

# Capital Improvements Joint Bond Review Committee

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## JOINT BOND REVIEW COMMITTEE MEETING

Wednesday, January 29, 2020 9:00 a.m.  
Room 105, Gressette Building

### AGENDA

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Proposed Lease  
South Carolina Department of Revenue  
1350 Farrow Parkway, Myrtle Beach

The South Carolina Department of Revenue requests review of its proposal to lease 10,428 rentable square feet of office space located at 1350 Farrow Parkway from Loudoun Hall Farm, LLC. The Department has been leasing 7,530 square feet at this same location since January 26, 2015, and the current lease does not expire until February 2022. The Department has determined that its existing Taxpayer Assistance area is not large enough to accommodate full functionality of its high level of security for taxpayers, Protective Services Agents, and employees.

The Department's security program requires an on-site security officer in each office lobby, along with security cameras, metal detectors, and other security equipment to screen visitors. The Department further secures taxpayer information with badge access, camera surveillance, intruder detection and other technology systems.

The SC Department of Administration conducted a solicitation following a determination that other state space was not available. The current landlord was the sole respondent. Following a site visit, The Department of Revenue determined that additional space available and proposed by the landlord would be sufficient to build the Department's lobby service area to its current security standards. The Department will reimburse the landlord approximately \$318,000 for expected costs of site modifications required to support its security programs.

The term of the proposed lease is 10 years and is expected to begin on completion of the upfit. Rent equates to \$24.32 per square foot and will increase by 2.5% each year. Total rent over the term is \$2,842,409. Rent includes full access and free use of the surrounding parking lot, which has adequate parking for staff and visitors, for which there is no additional cost. The Department's pro rata share of business operating costs are included in the basic rent for calendar year 2020; thereafter, the Department will pay its pro rata share of increases in building operating costs, which will not exceed 103% of its pro rata share in the immediately preceding year. The lease meets state space standards. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from state appropriations, and that funding for payments will be sufficient throughout the lease term according to the agency's submission. The Department of Administration reports that comparable rates for similar commercial space in the area are limited; and comparable rates for available retail space range from \$28.00 to \$36.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed 10-year lease for the South Carolina Department of Revenue.

ATTACHMENTS:

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

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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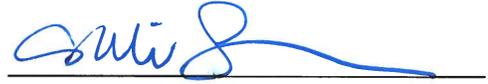
Meeting Scheduled for: January 29, 2020

Regular Agenda

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**1. Submitted by:**

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



Ashlie Lancaster, Director

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**2. Subject:** South Carolina Department of Revenue Lease of 1350 Farrow Parkway, Myrtle Beach, SC

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**3. Summary Background Information:**

The South Carolina Department of Revenue (“DOR”) requests approval to lease approximately 10,428 rentable square feet located at 1350 Farrow Parkway, Myrtle Beach, SC from Loudon Hall Farm, LLC (“Landlord”).

DOR has been leasing 7,530 square feet from Landlord at 1350 Farrow Parkway since January 26, 2015. The current lease is not set to expire until February 2022, however, DOR has advised that their existing Taxpayer Assistance area is not large enough to implement the full functionality of their high level of security for their taxpayers, Protective Services Agents, and employees to effectively conduct business.

State agencies were contacted to verify that no adequate state space was available. A solicitation was conducted and the selected Landlord was the only respondent. DOR conducted a site visit and determined that the additional available space proposed by Landlord would be sufficient to build DOR’s lobby service area to their current security standards.

DOR’s security program requires an on-site security officer in each office lobby, security cameras, metal detectors, and other security equipment to screen potential visitors of DOR to ensure that taxpayers and DOR employees are protected and safe. In addition, DOR protects both State and Federal Taxpayer Information with a highly sophisticated badge access and camera surveillance system, an Intruder Detection System, and other specific security technology. These security enhancements are required to ensure privacy and adequate protection against loss of data. As such, DOR requires site modifications and will reimburse Landlord for the costs of the upfit which are expected to cost approximately \$318,000.

The lease term will be ten years and is expected to commence upon completion of the upfit. DOR will continue to lease space under the current lease until the upfit is completed. The square footage rental rate of the new lease will be in line with the current lease rent schedule and will begin at the rate of \$24.32 per square foot and the rate will not increase over the current square footage rental. The rental escalation will remain the same at 2.5% per year.

The monthly rental rate for the first year will be \$21,134.08 per month, resulting in an annual rent amount of \$253,608.96. The total basic rent to be paid over the 10-year term is \$2,842,409.49. The rent includes full access and free use of the surrounding parking lot which has adequate parking for staff and visitors and for which there is no additional cost. The lease meets the state space standards.

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

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT ROUNDED</u>	<u>RENT PER SF ROUNDED</u>
YEAR 1	\$ 253,608.96	\$ 21,134.08	\$24.32
YEAR 2	\$ 259,970.04	\$ 21,664.17	\$24.93
YEAR 3	\$ 266,435.40	\$ 22,202.95	\$25.55
YEAR 4	\$ 273,109.32	\$ 22,759.11	\$26.19
YEAR 5	\$ 279,937.05	\$ 23,328.09	\$26.85
YEAR 6	\$ 286,978.56	\$ 23,914.88	\$27.52
YEAR 7	\$ 294,903.84	\$ 24,575.32	\$28.21
YEAR 8	\$ 301,577.76	\$ 25,131.48	\$28.92
YEAR 9	\$ 309,085.92	\$ 25,757.16	\$29.64
YEAR 10	\$ 316,802.64	\$ 26,400.22	\$30.38

DOR's pro rata share of business operating costs for calendar year 2020 are included in the basic rent and DOR shall pay as additional rent its pro rata share of increases in Building Operating Cost, which shall not exceed 103% of their pro rata share of building operating cost in the immediately preceding calendar year.

As evidenced by the lack of responses to the solicitation, there is limited comparable office space available in the Myrtle Beach area. One location at 2002 North Oak Street leases beginning at \$24 per square foot but does not have adequate square footage available. The primary spaces available are retail and range from \$28-36 per square foot.

DOR has adequate funds for the lease according to a Budget Approval Form submitted January 3, 2020 which also includes a multi-year plan. Lease payments will be made from state appropriations. No option to purchase the property is included in the lease.

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

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

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**6. List of Supporting Documents:**

- (a) Letter from DOR dated January 6, 2020

(b) SC Code of Laws Sections 1-11-55 and 1-11-56

State of South Carolina  
Department of Revenue



HENRY D. MCMASTER  
Governor

W. HARTLEY POWELL  
Director

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COLUMBIA, SOUTH CAROLINA 29214  
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Director@dor.sc.gov

January 6, 2020

Ms. Ashlie Lancaster  
Director, Division of Facilities Management and Property Services  
South Carolina Department of Administration  
1200 Senate Street, Suite 460  
Columbia, SC 292201

**RE: Lease for 1350 Farrow Parkway, Myrtle Beach**

Dear Ms. Lancaster:

The South Carolina Department of Revenue requests approval by the Joint Bond Review committee of a 10-year lease with Loudon Hall Farm, LLC for approximately 10,428 square feet of office space at 1350 Farrow Parkway, Myrtle Beach, SC. Our existing Taxpayer Assistance area is not large enough for our taxpayers, Protective Services Agents and employees to effectively conduct business. DOR currently leases 7,530 square feet of space at this location, this will allow us to add 2,898 square feet to our existing space. This additional square footage will allow us to build a Taxpayer service area, for those listed above, to have a safe, secure and productive work environment that meets DOR's security standards. This space is required to expand our DOR Myrtle Beach District Office Taxpayer Assistance area where our current office size prohibits the full functionality of our high level of security.

DOR's security program requires an on-site security officer in each office lobby, security cameras, metal detectors, and other security equipment to screen potential visitors of DOR to ensure that taxpayers and DOR employees are protected and safe. In addition, DOR protects both State and Federal Taxpayer Information with a highly sophisticated badge access and camera surveillance system, an Intruder Detection System, and other specific security technology. Since implementing these security enhancements, our current lobby layout will not sufficiently house our metal detector, Protective Services Agent and the public.

Ms. Lancaster  
January 6, 2020  
Page Two

In response to the DOR soliciting through the Department of Administration, only one proposal was received to our solicitation. This additional space will allow us to build our lobby service area to our current security standards. The expansion into this additional space is a great opportunity for DOR to stay in the location in which the Taxpayers are already familiar with and is the least disruptive for the employees and Taxpayers. We considered the following in our decision-making of this space: 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 highly secure site to protect taxpayers, employees, and sensitive taxpayer information from intruders and fraudsters. A longer lease provides a consistent location for taxpayers and minimizes the cost of more frequent office re-locations.

DOR and the Landlord have negotiated for DOR to reimburse the Landlord for construction costs. Construction costs will be approximately \$318,000. DOR will resume the current lease rate negotiated in 2015 with annual 2.5% increase.

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

Sincerely,

A handwritten signature in blue ink that reads "W. Hartley Powell". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

W. Hartley Powell  
Director

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

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

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

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

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

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

HISTORY: 1997 Act No. 153, Section 2; 2002 Act No. 333, Section 1; 2002 Act No. 356, Section 1, Pt VI.P(1); 2011 Act No. 74, Pt VI, Section 13, eff August 1, 2011; 2013 Act No. 31, Section 1, eff May 21, 2013; 2014 Act No. 121 (S.22), Pt V, Section 7.A, eff July 1, 2015.

Code Commissioner's Note

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

#### Effect of Amendment

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

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

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

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

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

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

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

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

(a) a nonappropriation for the renting agency;

(b) a dissolution of the agency; and

- (c) the availability of public space in substitution for private space being leased by the agency;
  - (4) rejecting an agency's request for additional space or space at a specific location, or both;
  - (5) directing agencies to be located in public space, when available, before private space can be leased;
  - (6) requiring the agency to submit a multiyear financial plan for review by the department with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and
  - (7) requiring prior review by the Joint Bond Review Committee and the requirement of State Fiscal Accountability Authority approval before the adoption of any new or renewal lease that commits more than two hundred thousand dollars annually in rental or lease payments or more than one million dollars in such payments in a five-year period.
- (B) Leases or rental agreements involving amounts below the thresholds provided in subsection (A)(7) may be executed by the Department of Administration without this prior review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority.
- (C) The threshold requirements requiring review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority as contained in subsection (A)(7) also apply to leases or rental agreements with nonstate entities whether or not the state or its agencies or departments is the lessee or lessor.

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

#### Effect of Amendment

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

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Proposed Lease  
University of South Carolina  
Indoor Tennis Facility

The University of South Carolina requests approval to enter into a Lease Agreement with the University of South Carolina Development Foundation for a facility constructed to meet Southeastern Conference requirements for men's and women's tennis practices, competitions and other events. The University currently does not have an indoor tennis facility and must rent facilities elsewhere, currently in Charlotte, to meet this conference requirement.

Under the proposal, a private contractor will construct the building to University specification on property to be acquired by the Foundation located at 523 Superior Street in Columbia, which is off campus but in close proximity to the Athletic Village.

Under the Lease Agreement, USC will have use of the building, parking lot and common areas for approximately 60 hours per week, solely for the activities of its tennis teams. The lease has a 10-year term beginning upon completion of the facility but may be terminated by USC at any time with 60 days' notice to the Foundation.

The Foundation will pay all expenses of ownership and operation of the facility, including property taxes, property and liability insurance, maintenance and repair, and HVAC and other operating expenses.

While the University will pay no lease or other usage fees to the Foundation, the University is responsible for providing supplies, equipment and staffing for practices and competitions. Additionally, the University is responsible for utility and janitorial expenses, and repair and replacement of the University's personal property (e.g., tennis nets) to the extent they are fairly chargeable based on the degree of the University's use. Moreover, the facility is leased "as is", and the University must utilize its general liability insurance policy through the Insurance Reserve Fund to cover its risks. The University is entitled to use of furniture and fixtures of the facility but is responsible for any damages from such use, ordinary wear and tear excluded.

The University's payment obligations under the use agreement will not meet the thresholds requiring review of leases by the Joint Bond Review Committee and approval by the Fiscal Accountability Authority pursuant to SC Code Section 1-11-56(A)(7), since payments are not anticipated to exceed \$200 thousand annually or more than \$1 million over a 5-year period.

However, Committee policy adopted September 13, 2016, "Permanent Improvement Projects Financed Through Arrangements with Third Parties," requires agencies contemplating entering into leases or agreements in connection with permanent improvement projects for facilities funded and constructed by third parties, including foundations, to submit a single item for Committee review.

Because the facility is being constructed for the University's specific and generally exclusive use, the Committee is requested to review the lease in accordance with this policy.

COMMITTEE ACTION:

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

ATTACHMENTS:

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

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: January 29, 2020

Regular Agenda

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**1. Submitted by:**

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

  
Ashlie Lancaster, Director

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**2. Subject:** University of South Carolina Tennis Facility Lease

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**3. Summary Background Information:**

The University of South Carolina is requesting approval to enter into a Lease Agreement with the University of South Carolina Development Foundation for a facility constructed to meet SEC Conference requirements for men's and women's tennis practices, competitions and other events.

The University currently does not have an indoor tennis facility and must rent facilities elsewhere, currently in Charlotte, to meet this conference requirement.

Under the proposal, a private contractor will construct the building to University specification on property to be acquired by the Foundation located at 523 Superior Street in Columbia, which is off campus but in close proximity to the Athletic Village.

Under the Lease Agreement, USC will have use of the building, parking lot and common areas for approximately 60 hours per week, solely for the activities of its tennis teams. The lease has a 10-year term beginning upon completion of the facility but may be terminated by USC at any time with 60 days' notice to the Foundation.

The Foundation will pay all expenses of ownership and operation of the facility, including property taxes, property and liability insurance, maintenance and repair, and HVAC and other operating expenses.

While the University will pay no lease or other usage fees to the Foundation, the University is responsible for providing supplies, equipment and staffing for practices and competitions. Additionally, the University is responsible for utility and janitorial expenses, and repair and replacement of the University's personal property (e.g., tennis nets) to the extent they are fairly chargeable based on the degree of the University's use. Moreover, the facility is leased "as is", and the University must utilize its general liability insurance policy through the Insurance Reserve Fund to cover its risks. The University is entitled to use of furniture and

fixtures of the facility but is responsible for any damages from such use, ordinary wear and tear excluded.

The University's payment obligations under the use agreement will not meet the thresholds requiring review of leases by the Joint Bond Review Committee and approval by the Fiscal Accountability Authority pursuant to SC Code Section 1-11-56(A)(7), since payments are not anticipated to exceed \$200 thousand annually or more than \$1 million over a 5-year period. However, Committee policy adopted September 13, 2016, "Permanent Improvement Projects Financed Through Arrangements with Third Parties," requires agencies contemplating entering into leases or agreements in connection with permanent improvement projects for facilities funded and constructed by third parties, including foundations, to submit a single item for committee review, with each action required by the committee clearly identified. As such, the Lease Agreement is being brought to the Committee because the facility is being constructed for the University's specific and generally exclusive use.

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**4. What is the JBRC asked to do?** Approve the proposed lease.

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**5. What is recommendation of the Division of Facilities Management and Property Services?** Consider approval of the proposed lease.

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**6. List of Supporting Documents:**

- (a) SC Code of Laws Sections 1-11-55 and 1-11-56



UNIVERSITY OF  
**SOUTH CAROLINA**  
Administration and Finance

January 21, 2020

Ashlie Lancaster  
Director, Division of Facilities Management and Property Services  
SC Department of Administration  
1200 Senate Street, Suite 600  
Columbia, SC 29201

**Subject: Request for approval of a University of South Carolina Tennis Facility Lease**

Dear Ashlie,

The University of South Carolina and the U of SC Athletics department respectfully requests required approvals to execute a lease with the university development foundation for access to an indoor tennis facility. The foundation will be the landlord and U of SC will be the tenant. The facility will be a 57,000 square foot facility that will be constructed by the landlord, using private funds, on Superior Street near the university's Athletics Village. The facility will be used for practice and competition for the men's and women's tennis teams and will be available for up to 60 hours per week.

There will be no lease cost due to the landlord from the tenant. The term of the lease is 10 years beginning at occupancy of the constructed facility. The Athletics department, as the tenant, is only responsible for the cost of utilities, custodial expenses, insurance, and maintenance of the tennis equipment. These expenses are not expected to exceed \$50,000 per year.

This facility is imperative to the improved performance and success of the university's tennis programs. We are sincerely grateful for your consideration of this lease.

With kind regards,

Derek S. Gruner, Registered Architect, LEED AP  
University Architect and Associate Vice President of Facilities Planning, Design and Construction  
University of South Carolina  
1300 Pickens Street  
Columbia, SC 29208

Cc: Ed Walton, USC Chief Operating Officer  
Ray Tanner, USC Athletics Director  
Craig Parks, Government Relations

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

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

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

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

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

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

HISTORY: 1997 Act No. 153, Section 2; 2002 Act No. 333, Section 1; 2002 Act No. 356, Section 1, Pt VI.P(1); 2011 Act No. 74, Pt VI, Section 13, eff August 1, 2011; 2013 Act No. 31, Section 1, eff May 21, 2013; 2014 Act No. 121 (S.22), Pt V, Section 7.A, eff July 1, 2015.

Code Commissioner's Note

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

#### Effect of Amendment

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

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

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

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

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

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

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

(a) a nonappropriation for the renting agency;

(b) a dissolution of the agency; and

- (c) the availability of public space in substitution for private space being leased by the agency;
  - (4) rejecting an agency's request for additional space or space at a specific location, or both;
  - (5) directing agencies to be located in public space, when available, before private space can be leased;
  - (6) requiring the agency to submit a multiyear financial plan for review by the department with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and
  - (7) requiring prior review by the Joint Bond Review Committee and the requirement of State Fiscal Accountability Authority approval before the adoption of any new or renewal lease that commits more than two hundred thousand dollars annually in rental or lease payments or more than one million dollars in such payments in a five-year period.
- (B) Leases or rental agreements involving amounts below the thresholds provided in subsection (A)(7) may be executed by the Department of Administration without this prior review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority.
- (C) The threshold requirements requiring review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority as contained in subsection (A)(7) also apply to leases or rental agreements with nonstate entities whether or not the state or its agencies or departments is the lessee or lessor.

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

#### Effect of Amendment

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

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AGENCY: Department of Administration  
Facilities Management and Property Services

PROJECT/SUBJECT: Proposed Sale of Real Property  
Greenville Technical College  
1830 West Georgia Road, Simpsonville

Greenville Technical College requests review of its proposal to sell 7.2 acres at 1830 West Georgia Road in Simpsonville. Greenville Tech Foundation, through its subsidiary Brashier Charter, LLC, currently leases 5 acres of land and constructed a 53,000 square foot educational facility on the property. The facility is leased to the College, which subleases to Brashier Middle College for operation of the Brashier Middle College Charter High School. Brashier Middle College seeks to acquire the facility from the Foundation and secure financing for the purchase utilizing the property as collateral. The acreage to be sold includes the leased property, parking area and a driveway. The educational facility located on the property is not included in the sale.

The appraised value of the property included in the sale is \$390,000, and the College seeks authorization for sale of the property at appraised value. The College will retain proceeds from the sale in accordance with Proviso 93.15 of the 2019 General Appropriations Act and Section 59-53-53 of the Code of Laws.

COMMITTEE ACTION:

Review and make recommendation regarding Greenville Technical College's proposed sale of 7.2 acres, excluding improvements, located at 1830 West Georgia Road in Simpsonville, for appraised value, with proceeds to be retained by the College.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Summary.
2. Greenville Technical College Letter.
3. Sections 1-11-65 and 59-53-53 of the South Carolina Code of Laws.
4. Proviso 93.15 of the 2019-2020 Appropriations Bill, H.4000, Part 1B.

**JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

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**Meeting Scheduled for: January 29, 2020**

**Regular Agenda**

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**1. Submitted by:**

- (a) Agency: Department of Administration,  
Division of Facilities Management  
and Property Services
- (b) Authorized Official Signature:

  
\_\_\_\_\_  
Ashlie Lancaster, Director

---

**2. Subject:** Greenville Technical College Sale of 7.2± Acres to Brashier Middle College

---

**3. Summary Background Information:**

Greenville Technical College (“College”) owns approximately 126 acres at 1830 West Georgia Road in Simpsonville, which serves as the College’s Brashier Campus. Greenville Tech Foundation, through its subsidiary Brashier Charter, LLC, currently leases 5 acres of land and constructed a 53,000 square foot educational facility on the property. The facility is leased to the College, which subleases to Brashier Middle College for operation of the Brashier Middle College Charter High School. Brashier Middle College is seeking to acquire the facility from the Greenville Tech Foundation and secure financing for the purchase utilizing ownership of the property as collateral. The 7.2± acres being sold includes the leased property, parking area and a driveway.

The College requests approval to sell 7.2± acres to the Brashier Middle College for \$390,000, which is the appraised value. Greenville Technical College will retain the proceeds from the sale in accordance with Proviso 93.15 of the 2019 General Appropriations Act and SC Code of Laws §59-53-53.

The proposed property sale was approved by the Greenville Technical College Area Commission on November 20, 2019 and the State Board for Technical and Comprehensive Education on November 14, 2019.

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**4. What is the Joint Bond Review Committee asked to do?**

Approve Greenville Technical College’s request to sell 7.2± acres located at 1830 West Georgia Road in Simpsonville for \$390,000 with proceeds to be retained by the College.

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

Approval of the property disposal as requested.

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**6. List of Supporting Documents:**

- (a) Letter from Greenville Technical College dated November 26, 2019
- (b) SC Code of Laws Sections 1-11-65 and 59-53-53
- (c) 2019-2020 Appropriations Bill H.4000, Part 1B, Proviso 93.15



P.O. Box 5616 • Greenville, SC 29606-5616  
(864) 250-8000 • www.gvltec.edu

Barton Campus • Benson Campus • Brashier Campus • Northwest Campus

November 26, 2019

Ms. Ashlie Lancaster  
Division Director  
South Carolina Department of Administration/Real Property Services  
1200 Senate St., Suite 460  
Columbia, SC 29201

Subject: Permission to Sale Land, 7.2 acres – Brashier Campus – Greenville Technical College

Dear Ms. Lancaster,

Greenville Technical College (GTC) is seeking approval to sale 7.2 acres of land at the college’s Brashier Campus, 1830 W. Georgia Rd. in Simpsonville, SC, 29680, to the Brashier Middle College Charter High School in the amount of three hundred ninety thousand and 00/100 dollars (\$390,000.00). The GTC Area Commission approved a motion for this sale at their ~~December~~ <sup>November</sup> 20, 2019 meeting.

The property is owned by GTC and includes the school building that is owned by the Greenville Tech Foundation. The building is leased to GTC, which subleases to Brashier Middle College. Brashier Middle College is seeking to acquire the building from the GTC Foundation and secure financing for the purchase utilizing ownership of the property as collateral.

Sale of the property that includes parking and a driveway will release the college from obligations related to the land and building. Advantages to both the college and the state will include elimination of debt, liabilities, and other expenses. These include \$300,000 per year in debt service, custodial services, facility and grounds maintenance, insurance, and liabilities that the college encumbers as a lessor.

Attached are documents related to this request. The Area Commission meeting minutes from the November 20, 2019 meeting will not be available until December 18, 2019 and will be provided at that time.

Sincerely,

Jacqueline DiMaggio  
Greenville Technical College  
VP for Finance

tbh

## SOUTH CAROLINA CODE OF LAWS

### **SECTION 1-11-65. Approval and recordation of real property transactions involving governmental bodies.**

(A) All transactions involving real property, made for or by any governmental bodies, excluding political subdivisions of the State, must be approved by and recorded with the Department of Administration for transactions of one million dollars or less. For transactions of more than one million dollars, approval of the State Fiscal Accountability Authority is required in lieu of the department, although the recording will be with the department. Upon approval of the transaction, there must be recorded simultaneously with the deed, a certificate of acceptance, which acknowledges the department's and authority's approval of the transaction as required. The county recording authority cannot accept for recording any deed not accompanied by a certificate of acceptance. The department and authority may exempt a governmental body from the provisions of this subsection.

(B) All state agencies, departments, and institutions authorized by law to accept gifts of tangible personal property shall have executed by its governing body an acknowledgment of acceptance prior to transfer of the tangible personal property to the agency, department, or institution.

HISTORY: 1985 Act No. 201, Part II, Section 5; 1989 Act No. 26, Section 1; 1997 Act No. 153, Section 2; 2014 Act No. 121 (S.22), Pt V, Section 7.C, eff July 1, 2015.

#### Editor's Note

Except for designation of the paragraphs, this section and former Section 1-11-57 were identical. For consistency, Section 1-11-57 is treated as an amendment to this section.

#### Effect of Amendment

2014 Act No. 121, Section 7.C, rewrote subsection (A).

## **SOUTH CAROLINA CODE OF LAWS**

### **SECTION 59-53-53. Borrowing by area commissions; special fees; disposing of excess real property.**

(A) The area commission of any technical education institution under the jurisdiction of the South Carolina technical education system may borrow for capital improvements from a federal or other lending agency an amount not to exceed its ability to repay the loan through the imposition of a special fee. The terms of the loan may not exceed forty years. An area commission may issue covenants, enter into mortgages, and grant liens limiting the sale or use of certain parcels of real or personal property in its possession when required as a condition of accepting a grant, loan, or donation for specified capital improvement projects.

To amortize the loan, a special fee must be imposed within the limits established by the state board, the proceeds of which must be deposited in a special account to be used for payment of the loan in accordance with the terms negotiated by the commission and the lender. No funds other than the revenue from the special fee may be pledged for payment of the loan.

(B) The governing body for each technical college shall review the real property titled in the name of its institution to determine if such property is in excess of the institution's anticipated needs and is available for disposal. All real properties determined to be in excess may be disposed of with the approval of the State Board for Technical and Comprehensive Education, the State Fiscal Accountability Authority or the Department of Administration, as appropriate, and the Joint Bond Review Committee. The proceeds of such sales are to be disposed of as follows:

(1) if the property was acquired by gift, or through tuition, student fees, county funds, or earned income, the proceeds may be retained by the selling institution for use in accord with established needs;

(2) if the property was acquired through state appropriations, state capital improvement bonds, or formula funds, the proceeds shall revert to the state general fund.

The responsibility for providing any necessary documentation including, but not limited to, documenting the fund source of any real property proposed for sale rests with each respective institution.

**HISTORY:** 1978 Act No. 646 Section 6; 1988 Act No. 676, Section 2; 1998 Act No. 419, Part II, Section 10A.

#### **Code Commissioner's Note**

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

**South Carolina General Assembly**  
123rd Session, 2019-2020

**H. 4000**

General Appropriations Bill for fiscal year 2019-2020  
As Ratified by the General Assembly

**PART IB**

**OPERATION OF STATE GOVERNMENT**

**SECTION 93 – D500-DEPARTMENT OF ADMINISTRATION**

**93.15.** (DOA: Sale of Surplus Real Property) Up to fifty percent of the proceeds, net of selling expenses, from the sale of surplus real properties shall be retained by the Department of Administration and used for the deferred maintenance of state-owned buildings. The remaining fifty percent of the net proceeds shall be returned to the agency that the property is owned by, under the control of, or assigned to and shall be used by that agency for nonrecurring purposes. This provision applies to all state agencies and departments except: institutions of higher learning; the Public Service Authority; the Ports Authority; the MUSC Hospital Authority; the Myrtle Beach Air Force Redevelopment Authority; the Department of Transportation; the Columbia State Farmers Market; the Department of Agriculture's Columbia Metrology Lab building and property; the Charleston Naval Complex Redevelopment Authority; the Department of Commerce's Division of Public Railways; the Midlands Technical College Enterprise Campus Authority; the Trident Technical College Enterprise Campus Authority; the Commissioner's residence at the Department of Corrections and the Educational Television Commission's Key Road property.

The Educational Television Commission shall be authorized to retain the net proceeds from the sale of its property on Key Road, and such proceeds may be used for the renovation of the ETV Telecommunications Center and other maintenance and operating expenses. If it is determined that sufficient net proceeds are not to be derived from the sale of its property on Key Road to cover the cost of all renovations of the Telecommunications Center, the property on Key Road shall not be sold. Any proposed sale hereunder shall, prior to said sale, be submitted to the Department of Administration for approval as being in compliance with the requirements of this subsection.

The Department of Corrections shall be authorized to retain the net proceeds from the sale of the residence provided for the Commissioner of the Department of Corrections and use such proceeds for deferred maintenance needs at the Department of Corrections.

The Forestry Commission shall be authorized to retain the net proceeds from the sale of surplus land for use in firefighting operations and replacement of firefighting equipment.

The Department of Natural Resources shall be authorized to retain the net proceeds from the sale of existing offices originally purchased with a federal grant or with restricted revenue from hunting and fishing license sales for the improvement, consolidation, and/or establishment of regional offices and related facilities.

The Department of Agriculture, the Educational Television Commission, the Department of Corrections, the Department of Natural Resources, and the Forestry Commission shall annually submit a report, within sixty days after the close of the fiscal year, to the Senate Finance Committee and the House Ways and Means Committee on the status of the sale of the identified property and a detailed accounting on the expenditure of funds resulting from such sale.

This provision is comprehensive and supersedes any conflicting provisions concerning disposition of state-owned real property whether in permanent law, temporary law or by provision elsewhere in this act.

Any unused portion of these funds may be carried forward into succeeding fiscal years and used for the same purposes.



May 16, 2019

Mr. Bill Tripp  
Greenville Technical College  
PO Box 5616  
Greenville, South Carolina 29606-5616

Dear Mr. Tripp:

Per your request, we have appraised the property located at 1830 West Georgia Road, Simpsonville, in Greenville County, South Carolina. The designated subject property is defined as a portion of Greenville County, SC Tax Map Number 0575.03-01-004.00. The total subject parcel is  $\pm 126$  acres and is improved with an educational facility. We are only appraising a portion (see below).

A legal description of the portion to be appraised is recorded on a plat entitled "Boundary Survey for Greenville County Community Technical Education", date of last revision, October 27, 2009 by Freeland Associates, Inc. A copy of this survey is included in the property description or this report. According to the survey, the subject site is  $\pm 7.27$  acres. **Per the scope of the assignment, we have not included the building in the appraisal, however, we have included other improvements to the  $\pm 7.27$  acres, such as the paved entrance road and parking area.** The parking area and entrance road is shown on a plat titled "Asbuilt Survey for Greenville County Community Technical Education" date of last revision, October 27, 2009 by Freeland Associates, Inc. A copy of this survey is also included in the property description or this report.

The subject property is currently owned by Greenville County Community Technical Education, and to the best of our knowledge, has not been for sale or lease in the past twelve months.

10 Lavinia Avenue, Greenville, SC 29601  
(864) 232-5393 (864) 232-5395 Fax  
[www.owenappraisals.com](http://www.owenappraisals.com)  
[OwenAppraisals@att.net](mailto:OwenAppraisals@att.net)  
**R. Bruce Owen, MAI**



**It should be noted at this point that the report is in summary format and is in compliance with the guidelines as set forth by the 2018/2019 edition of the Uniform Standards of Professional Appraisal Practice (USPAP), Standards Rule 2-2(a), in accordance with the Appraisal Standards Board of The Appraisal Foundation. Per scope as agreed on by the appraiser and client, the format is in summary form and conforms to Standards 1 and 2 of USPAP. As such, all of the information used in estimating the value may not be included in the report, but has been retained in our files.**

We have considered what is thought to be all necessary and pertinent data available affecting the value of the property, including general real estate market conditions and trends, subject neighborhood analysis, highest and best use analysis, sales of similar type properties, and the Upstate South Carolina real estate market in general. The report contains all assumptions and limiting conditions upon which the value is predicated.

**Based on the information contained in this report, it is our opinion that the market value of the fee simple estate of the subject property, ±7.27 acres land including entrance road and paved parking area, as of May 15, 2019, is:**

**THREE HUNDRED NINETY THOUSAND DOLLARS  
(\$390,000)**

Our report and valuation analysis follows. We certify we have no financial interest in the subject property and that our employment is not contingent upon the value reported. **It is also assumed that there are no harmful chemical spills, toxins, or other hidden waste materials on site and that the site is not contaminated with asbestos or other toxic waste. If such should be found on the site, the above value(s) would not apply. We are not qualified to determine the presence of such materials and if such a determination should be required, professional help is highly recommended.**



We appreciate the opportunity to provide this appraisal to you. If we can explain any of the relevant data or provide additional information, please do not hesitate to call. Once again, thank you for your consideration of Owen Appraisal & Consulting Services, Inc.

Sincerely,

A handwritten signature in black ink that reads "Mack D. Gilreath". The signature is fluid and cursive.

Mack D. "Trip" Gilreath  
South Carolina Certification Number CG5977

A handwritten signature in black ink that reads "R. Bruce Owen". The signature is fluid and cursive.

R. Bruce Owen, MAI  
South Carolina Certification Number CG516

SUBJECT PHOTOGRAPHS

**SUBJECT PHOTOS**



**SUBJECT PROPERTY VIEWS**



**MCELHANEY ROAD FACING SOUTH**

**MCELHANEY ROAD FACING NORTH**

SUBJECT PHOTOGRAPHS

**SUBJECT PHOTOS**



**SUBJECT PROPERTY VIEWS**



SUBJECT PHOTOGRAPHS

**SUBJECT PHOTOS**



**SUBJECT PROPERTY VIEWS**



SUBJECT PHOTOGRAPHS

**SUBJECT PHOTOS**



**ENTRANCE ROAD AT W. GEORGIA RD.**



**W. GEORGIA RD. FACING WEST**



**W. GEORGIA RD. FACING EAST**



**TRAFFIC SIGNAL AT ENTRANCE**

## CERTIFICATION

**We certify that, to the best of our knowledge and belief:**

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- We have made a personal inspection of the property that is the subject of this report.
- We certify that, to the best of our knowledge and belief, the reported analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional ethics and Standards of the Professional Practice of the Appraisal Institute.
- We certify that the use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.
- As of the date of this report, R. Bruce Owen, MAI has completed the requirements of the continuing education program of the Appraisal Institute.
- This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with Title XI of the Federal

## CERTIFICATION

Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and its regulations, as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Appraisal Institute.

- This appraisal did not include any personal property in the appraised value.
- We have previously appraised this property on NA.
- Mack D. "Trip" Gilreath is a State Certified Real Estate Appraiser in the State of South Carolina – License Number CG5977.
- R. Bruce Owen is a State Certified Real Estate Appraiser in the State of South Carolina - License Number CG516.

**Based on the information contained in this report, it is our opinion that the market value of the fee simple estate of the subject property, ±7.27 acres land including entrance road and paved parking area, as of May 15, 2019, is:**

**THREE HUNDRED NINETY THOUSAND DOLLARS  
(\$390,000)**



---

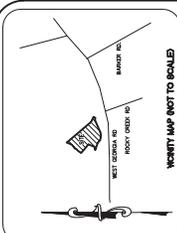
Mack D. "Trip" Gilreath  
S.C. Certification No. CG5977



---

R. Bruce Owen, MAI  
S.C. Certification No. CG516

**May 16, 2019**



**NEWLY MAP NOT TO SCALE**

**SURVEYOR'S NOTES**

1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, IN CONNECTION WITH THIS SURVEY. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED ON THIS DRAWING. ANY OTHER USE OF THIS SURVEY IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ME.

2.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES AND OTHER INTERESTS THAT MAY AFFECT THIS PROPERTY AND ANY OTHER PART OF THIS SURVEY. I HAVE CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS AND HAVE FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, IN CONNECTION WITH THIS SURVEY. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED ON THIS DRAWING. ANY OTHER USE OF THIS SURVEY IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ME.

3.) THE WORDS "SETBACK", "ENCROACHMENT" OR "VIOLATION" AS USED HEREIN ARE UNDERSTOOD TO BE THE SAME AS USED IN THE ZONING ORDINANCES OF THE CITY OF GREENVILLE, SOUTH CAROLINA. I HAVE CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS AND HAVE FOUND NO RECORDS THAT WOULD AFFECT THIS SURVEY. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, IN CONNECTION WITH THIS SURVEY. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED ON THIS DRAWING. ANY OTHER USE OF THIS SURVEY IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ME.

4.) THE UNDERGROUND UTILITIES SHOWN HEREIN WERE LOCATED BY ME OR BY A LICENSED UTILITY LOCATOR. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, IN CONNECTION WITH THIS SURVEY. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED ON THIS DRAWING. ANY OTHER USE OF THIS SURVEY IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ME.

**POSSIBLE ENCROACHMENTS**

NONE OBSERVED

**TOTAL LAND AREA:**

**7.27 ACRES**

**Freeland**  
SURVEYORS & ENGINEERS

FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE  
GREENVILLE, SOUTH CAROLINA 29601  
TEL: (864) 271-4824 FAX: (864) 233-0315

DRAWN BY: JAMES R. FREELAND  
CHECKED BY: JAMES R. FREELAND  
DATE OF LAST REVISION: 10-27-2009

REF. DEED BOOK: 575.3-1-4  
TAX MAP: 575.3-1-4  
DATE OF SURVEY: 8-31-2009  
DATE DRAWN: 9-01-2009  
DRAWING NO.: 60725-ASBULT  
DATE OF LAST REVISION: 10-27-2009

SCALE: 1" = 40'

P.L.S. JAMES R. FREELAND  
NO. 4781

PROFESSIONAL SURVEYOR  
STATE OF SOUTH CAROLINA  
FREELAND & ASSOCIATES, INC.  
NO. 4781

**P.O.C. ALL TRACTS**

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
BOUNDARY SURVEY FOR  
GREENVILLE COUNTY  
COMMUNITY TECHNICAL  
EDUCATION

SITE ADDRESS: WEST GEORGIA ROAD



**LEGEND**

1/4\"/>

**PARKING INFORMATION**

118 REGULAR SPACES  
5 HANDICAP SPACES  
123 SPACES TOTAL

**N/F GREENVILLE AREA REDEVELOPERS, LLC**  
TMS # 575.3-1-4.2  
DB 1026-34

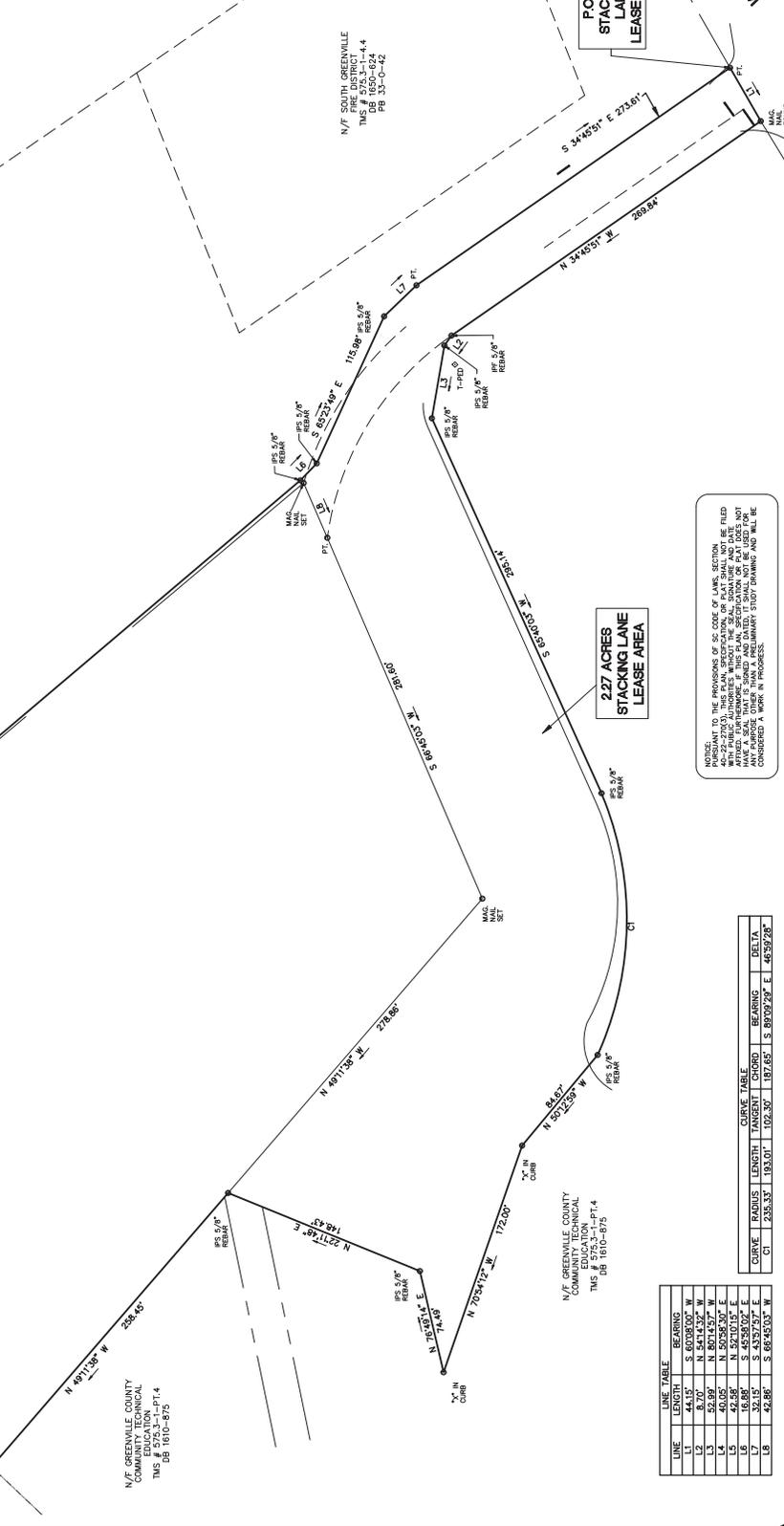
**N/F SOUTH GREENVILLE**  
TMS # 575.3-1-4.4  
DB 1026-34

**227 ACRES STACKING LANE LEASE AREA**

**P.O.B. STACKING LANE LEASE AREA**



**N/F GREENVILLE COUNTY COMMUNITY TECHNICAL**  
TMS # 575.3-1-4.4  
DB 1610-875



**500 ACRES EXISTING LEASE AREA**

**227 ACRES STACKING LANE LEASE AREA**

**P.O.B. STACKING LANE LEASE AREA**

**N/F GREENVILLE COUNTY COMMUNITY TECHNICAL**  
TMS # 575.3-1-4.4  
DB 1610-875

**N/F GREENVILLE COUNTY COMMUNITY TECHNICAL**  
TMS # 575.3-1-4.4  
DB 1610-875

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2385.33	118.01	102.30	187.68	S 89°02'29" E	46°58'29"

**LINE TABLE**

LINE	LENGTH	S	BEARING
L1	6.70	N	54°13'24" W
L2	59.89	N	80°14'57" W
L3	40.89	N	59°55'30" E
L4	19.88	S	42°58'02" E
L5	39.15	S	43°57'57" E
L6	42.88	S	85°45'03" W

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AGENCY: SC Department of Mental Health

PROJECT/SUBJECT: Department of Mental Health Update  
Veterans Home Projects

### Background

Pursuant to the directive and authorization of the Joint Bond Review Committee, the SC Department of Mental Health has conducted studies necessary to support the state strategy for development of additional State Veterans Homes, including the Central project.

The Northeast and Northwest regional homes are currently under construction in Florence and Gaffney, and both projects are progressing on schedule and expected to open in the summer of 2021. Each home will house 104 veterans. The project for the Central region was deferred in March, 2019, with direction for re-submission of the project at an appropriate future date.

The Department subsequently determined that location of the Central project in Sumter County would accommodate a high population of military and veterans in that area that have reached or will attain retirement age in the next two decades. On October 2, 2019, the committee reviewed and made favorable recommendation of the Department's submission to relocate the Central project to Sumter, and to conduct studies necessary to determine needs and feasibility of one or more state veterans' homes thereafter. The Department is working with Sumter County to identify a site for construction of the home, and expects the site to be identified later this year.

### Status of the Sumter Project

The Department has been advised by the U.S. Department of Veterans Affairs that South Carolina will be permitted under its current application to 1) make a substitution of location to Sumter; 2) utilize a modified design to lower construction costs and improve operational efficiency; and 3) maintain its priority position for federal match funding; provided, however, that the VA funding commitment will remain capped at the original \$28.8 million approved by the VA for the Central project.

Based on advice from staff in the VA construction grant office, the Department expects federal funding to become available for the Sumter project in its current priority position not later than federal fiscal year 2023. The Department projects an estimated construction cost at that time of \$63.7 million, funded at a VA amount of \$28.8 million (45%) and a state contribution of the balance of \$34.9 million (55%).

Alternatively, assuming the project is deferred 5 years beyond the current expected VA grant funding date, incident to loss of the project's current priority position, the Department projects an estimated construction cost of \$75.7 million, which would be funded at a VA amount of \$49.2 million (65%) and a state contribution of the balance of \$26.5 million (35%).

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The Department recommends preserving the current application and its priority funding position, based in part on uncertain cost escalation<sup>1</sup> that will attend deferral of construction by up to an additional 5 years, and the critical need for these homes.

#### Additional Homes

Pursuant to the committee's October 2, 2019, directive to determine needs and feasibility of one or more state veterans' homes following resolution of the Central region project, and in consultation with committee staff, along with the Revenue and Fiscal Affairs Office which provided geographic, demographic and other data to inform its analysis, the Department recommends an additional home location in either Horry County or Aiken County to address high populations of veterans that have reached or will attain retirement age in the next two decades.

Based on the history of past congressional appropriations for the VA State Home Construction Grant Program, the Department projects that federal funding could become available by federal fiscal year 2028 for an additional home, if included in the federal fiscal year 2021 VA priority list.

Base Cost. The Department projects the estimated cost for each additional home constructed in federal fiscal year 2028 at a base cost of \$75.7 million, which would be funded at a VA amount of \$49.2 million (65%), with state match funding for the balance at \$26.5 million (35%).<sup>2</sup>

Evacuation Zone Considerations. The Department strongly recommends, based on professional advice received, that design of a state veterans' home constructed in the vicinity of an evacuation zone address civil, architectural, structural, mechanical, and electrical characteristics, including full back-up power generation, to ensure the safety of residents during hazardous weather. The Department advises that the state should plan an additional 20% in associated costs to address these characteristics.

Accordingly, the Department projects the estimated cost for an Horry County home constructed in federal fiscal year 2028 at \$90.9 million, which would be funded at a VA amount of \$59.0 million (65%), with state match funding for the balance at \$31.9 million (35%).

In any event, the Department must submit a grant application for any additional homes (including the Sumter project if the current priority funding position is not preserved) not later than April 15, 2020, to qualify for inclusion in the federal fiscal year 2021 VA priority one funding list.

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<sup>1</sup> Committee staff notes that the Producer Price Index industry data for new health care building construction has been trending upward in recent years; compound growth was 2.25% for the period June, 2012 - July, 2019; and 4.60% for the period June, 2017 - July, 2019. <https://data.bls.gov/pdq/SurveyOutputServlet>. Retrieved January 10, 2020.

<sup>2</sup> All construction cost estimates assume the donation of developable land by the local jurisdiction.

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Budgetary Impact

The Department has made a request for \$37.88 million in additional state appropriations as a part of its FY2020-21 capital budget request to supplement approximately \$20 million in funding the Department has on hand, for a total of approximately \$57.88 million in state matching funds to support construction of the Sumter home, preserving the current application and its priority funding position, and one additional home.

If Horry County is selected as the location of the next state veterans' home, the Department recommends increasing its FY2020-21 capital budget request by \$5.3 million to address increased costs of construction in the vicinity of an evacuation zone.

Accordingly, the Department seeks further direction and authorization from the committee addressing the following considerations:

1. A determination on proceeding with the Central project to be located in Sumter and either maintaining the Central project's priority position, or submitting a new application for inclusion on the federal fiscal year 2021 VA priority one funding list with an attendant deferral of up to 5 years;
2. Selection of the location of the next state veterans' home to enable the Department to proceed with a grant application by the April 15, 2020 deadline;
3. Authorization to make adjustments necessary to the Department's FY2020-21 capital budget request reflecting the budgetary implications of these actions; and
4. Continuation and expansion of the committee authorization applicable to the Northeast, Northwest and Central veterans' home projects to authorize committee staff to review and make recommendations regarding any requests by the Department to advance these projects to become eligible for federal funding, with any committee staff recommendations reported to the committee at its next meeting.

Representatives from the Department will be available to answer any questions.

**COMMITTEE ACTION:**

Receive information provided by the SC Department of Mental Health and provide further direction as appropriate.

**ATTACHMENT:**

1. Report for the Joint Bond Review Committee and other supporting documentation provided by the South Carolina Department of Mental Health.

CONSTRUCTION OF ADDITIONAL SOUTH CAROLINA VETERANS HOMES  
SUMTER AND ONE OTHER LOCATION

SC DEPARTMENT OF MENTAL HEALTH

Report for the Joint Bond Review Committee meeting of January 29, 2020

Background

- The FY18 Veterans Affairs Appropriations Bill provided federal grant funding for the construction of homes in the Northeast and Northwest regions of the state, based on the community living center design. Based on budget limitations and on the department's recommendations, on March 19, 2019, JBRC Staff directed deferral of the Central region project with revised plans for the Central project to be submitted by the department to the committee at an appropriate future date. Furthermore, the department was directed to evaluate needs and feasibility of construction of one or more additional regional homes, including one at a preliminary site which had been identified for the Central location in Sumter.
- At the October 2, 2019 JBRC meeting, SCDMH recommended and staff approved to establish Phase I design to conduct studies necessary to support the state strategy for development of additional State Veterans Nursing homes, including the Central location, and to complete all requirements necessary to submit a federal funding grant application to the Veteran's Administration by April 15, 2020.
- All estimates include the use of the ~\$20 million in remaining funding that SCDMH has on hand resulting from the deferral of the Central (Columbia) project. The estimates also assume the donation of developable land by the local jurisdiction which is well suited for the Homes (minimal soils balancing and mitigation required).

Update

- There are currently two Homes under construction in Florence and Gaffney. Both Homes are progressing on schedule and are expected to open in the summer of 2021.
- The updated preliminary design is significantly more compact than those currently being built, including reducing the overall square footage by greater than 10%, elimination of the in-Home kitchens which created both nursing and staffing concerns and movement of the service building adjacent to the Community Center. The facility will house 104 Veterans in a mixture of private and semi-private rooms.
- The Veterans Administration has informed us that they will allow the State to move the deferred Columbia project to a new location in Sumter and will allow design modifications, without losing our current place on the VA priority one funding list. The potential downside is the cap of \$28.8 million on VA construction funds, meaning State funding contributions will exceed 50% of the likely cost.

- SCDMH requested \$37.88 million in additional State appropriations as part of its FY 21 budget request, to combine with the ~\$20 million in remaining funding on hand, to serve as State matching funds for up to two future Homes.
- If approved, the total State funds would be sufficient to build the updated Home design in Sumter under the current project's VA cost cap, and to build one additional Home of similar design in the future. Note, however, that construction of a Home in the vicinity of an evacuation zone could add 20% or more to the construction costs and would require an estimated \$5.3 million in additional State matching funds to be appropriated in FY21.
- If the State desired to avoid the current cap of \$28.8 million on VA construction funds for the Central region (Sumter) project, SCDMH could submit a new application for Sumter. Such a decision would reduce the State matching funds needed by ~\$8 million, but it would likely delay construction of the Home by at least five years.
  - In its application, SCDMH would use updated cost estimates. These estimates form the basis for calculating the VA contribution.
  - The withdrawn project would be moved to the 2021 VA list, and to re-establish priority, State would have to certify it had necessary matching funds on hand by August 1, 2020.
- Based on current Veterans census data and the location of existing State Veterans Homes, SCDMH recommends that the next Home be built in either Horry County or Aiken County.
- Grant applications for either a new Sumter application with updated cost estimates or for an additional Home must be submitted by April 15, 2020 to qualify for the FY21 VA priority one funding list.

### Recommendation

- The table below shows the various cost scenarios for the options discussed above, and assumes the \$37.88 million in additional State funds requested by SCDMH in its FY21 budget request is appropriated.

Funding Requirement	Sumter (Construction Begins in 2023 or Earlier)	New Sumter Application and/or Second Location (Construction Begins in 2027)	Comments
Base Costs	\$ 56.7 million	\$ 67.2 million	
Additional Costs, Including FF&E and Fees	7.0 million	8.5 million	
Total Costs	63.7 million	75.7 million	
Max VA Contribution	28.8 million *	49.2 million	* Sumter capped by previous grant application.
State Match Required 2020	34.9 million	26.5 million	

- SCDMH recommends preserving the current Sumter application and its priority funding position, based in part on uncertain cost escalation that will attend deferral of construction by up to 5 years, and the critical need for these homes, and further recommends that SCDMH submit a grant application by April 15, 2020 for an additional Home in a location to be designated by the JBRC.

Potential cost impacts due to coastal location of new State Home	ROM Cost Impact Range (\$)
<ul style="list-style-type: none"> <li>• Civil Items               <ul style="list-style-type: none"> <li>• Assume that existing soil conditions will need mitigation</li> <li>• Depending on existing groundwater elevation, detention pond may have a permanent water level, so required area for temporary stormwater storage volume may need to be increased.</li> <li>• Assume that the site will require a sewer lift station and a "muffin monster"</li> </ul> </li> </ul>	\$500,000 to \$1M  \$250,000 to \$500,000  \$75,000 to \$100,000
<ul style="list-style-type: none"> <li>• Architectural               <ul style="list-style-type: none"> <li>• Impact resistant windows and doors</li> <li>• Impact resistant exterior wall construction</li> <li>• Wind rated roofing system</li> <li>• Raised building platform and MEP services if located within tidal surge/flood location.</li> </ul> </li> </ul>	\$500,000 to \$750,000 \$500,000 to \$750,000 \$350,000 to \$500,000 \$1.25M to \$1.875M
<ul style="list-style-type: none"> <li>• Structural               <ul style="list-style-type: none"> <li>• Lateral systems design (similar to Florence site).</li> <li>• Foundations – Dependent on the site and information obtained from a geotechnical report. A site-specific seismic investigation is recommended.                   <ul style="list-style-type: none"> <li>• Potential decreased bearing pressure.</li> <li>• Ground improvement (aggregate piers) may be required - hopefully only for Area 1.</li> <li>• Liquefaction mitigation – aggregate piers / earthquake drains</li> </ul> </li> <li>• Increased wind loads (depending on distance to coast)                   <ul style="list-style-type: none"> <li>• Increased stud gauge at Area 1</li> <li>• Potential increased stud gauge at homes.</li> <li>• Additional ties for LG stud framing at homes.</li> </ul> </li> <li>• Potentially tighter fastener spacing on roof decking &amp; metal roof / insulation &amp; protection board attachment.</li> </ul> </li> <li>• Structural Flood requirements will be dependent on the proximity to the coast.</li> </ul>	\$750,000 to \$1M  \$350,000 to \$600,000  Included below \$1M to \$1.5M  See below  Included below \$500,000 to \$750,000 \$150,000 to \$250,000 \$150,000 to \$250,000 \$100,000 to \$200,000
<ul style="list-style-type: none"> <li>• Mechanical               <ul style="list-style-type: none"> <li>• Upgrade the cooling tower construction to meet hurricane force wind conditions.</li> </ul> </li> <li>• External building louvers will be upgraded to meet hurricane force wind conditions.</li> </ul>	\$125,000 to \$250,000 \$25,000 to \$50,000
<ul style="list-style-type: none"> <li>• Electrical               <ul style="list-style-type: none"> <li>• Full back-up generator (in addition to minimum Life Safety and DHEC required)</li> </ul> </li> </ul>	\$2M to \$2.3M
<b>TOTAL RANGE</b>	<b>\$8.5M to \$12.5M</b>

*\*All costs above are in addition to the base costs of the SCDMH VA Homes Hybrid Concept Design, dated December 17, 2019*

*\*All costs above are Construction Costs that include Mark-Ups, Contingencies, and Escalation, but exclude Project/Soft Costs such as design fees, FF&E, separate contracts, administration costs, etc.*



## Identification of Sites for Additional Veterans Nursing Homes

November 8, 2019

The US Department of Veteran Affairs in Federal Regulation, Title 38: Pensions, Bonuses and Veterans' Relief, Part 59- Grants to States for the Construction or Acquisition of State Homes, established South Carolina's maximum number of beds for Veterans (state home, nursing home, and domiciliary beds). Based on the 2020 population projections, the State's need is identified as 1,089 beds.

South Carolina will have 738 nursing home beds by the fall of 2021.

- Stone Pavilion at C.M. Tucker, Jr., Nursing Care Center – 90 beds now in operation
- Richard M. Campbell Veterans Nursing Home – 220 beds now in operation
- Veterans Victory House – 220 beds now in operation
- Cherokee County – 104 beds under construction
- Florence County – 104 beds under construction

Based on Federal Regulations and the beds expected to be available, the Veterans Administration will provide funding when available for creating an additional 351 State veterans long term care beds. The number of individuals on the waiting list for a bed in the existing nursing homes averages 72 on weekly census reports. The waiting list does not reflect the number of Veterans who are being served in community nursing homes, by home health, by homemaker services or in day cares who might, if space were available, opt for a Veterans' nursing home.

The factors considered in determining the location of the two homes now under construction in Cherokee and Florence Counties reflect the rationale for the identification of sites for future nursing homes.

- Population projections for the number of Veterans age 65 and over for each county. South Carolina's population projections for 2020, 2030, and 2040 indicate an average of 85% of the Veterans age 65 and older in South Carolina will reside in 20 counties. See Appendices A- C.
- Location of existing Veterans nursing homes. Of the 20 counties, 3 counties, Anderson, Florence, and Richland are the locations for existing nursing homes or homes under construction.
- Geographical characteristics. South Carolina Emergency Management Division's coastal evacuation zones include all or portions of 6 of these 20 counties projected with 85% of the Veterans age 65 and older (Beaufort, Berkeley Charleston, Dorchester, Georgetown and Horry Counties.) After the flooding events in 2015 and 2017, potential impact of future events along the major river systems and their associated flood plains are noted for consideration in site selection.

- Accessibility for Veterans and their families to nursing homes. Proximity for Veterans and their families in the rural and the western counties of the State to a Veterans nursing home presents challenges when considering existing and planned locations as well as South Carolina's road and highway systems.

With all the information considered, SCDMH recommends the State's Leadership consider the following counties as potential sites for the second of two additional State Veterans nursing homes (Sumter County has been identified as one site.)

- Horry County or Georgetown County. Horry County's projected number of veterans age 65 and older for 2020-2040 ranks number one in the state. Georgetown County with a smaller projection than a number of other counties (See Appendices A-C), is geographically accessible to counties (Horry, Berkeley, Charleston) ranked high in numbers of projected veterans age 65 and older for this period.
- Aiken County. Aiken County is among the top 20 counties with 85% of the State's projected veterans age 65 and older through 2040, ranking 11<sup>th</sup> in 2020, and 12<sup>th</sup> in 2030 and 2040. It borders Lexington and Orangeburg Counties each included in the top 20 counties for projected veterans. Additionally, Aiken County creates opportunity for the residents and families in rural, western counties to access a State Veterans nursing home.

Appendix A		Veteran Counts by County			
		2020			
Region	Total Veterans	Veterans 65 and Over	Percentage 65 and Over	2020 Rank 65 and Over	
South Carolina	396,223	181,937	45.92%		
Horry	29,402	18,306	62.26%	1	
Greenville	30,303	14,357	47.38%	2	
Charleston	29,834	13,778	46.18%	3	
Richland	36,887	12,195	33.06%	4	
Lexington	23,013	10,396	45.17%	5	
Beaufort	25,049	10,390	41.48%	6	
Spartanburg	19,405	9,536	49.14%	7	
Berkeley	24,421	8,189	33.53%	8	
Anderson	14,506	8,049	55.49%	9	
York	16,402	6,968	42.48%	10	
Aiken	13,379	6,790	50.75%	11	
Dorchester	17,837	6,136	34.40%	12	
Florence	9,729	4,688	48.19%	13	
Sumter	13,288	3,924	29.53%	14	
Georgetown	5,812	3,829	65.88%	15	
Oconee	5,967	3,548	59.46%	16	
Pickens	7,028	3,440	48.95%	17	
Orangeburg	6,066	3,102	51.14%	18	
Lancaster	5,384	2,846	52.86%	19	
Kershaw	6,124	2,645	43.19%	20	
Darlington	4,852	2,550	52.56%	21	
Laurens	4,606	2,462	53.45%	22	
Greenwood	4,427	2,441	55.14%	23	
Colleton	3,673	2,040	55.54%	24	
Cherokee	3,523	1,727	49.02%	25	
Clarendon	2,636	1,406	53.34%	26	
Chesterfield	2,616	1,327	50.73%	27	
Newberry	2,388	1,322	55.36%	28	
Chester	2,171	1,138	52.42%	29	
Jasper	2,096	1,023	48.81%	30	
Union	1,839	981	53.34%	31	
Marlboro	1,905	938	49.24%	32	
Abbeville	1,670	929	55.63%	33	
Marion	2,200	904	41.09%	34	
Edgefield	1,752	846	48.29%	35	
Fairfield	1,621	838	51.70%	36	
Williamsburg	1,954	821	42.02%	37	
Dillon	1,911	815	42.65%	38	
Saluda	1,206	693	57.46%	39	
McCormick	941	675	71.73%	40	
Bamberg	1,210	645	53.31%	41	
Hampton	1,313	587	44.71%	42	
Barnwell	1,291	577	44.69%	43	
Calhoun	1,031	501	48.59%	44	
Lee	1,048	450	42.94%	45	
Allendale	504	188	37.30%	46	
Total	396,220	181,936	45.92%		

Appendix B		Veteran Counts by County		
		2030		
Region	Total Veterans	Veterans 65 and Over	Percentage 65 and Over	2030 Rank 65 and Over
South Carolina	367,874	176,496	47.98%	
Horry	26,679	17,269	64.73%	1
Richland	35,062	13,847	39.49%	2
Greenville	26,434	13,108	49.59%	3
Charleston	23,816	11,695	49.11%	4
Berkeley	28,137	10,230	36.36%	5
Lexington	21,645	10,192	47.09%	6
Beaufort	29,620	9,678	32.67%	7
Spartanburg	16,890	8,752	51.82%	8
Dorchester	18,576	7,733	41.63%	9
York	16,050	7,496	46.70%	10
Anderson	11,979	6,932	57.87%	11
Aiken	11,574	6,362	54.97%	12
Sumter	13,976	4,731	33.85%	13
Florence	8,240	4,331	52.56%	14
Pickens	6,058	3,174	52.39%	15
Georgetown	4,613	3,065	66.44%	16
Oconee	4,846	2,926	60.38%	17
Lancaster	5,294	2,853	53.89%	18
Kershaw	5,826	2,838	48.71%	19
Orangeburg	4,919	2,741	55.72%	20
Darlington	4,123	2,257	54.74%	21
Laurens	3,579	2,167	60.55%	22
Greenwood	3,615	2,004	55.44%	23
Colleton	3,003	1,843	61.37%	24
Cherokee	3,092	1,662	53.75%	25
Clarendon	2,313	1,302	56.29%	26
Chesterfield	2,177	1,195	54.89%	27
Newberry	2,024	1,154	57.02%	28
Marion	1,946	1,022	52.52%	29
Chester	1,719	1,007	58.58%	30
Jasper	1,895	917	48.39%	31
Williamsburg	1,785	885	49.58%	32
Marlboro	1,574	859	54.57%	33
Union	1,424	854	59.97%	34
Edgefield	1,567	853	54.44%	35
Fairfield	1,457	834	57.24%	36
Dillon	1,619	802	49.54%	37
Abbeville	1,381	790	57.20%	38
Barnwell	1,142	619	54.20%	39
Bamberg	1,060	598	56.42%	40
Saluda	981	575	58.61%	41
Calhoun	941	555	58.98%	42
Hampton	1,180	551	46.69%	43
Lee	953	528	55.40%	44
McCormick	654	484	74.01%	45
Allendale	435	228	52.41%	46
Total	367,873	176,498	47.98%	

Appendix C		Veteran Counts by County			
		2040			
Region	Total Veterans	Veterans 65 and Over	Percentage 65 and Over	2040 Rank 65 and Over	
South Carolina	334,687	149,318	44.61%		
Horry	21,880	13,197	60.32%	1	
Richland	32,607	13,070	40.08%	2	
Greenville	22,843	10,819	47.36%	3	
Berkeley	31,252	10,818	34.62%	4	
Lexington	20,005	9,201	45.99%	5	
Beaufort	33,602	8,280	24.64%	6	
Charleston	19,105	8,201	42.93%	7	
Dorchester	18,460	8,052	43.62%	8	
York	15,222	7,230	47.50%	9	
Spartanburg	14,361	7,052	49.11%	10	
Anderson	9,536	5,389	56.51%	11	
Aiken	9,659	5,104	52.84%	12	
Sumter	14,375	4,982	34.66%	13	
Florence	6,698	3,438	51.33%	14	
Lancaster	5,006	2,676	53.46%	15	
Kershaw	5,286	2,553	48.30%	16	
Pickens	5,118	2,501	48.87%	17	
Oconee	3,778	2,114	55.96%	18	
Orangeburg	3,828	2,029	53.00%	19	
Georgetown	3,348	2,023	60.42%	20	
Darlington	3,347	1,723	51.48%	21	
Laurens	2,690	1,624	60.37%	22	
Greenwood	2,926	1,466	50.10%	23	
Colleton	2,312	1,375	59.47%	24	
Cherokee	2,627	1,328	50.55%	25	
Clarendon	1,908	1,002	52.52%	26	
Chesterfield	1,744	954	54.70%	27	
Marion	1,662	907	54.57%	28	
Newberry	1,662	869	52.29%	29	
Williamsburg	1,558	823	52.82%	30	
Chester	1,313	755	57.50%	31	
Edgefield	1,311	669	51.03%	32	
Jasper	1,679	667	39.73%	33	
Fairfield	1,245	666	53.49%	34	
Dillon	1,347	665	49.37%	35	
Marlboro	1,243	661	53.18%	36	
Union	1,053	636	60.40%	37	
Abbeville	1,114	594	53.32%	38	
Barnwell	935	530	56.68%	39	
Calhoun	788	460	58.38%	40	
Bamberg	870	436	50.11%	41	
Lee	793	435	54.85%	42	
Hampton	1,028	429	41.73%	43	
Saluda	785	414	52.74%	44	
McCormick	403	276	68.49%	45	
Allendale	373	223	59.79%	46	
Total	334,685	149,316	44.61%		



AGENCY: Department of Administration  
Capital Budget Office

SUBJECT: Proposed Permanent Improvement Projects

The Department of Administration has submitted 26 proposals for Permanent Improvement Projects on behalf of agencies, as follows:

- 11 Establish Phase I, Pre-Design Budget
- 11 Establish Phase II, Construction Budget
- 3 Increase Phase II, Construction Budget
- 1 Final Land Acquisition

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet - Summary 4-2020.

**JJOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

**Capital Budget Office**

**SUMMARY 4-2020**

**Summary of Permanent Improvement  
Project Actions Proposed by Agencies  
October 29, 2019 through December 3, 2019**

**Forwarded to JBRC 01/17/2020**

**Permanent Improvement Projects**

**Summary Background Information:**

**Establish Project for A&E Design**

- (1) Summary 4-2020: (H15) College of Charleston  
 Project: 9669, Addlestone Library Envelope Repairs & Interior Modifications  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 8 of 10 in FY20 (estimated at \$4,000,000)  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: 12/5/19  
Ref: Supporting document pages 1-12

<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, Capital Project Institutional	-	-	-	80,000	80,000
All Sources	=	=	=	<u>80,000</u>	<u>80,000</u>

- Request Amount:** \$80,000. The Phase I request is 2.00% of the estimated cost to complete the project and the additional funds will be used to cover the costs of destructive sampling/testing of the roof membrane and exterior stucco, plus consultant fees for exhibit design/curation for the Rivers Communication Museum.
- Fund Source (Phase I):** Other, Capital Project Institutional Funds, which are revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. Currently, \$395 of the \$878 per semester fee is available to fund the CPIF. (Balance: \$8.4 million uncommitted)
- Fund Source (Phase II):** Proposed; Other, Capital Project Institutional Funds. Other, Excess College of Charleston Libraries Operational Funds. Other, Gifted Private Funds.
- Request:** Establish project and budget for exterior and 1<sup>st</sup> floor interior improvements to the Addlestone Library. The Addlestone Library is a 151,306 gross square foot three-level facility built in 2004. Moisture intrusion has damaged furniture and collections. The building envelope requires repairs to address water intrusion from the roof, windows and exterior wall failures. Interior work will modernize two 1<sup>st</sup> floor computer labs. One will be converted to a Digital Media Lab for movie/video editing and post production. The other will contain flexible furnishings to function as a classroom as well as a lab. Student study areas on 1<sup>st</sup> and 2<sup>nd</sup> floors will be expanded, adding electrical power, internet access and new

seating. The circulation and reference desk functions will be centralized to release current staff space to relocate the John M. Rivers Communications Museum from its (temporarily closed) location at 58 George Street to an ADA accessible facility. The museum's existing collection highlights transformative technological broadcasting and communication innovations up to the dawn of the 21<sup>st</sup> century that transformed how we communicate today. The last significant renovation was in 2011 and included the 2<sup>nd</sup> and 3<sup>rd</sup> floors, leaving the 1<sup>st</sup> floor unaffected.

Affected:	10,130 students / 2,200 faculty & staff
Total Cost:	\$4,000,000
Savings:	\$7,500 (year 1), \$7,800 (year 2), \$8,110 (year 3)

- (2) Summary 4-2020: (H15) College of Charleston  
 Project: 9670, Multicultural Center Renovation  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 4 of 10 in FY20 (estimated at \$2,500,000)  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: 12/5/19  
 Ref: Supporting document pages 13-22

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Project Institutional	-	-	-	62,500	62,500
All Sources	=	=	=	<u>62,500</u>	<u>62,500</u>

Request Amount: \$62,500. The Phase I request is 2.50% of the estimated cost to complete the project and the additional funds will be used to cover the costs of hazardous material sampling/analysis, destructive testing/sampling of exterior stucco, plus consultant fees for a Construction Manager At-Risk, pending OSE approval.

Fund Source (Phase I): Other, Capital Project Institutional Funds, which are revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. Currently, \$395 of the \$878 per semester fee is available to fund the CPIF. (Balance: \$8.4 million uncommitted)

Fund Source (Phase II): Proposed; Other, Capital Project Institutional Funds.

Request: Establish project and budget to address envelope issues, exterior repairs/renovations, structural repairs, infrastructure modernization, landscaping and a refresh of the interiors. The Multicultural Center (Richard Brennan House) is a four-level, 8,287 gross square foot prominent historic building at the western gateway of campus, constructed in 1817 and acquired in 2002. The building has significant structural issues on the two-level piazza, decayed structural/aesthetic wood elements (columns, windows, railings and trim), stucco cracks, minor roof leaks and noncompliant wheelchair access. The current wheelchair access (built in-house) does not meet ADA requirements and only allows access to the porch, not the building's interior. Certain parts of the porch are blocked for structural issues. A structural condition assessment was commissioned in May 2011 with an update currently in progress that will determine if temporary shoring/bracing is required. Since the initial assessment was completed, the fire escape was stabilized and repainted, replacing only the 2ft of support columns. Other conditions have worsened since the report was issued. The roof was replaced in 2007 but needs minor repairs. The stucco and structural elements are believed to be original with various small repairs occurring over the years. Most, if not all windows and shutters are believed to be original. The project will attempt to restore as many components as possible in accordance with the State Historic Preservation Office and national historic preservation best practices. Visible components will be replaced only if they cannot be restored.

Affected: 10,000+ students / 11 full-time staff / 5 student assistants

Total Cost: \$2,500,000

Savings: \$9,780 (year 1), \$10,170 (year 2), \$10,580 (year 3)

- (3) Summary 4-2020: (H15) College of Charleston  
 Project: 9671, Silcox PE & Health Center Envelope Repair & First Floor Renovation  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 5 of 10 in FY20 (estimated at \$5,500,000)  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: 12/5/19  
 Ref: Supporting document pages 23-34

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Project Institutional	-	-	-	137,500	137,500
All Sources	=	=	=	<u>137,500</u>	<u>137,500</u>

Request Amount: \$137,500. The Phase I request is 2.50% of the estimated cost to complete the project and the additional funds will be used to cover the costs of hazardous material sampling/analysis, destructive testing/sampling of exterior stucco, plus consultant fees for a Construction Manager At-Risk, pending OSE approval.

Fund Source (Phase I): Other, Capital Project Institutional Funds, which are revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. Currently, \$395 of the \$878 per semester fee is available to fund the CPIF. (Balance: \$8.4 million uncommitted)

Fund Source (Phase II): Proposed; Other, Capital Project Institutional Funds.

Request: Establish project and budget for exterior renovations to correct envelope deficiencies and an interior renovation of the 1<sup>st</sup> floor (18,059 gross square feet) to upgrade restrooms to ADA compliance, replace classroom technology and furnishings, improve emergency egress and better utilize existing space. The Silcox Physical Education & Health Center is a 48,904 gross square foot four-level facility built in 1939 and houses a mix of classrooms, one indoor sports space and health science labs and academic offices for the Department of Health and Human Performance. No significant exterior renovations have occurred since construction. The roof decking shows deflection and signs of water infiltration. Moisture intrusion is creating indoor air quality issues, requiring the college to find alternate spaces for some classes and student activities. The original slate roof and windows (previously repaired), require complete replacement. Stucco is failing at rusting lintels and displays stains and cracks and therefore will require partial replacement. The doors are about 50 years old and require complete replacement.

Affected: 10,000+ students / 23 faculty / 2 staff

Total Cost: \$5,500,000

Savings: \$9,780 (year 1), \$10,170 (year 2), \$10,580 (year 3)

- (4) Summary 4-2020: (H15) College of Charleston  
 Project: 9672, Wentworth Parking Garage Renovation  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 10 in FY20 (estimated at \$2,500,000)  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: 12/5/19  
 Ref: Supporting document pages 35-46

<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, Auxiliary Parking Revenues	-	-	-	62,500	62,500
All Sources	=	=	=	<u>62,500</u>	<u>62,500</u>

Request Amount: \$62,500. The Phase I request is 2.50% of the estimated cost to complete the project and the additional funds will be used to cover the costs of destructive testing, as well as the feasibility study to determine if additional floors or demolition/replacement are viable in the future.

Fund Source (Phase I): Other, Auxiliary Parking Revenue Funds, which are revenues generated through parking fees paid by individuals who apply for and receive parking. The parking fee varies based on classification (student or faculty/staff) and parking lot or garage location. The revenues are used solely for the operation, maintenance, renovation, repair, and debt service of this specific auxiliary enterprise. (Balance: \$6.5 million uncommitted)

Fund Source (Phase II): Proposed; Other, Auxiliary Parking Revenue Funds.

Request: Establish project and budget to address structural deficiencies, elevator modernization, restriping of parking spaces and travel lanes, and replace access control equipment and software. Wentworth Parking Garage is a 210,600 gross square foot five-level 515-space facility built in 1984 on City of Charleston Property. The college owns the garage and has a joint operating agreement with the city allowing parking for both entities. The exterior stairwell’s foundation appears to have settled, causing the stairwell structure to pull away from the garage structure. A breezeway beam corbel has cracked in half. Breezeway slabs have separated from the garage by 1-2”. Exposed rusting reinforcement bars in concrete beams, columns, slabs and stairwells are leading to cracking, spalling and water intrusion. A large masonry crack has appeared in the elevator shaft. Vehicular barriers are non-existent. Metal guardrails and handrails between levels are inadequate, ADA noncompliant and rusting. The machine room roof and façade of the elevator are severely damaged with part of the metal siding missing. The access control equipment is approximately 20 years old, experiencing routine failures and beyond its useful life. The technology used to operate the equipment is outdated and does not allow for automation. A feasibility study is being independently conducted to explore opportunities for additional levels or demolition/replacement in later years.

Affected: 515 parking spaces; 70 student / 300 faculty and staff / 145 public parking

Total Cost: \$2,500,000

Savings: \$10,500 (year 1), \$10,920 (year 2), \$11,360 (year 3)

- (5) Summary 4-2020: (H21) Lander University  
 Project: 9541, Field House II Development  
 Included in Annual CPIP: No – Construction cost was unknown but anticipated to be below the permanent improvement project threshold at the time of the 2019 CPIP submission.  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: 12/5/19  
 Ref: Supporting document pages 47-58

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Lander Foundation	-	-	-	23,850	23,850
All Sources	=	=	=	<u>23,850</u>	<u>23,850</u>

- Request Amount: \$23,850. The Phase I request is 1.50% of the estimated cost to complete the project.
- Fund Source (Phase I): Other, Lander Foundation RWS (Recreation, Wellness & Sports) Properties, LLC Funds, which was established for the purposes of financing the athletic complex for Lander University. (Balance: \$380K uncommitted)
- Fund Source (Phase II): Proposed; Other, Lander Foundation Funds. JEDA Bonds, Series 2020A with a lease by the university securing the transaction.
- Request: Establish project and budget to renovate the interior of a vacant 17,800 square foot warehouse building, constructed in the 1960's, located on the Lander Athletic Complex and owned by the Lander Foundation RWS, LLC. The building was once a public gym. The renovation will convert the interior into a field house for the wrestling team, the men's and women's lacrosse teams, coach's offices, weight room, the training area for the wrestling team, locker rooms, restroom/shower facilities, while reserving three spaces for team meeting rooms or locker rooms. The above-mentioned sports currently do not have team facilities and are operating in previously reserved student recreation areas and out of portable sheds. The renovation will consist of an HVAC upgrade, plumbing upgrades to include restroom expansions, lighting upgrades, fire alarm system, fire protection sprinkler system modifications, floor space division, interior wall finishing, flooring, and ceilings. Utility upgrades will target energy reduction and energy conservation initiatives. This permanent improvement project was referenced in the University's lease request approved by the State Fiscal Accountability Authority at its October 15, 2019 meeting.
- Affected: 46 Wrestling / 30 Women's Lacrosse / 35 Men's Lacrosse / 5 Coaches / 1 Strength Coach / 1 Training
- Total Cost: \$1,590,000
- Costs: \$11,520 (year 1), \$25,206 (year 2), \$26,300 (year 3)

- (6) Summary 4-2020: (H21) Lander University  
 Project: 9542, Intramural Field Renovation  
 Included in Annual CPIP: No – At the time of the 2019 CPIP submission it was unknown that the project would exceed \$1 million.  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: 12/5/19  
Ref: Supporting document pages 59-70

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Lander Foundation	-	-	-	18,750	18,750
All Sources	=	=	=	<u>18,750</u>	<u>18,750</u>

Request Amount: \$18,750. The Phase I request is 1.50% of the estimated cost to complete the project.

Fund Source (Phase I): Other, Lander Foundation RWS (Recreation, Wellness & Sports) Properties, LLC Funds, which was established for the purposes of financing the athletic complex for Lander University. (Balance: \$380K uncommitted)

Fund Source (Phase II): Proposed; Other, Lander Foundation Funds. JEDA Bonds, Series 2020A with a lease by the university securing the transaction.

Request: Establish project and budget to renovate the existing campus intramural field to allow for increased usage of the field by intramural sports, club sports, academic classes, collegiate athletics practice for Men’s and Women’s Lacrosse and an occasional competition. The student intramural program will utilize this field throughout the year. The construction of the newest student-housing complex used this field for a lay-down area disturbing the field surface and irrigation. The former lighting system is inoperative with half of the fixtures removed to allow for the construction. The field renovation will include a synthetic re-surfacing, drainage system, new lighting system, scoreboard system and limited perimeter fencing. Currently the surface is natural grass and will be transitioned to artificial turf. Because the natural turf field cannot handle the water and wear and tear needed on a daily basis, a synthetic turf field is the best option. The improved field will allow for increased usage during all weather conditions and during expanded hours, which will improve the utilization of the field by the students. This permanent improvement project was referenced in the University’s lease request approved by the State Fiscal Accountability Authority at its October 15, 2019 meeting.

Affected: 780 students

Total Cost: \$1,250,000

Costs: \$4,750 (year 1), \$12,300 (year 2), \$17,400 (year 3)

- (7) Summary 4-2020: (H27) University of South Carolina - Columbia  
 Project: 6134, West Campus Parking Development  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 10 of 14 in FY20 (estimated at \$6,500,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 01/09/20

Ref: Supporting document pages 71-80

<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, Greek Village Student Fees	-	-	-	50,000	50,000
All Sources	=	=	=	<u>50,000</u>	<u>50,000</u>

Request Amount: \$50,000. The Phase I request is .0769% of the estimated cost to complete the project.

Fund Source (Phase I): Other, Greek Village Student Fee Funds, which are from a fee imposed on all Greek Village students beginning in FY17 for \$125 per semester. The fee is currently \$375 per semester and was discontinued in December 2019. (Balance: \$6.2 million uncommitted)

Fund Source (Phase II): Proposed; Other, Greek Village Student Fee Funds.

Request: Establish project and budget to develop on-grade asphalt-paved parking to serve Greek Village residents and non-resident fraternity and sorority members on and near the 700 block of Devine Street covering approximately 6 acres. A large number of students who participate in the Greek program return to the Village for meals and it is difficult for them to secure parking. This scope of work supplants a previous concept to construct a multi-story parking garage on the site. This project will provide less parking but be a significantly more economical alternative to a parking structure. This project will provide approximately 300 permanent spaces on land south of Devine Street. A separate internal project will provide gravel on an existing recreation field north of Devine Street which will enable the relocation of 500 non-Greek commuters who currently park on an existing lot across the street from this proposed gravel lot. The existing 500-space lot will be reassigned to Greek students to provide the total of 800 spaces described in the CPIP. Surface parking is considered to be prudent due to the lower cost and in light of the changing paradigm of campus parking which indicates fewer students will use personal vehicles on campus in the future. The project will also explore options to park under the Blossom Street bridge. The number of cars that can ultimately be accommodated on the site will be dependent on an accurate survey, a storm drainage strategy, and landscaping requirements that must be confirmed with the City of Columbia during Phase I design. Spaces under the bridge, if provided, will hopefully be in addition to the 300 spaces on-site. The project will bear the cost of relocating the occupants in the 718 Devine Street building to the 707 Catawba Street building (owned by USC Development Foundation and currently leased by the university), by renovating the 707 Catawba Street building to accommodate School of Visual Art and Design student studios and a Theatre. The project will demolish the 718 Devine Street and 730 Devine Street buildings to clear the site for the parking lot.

Affected: 6,500 students

Total Cost: \$3,735,000

Savings: \$165,000 (years 1 thru 3)

- (8) Summary 4-2020: (H59) Greenville Technical College  
 Project: 6160, Greenville – Parking Lot R Construction – Barton Campus  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 3 in FY21 (estimated at \$1,320,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 01/09/20

Ref: Supporting document pages 81-90

<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>
Other, College Plant Maintenance	-	-	-	40,675	40,675
All Sources	=	=	=	<u>40,675</u>	<u>40,675</u>

Request Amount: \$40,675. The Phase I request is 1.50% of the estimated cost to complete the project.

Fund Source (Phase I): Other, College Plant Maintenance Funds, which are an accumulation of appropriated funds from Greenville County and used to perform maintenance and renovations to physical facilities of Greenville Technical College. (Balance: \$22.5 million uncommitted)

Fund Source (Phase II): Proposed; Other, College Plant Maintenance Funds.

Request: Establish project and budget to construct a new parking lot (Parking Lot R), for students and visitors in a vacant area adjacent to Building 102, Student Success Center, which is currently being renovated. The scope will include site development, storm water systems, sidewalks, new LED lighting and a new asphalt parking lot. The project will also rehab Parking Lot O and bring it up to relevant ADA and local code. This lot is adjacent to the new Parking Lot R. This lot is in need of repairs and repaving. This parking lot serves Building 106, Industrial Complex and Building 112, Dental Technology. Local ordinances require an existing parking lot to be brought up to comply with new ordinances when repairs are made to the pavement and or additions to the parking lot. Since a new parking area will be developed adjacent to this lot, some overlap is anticipated. Costs to provide the new drainage system for Parking Lot R will impact Parking Lot O which is why the decision was made to rehabilitate Parking Lot O at the same time. Parking Lot R will add approximately 428 spaces and Parking Lot O currently has 180 spaces. The estimated cost to complete the project reflected in the 2019 CPIP did not include the rehabilitation of Parking Lot O. At the time of the CPIP submission it was anticipated that the property where parking lot O is located would be used for the construction of a future planned building. In the fall of 2019 that plan was dismissed.

Affected: 12,000+ students and visitors / 94 staff

Total Cost: \$2,711,663

Costs: \$13,300 (years 1 thru 3)

- (9) Summary 4-2020: (D50) Department of Administration  
 Project: 6046, Adjutant General Office Building – HVAC Systems Replacement  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 31 in FY20 (estimated at \$1,150,000)  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: N/A  
 Ref: Supporting document pages 91-100

<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	-	-	-	18,570	18,570
All Sources	=	=	=	<u>18,570</u>	<u>18,570</u>

- Request Amount: \$18,570 The Phase I request is 1.58% of the estimated cost to complete the project and the additional funds will be used to cover the costs of asbestos testing.
- Fund Source (Phase I): Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies. (Balance: \$1.7 million uncommitted)
- Fund Source (Phase II): Proposed; Other, Depreciation Reserve Funds.
- Request: Establish project and budget for the replacement of HVAC systems including VAV boxes and associated ductwork on all levels of the 53,817 gross square foot Adjutant General Office Building located at 1 National Guard Road in Columbia. The building was constructed in 1985, making it 34 years old. The HVAC systems are original to the building and are past their useful life, leading to system inefficiency, periodic failure and disruption of service.
- Affected: 1,500 staff and visitors
- Total Cost: \$1,171,356
- Savings: Have not yet been determined.

- (10) Summary 4-2020: (H73) Vocational Rehabilitation Department  
 Project: 9615, Anderson VR Center Reroofing  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 2 in FY20 (estimated at \$525,000)  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: N/A  
 Ref: Supporting document pages 101-108

<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>
Federal, Vocational Rehab. Services Grant	-	-	-	15,000	15,000
All Sources	=	=	=	<u>15,000</u>	<u>15,000</u>

- Request Amount: \$15,000 The Phase I request is 2.22% of the estimated cost to complete the project and the additional funds will be used to cover the costs extensive field work to include: measurements and assessments of existing conditions at HVAC mechanical unit curbs, flashings, roof drains, fascia and soffits. Existing material testing is also required to test the roofing systems and flashings for asbestos.
- Fund Source (Phase I): Federal, State Vocational Rehabilitation Services Grant Funds, which are to be used in the provision of VR services. This project is classified as Administrative Costs for the necessary maintenance and normal repairs and alterations. (Balance: \$54.7 million uncommitted)
- Fund Source (Phase II): Proposed; FY17 Capital Reserve Funds. Federal, State Vocational Rehabilitation Services Grant Funds.
- Request: Establish project and budget to re-roof the Anderson VR Center building which includes an approximately 33,650 square feet of roof deck. The building and roof are 32 years old, with an addition constructed in 2000. The roof was only intended to be a 10-year roofing system. The scope of work will include removing the existing built-up roof, applying roof insulation and a two-ply smooth-granular surfaced modified bitumen roofing system with associated flashings and metal work. The new roofing system will come with a 20-year warranty. The project may require removal and disposal of asbestos containing roofing and flashing materials. Numerous leaks have been repaired in the existing roof, however, the size of the leaks and frequency of the leaks are increasing. The estimated cost to complete the project has increased from the 2019 CPIP because the original estimate did not include re-roofing the addition. The addition needs to be re-roofed with the same new roofing system.
- Affected: 40 consumers / 30 staff
- Total Cost: \$673,000
- Costs/Savings: None

- (11) Summary 4-2020: (H73) Vocational Rehabilitation Department  
 Project: 9616, Sumter VR Center Reroofing  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 2 of 2 in FY20 (estimated at \$450,000)  
 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>
Federal, Vocational Rehab. Services Grant	-	-	-	15,000	15,000
All Sources	=	=	=	<u>15,000</u>	<u>15,000</u>

- Request Amount: \$15,000 The Phase I request is 3.20% of the estimated cost to complete the project and the additional funds will be used to cover the costs extensive field work to include: measurements and assessments of existing conditions at HVAC mechanical unit curbs, flashings, roof drains, fascia and soffits. Existing material testing is also required to test the roofing systems and flashings for asbestos.
- Fund Source (Phase I): Federal, State Vocational Rehabilitation Services Grant Funds, which are to be used in the provision of VR services. This project is classified as Administrative Costs for the necessary maintenance and normal repairs and alterations. (Balance: \$54.7 million uncommitted)
- Fund Source (Phase II): Proposed; FY17 Capital Reserve Funds. Federal, State Vocational Rehabilitation Services Grant Funds.
- Request: Establish project and budget to re-roof the Sumter VR Center building which includes an approximately 23,400 square feet of roof deck. The building was constructed in 1975 and the original roof was replaced in 1988, making it 31 years old. The scope of work will include removing the existing built-up roof, applying roof insulation and a two-ply smooth-granular surfaced modified bitumen roofing system with associated flashings and metal work. The new roofing system will come with a 20-year warranty. The project may require removal and disposal of asbestos containing roofing and flashing materials. The existing roof is approximately 31 years old and was only intended to be a 10-year roofing system. Numerous leaks have been repaired in the existing roof, however, the size of the leaks and frequency of the leaks are increasing. The estimated cost to complete the project has increased from the 2019 CPIP to reflect the recent costs they have paid for re-roofing projects.
- Affected: 35 consumers / 30 staff
- Total Cost: \$468,000
- Costs/Savings: None

**Establish Construction Budget**

- (12) Summary 4-2020: (H09) The Citadel  
 Project: 9619, Johnson Hagood Stadium CRC Exterior Repairs  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 5 of 6 in FY20 (estimated at \$1,796,747)  
 JBRC/SFAA Phase I Approval: May 2019 (estimated at \$1,300,000)  
 CHE Recommended Approval: 01/9/20  
 Ref: Supporting document pages 117-128

<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, Misc. Revenue	9,750	-	9,750	749,593	759,343
Other, Athletic Facility Fees	9,750		9,750	749,593	759,343
All Sources	<u>19,500</u>	=	<u>19,500</u>	<u>1,499,186</u>	<u>1,518,686</u>

Request Amount: \$1,499,186

Fund Source (Phase I): Other, Misc. Revenue Funds.  
 Other, Athletic Facility Fees.

Fund Source (Phase II): Other, Misc. Revenue Funds, which are funds received from the SC Army National Guard who occupies space in the stadium and pays 50% of the cost to do so. The stadium is home to SCARNG HHC 218<sup>TH</sup> MEB. (Balance: \$749K uncommitted)  
 Other, Athletic Facility Fees, which are generated through student fees. The Athletic Facility Fee is \$346 per academic year. The fee was implemented in 1995. (Balance: \$612K uncommitted)

Request: Establish Phase II and increase the budget to make repairs to the exterior building envelope of the administrative offices and athletic club level and suites attached to the West Stands at Johnson Hagood Stadium. This project repairs delaminated stucco on the east, north, and south elevations of the west tower's exterior building and isolated cracks at the joints between the CIP concrete frame and concrete masonry unit infill walls. Repairs will consist of removing all existing elastomeric coating at all exterior claddings, all existing sealant joints at cladding and fenestrations, and deteriorated or delaminated stucco including all stucco at the terrace deck parapet. Additionally, remove any damaged concrete or CMU beneath removed elastomeric coatings. Repair any removed stucco, concrete, or CMU, install new control joints and expansion joints at stucco walls, install new sealant and backings at perimeters of windows, curtain wall, and louvers, and install new elastomeric coating overall exterior cladding. The overall roofing is in poor condition, with numerous sections in various states of failure. Repairs will consist of replacing/installing a new torch-applied modified bitumen system with mineral granules, new flashings and counter flashings at the parapets, reflash all roof drains with new lead and steel strainers, and reflash all curbs and other components with two-ply modified bitumen flashings in accordance with manufacturers details and will come with a minimum 20-year warranty. The 44,406 square foot building was constructed in 2006 and houses a media center, luxury suites, club level lounge, press box, and office space for the SC Army National Guard. The agency anticipates execution of the construction contract in December 2020 and completion of construction in August 2021.

Affected: 60,000 annual (sporting events) / 5,000 annual (general events) /  
3,000 annual (SCANG Training) / 50-120 daily (SCANG) /  
5-10 daily (Citadel staff)

Total Cost: \$1,518,686

Savings: \$31,250 (years 1 thru 3)

- (13) Summary 4-2020: (D50) Department of Administration  
 Project: 6023, Blatt Building – Replace Windows  
 Included in Annual CIP: Yes – 2019 CIP Priority 21 of 31 in FY20 (estimated at \$890,000)  
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$1,329,091)

CHE Recommended Approval: N/A

Ref: Supporting document pages 129-140

<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	64,051	-	64,051	1,444,785	1,508,836
All Sources	<u>64,051</u>	=	<u>64,051</u>	<u>1,444,785</u>	<u>1,508,836</u>

Request Amount: \$1,444,785

Fund Source (Phase I): Appropriated State Funds.

Fund Source (Phase II): Appropriated State Funds. (Balance: \$3 million uncommitted)

Request: Establish Phase II and increase the budget for the replacement of the windows in the Solomon Blatt building located at the SC State Capitol Complex. The windows are original to the 41 year old building constructed in 1978, past their useful life, and leaking in multiple areas. The current windows are single pane and the new windows will be double pane, tinted, insulated, and have a low-e coating. As such, the energy loss through the windows will be reduced by as much as 50%. The building is 155,162 gross square feet and is utilized by the SC House of Representatives for offices, conference and meeting room space. The estimated cost to complete the project has increased from the Phase I estimate due to a higher estimated contractor markup due to current climate of the construction industry. The agency anticipates execution of the construction contract in June 2020 and completion of construction in December 2020.

Affected: 80-100 daily / 330 from January to July

Total Cost: \$1,508,836

Costs/Savings: None

- (14) Summary 4-2020: (D50) Department of Administration  
 Project: 6024, Blatt Building - Replace VAV Terminal Reheat  
 Included in Annual CIP: Yes – 2019 CIP Priority 4 of 31 in FY20 (estimated at \$705,000)  
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$926,432)

CHE Recommended Approval: N/A

Ref: Supporting document pages 141-152

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Depreciation Reserve	49,356	-	49,356	993,131	1,042,487
All Sources	<u>49,356</u>	=	<u>49,356</u>	<u>993,131</u>	<u>1,042,487</u>

Request Amount: \$993,131

Fund Source (Phase I): Other, Depreciation Reserve Funds.

Fund Source (Phase II): Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies (Balance: \$1.7 million uncommitted)

Request: Establish Phase II and increase the budget to replace the terminal hot water reheat VAV boxes and associated ductwork on the 5<sup>th</sup> floor of the 41-year-old Solomon Blatt Building, which was constructed in 1978. The equipment and ductwork is original to the building and is past its useful life, leading to periodic failures and disruption of service. The scope will involve replacing 54 terminal hot water reheat VAV mechanical units to include associated duct work. The majority of this work will be performed above the ceiling on the 5<sup>th</sup> floor. The square footage of the 5<sup>th</sup> floor is 27,795 square feet. The building is utilized by the SC House of Representatives for offices, conference and meeting room space. The estimated cost to complete the project has increased from the Phase I estimate due to higher estimated contractor markup due to the current climate of the construction industry. The agency anticipates execution of the construction contract in June 2020 and completion of construction in December 2020.

Affected: 80-100 daily / 330 from January to July

Total Cost: \$1,042,487

Costs/Savings: None

- (15) Summary 4-2020: (D50) Department of Administration  
 Project: 6030, Marion Gressette Building – Replace Windows  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 20 of 31 in FY20 (estimated at \$862,137)  
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$1,641,522)

CHE Recommended Approval: N/A

Ref: Supporting document pages 153-162

<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	68,050	-	68,050	1,573,114	1,641,164
Other, Depreciation Reserve	-	-	-	279,986	279,986
All Sources	<u>68,050</u>	=	<u>68,050</u>	<u>1,853,100</u>	<u>1,921,150</u>

Request Amount: \$1,853,100

Fund Source (Phase I): Appropriated State Funds.

Fund Source (Phase II): Appropriated State Funds. (Balance: \$3 million uncommitted)  
 Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies (Balance: \$1.7 million uncommitted)

Request: Establish Phase II and increase the budget for the replacement of the windows in the Marion Gressette Building building located at the SC State Capitol Complex. The windows are original to the 43 year old building constructed in 1976, past their useful life, and leaking in multiple areas. The current windows are single pane and the new windows will be double pane, tinted, insulated, and have a low-e coating. As such, the energy loss through the windows will be reduced by as much as 50%. The building is 81,737 gross square feet and is utilized by the SC State Senate for offices, conference and meeting room space. The estimated cost to complete the project has increased from the Phase I estimate due to a higher estimated contractor markup due to current climate of the construction industry. The agency anticipates execution of the construction contract in June 2020 and completion of construction in December 2020.

Affected: 166 employees plus visitors

Total Cost: \$1,921,150

Costs/Savings: None

- (16) Summary 4-2020: (D50) Department of Administration  
 Project: 6033, SC Department of Archives and History – Roof Insulation and Protective Coating  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 8 of 31 in FY20 (estimated at \$300,000)  
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$377,900)

CHE Recommended Approval: N/A

Ref: Supporting document pages 163-172

<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	23,399	-	23,399	411,478	434,877
All Sources	<u>23,399</u>	=	<u>23,399</u>	<u>411,478</u>	<u>434,877</u>

Request Amount: \$411,478

Fund Source (Phase I): Appropriated State Funds.

Fund Source (Phase II): Appropriated State Funds. (Balance: \$3.0 million uncommitted)

Request: Establish Phase II and increase the budget for the removal and replacement of damaged roof insulation and provision of a new roof coating system (Elastomeric roof coating) designed to extend the life of the existing roof of the SC Department of Archives and History Building. The roof is original to the building, constructed approximately 1997, and its 20-year warranty recently expired. The removal and replacement of existing areas of damaged/wet insulation and roof areas, coupled with the provision of a new roof coating system will significantly prolong the life of the existing roof system. The roof coating system will come with a 15-year renewable warranty. The existing roof is low-slope modified bitumen and is approximately 43,000 square feet. The building is utilized by the Department of Archives and History, Department of Education and Department of Administration and the Division of State Human Resources. The estimated cost to complete the project has increased from the Phase I estimate due to higher estimated contractor markup due to the current climate of the construction industry. The agency anticipates execution of the construction contract in June 2020 and completion of construction in October 2020.

Affected: 85 staff plus visitors

Total Cost: \$434,877

Costs/Savings: None

- (17) Summary 4-2020: (D50) Department of Administration  
 Project: 6034, SC State House – Refinish Marble Floors  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 22 of 31 in FY20 (estimated at \$780,214)  
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$602,010)

CHE Recommended Approval: N/A

Ref: Supporting document pages 173-190

<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	44,881	-	44,881	699,732	744,613
All Sources	<u>44,881</u>	=	<u>44,881</u>	<u>699,732</u>	<u>744,613</u>

Request Amount: \$699,732

Fund Source (Phase I): Appropriated State Funds.

Fund Source (Phase II): Appropriated State Funds. (Balance: \$3 million uncommitted)

Request: Establish Phase II and increase the budget for the repair and refinishing of damaged marble tile floors in the SC State House building. The marble tile floors are original to the building and were partially repaired in the 1997 renovation. The areas of marble tile floor that were refinished in 1997 have worn considerably during the twenty-two years since and need significant repair and refinish. The scope of work also includes the installation of all new rugs and floor coverings. The SC State House Building is 164,880 gross square feet and the marble tile area to be addressed in this project is approximately 20,070 square feet. The building is utilized by the Senate, House of Representatives, Legislative Council, Legislative Services Agency, Governor's Office, Lieutenant Governor's Office, Department of Public Safety & Department of Parks, Recreation, and Tourism. The estimated cost to complete the project has increased from the Phase I estimate due to higher estimated contractor markup due to the current climate of the construction industry and an aggressive schedule for completion. The agency anticipates execution of the construction contract in June 2020 and completion of construction in November 2020.

Affected: staff plus 110,000 visitors annually

Total Cost: \$744,613

Costs/Savings: None

- (18) Summary 4-2020: (J04) Department of Health and Environmental Control  
 Project: 9533, Sims Aycock Flooring Replacement  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 4 in FY20 (estimated at \$250,000)  
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$250,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 191-198

<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, FY19 Carryforward	3,750	-	3,750	-	3,750
Other, DHEC Special	-	-	-	246,250	246,250
All Sources	<u>3,750</u>	=	<u>3,750</u>	<u>246,250</u>	<u>250,000</u>

Request Amount: \$246,250

Fund Source (Phase I): Appropriated State, FY19 Carryforward Funds.

Fund Source (Phase II): Other, DHEC Special Funds, which are earned funds from private pay for services such as insurance reimbursements, co-pay, state reimbursement of expenditures, etc. (Balance: \$18 million uncommitted)

Request: Establish Phase II and increase the budget to remove and replace the existing flooring in Sims Aycock with carpet or vinyl composition tile depending on the location in the building. All the carpet in the common areas and a few office areas throughout the building will be replaced. The current carpet is dirty, thread bear, buckled and is presenting safety issues in the building. DHEC has tried to clean the carpet and to re-stretch it to remove the buckles. The buildings total 161,019 square feet and the total estimated common areas to have flooring replaced is 20,000 square feet. The Sims Building is 54 years old and the Aycock building is 32 years old. The building is occupied by Environmental Affairs, but Public Health Preparedness, and a few of the Public Health offices are located in this building along with the Executive Directors office and Boardroom. The agency anticipates execution of the construction contract in May 2020 and completion of construction in June 2022.

Affected: 680 employees plus visitors

Total Cost: \$250,000

Costs/Savings: None

- (19) Summary 4-2020: (K05) Department of Public Safety  
 Project: 9611, DPS/DMV Warehouse Roof Retrofit  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 2 of 3 in FY20 (estimated at \$391,500)  
 JBRC/SFAA Phase I Approval: October 2019 (estimated at \$391,500)

CHE Recommended Approval: N/A

Ref: Supporting document pages 199-208

<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, DPS Building	11,580	-	11,580	379,920	391,500
All Sources	<u>11,580</u>	=	<u>11,580</u>	<u>379,920</u>	<u>391,500</u>

Request Amount: \$379,920

Fund Source (Phase I): Other, DPS Building Fund.

Fund Source (Phase II): Other, DPS Building Fund, which is supported by the late fee penalty on vehicle registration. This money is collected by the Department of Motor Vehicles and transferred to DPS. (Balance: \$2.1 million uncommitted)

Request: Establish Phase II and increase the budget to provide a new roof for the DPS/DMV Warehouse complex in Blythewood. The original warehouse was built in 1993 on a different piece of property within the complex, disassembled, and moved to its present location in 2000. The common area – bathroom, staging and loading dock and an additional warehouse mirroring the existing were also added in 2000. When the DMV Headquarters was relocated to the DPS property, they moved into the original side of the warehouse. Consequently, the DMV portion of the facility is 26 years old and the common area and DPS portion is 19 years old. Because of the way the metal buildings were connected, they have a tendency to leak. The roof of the DMV warehouse and the common area have been extremely problematic. These roofs have been repaired and/or recoated numerous times in the past few years, but the leaks persist due to heavy rains that occurred this past summer. During the Phase I pre-design process, the roof consultant recommended the existing approximately 39,000 square feet of metal roof be prepared to install a new insulation system with a mechanically attached 60 mil TPO membrane. All gutters and flashing will be replaced. The new roof system will come with a 20-year warranty. The agency anticipates execution of the construction contract in February 2020 and completion of construction in July 2020.

Affected: 100 employees plus visitors

Total Cost: \$391,500

Savings: \$6,000 (years 1 thru 3)

- (20) Summary 4-2020: (L12) John de la Howe School  
 Project: 9521, Water Main Improvements  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 13 in FY20 (estimated at \$200,000)  
 JBRC/SFAA Phase I Approval: N/A  
 CHE Recommended Approval: N/A  
Ref: Supporting document pages 209-222

<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	-	-	-	363,150	363,150
All Sources	=	=	=	<u>363,150</u>	<u>363,150</u>

Request Amount: \$363,150

Fund Source (Phase II): Appropriated State Funds. (Balance: \$3.3 million uncommitted)

Request: Establish project and budget straight to Phase II to replace 4015LF of 6” line and six fire hydrants at the JDLH School of Agriculture. A previous study determined the JDLH School water tower supplying the existing fire suppression system was in disrepair and unusable and the plan was to replace approximately 580LF of 6” line and connect the current system loop to the McCormick County water system. The costs of this work was estimated to be \$91,630. However, once the engineering was complete it was determined that due to the age of the current system and the water pressure the county provides, it is a high probability that the existing system will fail. It was then determined that the entire system should be replaced prior to opening the school. Since the Phase I work has been completed based on the initial estimate and the schedule is time sensitive, the project is being requested to bypass Phase I. The agency anticipates execution of the construction contract in March 2020 and completion of construction in June 2020.

Affected: 300+ students and staff

Total Cost: \$363,150

Costs/Savings: None

- (21) Summary 4-2020: (N04) Department of Corrections  
 Project: 9762, Leath CI – Boiler Replacement  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 6 in FY20 (estimated at \$900,000)  
 JBRC/SFAA Phase I Approval: July 2019 (estimated at \$900,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 223-234

<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, FY19 Carryforward	13,500	-	13,500	606,295	619,795
All Sources	<u>13,500</u>	=	<u>13,500</u>	<u>606,295</u>	<u>619,795</u>

Request Amount: \$606,295

Fund Source (Phase I): Appropriated State, FY19 Carryforward Funds.

Fund Source (Phase II): Appropriated State, FY19 Carryforward Fund (Balance: \$5.9 million uncommitted)

Request: Establish Phase II and increase the budget to replace one (1) of the two (2) existing boilers at Leath Correctional Institution. The boiler system has surpassed its expected lifespan and is unrepairable. The two (2) hot water recirculating heating boilers provide heat for the institution. Both boilers are original to the institution constructed in 1991. Although both boiler systems have surpassed their expected lifespan, the second boiler continues to function and does not require replacement at this time. Based on an engineering evaluation and feasibility analysis of the heating system, the most economic and efficient replacement is to install a new clear-fire condensing boiler. The existing boiler plant building is approximately 4,320 square feet. This boiler provides heat for the entire facility, which is approximately 246,000 square feet. The work will be accomplished by a general/mechanical contract and SCDC's in-house/inmate labor forces. The agency anticipates execution of the construction contract in May 2020 and completion of construction in December 2020.

Affected: 877 inmates / 150 staff

Total Cost: \$619,795

Savings: \$5,520 (year 1), \$5,576 (year 2), \$5,631 (year 3)

- (22) Summary 4-2020: (P28) Department of Parks, Recreation & Tourism  
 Project: 9773, Hunting Island Road Repairs  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 4 of 9 in FY20 (estimated at \$2,000,000)  
 Admin. Phase I Approval: January 2019 (estimated at \$1,000,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 235-248

<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>
FY19 Capital Reserve	15,000	-	15,000	1,785,000	1,800,000
Other, FY20 Proviso 49.18	-	-	-	400,000	400,000
Other, Park Revenue	-	-	-	555,000	555,000
All Sources	<u>15,000</u>	=	<u>15,000</u>	<u>2,740,000</u>	<u>2,755,000</u>

Request Amount: \$2,740,000

Fund Source (Phase I): FY19 Capital Reserve Funds.

Fund Source (Phase II): FY19 Capital Reserve Funds. (Balance \$7.8 million uncommitted)  
 Other, FY20 Proviso 49.18, which authorizes PRT to use previously appropriated nonrecurring funds for state parks maintenance. (Balance: \$500K uncommitted)  
 Other, Park Revenue Funds, which is revenue generated by the State Park System. The fund collects fees for admission, camping, lodging and other fees charged for the use of recreational facilities and programs. (Balance \$3 million uncommitted)

Request: Establish Phase II and increase the budget for repairs and paving of the approximately 8 miles of roads at Hunting Island State Park. The roads are in need of repairs and resurfacing after several years of natural disasters compiled with decades of vehicular traffic. Per the agency, this park has been one of the most visited parks year after year. A FEMA grant will be received for \$555,000 to reimburse the Park Revenue fund source due to damages that occurred during hurricanes Matthew and Irma. The estimated cost to complete the project has increased from Phase I and the 2019 CPIP estimate because the FEMA reimbursement and an additional \$200,000 in Capital Reserve Funds were not included in the previous estimates. The agency anticipates execution of the construction contract in March 2020 and completion of construction in November 2020.

Affected: 800,000 visitors

Total Cost: \$2,755,000

Costs/Savings: None

**Phase II Increase**

- (23) Summary 4-2020: (E24) Office of the Adjutant General  
 Project: 9812, Statewide Readiness Center Female Latrines  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 4 of 18 in FY20  
 (this portion estimated at \$600,000 & estimated at \$2,650,000 for all 12 facilities)  
 JBRC/SFAA Phase I Approval: August 2018 (estimated at \$2,233,435 for all 12 facilities)  
 JBRC/SFAA Phase II Approval: April 2019 (estimated at \$2,450,000 for all 12 facilities)  
 CHE Recommended Approval: N/A  
 Ref: Supporting document pages 249-256

<u>Source of Funding</u> <u>Detail</u>	<u>Original</u> <u>Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State	12,500	200,000	212,500	109,500	322,000
Federal, National Guard Bureau	37,500	-	37,500	328,500	366,000
All Sources	<u>50,000</u>	<u>200,000</u>	<u>250,000</u>	<u>438,000</u>	<u>688,000</u>

Request Amount: \$438,000

Fund Source (Phase I): Appropriated State Funds.  
 Federal, National Guard Bureau Funds.

Fund Source (Phase II): Appropriated State Funds. (Balance \$1.55 million uncommitted)  
 Federal, National Guard Bureau Funds, which is funding identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. (Balance: \$16 million uncommitted)

Request: Increase the Phase II budget to renovate and expand existing female latrines in various readiness centers across the state. The initial group of readiness centers include North Charleston, Walterboro, Edgefield, Mt. Pleasant, Marion, Saluda, Mullins, Batesburg, Dillon, Seneca, Conway and Rock Hill. The Edgefield facility was completed in the Edgefield Renovation project and therefore has been removed. The North Charleston facility was completed in this project in October. The funds in this request will be used for the construction of the Saluda and Rock Hill facilities. The scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work. Due to the rising number of female soldiers adequate latrine space is needed. Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 square feet of latrine space. This project will allow the female soldiers to have the required number of facilities (toilets, showers, changing areas) they need to conduct training. The facilities range in age from 31 years to 62 years old and vary in size from 72 square feet to 339 square feet. The agency estimates total project costs at \$200,000 per facility for a total of \$2,450,000 for all 11 facilities The agency anticipates execution of the construction contract in February and completion of construction in March 2021.

Affected: 50 female soldiers in each of the 11 armories (550 female soldiers)

Total Cost: \$688,000

Costs: \$3,000 (years 1 thru 3)

**Phase II Increase & Change Project Name**

- (24) Summary 4-2020: (H59) Spartanburg Community College  
 Project: 6148, Powers Building Renovations  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 3 of 6 in FY20 (this phase estimated at \$544,000)  
 JBRC/SFAA Phase I Approval: February 2019  
 (this phase estimated at \$448,000 – total estimated for all phases \$4,176,000)  
 Admin. Revise Scope & Phase II Decrease Approval: November 2019  
 (this phase estimated at \$421,446 – total estimated for all phases \$4,176,000)  
 CHE Recommended Approval: 12/5/19  
 Ref: Supporting document pages 257-268

<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, College	448,000	(26,554)	421,446	45,000	466,446
All Sources	<u>448,000</u>	<u>(26,554)</u>	<u>421,446</u>	<u>45,000</u>	<u>466,446</u>

Request Amount: \$45,000

Fund Source (Phase II): Other, College Funds, which are total revenue and fund balance less college capital expenses less college plant fund carryforward projects resulting in the remaining college revenue and fund balance. (Balance \$3.5 million uncommitted)

Request: Change the project name and increase the budget to continue renovating the Central Campus Powers Building. When established, the project was titled specific to the C-Wing. Since other wings will be phased into the project, it is appropriate to rename it. Due to funding availability the college is seeking approval of the work as a PIP in phases, and the combined work will exceed \$1,000,000. The first phase of this project completed renovations in November to 2,743 square feet in the C-Wing. The next phase will complete B-Wing HVAC and Chemistry Lab renovations and C-Wing re-roofing. The college will hire an architect for pre-design services and the scope of work will include: 1) B-Wing HVAC system and finish upgrades from unit ventilator and fan coil systems to a variable air volume (VAV) system. 2) B-Wing Laboratory renovations and equipment/furnishings to include mechanical, electrical, concrete/masonry, plumbing, energy efficient lighting, communication/fire alarm, wall, ceiling and floor finishes. 3) C-Wing replacement of 14,000 square feet of the 27-year-old roof to include removing the existing built-up roof and replacement with a TPO membrane roof. The 74,185 square foot three (3) wing building was constructed in 1968, with an addition added in 1973. It is the dominant classroom building for the college and needs sequential comprehensive renovation of offices, classrooms, labs, and restrooms to meet acceptable workplace and educational instruction standards along with deferred maintenance for HVAC, lighting, roofing systems, and finishes. Due to the magnitude of academic activity, it is not feasible to close this building for extended periods of time. Subsequent submissions will increase the project to \$4,176,000. The agency anticipates execution of the construction contract for this portion of the project in May 2020 and completion of construction in December 2020.

Affected: 1,606 students / 41 faculty & staff

Total Cost: \$466,446

Savings: \$17,000 (year 1), \$18,000 (year 2), and \$19,000 (year 3)

**Phase II Increase & Revise Scope**

- (25) Summary 4-2020: (J16) Department of Disabilities & Special Needs  
 Project: 9922, Regional Centers – Security Cameras – Residential & Day Program Areas  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 1 of 5 in FY19 (estimated at \$300,000)  
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$300,000)  
 JBRC Staff Phase II, Revise Scope & Change Project Name Approval: April 2019 (estimated at \$249,000)  
 CHE Recommended Approval: N/A  
 Ref: Supporting document pages 269-278

<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	4,500	244,500	249,000	234,000	483,000
All Sources	<u>4,500</u>	<u>244,500</u>	<u>249,000</u>	<u>234,000</u>	<u>483,000</u>

Request Amount: \$234,000

Fund Source (Phase I): Excess Debt Service Funds.

Fund Source (Phase II): Excess Debt Service Funds, 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. (Balance \$475K uncommitted)

Request: Revise the scope and increase the Phase II budget to cover the cost to install surveillance video cameras in common and shared areas of residential and day program facilities at Midland Center and Pee Dee Center, with additional network ports that are required at each regional center. This project was established to control vehicular access and restrict unauthorized access to Midlands Center and Coastal Center, which included the installation of an automatic drop alarm gate and installing surveillance cameras at the gate areas. In lieu of controlling vehicular access to just Midlands and Coastal Centers, DDSN management subsequently decided to install surveillance cameras in the residential & day program areas at all Regional Centers (Coastal, Midland, Whitten, Saleeby, and Pee Dee Centers); therefore increasing the number of video surveillance cameras needed. Consistent with the regulations which require that the provider protect the privacy and rights of the individuals supported in the facility, surveillance video cameras may only be used in the common areas or shared spaces of the facility where individuals supported have lower expectations of privacy and where, in the normal course of their day, they may encounter visitors, staff, other clients, or medical personnel. The buildings included range in age from 18 to 94 years and total 529,437 square feet. This budget increase was not included in the 2019 CPIP because at the time the CPIP was prepared the project was not anticipated to exceed the current budget. The agency anticipates execution of the construction contract in January 2020 and completion of construction in May 2020.

Affected: 142 patients & 360 staff (Coastal) / 185 patients & 493 staff (Whitten) / 193 patients & 464 staff (Pee Dee & Saleeby) / 134 patients & 343 staff (Midlands)

Total Cost: \$483,000

Costs/Savings: None

**Final Land Acquisition & Change Source of Funds**

- (26) Summary 4-2020: (H34) University of South Carolina - Upstate  
 Project: 9547, Hall Parcel Land Acquisition  
 Included in Annual CPIP: Yes – 2019 CPIP Priority 1 of 2 in FY20 (estimated at \$385,000)  
 JBRC/SFAA Phase I Approval: August 2018 (estimated at \$350,000)  
 CHE Recommended Approval: 01/9/20  
 Ref: Supporting document pages 279-298

<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, Institutional	20,000	-	20,000	(20,000)	-
Other, Institutional Capital Project	-	-	-	385,000	385,000
All Sources	<u>20,000</u>	=	<u>20,000</u>	<u>365,000</u>	<u>385,000</u>

Request Amount: \$365,000

Fund Source (Phase I): Other, Institutional Funds.

Fund Source (Phase II): Other, Institutional Capital Project Funds, which is the residual revenue not committed to current bond payments. (Balance \$10 million uncommitted)

Request: Change the source of funds and increase the budget to complete the acquisition of approximately 5.64 acres of private property that is within the campus realm. An appraisal completed by Stanley M. Pack & Co., Inc. in March 2019 valued the property at \$395,000. The acreage will enable the realignment of the curvilinear drive accessing the west side of the campus from Valley Falls Road. The effect of realigning the road would provide a more direct and safer entrance to the west side of the campus and, more importantly, enable the creation of a Track and Field Facility (included in the 2019 CPIP) adjacent to existing recreation fields. This facility will be funded by private funds and contributions for approximately \$3.55 million and is planned for 2024. The cost to realign the road will be included in the project with an estimated cost of \$1.25 million. There are two small residential structures on the property that were constructed in 1953. There is no plan to occupy the structures and they will be demolished at an anticipated cost of \$35,000 when the land is developed. A Phase I Environmental Site Assessment was completed by Bunnell Lammons Engineering in April 2019 and found no controlled recognized environmental conditions or historical recognized environmental conditions. The agency anticipates completing the acquisition in April 2020.

Purchase Price/Seller: \$372,000 / Upstate Capital Development Foundation

Total Cost: \$385,000

Costs: \$15,000 (years 1 thru 3)

AGENCY: Department of Administration  
Capital Budget Office

PROJECT/SUBJECT: Proposed Extensions of Phase I Pre-Design for Permanent  
Improvement Projects

Committee policy adopted August 8, 2013, provides that

All Phase II Full Design and Construction permanent improvement project requests should be submitted for approval by JBRC within two years of approval of the Phase I Pre-Design. For projects that are not submitted for Phase II Full Design and Construction Budget within two years, a request for extension must be submitted for JBRC consideration. The request for extension must fully explain the reason(s) Phase II has been delayed. If a request for extension is granted by JBRC and the project is not submitted and approved for Phase II within two years of approval of the extension, the project must be closed or a further request for extension must be submitted for JBRC consideration.

Two requests for extension of Phase I Pre-Design have been submitted for the Committee's consideration. Further details are included on the attached summary and accompanying letters from agencies making the requests.

COMMITTEE ACTION:

Review and provide comment on requests for extension of Phase I Pre-Design for permanent improvement projects as submitted.

ATTACHMENTS:

1. Summary of Requests for Extension of Phase I Pre-Design
2. Letters from Agencies Requesting Extension of Phase I Pre-Design

**Requests for Extension of Phase I (A&E Design)  
For Review at January 29, 2020 JBRC Meeting**

<b>Item</b>	<b>Agency Number</b>	<b>Agency</b>	<b>Project Number</b>	<b>Project Name</b>	<b>Date Established</b>	<b>Approved Budget</b>	<b>Reasons for Delay</b>	<b>Expected Date to Establish Construction</b>	<b>Notes</b>
1	E24	Office of the Adjutant General	9785	McCrary Multi-Purpose Machine Gun Range	10/31/2013	\$ 365,636	This is a Military Construction project that will be funded 100% by federal funds. The agency is currently awaiting funding to move forward with Phase II of the project.	September 2021	First extension approved in January 2016 with a budget of \$92,942. A Phase I increase was approved August 2016. Second extension approved in January 2018 with a budget of \$365,636. Third extension requested by agency and project was included in the 2019 CPIP with a CPIP Priority 8 of 14 in FY21.
2	J16	Department of Disabilities & Special Needs	9913	Midlands Center - Electrical Power Grid Conversion	6/6/2017	\$ 19,500	The estimated cost to complete the project exceeds the original projection of \$1.3 million made in Phase I. The agency has undergone changes in executive leadership and the Director of Engineering has retired. The agency is currently awaiting rate increases to address operational shortfalls and replenish reserves.	June 2021	Extension requested by agency. Project was not included in the 2019 CPIP due to an agency oversight.

# The State of South Carolina Military Department

R. VAN MCARTY.  
MAJOR GENERAL  
THE ADJUTANT GENERAL



JEFFREY A. JONES  
BRIGIDERE GENERAL  
DEPUTY ADJUTANT GENERAL

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

18 November 2019

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

Dear Jennifer:

The Office of the Adjutant General is hereby submitting a request for the approval of an extension for the following projects:

Agency Number: E240  
Project Number: 9785  
Project Name: McCrady Multi-Purpose Machine Gun Range  
Currently Approved Budget: \$365,636.31  
Date Project Established: 10/31/2013

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The Agency is awaiting the award of funds from the National Guard Bureau (NGB) to move forward with the Phase II Construction for the McCrady Multi-Purpose Machine Gun Range Construction.

Justification for Extending Project Additional Two Years: Since the McCrady Multi-Purpose Machine Gun Range is still a priority, the Agency is requesting a two year extension while it awaits funding from NGB. The funding has been requested, and will more likely to be provided within the two year extension timeframe to successfully move forward with the Phase II. We anticipate receiving the funding in Federal Fiscal Year 2022 or earlier depending on the availability of funds.

Expected Date Construction Budget Establishment Request is Anticipated: June 2021

Agency Number: E240  
Project Number: 9800  
Project Name: North Charleston HVAC and Mechanical Systems Replacement

Currently Approved Budget: \$20,450  
Date Project Established: 08/02/2017

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:  
Unfortunately, the North Charleston HVAC and Mechanical Project was inadvertently completed without establishing the Phase II. The Agency will immediately move forward with the Phase II request to correct this project.

Justification for Extending Project Additional Two Years: The North Charleston HVAC and Mechanical Project has been researched and reconciled. In order to complete the necessary journal entries to apply expenditures to this capital project, Phase II establishment is required. A Phase II request will be immediately submitted to complete this task and successfully close the project.

Expected Date Construction Budget Establishment Request is Anticipated: November 2019

Thank you for your consideration in this regard.

Sincerely,



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

**Mary Poole**  
*State Director*  
**Patrick Maley**  
*Deputy Director*  
**Rufus Britt**  
*Associate State Director*  
*Operations*  
**Susan Kreh Beck**  
*Associate State Director*  
*Policy*  
**W. Chris Clark**  
*Chief Financial Officer*



**COMMISSION**  
**Gary C. Lemel**  
*Chairman*  
**Lorri S. Unumb**  
*Secretary*  
**Robin B. Blackwood**

3440 Harden Street Ext (29203)  
PO Box 4706, Columbia, South Carolina 29240  
**803/898-9600**  
**Toll Free: 888/DSN-INFO**  
**Home Page: [www.ddsn.sc.gov](http://www.ddsn.sc.gov)**

November 18, 2019

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

Dear Jennifer:

The South Carolina Department of Disabilities and Special Needs (DDSN) is hereby submitting a request for the approval of an extension for the following project:

Agency Number: J-16  
Project Number: 9913  
Project Name: Midland Centers – Electrical Power Grid Conversion  
Currently Approved Budget: \$19,500.00  
Date Project Established: 6/16/2017

As stated in the previous letter dated June 5, 2019, the Phase I Report far exceeded original projections. Our Agency has undergone changes in Executive Leadership along with retirement of the Director of Engineering. In addition, the Agency is awaiting rate increases to address operational shortfalls and replenish reserves. While the Agency is confident we can execute this project within the coming fiscal year, we are requesting an extension to June 30, 2021.

Thank you for your consideration in this regard.

Sincerely,

Andrew Tharin  
Director of Engineering

pc: Pat Maley, Deputy Director  
Chris Clark, Chief Financial Officer  
Rufus Britt, III, Associate State Director of Operations

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AGENCY: Department of Administration  
Capital Budget Office

PROJECT/SUBJECT: Comprehensive Permanent Improvement Plan

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

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

The Department of Administration has compiled and submitted a report containing summaries of the 2019 CPIP submissions for all agencies as well as a listing of the individual projects for each agency by plan year and source of funding. The report is being distributed to Committee members under separate cover. In addition, detailed CPIP submissions are available to members of the Committee upon request.

COMMITTEE ACTION:

Receive 2019 Comprehensive Permanent Improvement Plan, For Plan Years 2020 through 2024, as information.

ATTACHMENTS:

1. Letter dated January 17, 2020 from the Executive Budget Office, South Carolina Department of Administration
2. Letter dated November 18, 2019 from the South Carolina Commission on Higher Education

AVAILABLE UNDER SEPARATE COVER:

1. State of South Carolina 2019 Comprehensive Improvement Plan for Plan Years 2020 through 2024
2. South Carolina Commission on Higher Education Report
3. Detailed Agency Submissions, 2019 Comprehensive Permanent Improvement Plan, For Plan Years 2020 through 2024

January 17, 2020

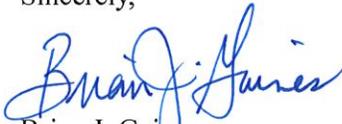
Mr. F. Rick Harmon  
Director of Research  
Joint Bond Review Committee  
Gressette Building  
Columbia, SC 29201

Dear Mr. Harmon:

Submitted herewith is the 2019 Comprehensive Permanent Improvement Plan as prescribed by Section 2-47-55 of the SC Code of Laws, which provides that all state agencies responsible for providing and maintaining physical facilities are to submit a Comprehensive Permanent Improvement Plan to the Joint Bond Review Committee and the State Fiscal Accountability Authority.

This report has been compiled by the Executive Budget Office of the South Carolina Department of Administration from agency submissions. The complete and full details may be accessed on the Department's website at <https://www.admin.sc.gov/budget/cpip>.

Sincerely,



Brian J. Gaines  
Director, Executive Budget Office





**SOUTH CAROLINA**  
COMMISSION ON HIGHER EDUCATION

November 18, 2019

Members, State Fiscal Accountability Authority  
Wade Hampton Building, Suite 600  
Columbia, SC 29201

Members, Joint Bond Review Committee  
Office of Chairman Leatherman  
111 Gressette Building  
Columbia, SC 29201

Dear Members of the State Fiscal Accountability Authority and the Joint Bond Review Committee:

Please find attached a report compiled by the South Carolina Commission on Higher Education (CHE) offering a broad categorization of the higher education portion of the 2019-20 Comprehensive Project Improvement Plan (CPIP). Similar to prior years, the CHE classified each project into different categories based on information submitted to the CHE by the institutions. The categories reflect the principal purpose of the project: maintenance needs, renovation or repurpose of an existing facility, constructing a new facility, or some other permanent improvement project such as demolition of an existing building or land acquisition. Already established projects, those that have received Phase I approval, for example, were labeled as such.

This year the CHE incorporated additional criteria to its methodology. First, it included the type of facility the permanent improvement project affected, such as Education and General (E&G), auxiliary, or utility. Second, the CHE performed a more in-depth review of projects proposed for Year Two of the CPIP, or fiscal year 2020-21, which aligns with some of the institutions' budget requests before the Governor and General Assembly. Further discussion of the CHE's methodology and a summary of the results follows.

Should you have any questions about this report, please do not hesitate to contact me. Thank you for the work you do on behalf of the citizens of South Carolina and for higher education.

Sincerely,

A handwritten signature in black ink, appearing to read "Georges Tippens".

Georges Tippens  
Commission on Higher Education

Cc: Grant Gillespie, Executive Director, SFAA  
Rick Harmon, Director of Research, JBRC  
Brian Gaines, Director, EBO

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, March 24, 2020.

2020

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COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None.