrades
 Included in Annual CPIP: Yes –CPIP Priority 3 of 5 in FY18 (estimated at \$600,000 for this project)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 69-74

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

Request: Establish project and budget for \$9,000 (Other, Capital Improvement & Maintenance Funds) to begin Phase I design for replacement of the 23 year old HVAC and sprinkler system items at the 16,766 square foot Coastal Empire Community Mental Health Center in Beaufort, SC. The building is conditioned by 15 split system heat pumps installed in 1995, consisting of outdoor condensing units and indoor air handling units which are well past their useful life and require replacement. The indoor units in the attic also require replacement of all ducting, dampers and refrigerant lines, as well as reconfiguration of the mountings to allow proper maintenance access. The existing fire sprinkler system has experienced multiple leaks over the last several years and requires replacement. The building is occupied by 40 staff and 1,000 outpatient clients during normal business hours. This project is included in the CPIP but is grouped to include these types of replacements at multiple facilities located in Berkeley, Orangeburg and Waccamaw, in addition to Coastal Empire. The agency estimates that the completed project will cost approximately \$600,000 with additional annual operating cost savings of \$10,000 in years 1 thru 3.

- (k) Summary 6-2018: JBRC Item 11. (J12) Department of Mental Health
Project: 9760, Roddey Pavilion Nurse Call Replacement
Included in Annual CPIP: Yes –CPIP Priority 5 of 8 in FY19 (estimated at \$500,000 for this project)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 75-79

<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	0.00	0.00	0.00	7,500.00	7,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>7,500.00</u>

Funding Source: \$7,500 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: Establish project and budget for \$7,500 (Other, Capital Improvement & Maintenance Funds) to begin Phase I design for replacement of the outdated Tektone nurse call systems at the Roddey Pavilion, which is part of the CM Tucker Nursing Care Center. The C.M. Tucker Nursing Care Center is a long-term nursing care facility operated by the Department of Mental Health. Facility staff provides on-site medical care, including nursing care, rehabilitative therapy, pharmacy services, recreational and therapeutic activities, and social services. Currently the building is served by five Tektone nurse call systems, one for each of the five wards, and is experiencing repeated failures which impact the environment of care. The system requires replacement with a single new microprocessor-based system with video display and associated signaling devices that runs on a local area network. This type of system will also allow enhancements such as access to patient electronic records by nursing staff when notifications occur. The building is 115,939 square feet and is 38 years old. The current call system is 18 years old. The building is utilized by over 200 staff and approximately 170 inpatient clients who occupy the building on a 24/7 basis. This project was included in the FY17-18 CPIP grouped together with two other projects which totaled \$2,000,000 for all three. While all three projects that were part of the larger CPIP project are necessary, the nurse call system is the only one that has the potential for an entire system failure. This project is being moved up from FY19 to FY18 due to the accelerated pace of component failures the agency is experiencing and concerns on the part of both maintenance and administrative personnel that the system could fail unexpectedly. The agency estimates that the completed project will cost approximately \$500,000 with additional annual operating cost savings of \$10,000 in years 1 thru 3.

- (I) Summary 6-2018: JBRC Item 12. (N04) Department of Corrections
Project: 9743, Deterrent Systems at Property Borders of Correctional Institutions
Included in Annual CIP: Yes – CIP Priority 5 of 6 in FY18 (estimated at \$1,830,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 80-84

<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	28,500.00	28,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,500.00</u>	<u>28,500.00</u>

Funding Source: \$28,500 Appropriated State, FY17 Carryforward Funds.

Request: Establish project and budget for \$28,500 (Appropriated State, FY17 Carryforward Funds) to furnish and install deterrent systems around the property borders at the high level 2 and all level 3 correctional institutions to assist in the efforts to deter contraband from entering the institutions. For level 3 institutions, this border protection will be installed at Broad River, Lee, Lieber, McCormick and Perry. For level 2 institutions, this border protection will be installed at Evans, Kershaw, Ridgeland, and Turbeville. The deterrent systems will consist of multi-rows of razor wire on a fence stabilizer in close proximity to the institutions' property lines. The security perimeter fences surrounding the actual institutional complexes will remain unchanged. All of these institutions will also have the perimeter netting once the netting project is completed. This project will aid in ensuring the safety of employees and the inmates. This project was reflected in the FY17-18 CIP with an estimated cost of \$1,830,000. The Phase I request is \$70,000 higher than the FY17-18 CIP because there has been at least a 5% increase in material costs for razor wire since the CIP was established. The agency estimates that the completed project will cost approximately \$1,900,000 and additional annual operating costs have not yet been determined.

- (m) Summary 6-2018: JBRC Item 13. (N04) Department of Corrections
Project: 9744, Kirkland CI – HVAC Upgrade for Lockup Housing Unit
Included in Annual CPIP: Yes – CPIP Priority 1 of 6 in FY18 (estimated at \$900,000 for this project)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 85-90

<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	13,500.00	13,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,500.00</u>	<u>13,500.00</u>

Funding Source: \$13,500 Appropriated State, FY17 Carryforward Funds.

Request: Establish project and budget for \$13,500 (Appropriated State, FY17 Carryforward Funds) to replace the existing air handler units for the HVAC system of the Lock-up Housing Unit located at Kirkland Correctional Institution. The existing air handlers are in poor condition, deficient in providing air flow for heating, are not energy efficient, and have exceeded their anticipated useful service life. The duct distribution system to the cells is not properly set-up to allow for appropriate testing and balancing of the system and will be replaced with an engineered ducted distribution system that will allow for proper air balancing. This facility was constructed in 1990 and is 28 years old. It holds 50 inmates and an average of 30 staff. This project was reflected in the FY17-18 combined with three other projects, which are also currently being requested on this agenda. The agency estimates that the completed project will cost approximately \$900,000 and additional annual operating costs/savings have not yet been determined.

- (n) Summary 6-2018: JBRC Item 14. (N04) Department of Corrections
 Project: 9745, Perry CI – HVAC Upgrade for Q Housing Units
 Included in Annual CPIP: Yes –CPIP Priority 1 of 6 in FY18 (estimated at \$700,000 for this project)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 91-96

<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	10,500.00	10,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,500.00</u>	<u>10,500.00</u>

Funding Source: \$10,500 Appropriated State, FY17 Carryforward Funds.

Request: Establish project and budget for \$10,500 (Appropriated State, FY17 Carryforward Funds) to replace the existing air handler units for the HVAC system of the four (4) "Q" Housing Units located at Perry Correctional Institution. The existing air handlers are in poor condition, deficient in providing air flow for heating, are not energy efficient, and have exceeded their anticipated useful service life. The scope of work will include the removal of the existing DX air handler units, remote condensers, and associated piping and replace with packaged roof top air handling units. The work will be accomplished by SCDC's in-house/inmate labor crews. This facility was constructed in 1981 and is 37 years old. It holds 96 inmates and an average of 28 staff. This project was reflected in the FY17-18 combined with three other projects, which are also currently being requested on this agenda. The agency estimates that the completed project will cost approximately \$700,000 and additional annual operating costs/savings have not yet been determined.

- (o) Summary 6-2018: JBRC Item 15. (N04) Department of Corrections
 Project: 9746, Ridgeland CI – Chiller Replacement
 Included in Annual CPIP: Yes –CPIP Priority 1 of 6 in FY18 (estimated at \$1,000,000 for this project)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 97-102

<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	15,000.00	15,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>15,000.00</u>

Funding Source: \$15,000 Appropriated State, FY17 Carryforward Funds.

Request: Establish project and budget for \$15,000 (Appropriated State, FY17 Carryforward Funds) to replace the existing 485 ton chiller, chilled water pumps, and associated piping for the Ridgeland Correctional Institution. The chiller is in poor condition, not energy efficient, and has exceed the anticipated useful service life. This facility was constructed in 1995 and is 23 years old. It holds 1,200 inmates and an average of 180 staff. This project was reflected in the FY17-18 combined with three other projects, which are also currently being requested on this agenda. The agency estimates that the completed project will cost approximately \$1,000,000 and additional annual operating costs/savings have not yet been determined.

- (p) Summary 6-2018: JBRC Item 16. (N04) Department of Corrections
Project: 9747, Wateree River CI – Boiler Replacement
Included in Annual CPIP: Yes – CPIP Priority 1 of 6 in FY18 (estimated at \$900,000 for this project)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 103-108

<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	13,500.00	13,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,500.00</u>	<u>13,500.00</u>

Funding Source: \$13,500 Appropriated State, FY17 Carryforward Funds.

Request: Establish project and budget for \$13,500 (Appropriated State, FY17 Carryforward Funds) to replace the existing 60+ year old boiler and associated piping for the Wateree River Correctional Institution. The boiler is obsolete, doesn't meet inspection requirements by the state's Insurance Reserve Fund, is in poor condition, not energy efficient, and has exceeded the anticipated useful service life. This facility was constructed in the early 1900's and is 100+ years old. It holds 750 inmates and an average of 190 staff. This project was reflected in the FY17-18 combined with three other projects, which are also currently being requested on this agenda. The agency estimates that the completed project will cost approximately \$900,000 and additional annual operating costs/savings have not yet been determined.

- (q) Summary 6-2018: JBRC Item 17. (R60) Department of Employment and Workforce
Project: 9528, David Building – VAV and DDC Controls Upgrade
Included in Annual CPIP: Yes – CPIP Priority 2 of 2 in FY19 (estimated at \$400,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 109-116

<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, DEW Contingency Assessment	0.00	0.00	0.00	11,662.00	11,662.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,662.00</u>	<u>11,662.00</u>

Funding Source: \$11,662 Other, DEW Contingency Assessment Funds, which was established by the Legislature in 1986 in response to federal budget cuts which would have forced office closing and reductions in staff. The contingency assessment portion of the taxes accounted for in the special revenue fund which is used primarily to fund administrative costs and employment services.

Request: Establish project and budget for \$11,662 (Other, DEW Contingency Assessment Funds) to obtain the preliminary design and cost estimate for the replacement of 154 HVAC variable air volume (VAV) cabinets and pneumatic controls in the Robert E. David Building. The VAV's are failing and are at the end of their service life. The pneumatic controls will be replaced with more efficient current technology digital controls. The building will not be habitable for most of the year should the VAV's and controls fail. Some asbestos abatement is required prior to VAV replacement. The building was constructed in 1975, making it 43 years old, and is 104,076 square feet. The building houses approximately 350 staff on a regular basis. The FY17-18 CPIP reflects the total estimated cost of the project at \$400,000 but the estimated cost to complete the project is higher due to an increase in the scope of work. The original estimate was an in-house estimate based on utilizing a less costly retrofit in lieu of replacing the VAV's. It was discovered the retrofit kits would not work because of space limitations. As such, a feasibility study was commissioned, and it was determined the VAV's must be changed. The agency estimates that the completed project will cost approximately \$1,013,835 with an additional annual operating cost savings of \$14,000 in year 1 and \$28,000 in years 2 and 3.

Phase I Increase

- (r) Summary 6-2018: JBRC Item 18. (J12) Department of Mental Health
 Project: 9737, State Veterans' Nursing Home Construction Central Region
 Included in Annual CPIP: Yes – CPIP Priority 10 of 12 in FY20
 JBRC/SFAA Phase I Approval: January 2015 (estimated at \$58,000,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 117-121

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improv. & Maint.	500,000.00	0.00	500,000.00	500,000.00	1,000,000.00
All Sources	<u>500,000.00</u>	<u>0.00</u>	<u>500,000.00</u>	<u>500,000.00</u>	<u>1,000,000.00</u>

Funding Source: \$1,000,000 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Increase budget to \$1,000,000 (add \$500,000 Other, Capital Improvement & Maintenance Funds) to increase the Phase I funding in order to complete all requirements necessary to receive a conditional funding letter from VA. The FY18 Veterans Affairs Appropriations Bill contained a record amount of funding, sufficient to provide federal grant funding for the construction of all three South Carolina projects, based on community living center designs. The department has been informed that in order to receive a conditional funding letter in August 2018 from VA, the state will need to demonstrate the following; design development drawings and specifications (35%), Phase I & Phase II environmental assessments and a letter of approval from the state historical preservation officer. If a conditional funding letter is received, the state would then have an additional 180 days to complete the design and bid the project. The architect who is designing the prototype facility will adapt the design to the Northeast and Northwest South Carolina region sites. Back in FY15 Proviso 35.13, directed the Department of Mental Health, in conjunction with the Governor's Office Division of Veterans Affairs, to conduct a feasibility study to determine whether there is a need for additional veterans nursing homes in the state. The study revealed a need for additional beds specifically for veterans, and therefore, this project was established for the construction of a 108 bed veterans nursing home in the Central South Carolina Region. The new facility will be all private rooms and include all support functions required for a complete operation. The construction will include kitchen and dining facilities, treatment and therapy spaces, and a facility for mechanical and electrical equipment. The facility will be approximately 158,000 gross square feet and house 108 veterans and approximately 110 contract management staff. Under the existing contract model for Veterans Victory House and Campbell, the day to day maintenance will be handled by an outside contractor with assistance and oversight as needed by SCDMH Physical Plant Services staff. The agency estimates that the completed project will cost approximately \$40,300,000 with additional annual operating costs of \$12,129,955 in year 1, \$12,493,854 in year 2, and \$12,868,669 in year 3.

- (s) Summary 6-2018: JBRC Item 19. (J12) Department of Mental Health
Project: 9739, State Veterans' Nursing Home Construction Northeast Region
Included in Annual CPIP: Yes – CPIP Priority 8 of 12 in FY20
JBRC/SFAA Phase I Approval: March 2015 (estimated at \$37,000,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 122-126

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improv. & Maint.	250,000.00	0.00	250,000.00	1,000,000.00	1,250,000.00
All Sources	<u>250,000.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>1,000,000.00</u>	<u>1,250,000.00</u>

Funding Source: \$1,250,000 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Increase budget to \$1,250,000 (add \$1,000,000 Other, Capital Improvement & Maintenance Funds) to increase the Phase I funding in order to complete all requirements necessary to receive a conditional funding letter from VA. The FY18 Veterans Affairs Appropriations Bill contained a record amount of funding, sufficient to provide federal grant funding for the construction of all three South Carolina projects, based on community living center designs. The department has been informed that in order to receive a conditional funding letter in August 2018 from VA, the state will need to demonstrate the following; design development drawings and specifications (35%), Phase I & Phase II environmental assessments and a letter of approval from the state historical preservation officer. If a conditional funding letter is received, the state would then have an additional 180 days to complete the design and bid the project. The architect who is designing the prototype facility will adapt the design to the Central and Northwest South Carolina region sites. Back in FY15 Proviso 35.13, directed the Department of Mental Health, in conjunction with the Governor's Office Division of Veterans Affairs, to conduct a feasibility study to determine whether there is a need for additional veterans nursing homes in the state. The study revealed a need for additional beds specifically for veterans, and therefore, this project was established for the construction of a 108 bed veterans nursing home in the Northeast Region. The new facility will be all private rooms and include all support functions required for a complete operation. The construction will include kitchen and dining facilities, treatment and therapy spaces, and a facility for mechanical and electrical equipment. The facility will be approximately 158,000 gross square feet and house 108 veterans and approximately 110 contract management staff. Under the existing contract model for Veterans Victory House and Campbell, the day to day maintenance will be handled by an outside contractor with assistance and oversight as needed by SCDMH Physical Plant Services staff. The agency estimates that the completed project will cost approximately \$39,900,000 with additional annual operating costs of \$12,129,955 in year 1, \$12,493,854 in year 2, and \$12,868,669 in year 3.

- (t) Summary 6-2018: JBRC Item 20. (J12) Department of Mental Health
Project: 9740, State Veterans' Nursing Home Construction Northwest Region
Included in Annual CPIP: Yes – CPIP Priority 9 of 12 in FY20
JBRC/SFAA Phase I Approval: March 2015 (estimated at \$37,000,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 127-131

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improv. & Maint.	250,000.00	0.00	250,000.00	1,000,000.00	1,250,000.00
All Sources	<u>250,000.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>1,000,000.00</u>	<u>1,250,000.00</u>

Funding Source: \$1,250,000 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Increase budget to \$1,250,000 (add \$1,000,000 Other, Capital Improvement & Maintenance Funds) to increase the Phase I funding in order to complete all requirements necessary to receive a conditional funding letter from VA. The FY18 Veterans Affairs Appropriations Bill contained a record amount of funding, sufficient to provide federal grant funding for the construction of all three South Carolina projects, based on community living center designs. The department has been informed that in order to receive a conditional funding letter in August 2018 from VA, the state will need to demonstrate the following; design development drawings and specifications (35%), Phase I & Phase II environmental assessments and a letter of approval from the state historical preservation officer. If a conditional funding letter is received, the state would then have an additional 180 days to complete the design and bid the project. The architect who is designing the prototype facility will adapt the design to the Central and Northeast South Carolina region sites. Back in FY15 Proviso 35.13, directed the Department of Mental Health, in conjunction with the Governor's Office Division of Veterans Affairs, to conduct a feasibility study to determine whether there is a need for additional veterans nursing homes in the state. The study revealed a need for additional beds specifically for veterans, and therefore, this project was established for the construction of a 108 bed veterans nursing home in the Northwest Region. The new facility will be all private rooms and include all support functions required for a complete operation. The construction will include kitchen and dining facilities, treatment and therapy spaces, and a facility for mechanical and electrical equipment. The facility will be approximately 158,000 gross square feet and house 108 veterans and approximately 110 contract management staff. Under the existing contract model for Veterans Victory House and Campbell, the day to day maintenance will be handled by an outside contractor with assistance and oversight as needed by SCDMH Physical Plant Services staff. The agency estimates that the completed project will cost approximately \$41,100,000 with additional annual operating costs of \$12,129,955 in year 1, \$12,493,854 in year 2, and \$12,868,669 in year 3.

Establish Construction Budget

- (u) Summary 6-2018: JBRC Item 21. (H12) Clemson University
 Project: 9934, Child Care Facility Construction
 Included in Annual CPIP: Yes – CPIP Priority 2 of 7 in FY18 (estimated at \$5,000,000)
 JBRC/SFAA Phase I Approval: October 2017 (estimated at \$5,000,000)

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 132-141

<u>Source of Funding Detail</u>	<u>Original Budget Amount</u>	<u>Cumulative Changes Since Original Budget</u>	<u>Current Budget</u>	<u>Current Budget Adjustment Requested</u>	<u>Total Budget After Current Adjustment</u>
Other, Prudential Settlement Funds	100,000.00	0.00	100,000.00	4,400,000.00	4,500,000.00
Other, Operating Revenue	0.00	0.00	0.00	500,000.00	500,000.00
All Sources	<u>100,000.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>4,900,000.00</u>	<u>5,000,000.00</u>

Funding Source: \$4,500,000 Other, Prudential Settlement Funds, which are settlement proceeds and related earnings from a settlement with a private insurance company.
 \$500,000 Other, Operating Revenue Funds, which are from self-generated revenues for this project.

Request: Increase budget to \$5,000,000 (add \$4,900,000 Other, Prudential Settlement & Operating Revenue Funds) to establish Phase II to construct an approximately 13,000 square foot child care facility that will serve Clemson faculty, staff and students. The center will be managed and operated through a third-party vendor and provide a safe, secure and stimulating learning environment for infants, toddlers and preschool-aged children, ages six weeks to five years old. The facility will include classrooms, outdoor play areas, laundry, office spaces, storage, parking and appropriate fencing and lighting to promote safety. The location on the periphery of campus will be easily accessible by using campus transit services and allows for convenient parent drop off and pick up. The facility will be constructed and managed to meet National Association for the Education of Young Children (NAEYC) accreditation standards. Currently, there are no nationally accredited child care facilities within 25 miles of Clemson, with the exception of Head Start and other at-risk programs. Further, Clemson is the only Top 25 public university in the United States and the only major university in South Carolina that does not offer child care services. Faculty and staff have consistently listed child care as a top priority for the University. Child care services will aid in the recruitment and retention efforts of top faculty, staff and doctoral students, and the university reports that it will save approximately \$965,000 in lost productivity annually because of missed work due to child care arrangements. The facility is expected to serve a maximum of 130 children on a first come, first serve basis and approximately 30 full-time staff at full capacity provided by the third party vendor. The project will be certified to green Globes, 2 globes certification standards with a projected energy savings of \$1,260,480 over a 30 year period. The agency estimates that the completed project will cost approximately \$5,000,000 with additional annual operating costs of \$82,550 in year 1, \$84,201 in year 2, and \$85,885 in year 3. The agency also reports the projects date for execution of the construction contract is September 2018 and for completion of construction is February 2020.

- (v) Summary 6-2018: JBRC Item 22. (H17) Coastal Carolina University
 Project: 9614, Williams Brice Renovation and Repair
 Included in Annual CIP: Yes – CIP Priority 1 of 1 in FY18 (estimated at \$2,500,000)
 JBRC/SFAA Phase I Approval: December 2017 (estimated at \$2,500,000)

CHE Recommended Approval: 3/1/18

Ref: Supporting document pages 142-151

<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	37,500.00	0.00	37,500.00	2,462,500.00	2,500,000.00
All Sources	<u>37,500.00</u>	<u>0.00</u>	<u>37,500.00</u>	<u>2,462,500.00</u>	<u>2,500,000.00</u>

Funding Source: \$2,500,000 Other, Renovation Reserve/Plant Expansion Funds, 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: Increase budget to \$2,500,000 (add \$2,462,500 Other, Renovation Reserve/Plant Expansion Funds) to renovate the HVAC system and life safety system at the Williams Brice Physical Education Center. The project includes the installation of a new chilled water/hot water 4-pipe system and VAV air handling system which 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, 65,794 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 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 June 2018 and for completion of construction is June 2019.

- (w) Summary 6-2018: JBRC Item 23. (H27) University of South Carolina - Columbia
 Project: 6122, Speech and Hearing Upfit for the Dept. of Communication Sciences and Disorders
 Included in Annual CPIP: Yes – CPIP Priority 4 of 9 in FY18 (estimated at \$2,000,000)
 JBRC/SFAA Phase I Approval: December 2017 (estimated at \$2,000,000)

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 152-159

<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	30,000.00	0.00	30,000.00	1,770,000.00	1,800,000.00
Other, Institutional	0.00	0.00	0.00	600,000.00	600,000.00
All Sources	<u>30,000.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>2,370,000.00</u>	<u>2,400,000.00</u>

Funding Source: \$1,800,000 Other, Gifts, which are funds received from a private donor. In this case, they are reserved specifically for this project. \$600,000 Other, Institutional, which are received from a variety of sources including tuition and fees, sales and services activities, and other miscellaneous sources.

Request: Increase budget to \$2,400,000 (add \$2,370,000 Other, Gifts & Institutional Funds) to renovate and upfit approximately 23,000 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 FY17-18 CPIP reflected this project with a total estimated cost of \$2,000,000. However, due to the increase in renovated area, the total projected cost of the project has increased by \$400,000. The agency estimates that the completed project will cost approximately \$2,400,000 with additional annual operating cost savings of \$256,277 in years 1 thru 3. The agency also reports the projects date for execution of the construction contract is October 2018 and for completion of construction is May 2019.

- (x) Summary 6-2018: JBRC Item 24. (H51) Medical University of South Carolina
 Project: 9840, Basic Science Building Exterior Envelope Repairs
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: October 2017 (estimated at \$7,000,000)

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 160-173

<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, Institution Capital Project	105,000.00	0.00	105,000.00	6,895,000.00	7,000,000.00
All Sources	<u>105,000.00</u>	<u>0.00</u>	<u>105,000.00</u>	<u>6,895,000.00</u>	<u>7,000,000.00</u>

Funding Source: \$7,000,000 Other, Institution Capital Project Funds, which are excess debt service funds and remaining balances from closed projects.

Request: Increase budget to \$7,000,000 (add \$6,895,000 Other, Institution Capital Project Funds) to proceed with Phase II final design and construction to make exterior building envelope repairs to the Basic Science Building. The building had significant water intrusion during Hurricane Joaquin and Hurricane Matthew. The building is also prone to water intrusion during heavy rain storms. The work will include masonry repairs/modifications, complete window replacement, wet sealing of all existing fenestrations, complete cleaning of exterior building envelope, complete sealant replacement, prefabricated joint replacements, complete clear water repellent to exterior walls, sheet metal for roof and exterior walls, stucco repairs, and exterior waterproofing. The work also includes complete removal of the roof system down to structural deck and replacement, including all related sheet metal accessories and related work. The existing 20+ year old roof will be replaced with modified bitumen and will come with a 20 year warranty. The 47 year old building is 335,663 square feet and is utilized by 300 to 400 faculty and staff that are permanently housed in the building. In addition, this building is a major academic building with 400 to 500 students entering daily. The agency estimates that the completed project will cost approximately \$7,000,000 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 August 2018 and for completion of construction is September 2019.

- (y) Summary 6-2018: JBRC Item 25. (H51) Medical University of South Carolina
 Project: 9841, Storm Eye Institute Chiller Replacement
 Included in Annual CPIP: Yes – CPIP Priority 1 of 4 in FY18 (estimated at \$4,000,000)
 JBRC/SFAA Phase I Approval: October 2017 (estimated at \$2,500,000)

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 174-180

<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, Institution Deferred Maintenance	37,500.00	0.00	37,500.00	2,012,500.00	2,050,000.00
All Sources	<u>37,500.00</u>	<u>0.00</u>	<u>37,500.00</u>	<u>2,012,500.00</u>	<u>2,050,000.00</u>

Funding Source: \$2,050,000 Other, Institution Deferred Maintenance Funds, which are funds allocated to this account based on the Responsibility Centered Management (RCM) budgeting model adopted in 2013. State appropriations, tuition/fees and grant indirect cost recoveries are allocated to this fund. MUSC does not charge a separate plant improvement fee to the students. Under RCM, a Strategic Investment Fund has been created based on a percentage tax on certain college revenue streams. Approximately \$4 million of the Strategic Investment Fund retained by central administration is used to fund facilities and deferred maintenance.

Request: Increase budget to \$2,050,000 (add \$2,012,500 Other, Institution Deferred Maintenance Funds) to replace two existing 20+ year old failing air cooled chillers on the roof of the Storm Eye Institute. One existing 200 ton chiller has completely failed and the second existing 350 ton chiller has partially failed and currently can only operate at 50% capacity. These chillers will be replaced with one 600 ton water cooled chiller including associated cooling towers and pumps. The new chiller and tower water pumps will be located in an enclosure to protect them from outside elements. The 42 year old building is 92,605 square feet and is utilized by 100 faculty, staff, and students plus 200 patients. This project was included in the FY17-18 CPIP combined with other maintenance items utilizing funding approved by MUSC for its "Investment Fund – Deferred Maintenance" account. At the time of the CPIP submittal, the Sightlines Building condition assessment was in the process of being updated and not complete at the time of CPIP submittal. Once the assessment was completed, facilities identified the highest priority items to match the \$4,000,000 funding available. The agency estimates that the completed project will cost approximately \$2,050,000 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 September 2018 and for completion of construction is March 2019.

- (z) Summary 6-2018: JBRC Item 26. (D50) Department of Administration
Project: 9992, Calhoun Building – Repair Parapets to Mitigate Water Infiltration
Included in Annual CIP: Yes – CIP Priority 4 of 10 in FY18 (estimated at \$280,000)
JBRC/SFAA Phase I Approval: October 2017 (estimated at \$322,143)

CHE Recommended Approval: N/A

Ref: Supporting document pages 181-193

<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	6,905.00	0.00	6,905.00	332,255.00	339,160.00
All Sources	<u>6,905.00</u>	<u>0.00</u>	<u>6,905.00</u>	<u>332,255.00</u>	<u>339,160.00</u>

Funding Source: \$339,160 Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies.

Request: Increase budget to \$339,160 (add \$332,255 Other, Depreciation Reserve Funds) to stop the water infiltration problems in the 4 judges' chambers at the building corners of the 4th floor. Phase I identified the causes of the water infiltration problems through new on site investigation as well as the information gathered in a previous limited study and the review and recommendations of the architectural conservator familiar with the Calhoun Building's historic construction. The agency obtained a preliminary design from Wiss, Janney, Elstner Associates to address the leakage problems and concluded that the water leakage is a result of the configuration of the parapet wall and limestone coping as both sides of the wall are exposed and along with a lack of flashing. The agency will procure A&E and construction services to correct water infiltration issues by eliminating areas where water may intrude, particularly around the fourth floor windows at the north and south ends of the building. Façade and roof repairs may include replacing mortar, repair holes, install new Dutchman repairs, tuck point mortar joints and/or installing new metal flashing, addressing window seals and roof membrane. The specific recommendations of the exact work will not be known until the completion of the Phase II architectural work and mock-up. The 91 year old building was constructed in 1926 and is approximately 85,762 gross square feet. The building houses approximately 189 Judicial Department staff. The renovations to be included affect approximately 4,612 gross square feet of the S.C. Judicial Department – S.C. Court of Appeals. The contingency amount requested for this project is 15.00% of the total projected cost of the project because there is a possibility of finding additional water damage as areas are uncovered during the project. Costs will also be higher since some of the work will need to be scheduled outside normal business hours in consideration of court activities. An improving economy and stronger construction market is also leading to higher bids. The agency estimates that the completed project will cost approximately \$339,160 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 July 2018 and for completion of construction is December 2018.

- (aa) Summary 6-2018: JBRC Item 27. (D50) Department of Administration
 Project: 6000, Blatt Building Replace Hot/Cold Water Pumps & Heat Exchanger
 Included in Annual CIP: Yes – CIP Priority 5 of 11 in FY18 (estimated at \$350,000)
 JBRC/SFAA Phase I Approval: February 2018 (estimated at \$326,683)

CHE Recommended Approval: N/A

Ref: Supporting document pages 194-200

<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, Depreciation Reserve	4,902.25	0.00	4,902.25	333,794.75	338,695.00
All Sources	<u>4,902.25</u>	<u>0.00</u>	<u>4,902.25</u>	<u>333,794.75</u>	<u>338,695.00</u>

Funding Source: \$338,695 Other, Depreciation Reserve, which is derived from the rent account which receives rent charged to agencies.

Request: Increase budget to \$338,695 (add \$333,794.75 Other, Depreciation Reserve Funds) to obtain the final design and construction services for the replacement of the hot and cold water pumps, heat exchanger, and steam valve. This equipment is original from 1978. Leaks in the hot water pump and heater exchanger have been experienced. The heat exchanger has been repaired 3 times, one recently. The steam valve is causing the water to overheat. As the equipment is 40 years old, it is hard to repair. The need to replace this equipment was identified by the consultant as part of the real property project. The 155,162 gross square foot building is utilized by the House of Representatives and occupied by approximately 345 persons annually. The agency estimates that the completed project will cost approximately \$338,695 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 February 2019.

- (bb) Summary 6-2018: JBRC Item 28. (D50) Department of Administration
 Project: 6003, State House Escalator Replacement
 Included in Annual CPIP: Yes – CPIP Priority 6 of 9 in FY19 (estimated at \$2,800,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 201-212

<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, Non- Departmental	0.00	0.00	0.00	1,500,000.00	1,500,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500,000.00</u>	<u>1,500,000.00</u>

Funding Source: \$1,500,000 Other, Non-Departmental Funds, which are funds from the South Carolina General Assembly.

Request: Establish and fully fund a combined Phase I and Phase II project and budget for the replacement of the existing escalator at the SC State House Building. Since January 1, 2018, the escalators at the State House have been out of service more than 10 times for multiple weeks due to significant failures. The escalator is 43 years old and replacement parts are no longer made which makes it very difficult and expensive to repair the existing structure. Finding or repairing parts results in extended delays in restoring use. Continued outages severely impact the functioning of state government as there are limited options for access to the facility and this is the only access point from the garage. When the escalators are not working, it is a code compliance and safety issue for adequate egress as the only available elevator is insufficient for the number of people entering and exiting. Further, requiring elected officials such as House and Senate members and the Governor to utilize the public entrance creates a threat to their security. As such, the escalators must be replaced prior to the beginning of the 2019 legislative session and the only way to accomplish that is through the procurement of emergency design build services and combined Phase I and 2 project approval. The agency estimates total project costs at \$1,500,000 with [no] additional annual operating costs. The agency also expects execution of the construction contract in June 2018 and for completion in December 2018.

(cc) Summary 6-2018: JBRC Item 29. (E24) Office of the Adjutant General
 Project: 9794, USPFO Warehouse Latrines
 Included in Annual CPIP: Yes – CPIP Priority 5 of 21 in FY18 (estimated at \$535,531)
 JBRC/SFAA Phase I Approval: November 2016 (estimated at \$200,000)
 JBRC/SFAA Phase I Increase Approval: January 2017 (estimated at \$200,000)
 JBRC/SFAA Phase I Increase Approval: August 2017 (estimated at \$535,521)

CHE Recommended Approval: N/A

Ref: Supporting document pages 213-233

<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	3,000.00	23,761.00	26,761.00	670,451.90	697,212.90
All Sources	<u>3,000.00</u>	<u>23,761.00</u>	<u>26,761.00</u>	<u>670,451.90</u>	<u>697,212.90</u>

Funding Source: \$697,212.90 Federal Funds, 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: Increase budget to \$697,212.90 (add \$670,451.90 Federal, National Guard Bureau Funds) to begin Phase II for the construction of a latrine facility that will provide showers and restrooms for the state and federal employees located in the United States Property and Fiscal Office. (USPFO). The USPFO is the central issue facility for the SCARNG. Currently in the warehouse there is only one restroom and no shower facilities for women. The scope of work for this project includes demolition of the existing restroom and construction of an interior shower and latrine of approximately 715 square feet. Additionally, new potable water and sanitary sewer lines will be installed. Due to insufficient potable water supply in the area of the proposed latrine and locker room construction, a new service line will be required from the City of Columbia water system to the area of the proposed work. Additionally, in an effort to improve overall water quality to the USPFO and adjoining warehouse, new service lines to the buildings will be included along with lines to provide additional fire hydrants in the warehouse area. Due to the age of the sewer service line from the proposed latrine/locker room area, the engineering firm recommended replacement of the existing 4-inch service line to the sewer collection system to insure sufficient flow from the new facilities. The existing sewer service line will be replaced and a new manhole installed at its connection to the existing collection system. The 52,115 square foot USPFO Warehouse was constructed in 1953 and includes the Central Issue Facility. With a workforce of over 50 employees, 19 of which are females, it is necessary for the SC Military Department to provide adequate facilities for its employees. The total projected cost of this project has increased greater than 30.00% from the original cost estimated in the FY17-18 CPIP because there will be the addition of the 6" water main and service line and additional gravity sewer work required to handle the water and sewer needs of the new latrine. The agency estimates that the completed project will cost approximately \$697,212.90 with additional annual operating costs of \$375 in year 1, \$750 in year 2, and \$800 in year 3. The agency also reports the projects date for execution of the construction contract is May 2018 and for completion of construction is September 2018.

- (dd) Summary 6-2018: JBRC Item 30. (J16) Department of Disabilities & Special Needs
 Project: 9919, Coastal Center – Roof Repairs/Replacement – Highlands 310
 Included in Annual CIP: No
 JBRC/SFAA Phase I Approval: February 2018 (estimated at \$280,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 234-244

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Excess Debt Service	17,400.00	0.00	17,400.00	282,600.00	300,000.00
All Sources	<u>17,400.00</u>	<u>0.00</u>	<u>17,400.00</u>	<u>282,600.00</u>	<u>300,000.00</u>

Funding Source: \$300,000 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: Increase budget to \$300,000 (add \$282,600 Excess Debt Service Funds) to begin Phase II structural design, preparation of contract documents for repairs and re-roofing, and roof replacement at Highlands Dorm 310. Following the report of a small leak, Coastal Center maintenance staff observed a large depression in the shingled roof surface. The issue was investigated, and the structural engineer reported two areas of concern where wood member failures were observed in the attic. The report recommended a structural analysis be performed on the existing over-framing, and recommends modifications to the existing over-framed roof structure or possible complete demolition and replacement of the over-framed areas to meet current code loading and construction requirements. The structural analysis completed in Phase I revealed that existing framing in the two end areas of Bldg. 310 is all undersized and not to code, hence the failure of framing members and sagging of roof surface. The roof framing in these two areas must be removed and replaced, and the entire roof will require new roofing. The existing roof is comprised of architectural shingles over plywood with additional wood framing added during a previous 1990 renovation project. The new roof to be installed will also be architectural shingles, which will match the most recently replaced shingle roofs on the Coastal Center Campus. The shingles will come with a 30 year manufacturer warranty. The removal of framing members in these two areas will require limited interior repairs to affected components and building systems. This issue requires an expedient response to assure the continued safety of the building occupants. The 52 year old 11,128 square foot facility is utilized by approximately 18 occupants and 18 staff. The existing roof is 28 years old. This project was not included in the FY17-18 CIP because the structural issue was not discovered until December 2017. The Phase I estimate to complete this project was \$20,000 less than the Phase II amount because the Phase I process determined the extent of the structural repairs needed. The agency estimates that the completed project will cost approximately \$300,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is June 2018 and for completion of construction is December 2020.

Phase II Increase

- (ee) Summary 6-2018: JBRC Item 31. (H15) College of Charleston
 Project: 9663, McConnell Residence Hall HVAC System Replacement and Renovation
 Included in Annual CPIP: No
 JBRC/SFAA Phase II Approval: March 2016 (estimated at \$3,442,180)

CHE Recommended Approval: 2/28/18

Ref: Supporting document pages 245-251

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Housing Revenue	3,442,180.00	0.00	3,442,180.00	174,000.00	3,616,180.00
All Sources	<u>3,442,180.00</u>	<u>0.00</u>	<u>3,442,180.00</u>	<u>174,000.00</u>	<u>3,616,180.00</u>

Funding Source: \$3,616,180 Other, Housing Revenue, which is a self-supporting auxiliary enterprise. Housing revenue is generated primarily through the Student Housing Fee paid only by students who reside in on-campus housing. The Student Housing Fee is on a sliding scale based on the amenities, number of beds per room, and location of the residence hall or historic home.

Request: Increase budget to \$3,616,180 (add \$174,000 Other, Housing Revenue Funds) to continue working on the most critical components of the remaining scope of the project. The McConnell Residence Hall is 71,603 gross square feet and is approximately 36 years old. The HVAC piping and pump system is original to the building, and the chiller and roof top unit are 16 years old. This project was established in response to an urgent need to address significant HVAC system distribution pipe deterioration within the McConnell Residence Hall. In addition to the pipe replacement, the facility was in need of new HVAC equipment, lighting, and plumbing fixtures. There was a long lead time for the HVAC equipment, therefore the work was broken into stages so that the pipe situation could be remedied immediately. The project is currently in the second of three stages. Due to the thriving Charleston construction market, the number of contractors bidding is extremely low and bid amounts have increased significantly. The project has gone out to bid four times thus far with only two successful bids. An independent cost estimation was conducted to reassess the cost of the remaining work. This budget increase request reflects the amount the cost estimate determined would be necessary to complete the remaining scope. This phase of the project was not included in the FY17-18 CPIP because the change in cost and Phase II increase did not occur until after the FY17-18 CPIP had been submitted. The agency estimates that the completed project will cost approximately \$3,616,180 with additional annual operating cost savings that cannot be quantified at this time. The agency also reports the projects anticipated date of completion is October 2018.

- (ff) Summary 6-2018: JBRC Item 32. (E24) Office of the Adjutant General
 Project: 9790, SC Military Museum Conference Room & Library Renovations
 Included in Annual CPIP: Yes – CPIP Priority 2 of 3 in FY17
 JBRC/SFAA Phase II Approval: June 2016 (estimated at \$258,500)

CHE Recommended Approval: N/A

Ref: Supporting document pages 252-258

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Federal, National Guard Bureau	258,500.00	0.00	258,500.00	19,500.00	278,000.00
All Sources	<u>258,500.00</u>	<u>0.00</u>	<u>258,500.00</u>	<u>19,500.00</u>	<u>278,000.00</u>

Funding Source: \$278,000 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: Increase budget to \$278,000 (add \$19,500 Federal, National Guard Bureau Funds) to cover unforeseen circumstances that could not be identified from a design standpoint, and therefore not submitted with the original project request. The project came in over budget and the estimated contingency was not sufficient. This increase will allow for the continuation of the renovations to the SC Military Museum Conference Room and Library. These additions do not reflect a scope change because these are corrections that need to be made to execute the original project design. The approximately 64+ year old building is having approximately 2,150 square feet renovated to allow the increase of public use and access to the SC Military Museum. The scope of work includes demolition of all of the interior finishes including the second floor mezzanine. Renovations include furring and sheet rock installation over existing masonry walls. Installation of new structural steel members to support a new second floor concrete deck for an open study/library area and walled archive area is being completed. Other items included in the scope of work are renovations to include two handicap accessible bathrooms, new stairs to the second floor, lighting, HVAC and electrical and data outlets. The original cost estimate for this project was determined in-house. The increase being requested for this project was not included in the FY17-18 CPIP because the CPIP was submitted before this necessary work was discovered. The agency estimates that the completed project will cost approximately \$278,000 and no additional annual operating costs will result from the project. The agency also reports the projects anticipated date of completion is October 2018.

Phase II Increase, Revise Scope & Change Project Name

- (gg) Summary 6-2018: JBRC Item 33. (N04) Department of Corrections
Project: 9738, Security Upgrades to Housing Unit Inmate Cells at Level 2 & 3 Correctional Inst.
Included in Annual CIP: Yes – CIP Priority 4 of 4 in FY18 (estimated at \$2,500,000)
JBRC/SFAA Phase I Approval: March 2017 (estimated at \$1,000,000)
JBRC/SFAA Phase II Approval: May 2017 (estimated at \$1,000,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 259-264

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY16 & FY17 Carryforward	15,000.00	985,000.00	1,000,000.00	1,500,000.00	2,500,000.00
All Sources	<u>15,000.00</u>	<u>985,000.00</u>	<u>1,000,000.00</u>	<u>1,500,000.00</u>	<u>2,500,000.00</u>

Funding Source: \$2,500,000 Appropriated State, FY16 & FY17 Carryforward Funds, which are from general fund personnel and fringe lines of the last two budget years.

Request: Increase budget to \$2,500,000 (add \$1,500,000 FY16 & FY17 Carryforward Funds), Revise Scope and Change Project Name, to furnish and install several Security Upgrades to Housing Unit Inmate Cells at Level 2 & Level 3 Correctional Institutions. The original scope of work included renovations at Level 3 correctional institutions but the revised scope of work will include renovations in an additional eleven (11), Level 2 correctional institutions. The items included in the scope of work will remain the same. These renovations and upgrades will consist of installing additional security measures for window frames and glazing, opaque glazing, food flaps, cuff ports, etc. This scope of work will provide additional security to the inmate cells, housing units and correctional facility, but will also directly impact SCDC's efforts to deter contraband from entering the institutions. There are approximately 18,351 inmates and 3,750 staff located at these institutions. The agency estimates that the completed project will cost approximately \$2,500,000 and no additional annual operating costs will result from the project. The agency also reports that this work will be accomplished by in-house/inmate construction forces with the projected construction activities being completed in October 2021.

Final Land Acquisition

- (hh) Summary 6-2018: JBRC Item 34. (H59) Trident Technical College
 Project: 6138, Trident – Workforce Development Center
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 265-326

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY17-18 Capital Reserve, Ready SC	0.00	0.00	0.00	2,500,000.00	2,500,000.00
Other, Deal Closing	0.00	0.00	0.00	2,550,000.00	2,550,000.00
Other, Local	0.00	0.00	0.00	1,000,000.00	1,000,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,050,000.00</u>	<u>6,050,000.00</u>

Funding Source: \$2,500,000 Other, Ready SC Funds, which are FY17-18 Capital Reserve Funds appropriated for readySC training projects. \$2,550,000 Other, Deal Closing Funds, which are appropriated annually by the legislature for the purpose of supporting companies that bring jobs and new investments to the state. \$1,000,000 Other, Local Funds, which are Trident Technical College operating funds.

Request: Establish a combined Phase I preliminary land acquisition and Phase II final acquisition project and budget for \$6,050,000 (Other, Governor's Closing, Ready SC and Local Funds) to purchase the former LaFrance Building, including 5 acres of property, at 1090 Newton Way located in Berkeley County in Summerville, SC. The 11 year old 61,316 square foot facility was constructed in 2007 and will be used by readySC for workforce training and the title to the property will be held by Trident Technical College. In September 2017, the Department of Commerce, in collaboration with State Tech, originated the idea of acquiring the building. Initially, the acquisition cost was expected to be joint funded by the Department of Commerce, State Tech, Trident Tech, and Berkeley, Charleston, and Dorchester Counties. In late February 2018, the SBTCE President came to the realization that county funding was not feasible due to certain untenable stipulations made by council members. Trident Technical College is essentially facilitating a Commerce/State Tech developed proposal that requires the acquisition of this building in order to implement. The college could not bring the request before JBRC and SFAA earlier this fiscal year because they were still working to obtain county funding approval. Phase I and Phase II are being combined together as one request to eliminate further delays, as the planned timeline has already been extended due to the various meetings with the counties. The building is needed to support workforce initiatives in South Carolina. The former American LaFrance building will be used as a permanent readySC training facility. The building is currently under lease and is used by readySC to facilitate training needs for the Mercedes and Volvo projects. Fulfillment of the requirements for these projects, as well as other anticipated economic development projects in the surrounding area, necessitates the need for a permanent training facility. In addition to the cost of leasing the building,

significant funds are often needed for modification (i.e. upfit) of leased space. Therefore, the long-term cost of acquisition is expected to be significantly less than would be the cost of continuing to lease and significantly modify facilities owned by others, only to abandon the modifications upon lease expiration. The property is needed because suitable space is not available on the Main Campus of Trident Technical College. This property is currently offered to Trident Technical College by RT Jedburg Commerce Park, LLC for the purchase price of \$6,000,000. An appraisal conducted by Valbridge Property Advisors on March 12, 2018, valued the property at \$7,500,000. A Phase I Environmental Site Assessment was completed by S&ME on April 17, 2017 and revealed no evidence of recognized environmental conditions in connection with the subject property. An update to this document was completed March 26, 2018 and that update also revealed no evidence of recognized environmental conditions in connection with the subject property. A building condition assessment was completed by Terracon on March 21, 2018 and the report did include some items to be ameliorated if the building is anticipated to be occupied in the future but it was noted that no further assessment of the building is recommended. This acquisition was not included in the FY17-18 CPIP because Trident Technical College was not involved in discussions relevant to this facility until after the CPIP was submitted. The agency estimates that the land acquisition will cost approximately \$6,050,000 with additional annual operating cost savings of \$430,000 in years 1 thru 3. The agency also reports the estimated date to complete the land acquisition is June 2018.

- (ii) Summary 6-2018: JBRC Item 35. (H59) Central Carolina Technical College
 Project: 6137, Kershaw County Land Acquisition
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: January 2018 (estimated at \$480,000)

CHE Recommended Approval: 4/5/18

Ref: Supporting document pages 327-359

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY16-17 Capital Reserve	20,000.00	0.00	20,000.00	460,000.00	480,000.00
All Sources	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>460,000.00</u>	<u>480,000.00</u>

Funding Source: \$480,000 FY16-17 Capital Reserve Funds.

Request: Increase budget to \$480,000 (add \$460,000 FY16-17 Capital Reserve Funds) for the purchase of 26+/- acres located at 107 Black River Road in Camden, SC. The property is adjacent to the existing campus (owned by Kershaw County), which has recently expanded. The population in this county is growing and the needs are outpacing the college's available space for instruction. The county is currently recruiting industry for one of the few mega sites in the state. The purchase of this property will allow the college to prepare in advance for such an event in order to meet the training needs of business and industry and the county as quickly as possible. The property is currently being offered for sale by Camden Business Associates for \$450,000. An appraisal conducted by Palmetto Valuation & Appraisal of SC, Inc. on February 14, 2018, valued the property at \$495,000. A Phase I environmental study was completed by Emerald, Inc. on February 23, 2018 and revealed no evidence of recognized environmental conditions in connection with the property. Once the property is purchased, the college will begin planning for a new facility, which is expected to be funded with state, federal and county funds. The agency estimates that the land acquisition will cost approximately \$480,000 and no additional annual operating costs will result from this project. The agency reports the estimated date to complete the land acquisition is June 2018.

- (jj) Summary 6-2018: JBRC Item 36. (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: December 2017 (estimated at \$368,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 360-374

<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	20,000.00	0.00	20,000.00	348,000.00	368,000.00
All Sources	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>348,000.00</u>	<u>368,000.00</u>

Funding Source: \$368,000 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: Increase budget to \$368,000 (Other, Fish & Wildlife Protection Timber Funds) to complete the acquisition of 11.598 acres of land in Colleton County. The property is across from DNR's Donnelley Wildlife Management Area (WMA) and is owned by the Lacuna Corporation of Charleston, SC. An appraisal conducted by Charleston Appraisal Service in May 2017 valued the tract at the proposed \$348,000 purchase price. 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. A Phase I Environmental Site Assessment was completed by Carolina Environmental & Geological Co., LLC on February 23, 2018 and revealed no evidence of environmental concerns. The agency estimates that the land acquisition will cost approximately \$368,000 with additional annual operating costs \$2,100 in year 1. The agency also reports the estimated date to complete the land acquisition is June 2018.

JOINT BOND REVIEW COMMITTEEMeeting of April 25, 2018**Item Number 8**

AGENCY: Department of Administration, Capital Budgeting Office

PROJECT/SUBJECT: Report of Department of Natural Resources Permanent Improvement Projects Related to Repair of Existing Dikes and Roads

At its meeting on December 5, 2017, the Joint Bond Review Committee (JBRC) approved the Department of Natural Resources' (DNR) request for exemption of the maintenance or repair/replacement of existing roads and dikes on any DNR-owned land or DNR-controlled state lands from the normal permanent improvement process. Instead, DNR must submit the paperwork necessary to establish the permanent improvement project for review and recommendation of JBRC staff; and the projects are to be reported to the JBRC at its next meeting.

On March 12, 2018, staff received a request to establish a project to repair and restore 8,131 feet of dike on Rabbit Island (part of Samworth Wildlife Management Area) in Georgetown County. The work includes installing two "Santee" style rice field trunks to control water flow, establishing a height of at least three feet above mean high tide, and restoring a top width of 14 feet at all points.

DNR estimated the cost of the project to be \$2,000,000, which will be paid from non-recurring state appropriations. DNR reports that since the erosion to the dike occurred over an extended time, the project is not eligible for FEMA reimbursement.

Staff recommended approval of the project on March 14, 2018.

COMMITTEE ACTION:

Receive as information DNR's Rabbit Island Dike Repair project in accordance with JBRC policy adopted December 5, 2017.

ATTACHMENTS:

- 1) Capital Budgeting Office Summary of Project
- 2) A-1, A-49, Questionnaires

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: April 25, 2018

Regular Agenda

1. Submitted By:

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



Rick Harmon, Director, Capital Budget Office

2. Subject:

Department of Natural Resources Georgetown – Rabbit Island Dike Repair

3. Summary Background Information:

To establish a project and budget to repair and restore 8,131 linear feet of dike on Rabbit Island, a part of the Samworth Wildlife Management Area (WMA) in Georgetown County. The dike allows staff to manage habitat primarily for migratory waterfowl utilizing the Atlantic Flyway within the impoundment. DNR also provides opportunity for the public to participate in Public Lottery Hunts on Rabbit Island. The project will provide for the installation of two "Santee" style rice field trunks to control water flow through the dike, establish a dike height no less than 3 feet above the mean high tide mark and restore a top width to 14 feet at all points. The slope will remain within the original footprint of the dike. Material for refurbishing the dike will come from the existing borrow pit (canal) inside the impoundment. Work will not be conducted in a manner that compromises the integrity of the existing dike berm. To repair the dike barges, tugs, pusher boats and earth moving equipment must be mobilized. Transportation for workers to and from the site must be arranged and provisions made for fueling and on island transportation for work crews. This project does not qualify for FEMA Public Assistance Program funding. The agency reports that the completed project will cost approximately \$2,000,000 and will be funded with \$348,682 in Appropriated State, FY17 Proviso 118.16 (nonrecurring) funds and \$1,651,318 in Other Operating Revenue funds from the North American Wetlands Conservation Act (NAWCA). No additional annual operating costs will result from the project. The agency also reports that the bidding will occur in March 2018 and a contract will be executed as soon as possible. The estimated completion of construction is February 2019.

4. What is JBRC asked to do?

To receive as information the Department of Natural Resource's Georgetown – Rabbit Island Dike Repair project in accordance with JBRC policy adopted December 5, 2017.

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. Permanent Improvement Project Phase II project approval
- 2. Letter to JBRC and SFAA

FOR DEPARTMENT USE ONLY

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

RECEIVED*By Jennifer LoPresti at 2:25 pm, Mar 13, 2018***(For Department Use Only)**

6-2018 (S7)

SUMMARY NUMBER**FORM NUMBER****PERMANENT IMPROVEMENT PROJECT REQUEST**

1. AGENCY Code P24 Name South Carolina Department of Natural Resources
 Contact Person Scott Speares, Assistant Deputy Director for Support Services Phone (803) 734-3624

2. PROJECT Project # 9976 Name Georgetown - Rabbit Island Dike Repair
 Facility # _____ Facility Name Samworth Wildlife Management Area

County Code	22 - Georgetown
New/Revised Budget	\$2,000,000.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	8 - Roads/Parking/Site Development

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number 0 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.)

The Department of Natural Resources (DNR) requests approval from the staff of the Joint Bond Review Committee and State Fiscal Accountability Authority to establish and execute a project to repair and restore 8,131 linear feet of dike on Rabbit Island, a part of the Samworth Wildlife Management Area (WMA) in Georgetown County. The dike allows staff to manage habitat primarily for migratory waterfowl utilizing the Atlantic Flyway within the impoundment. The DNR also provides opportunity for the public to participate in Public Lottery Hunts on Rabbit Island.

The project will provide for the installation of two "Santee" style rice field trunks to control water flow through the dike, establish a dike height no less than 3 feet above the mean high tide mark and restore a top width to 14 feet at all points. The slope will remain within the original footprint of the dike. Material for refurbishing the dike will come from the existing borrow pit (canal) inside the impoundment. Work will not be conducted in a manner that compromises the integrity of the existing dike berm. To repair the dike barges, tugs, pusher boats and earth moving equipment must be mobilized. Transportation for workers to and from the site must be arranged and provisions made for fueling and on island transportation for work crews.

The department estimates repair and restoration costs to be \$2,000,000 and requests budget be established to proceed with the project. The source of funding for the project is \$348,682 from nonrecurring FY 2017 state funds allocated for Upper Coastal Waterfowl Maintenance & Repair, and \$1,651,318 from funds transferred to the department by the SC Conservation Bank for the purpose of supporting projects consistent with the purpose of the North American Wetlands Conservation Act. This project does not qualify for FEMA Public Assistance Program funding. The project is expected to be completed in February 2019.

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: March 2018 Estimated Completion Date: February 2019
 Estimated Expenditures: Thru Current FY: \$750,000.00 After Current FY: \$1,250,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

9976

1. _____ Land Purchase ---->
2. _____ Building Purchase ---->
3. _____ Professional Services Fees
4. _____ Equipment and/or Materials ---->
5. _____ Site Development
6. _____ 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. 2,000,000.00 Other: Repair of Earthen Dike Infrastructure
18. _____ Contingency

Land: _____ Acres
 Floor Space: _____ Gross Square Feet

Information Technology _____

Floor Space: _____ Gross Square Feet
 Floor Space: _____ Gross Square Feet

\$2,000,000.00 TOTAL PROJECT BUDGET

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 \$ 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 <small>Nonrecurring-Type Cost Waterford</small>		348,682.00	348,682.00 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) Proviso 117.130 NAWCA		1,651,318.00	1,651,318.00 0.00 0.00		4001	98800100	3035	3907
TOTAL BUDGET	\$0.00	\$2,000,000.00	\$2,000,000.00					

10. SUBMITTED BY:

Asst Deputy Director for Support Service

February 12, 2018

Date

11. APPROVED BY:

(For Department Use Only)

Signature of Authorized Official and Title

Authorized Signature and Title

3/15/18

Date

Revised 3/30/16

ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT

1. AGENCY Code P240 Name Department of Natural Resources

2. PROJECT Project # 9976 Name Samworth WMA-Rabbit Island Dike Repair

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

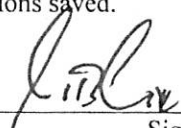
5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

6. Will the additional costs be absorbed into your existing budget? ☒ 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. _____	_____
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:  Asst Deputy Director for Support Services February 22, 2018
 Signature of Authorized Official and Title Date

**PERMANENT IMPROVEMENT PROJECT INFORMATION FORMAT
FOR PHASE I A&E PRE-DESIGN PROJECTS**

1. What is the internal projected cost of the project?

2,000,000

2. What is/are the source(s) of funds to be used for A&E pre-design?

No A&E pre-design work is needed.

3. What is your agency/institution's definition of the source(s) of funds used for the A&E pre-design?
(Please be specific for each source and if there is a statutory authority authorizing the use of the funds for capital projects for the source, 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?)

N/A

4. What is the current fund balance of uncommitted funds in the source of funds for A&E pre-design?

N/A

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

1) 10010000 - Nonrecurring State Appropriations

2) 30350097 - Other Operating Revenue - North American Conservation Act

6. What is your agency/institution's definition of the source(s) of funds to be used for construction?
(Please be specific for each if different from those in 3 above. If there is statutory authority authorizing the use of the funds for capital project, 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?)

1) Nonrecurring State funds were appropriated for the maintenance and repair of Upper Coastal Waterfowl dikes land owned and managed by DNR. Rabbit Island is owned by DNR and is part of the Samworth Wildlife Management Area.

2) Other Operating Revenue funds were derived from FY 2018 Proviso 117.130 which transferred funds from the SC Conservation Bank to the DNR to be used as match for eligible NAWCA related projects.

NAWCA (North American Wetlands Conservation Act) grants are administered by the USFWS. These grants are focused on furthering the goals of the North American Wetlands Conservation Act. These projects must involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats for the benefit of all wetlands-associated migratory birds. The underlying goal is to increase bird populations and wetland habitat, while supporting local economies and American traditions such as hunting, fishing, birdwatching, family farming, and cattle ranching. Wetlands protected by NAWCA provide valuable benefits such as flood control, reducing coastal erosion, improving water and air quality, and recharging ground water.

The dike repairs DNR plans to conduct, directly relate to the purpose of the NAWCA program as these repairs are critical to DNR providing and enhancing wetland habitat for migratory bird species. Without such repairs, DNR will be unable to provide the required habitat which will in turn negatively impact these species.

7. What is the current fund balance of uncommitted funds in each source to be used for construction?
1) 10010000 - Upper Coastal Waterfowl: \$348,682 2) 30350097- Other Operating Revenue: \$1,793,953
8. Will the use of any funds for A&E pre-design or for construction require an increase in any student fee or tuition?
N/A
9. If the use of any funds for A&E pre-design or construction 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 square footage of the building to be renovated or constructed?
N/A
11. 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
12. What program(s) will use the space to be renovated/constructed?
N/A
13. What is the current age of the building to be renovated?
N/A
14. What is the current age of the building system(s) to be renovated or replaced?
N/A
15. If any new space is being added to the facility, please provide demand/usage data to support the need.
N/A
16. If the A&E pre-design request is above 1.5% of the internal estimated cost of the project, what is the reason the amount exceeds 1.5%?
N/A
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 for the entire building? (Answer for as many as are applicable.)
N/A
18. 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?
No
19. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.
The benefit is to natural resources and wildlife species that will utilize the area. Some economic impact to the local community from visitors will occur but this amount is unknown.
20. How will your agency/institution address and fund maintenance of this facility construction/renovation?
Funding for future maintenance will be from annual operating funds.

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

N/A

22. 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

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

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.

Prior dike repair projects and an Opinion of Probable Costs prepared by DNR Engineering staff.

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.
- 1) 10010000 - Nonrecurring State Appropriations
 - 2) 30350097 - Other Operating Revenue - Other Operating Revenue - NAWCA-related Funds
- 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.)
- a. Nonrecurring State funds were appropriated for the maintenance and repair of Upper Coastal Waterfowl dikes land owned and managed by DNR. Rabbit Island is owned by DNR and is part of the Samworth Wildlife Management Area.
 - b. Other Operating Revenue funds were derived from FY 2018 Proviso 117.130 which transferred funds from the SC Conservation Bank to the DNR to be used as match for eligible NAWCA related projects.

NAWCA (North American Wetlands Conservation Act) grants are administered by the USFWS. These grants are focused on furthering the goals of the North American Wetlands Conservation Act. These projects must involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats for the benefit of all wetlands-associated migratory birds. The underlying goal is to increase bird populations and wetland habitat, while supporting local economies and American traditions such as hunting, fishing, birdwatching, family farming, and cattle ranching. Wetlands protected by NAWCA provide valuable benefits such as flood control, reducing coastal erosion, improving water and air quality, and recharging ground water.

The dike repairs DNR plans to conduct, directly relate to the purpose of the NAWCA program as these repairs are critical to DNR providing and enhancing wetland habitat for migratory bird species. Without such repairs, DNR will be unable to provide the required habitat which will in turn negatively impact these species.

- 4) What is the current uncommitted balance of funds for each source listed in 3 above?
- a. 10010000 - Upper Coastal Waterfowl: \$348,682
 - 2) 30350097- Other Operating Revenue: \$1,793,953
- 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?

N/A

- 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.

N/A

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

N/A

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.

N/A

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

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

Bidding will occur in March 2018 and a contract will be executed as soon as possible.

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

Estimated completion is February 2019

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

N/A

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

N/A

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.

N/A

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.)

N/A

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 CIP? If so, what was the last year the project was included and for which year, 1-5?

No

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

The benefit is to natural resources and wildlife species that will utilize the area. Some economic impact to the local community from visitors will occur but this amount is unknown.

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

Funding for future maintenance of the dikes will be from annual operating funds.

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

N/A

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

Rabbit Island Dike Repair

P240-9976

Opinion of Probable Cost

Prepared by SCDNR

Date: 02/28/2018

<u>Description</u>	<u>Cost</u>
General conditions	\$ 4,181.82
Earthwork	
Mobilization	\$ 44,000.00
Earthwork	\$ 1,700,000.00
Trunk	
Trunk replacement	\$ 70,000.00
Subtotal	\$ 1,818,181.82
Contingency 10%	<u>\$ 181,818.18</u>
Construction Total	\$ 2,000,000.00
Engineering by SCDNR	\$0.00
Inspections by SCDNR	<u>\$0.00</u>
TOTAL ESTIMATE	\$ 2,000,000.00

JOINT BOND REVIEW COMMITTEEMeeting of April 25, 2018**Item Number 9****AGENCY:** Patriots Point Development Authority**PROJECT/SUBJECT:** Annual Report Regarding Lease Between Patriots Point Development Authority and Patriots Annex, LLC

At its meetings on June 6 and August 15, 2017, the Joint Bond Review Committee (JBRC) approved Patriots Point Development Authority's (PPDA) request to lease-out 61.75 acres to Patriots Annex, LLC, and directed PPDA to submit a report prior to March 31 each year regarding the status of the proposed lease. PPDA submitted the report on March 15, 2018.

In short, PPDA reports that the lease is still in the Inspection Period during which the tenant is seeking zoning approvals, negotiating fee-in-lieu of property taxes, developing conceptual plans, and other due diligence. Therefore, there has been no construction or receipt of rental revenues as a result of the lease.

While the lease allows up to two years to obtain zoning approvals, PPDA reports that they expect the tenant to accomplish this within the next year, at which time the Inspection Period will end. The tenant is required to begin construction within three years of the end of the Inspection Period; however, Minimum Rent begins with the earlier of (1) one year after the Inspection Period ends, or (2) the beginning of the fourth year of the lease, if zoning has been obtained.

COMMITTEE ACTION:

Receive as information PPDA's Annual Report regarding its lease with Patriots Annex, LLC.

ATTACHMENTS:

- 1) PPDA Annual Report dated March 15, 2018

PATRIOTS POINT

★HOME OF THE USS YORKTOWN★

March 15, 2018

Ms. Dianne Carraway
Director of Research; SFAA Liaison
Joint Bond Review Committee
Gressette Building; Room 109
Columbia, SC 29201

Dear Ms. Carraway,

The Joint Bond Review Committee approved a lease agreement between Patriots Point Development Authority and Patriots Annex LLC contingent on Patriots Point providing an annual report, prior to March 31st each year, on the status of the development. The attached document is the annual report due by March 31, 2018. The report is in the format you provided with our updates annotated after each item.

Please let me know if any additional information is needed. Thank you for your help!

Sincerely,



R. "Mac" Burdette
Executive Director

cc:

Mr. Ray Chandler, Esq., Chairman, PPDA Board of Directors (via E-mail)
Mr. Wayne Adams, Chairman, Development Committee, PPDA Board of Directors (via E-mail)
Mr. Bob Howard, Property Manager, PPDA (via E-mail)

Annual Report to JBRC and SFAA
Lease Between Patriots Point Development Authority and Patriots Annex, LLC
(as of March 2018)

I. Financial Information

- A. A report concerning the amount of Rent generated by the Lease in the prior 12 months, including:
- (1) The amount of Minimum Rent received; and
 - (2) The amount of Percentage Rent received, broken down into the various categories of Percentage Rent. The Percentage Rent will be further broken down to show how much Percentage Rent is being generated by each improvement on the property.
 - (3) PPDA's use/expenditure of the revenue received in the prior 12 months, including carry-forward balances.
- PPDA Response: No rent has been received. The lease is still in the tenant's due diligence period. No construction has begun.
- B. A projection of the Rent PPDA expects the Lease to generate in the next 12 months.
- PPDA response: No rent is expected in the next 12 months as the tenant continues his due diligence and seeks zoning approvals from the Town of Mount Pleasant.
- C. An estimate of the local and state tax revenue generated by the activity on the Premises during the prior 12 months.
- PPDA Response: None. No revenue-producing improvements have been made.
- D. An estimate of the number of people employed by the businesses operating on the Premises.
- PPDA Response: None. No businesses have been constructed.

II. Development

- A. An overview of the current Master Plan (or Conceptual Master Plan if no Master Plan is in place yet), including any subdivision of the Premises approved by PPDA in the prior 12 months.
- PPDA Response: Tenant is developing a conceptual site plan. Tenant was approached by the Charleston Area Convention and Visitors Bureau (CVB) about the possibility of building a convention center as part of this development. Working with the Town and CVB, the tenant has initiated a market study to determine the need and what the area could support.
- B. The status of each project shown on the Master Plan (or Conceptual Master Plan), including:
- (1) The status of Mt. Pleasant and/or Charleston County approvals required to commence construction.
- PPDA Response: The tenant is working with the Town of Mount Pleasant to develop a conceptual site plan, Planned Development zoning, and a

development agreement. Tenant has held meetings with the Mayor of Mount Pleasant and the Town Administrator with very positive feedback. Tenant is holding weekly meetings with their team of engineers, land planners, and attorneys to develop the documents needed for approvals. Coincidentally, the tenant is also developing another tract of land nearby to Patriots Point that will be a mixed-use development, with similar uses to what is envisioned at Patriots Point. The tenant and the Town have been working cooperatively on this project which will begin construction in the summer of this year.

- (2) The status of any improvements currently under construction.

PPDA Response: None under construction at this time.

- (3) The status of any improvements completed and operational within the prior 12 months.

PPDA Response: None.

- (4) Any change in the status of operating improvements.

PPDA Response: None.

- (5) The status of any major repairs or renovations to improvements that required PPDA's approval in the prior 12 months.

PPDA Response: None.

- B. An update concerning the Lease's various development-related deadlines.

PPDA Response: The "Lease Commencement Date" is October 5, 2017, when SFAA approved and signed the agreement. Tenant now has an inspection period during which Tenant will apply for zoning, negotiate fee-in-lieu of property tax with the Town of Mount Pleasant, and otherwise perform its due diligence. This inspection period ends when the Tenant obtains its zoning from the Town. The lease allows for up to two years to accomplish this. After this two year period (October 4, 2019), if zoning has not been obtained, either party may cancel the lease. The Minimum Rent Commencement Date is the earlier of (1) one year after the Inspection Period ends, or (2) the beginning of the fourth year of the lease, if zoning has been obtained by then.

- C. Milestones expected in the upcoming 12 months.

PPDA Response: Within the next 12 months, we expect the tenant will complete the process to obtain zoning from the Town, and the Inspection period will end.

- D. An update concerning the PPDA improvements affected by the Lease, including:

- (1) Any improvements vacated by PPDA in the prior 12 months.

PPDA Response: None.

- (2) The status of any improvements currently being relocated or constructed.

PPDA Response: None.

- (3) The status of any improvements, the relocation or construction of which was completed in the prior 12 months.

PPDA Response: None.

- (4) An update concerning the various deadlines for PPDA to vacate or relocate its improvements affected by the Lease.

PPDA Response: The tenant is required to begin construction within three years of the end of the Inspection Period. It may be possible for tenant to

begin earlier than that. The schedule will be more clear after the tenant has obtained zoning – expected within the next year.

III. Legal/Miscellaneous

- A. An overview of any Sublease or Subparcel Sublease transfers that have occurred in the prior 12 months.

PPDA Response: None

- B. An overview of any tenant equity interest transfers that have occurred in the prior 12 months.

PPDA Response: None.

- C. Any changes in the status of the Conservation Easement or the Federal Land Water Conservation Fund restrictions.

PPDA Response: None.

- D. An update concerning all loans secured by the leasehold estate.

PPDA Response: None.

JOINT BOND REVIEW COMMITTEE
Meeting of April 25, 2018

Item Number 10

AGENCY: Joint Bond Review Committee

PROJECT/SUBJECT: Future Meeting Schedule

The next tentatively-scheduled meeting of the State Fiscal Accountability Authority is June 19, 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
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
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29	30					

May

Su	Mo	Tu	We	Th	Fr	Sa
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27	28	29	30	31		

June

Su	Mo	Tu	We	Th	Fr	Sa
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24	25	26	27	28	29	30

July

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22	23	24	25	26	27	28
29	30	31				

August

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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September

Su	Mo	Tu	We	Th	Fr	Sa
						1
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October

Su	Mo	Tu	We	Th	Fr	Sa
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28	29	30	31			

November

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
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18	19	20	21	22	23	24
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December

Su	Mo	Tu	We	Th	Fr	Sa
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Designed by Anny, annystudio.com

COMMITTEE ACTION:
Schedule next meeting.

ATTACHMENTS:
None