

**Capital Improvements
Joint Bond Review Committee**

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DIRECTOR OF RESEARCH
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803-212-6682

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ADMINISTRATIVE ASSISTANT
803-212-6677
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JOINT BOND REVIEW COMMITTEE MEETING

DATE: Wednesday, January 25, 2017
TIME: 9:00 a.m.
LOCATION: Room 105, Gressette Building

AGENDA

PAGE

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2. Requests for Extension of Phase I Pre-Design.....	7
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JOINT BOND REVIEW COMMITTEE

Item Number 1

Meeting of January 25, 2017

AGENCY: Department of Administration, Real Property Services

PROJECT/SUBJECT: College of Charleston Proposed Amendment to Lease Agreement at 360 Concord Street, Charleston

The College of Charleston is requesting approval to amend its current lease with R.E.R. Investments at Harbor Walk located at 360 Concord Street in Charleston. The amendment will add up to 3,000 square feet of space to accommodate the College's Computer Science programs, which are located at Harbor Walk East. The additional space will serve as a student center and a "smart" classroom.

The College currently leases 44,104 square feet at Harbor Walk, and the lease provides an option to lease additional space when it becomes available. The landlord has notified the College that the additional space will be available in early- to mid-2017.

The proposed amendment will have the same terms as the current lease and run in accordance with the initial seven-year term (which began on January 1, 2014). The current lease rate is \$31.85 per square foot, which includes all operating costs. The rate may be adjusted on July 1 each year based on the April CPI-U, capped at three percent.

The maximum payout for the additional space will be \$391,630 (assuming a start date of February 1, 2017).

The Department of Administration's Real Property Services reports comparable rates of \$34.50 to \$39.00 per square foot in the Charleston area.

The College of Charleston has adequate funds to cover the lease according to the Budget Approval Form. The Department of Administration's Real Property Services recommends approval. JBRC review per Section 1-11-56.

The lease was approved by the Commission on Higher Education on December 14, 2016.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed amendment to the lease agreement for the College of Charleston.

ATTACHMENTS:

- 1) Department of Administration, Real Property Services Lease Summary dated January 25, 2017
- 2) Letter from College of Charleston dated November 23, 2016
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws

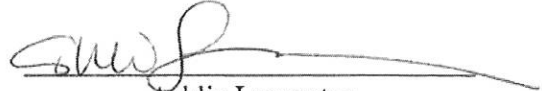
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 25, 2017

Regular Agenda

1. Submitted by:

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


Ashlie Lancaster
Real Property Services

2. Subject: College of Charleston Lease Amendment at Harbor Walk

3. Summary Background Information:

The College of Charleston (College) is requesting approval to amend its current lease with R.E.R. Investments at Harbor Walk located at 360 Concord Street in downtown Charleston to add up to 3,000SF to accommodate the College's expanding Computer Science programs, which are located at Harbor Walk East. The space will serve as a student center and a smart classroom.

The College currently leases 44,104SF at Harbor Walk, and the lease for the property provides for the option to lease additional space upon the termination of existing leases and renewals. The landlord has notified the College that additional suites in the Harbor Walk East building will be available in early to mid-2017. The proposed lease amendment will have the same terms and rates as the current lease and run in accordance with the initial seven-year term, which commenced January 1, 2014. Rent for the additional space shall commence on the date which the College takes possession of the space.

The current full-service lease rate is \$31.85/SF, which includes all building operating costs. The rate is adjusted each July 1 based on the April CPI-U and capped at a three percent maximum. As such, the total maximum lease cost for this additional space assuming a start date of February 1, 2017 is \$391,630.35 as shown in the chart below:

Term	SF	Rate/SF	Rent
2/1/17-12/31/17	3,000	\$31.85	\$87,434.79
1/1/18-12/31/18	3,000	\$32.81	\$98,416.50
1/1/19-12/31/19	3,000	\$33.79	\$101,369.00
1/1/20-12/31/20	3,000	\$34.80	\$104,410.06
Total			\$391,630.35

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

Location	Tenant	Rent Rate/SF
205 King Street	Vacant	\$ 39.00*
40 Calhoun Street	Vacant	\$ 34.50*
701 East Bay Street	Clemson University	\$ 34.59*
55 Bee Street	MUSC	\$ 35.39**

*Above rates are full-service but subject to base rent and/or operating expense escalations over the term.

**Above rate does not include operating costs.

Additionally, the Colliers 2016 Q3 Research & Forecast Report indicates a current average asking rate of \$35.94/SF in downtown Charleston, and the CBRE Marketview Charleston Office, Q3 2016 Report shows an average rate of \$36.41/SF in the Charleston Business District.

There are adequate funds for the lease according to a Budget Approval Form submitted by the College. The lease was approved by the Commission on Higher Education on December 14, 2016.

4. What is JBRC asked to do? Approve the proposed lease amendment for the College of Charleston at Harbor Walk.

5. What is recommendation of the Department of Administration? Approve the proposed lease amendment for the College of Charleston at Harbor Walk.

6. List of Supporting Documents:

- Letter from the College of Charleston dated November 23, 2016
- SC Code of Laws Section 1-11-55 and 1-11-56

November 23, 2016

Mr. Tracy Irvin
Program Manager, Office of the Executive Director
SC Department of Administration
1200 Senate Street
Suite 460
Columbia, SC 29201

RE: Harbor Walk/360 Concord Street Lease #00371 Amendment

Dear Mr. Irvin:

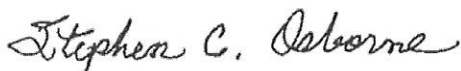
The College's lease for property located at 360 Concord Street provides for the option to lease additional space upon the termination of existing leases and renewals. The landlord has notified the College that up to 3,000 square feet in the Harbor Walk East building will be available in early to mid-2017.

The College requests approval to exercise its option to lease the additional space when it becomes available. The additional space is needed to accommodate the College's expanding Computer Science program, which is located at Harbor Walk East. The space will serve as a "student center" including a work center, an innovation center, and a lounge area.

The proposed lease amendment will have the same terms and rates as the current lease and run in accordance with the initial seven-year term, which commenced January 1, 2014. Rent for the additional space shall commence on the date which the College takes possession of the space.

We respectfully request your assistance in obtaining JBRC and SFAA approval of this lease amendment.

Sincerely,



Stephen C. Osborne
Executive Vice President for Business Affairs

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

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

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

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

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

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

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

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

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

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

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

(a) a nonappropriation for the renting agency;

(b) a dissolution of the agency; and

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

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

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

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

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

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

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

AGENCY: Executive Budget Office

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

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

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

COMMITTEE ACTION:

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

ATTACHMENTS:

- 1) Summary Spreadsheet of Requests for Extension of Phase I Pre-Design, January 25, 2017
- 2) Letters from Colleges and Agencies Requesting Extension of Phase I Pre-Design

**Requests for Extension of Phase I (A&E Design)
For Review at January 25, 2017 JBRC Meeting**

Item	Agency		Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Expected Date to Establish Construction	Notes
	Number	Agency							
1	H09	The Citadel	9611	New Capers Hall Replacement	10/14/2014	\$ 250,000	Funding has not been established. Funding is anticipated to be secured and Phase 2 submitted for approval in March 2017.	March 2017	Extension requested by agency and project is included in the FY16 CPIP with a CPIP Priority 4 of 4 in FY16.
2	H15	College of Charleston	9650	Simons Center for the Arts Renovation	5/1/2012	\$ 844,781	This is a major facility that cannot be taken offline until adequate swing space is available. The College's only suitable swing space, Harbor Walk, is currently being used by the School of Mathematics and Science while the Rita Hollings Science Center is being renovated.	Spring 2017	Extension requested by agency and project is included in the FY17 CPIP with a CPIP Priority 2 of 6 in FY18.
3	H73	Vocational Rehabilitation	9606	Marlboro VR Center Repaving	1/1/2015	\$ 10,000	Delays on other ongoing capital projects caused by the storm/flood damages of October 2015 and October 2016 delayed this project. This excessive water related to these events have delayed other paving and construction projects by 9 months. Recent subsurface investigations on similar projects have revealed unfavorable conditions, poor soil and a higher than normal water table. The investigative services for this project were postponed due to current workload, internal and external, and in hopes of receiving better results.	July 2017	Extension requested by agency and project is included in the FY15 CPIP with a CPIP Priority 2 of 6 in FY15.
4	P24	Department of Natural Resources	9941	Pickens-Jocassee Gorges WMA/Wadakoe Mountain HP Tracts Land Trade	10/1/2014	\$ 20,000	The Department has been engaged in addressing ongoing comments and questions from adjoining property owners concerning the impact of this land trade project.	July 2017 to December 2017	Extension requested by agency and project is not included in the FY17 CPIP.
5	P28	Department of Parks, Recreation & Tourism	9749	Hickory Knob State Park Paving	12/10/2014	\$ 7,500	This project is to be designed in-house including Phase 1 studies. Due to recent workload of SCPRT staff caused by flooding, hurricane and fire, they have been unable to complete the Phase 1 study.	May 2017	Extension requested by agency and project is included in FY17 CPIP with a CPIP Priority 2 of 4 in FY21.



Facilities & Engineering

November 30, 2016

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

Dear Jennifer:

The Citadel is hereby submitting a request for the approval of an extension for the following project:

Agency Number: H09
Project Number: H09-9611-PG
Project Name: New Capers Hall Replacement
Currently Approved Budget: \$250,000.00
Date Project Established: 10/14/14

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
The Citadel has not established funding for this project at this time

Justification for Extending Project Additional Two Years: The Citadel expects to secure funding and submit to CHE and JBRC in March 2017 for Phase II approval of this project

Expected Date Construction Budget Establishment Request is Anticipated: March 2017

Thank you for your consideration in this regard.

Sincerely,

James R. Beam Jr.
Associate Vice President for Facilities and Engineering
The Citadel
171 Moultrie Street
Charleston, SC 29409
Office: 843-953-7962

November 28, 2016

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

Dear Jennifer:

The College of Charleston is hereby submitting a request for the approval of an extension for the following project:

Agency Number: H15
Project Number: 9650
Project Name: Simons Center for the Arts Renovation
Currently Approved Budget: \$844,781
Date Project Established: May 1, 2012

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

The Simons Center for the Arts is a major facility and cannot be taken offline until adequate swing space is available. The College's only suitable swing space, Harbor Walk, is currently being used by the School of Mathematics and Science while the Rita Hollings Science Center is being renovated.

Justification for Extending Project Additional Two Years:

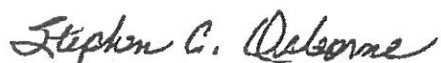
The Science Center renovation is expected to be completed Fall 2017. Once the occupants move from Harbor Walk back to the Science Center, Harbor Walk will be upfitted for the occupants and programs of the Simons Center. The construction of the Simons Center can commence once the facility is properly vacated.

Expected Date Construction Budget Establishment Request is Anticipated:

Spring 2017

Thank you for your consideration in this regard.

Sincerely,



Stephen C. Osborne
Executive Vice President for Business Affairs



November 28, 2016

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

Dear Jennifer:

The SC Vocational Rehabilitation Department is hereby submitting a request for the approval of an extension for the following project(s):

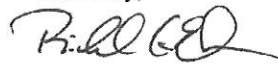
Agency Number: H73
Project Number: 9606
Project Name: Marlboro VR Center Repaving
Currently Approved Budget: \$10,000.00
Date Project Established: 01/01/2015

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
Delay to Phase One of this project was due to delays on other ongoing Capital Projects caused by the storm/flood damages of October 2015 and Oct 2016. This excessive water related to these events have delayed other paving and construction projects by 9 months. Recent subsurface investigations on similar projects have revealed unfavorable conditions, poor soil and a higher than normal water table. The investigative services for this project were postponed due to current workload, internal and external, and in hopes of receiving better results.

Justification for Extending Project Additional Two Years:
An extension of the time frame for this project will allow us the necessary time to address the delays caused by weather events and the impact on job related contractors and improvement in job site conditions.

Expected Date Construction Budget Establishment Request is Anticipated:
July 2017

Thank you for your consideration in this regard.

Sincerely,

Richard G. Elam
Assistant Commissioner - Administration

Neal Getsinger, Commissioner

The South Carolina Vocational Rehabilitation Department prepares and assists eligible South Carolinians with disabilities to achieve and maintain competitive employment
State Office • 1410 Boston Avenue • P.O. Box 15 • West Columbia, South Carolina 29170 • scvrd.net
803-896-6500 (Office) • 803-896-6558 (Fax) • 800-832-7526 (Toll free)
803-896-6553 (TTY) • info@scvrd.state.sc.us

South Carolina Department of
Natural Resources



DNR

Alvin A. Taylor
Director

December 28, 2016

RECEIVED JAN 03 2017

Ms. Jennifer LoPresti
Executive Budget Office / Capital Budgeting Unit
1205 Pendleton Street, Ste 529
Columbia, SC 29201-3757

RE: Project 9941: Pickens- Jocassee Gorges WMA and Wadakoe Mountain HP Tracts Land Trade

Dear Jennifer:

The Department of Natural Resources requests approval of an extension for the following project:

Agency Number: P240

Project Number: 9941

Project Name: Jocassee Gorges WMA and Wadakoe Mountain HP Tracts Land Trade

Currently Approved Budget: \$20,000

Date Project Established: 10/01/2014

Reason Final Acquisition Budget Has Been Delayed: The Department has been engaged in addressing ongoing comments and questions from adjoining property owners concerning the impact of this land trade project.

Justification for Extending Project Additional Year: The +/- 8 acre addition to Jocassee Gorges would ensure unimpeded access along an access road in the Jocassee Gorges WMA, safeguard additional wildlife habitat and enhance safety of visitors. The +/-54 acre addition to Wadakoe Mountain Heritage Preserve is one of the most biologically diverse regions in the United States and will provide protection to rare plant species.

Expected Date Final Acquisition is Anticipated: The Department anticipates reaching a resolution to this project within the next six to twelve months.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Speares".

Scott Speares

Assistant Deputy Director - Office of Support Services

South Carolina
Just right. 

South Carolina Department of
Parks, Recreation & Tourism

Nikki Haley
Governor

11/29/2016

Duane N. Parrish
Director

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

Dear Jennifer:

The South Carolina Department of Parks, Recreation & Tourism is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: P28
Project Number: 9749
Project Name: Hickory Knob State Park Paving
Currently Approved Budget: \$7,500
Date Project Established: 12/10/2014

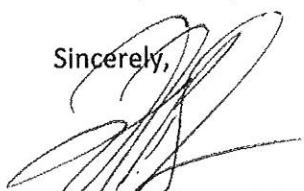
Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: This project is to be designed in-house including phase 1 studies. Due to recent workload of SCPRT staff caused by flooding, hurricane and fire, we have been unable to complete the phase 1 study.

Justification for Extending Project Additional Two Years: PRT has a grant from the National Park Service – Land and Water Conservation fund for this work which has been extended until September 2018.

Expected Date Construction Budget Establishment Request is Anticipated: 5/2017

Thank you for your consideration in this regard.

Sincerely,


David R. Simms, P.E.
Chief of Engineering & Construction

JOINT BOND REVIEW COMMITTEE

Meeting of January 25, 2017

Item Number 3

AGENCY: Department of Administration, Executive Budget Office

PROJECT/SUBJECT: Permanent Improvement Project Requests

There are 14 Permanent Improvement projects pending as follows:

- 5 Establish Phase I, Pre-Design Budget
- 6 Establish Phase II, Construction Budget
- 1 Increase Phase II, Construction Budget
- 1 Revise Scope & Increase Phase II, Construction Budget
- 1 Preliminary Land Acquisition

COMMITTEE ACTION:

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

ATTACHMENTS:

Agenda Item Worksheet - Summary 5-2017

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Executive Budget Office – Capital Budgeting Unit

SUMMARY 5-2017

**Summary of Permanent Improvement
Project Actions Proposed by Agencies
November 19, 2016 through January 4, 2017**

Forwarded to JBRC 1/25/17

Permanent Improvement Projects

Summary Background Information:

Establish Project for A&E Design

- (a) Summary 5-2017: JBRC Item 1. (H59) Horry Georgetown Technical College
Project: 6128, Construction of Advanced Manufacturing Center - Georgetown
Included in Annual CPIP: Yes – CPIP Priority 1 of 2 in FY17
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 12/22/16

Ref: Supporting document pages 1-12

<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 Funds	0.00	0.00	0.00	180,000.00	180,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>180,000.00</u>	<u>180,000.00</u>

Funding Source: \$180,000 Other, College Funds, which are the excess of revenues over expenses accumulated over time for the purpose of funding capital projects and for meeting local matching requirements.

Request: Establish project and budget for \$180,000 (Other, College Funds) to begin pre-design work to construct and equip a 30,000 square foot commercial prefabricated metal building on its Georgetown campus. The building will be used to house the College's Advanced Manufacturing programs which include CNC/Machine Tool, Welding, Mechatronics, Robotics and HVAC. The College has no instructional space to support expanding these programs and desperately requires the additional space to support growing these programs to meet industry demands. The College intends to increase enrollment from roughly 20 students to more than 125 students in these programs with as many as 6 instructors. Graduates from the programs have starting salaries in advance of local averages and are marketable throughout the state and in a variety of industries. The agency estimates that the completed project will cost approximately \$12,000,000 with additional annual operating costs of \$18,750 in year 1 and \$75,000 in years 2 and 3.

- (b) Summary 5-2017: JBRC Item 2. (D10) South Carolina Law Enforcement Division
Project: 9526, SLED Central Warehouse and Supply Facility Refurbishment
Included in Annual CPIP: Yes – CPIP Priority 2 of 4 in FY17
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 13-37

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Agency Cash Balances	0.00	0.00	0.00	7,240.00	7,240.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,240.00</u>	<u>7,240.00</u>

Funding Source: \$7,240 Other, Agency Cash Balances, which is revenue generated from Conviction Surcharges.

Request: Establish project and budget for \$7,240 (Other, Agency Cash Balances) to begin pre-design work on some interior layout changes, addition of a loading dock and remediation of any issues that need to be corrected before redeployment of the lodge building as a storage facility. In June of 2016, SLED purchased the 45 year old, former Dutch Fork Masonic Lodge for a purchase price of \$230,000. This is an approximately 8,000 square foot facility located on 1.05 acres at 4300 Broad River Road. The property is adjacent to SLED's main campus located at 4400 Broad River Road. SLED currently does not have an adequate storage and warehouse facility. The only dedicated facility is a small office supplies facility of approximately 500 square foot located in the Forensics Laboratory. As a result, equipment and supplies are scattered throughout the agency. This displacement results in inefficient materials handling, difficulty in maintaining accurate inventories, and shortened shelf lives due to improper storage. The Lodges current layout lends itself to re-purposing as a storage facility. The building is structurally sound and is comprised of two large open areas separated by a hallway. The agency estimates that the completed project will cost approximately \$431,480 with additional annual operating costs of \$23,600 in year 1 and \$94,400 in years 2 and 3.

- (c) Summary 5-2017: JBRC Item 3. (E24) Office of the Adjutant General
 Project: 9796, Olympia Armory New Gravity Sewer Construction
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 38-50

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, Armory Operations	0.00	0.00	0.00	54,998.00	54,998.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>54,998.00</u>	<u>54,998.00</u>

Funding Source: \$54,998 Appropriated State, Armory Operations.

Request: Establish project and budget for \$54,998 (Appropriated State, Armory Operations) to begin design work for the construction of a new 8-inch gravity sewer line (approximately 565 LF) with 3 manholes with 6-inch service line, along Granby Lane to support the existing Armory. The Phase I pre-design budget is requested for greater than 1.50% of the estimated project cost because extensive A&E investigative work is required to determine an acceptable route to run the proposed gravity sewer system because the facility was built in the 1930s and is land locked on all sides. New sewer will connect to the existing City of Columbia sanitary sewer system near the intersection of Granby Lane and Bluff Road. The Olympia Armory was constructed in the 1930's and is presently supported by a septic tank and tile field. Due to the age of the tile field, failure of the field has occurred and routine pump-out of the existing septic tank is required to allow for continued use of the Armory by the State Guard. The new gravity sewer line will allow for uninterrupted service of the Armory by connecting the sewer collection system owned and operated by the City of Columbia. The agency estimates that the completed project will cost approximately \$250,000 with additional annual operating costs of \$100 in year 1, \$110 in year 2, and \$115 in year 3.

- (d) Summary 5-2017: JBRC Item 4. (J04) Department of Health & Environmental Control
 Project: 9527, DHEC Re-Roofting of Multiple Flat Roofs
 Included in Annual CPIP: Yes - CPIP Priority 1 of 1 in FY17
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 51-65

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY16 Carryforward	0.00	0.00	0.00	4,500.00	4,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,500.00</u>	<u>4,500.00</u>

Funding Source: \$4,500 Appropriated State, FY16 Carryforward

Request: Establish project and budget for \$4,500 (Appropriated State, FY16 Carryforward) to begin design work for the replacement of the built up flat roofs at 3 buildings on the State Park Campus. The roofs are between 25 to 40 years old, some with multiple additions. All the roofs are leaking to some degree and have been patched where possible. The roofs have reached the end of their life and leaks are becoming more common threatening equipment and structural building components. The buildings are in good shape and a new roof would prove beneficial to lower maintenance cost and time, as well as help provide a more efficient building system by maintaining their insulation value. The intent is to provide a low maintenance water tight roof surface. A 3 ply asphalt built up roof with granular surface modified bitumen cap sheet with a 20 year minimum warranty will be installed. The total square footage affected is approximately 14,442 square feet. Building 5 is 38 years old. Building 20 is 83 years old. Building 23 is 76 years old. Approximately 45 employees work in the 3 buildings being re-roofed. The agency estimates that the completed project will cost approximately \$300,000 and additional operating cost savings have not yet been determined.

- (e) Summary 5-2017: JBRC Item 5. (N04) Department of Corrections
 Project: 9737, Security Perimeter Netting System at Level 2 & 3 Correctional Institutions
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 66-71

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY16 Carryforward	0.00	0.00	0.00	113,400.00	113,400.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>113,400.00</u>	<u>113,400.00</u>

Funding Source: \$113,400 Appropriated State, FY16 Carryforward funds.

Request: Establish project and budget for \$113,400 (Appropriated State, FY16 Carryforward funds) to furnish and install a Security Perimeter Netting System around the security fence perimeter of all the Level 3 and most of the Level 2 Correctional Institutions (total of 11 institutions), to assist in the efforts to deter contraband from entering the institutions. The netting system will consist of fifty-feet (50') engineered poles with netting which is made of 1" polyester mesh with a breaking strength of 160lbs. and a 3/8" solid rope border with breaking strength of 5,500 lbs. The netting panels are custom built to meet each correctional institution's requirements. The agency estimates that the completed project will cost approximately \$7,560,000 and additional annual operating costs have not yet been determined.

Establish Construction Budget

- (f) Summary 5-2017: JBRC Item 6. (H09) The Citadel
 Project: 9617, Boat Center Redevelopment
 Included in Annual CPIP: Yes – CPIP Priority 3 of 4 in FY17
 JBRC/SFAA Phase I Approval: August 2016

CHE Recommended Approval: 12/1/16

Ref: Supporting document pages 72-90

<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, Gifts	45,000.00	0.00	45,000.00	4,955,000.00	5,000,000.00
All Sources	<u>45,000.00</u>	<u>0.00</u>	<u>45,000.00</u>	<u>4,955,000.00</u>	<u>5,000,000.00</u>

Funding Source: \$5,000,000 Other, Gifts, which are funds provided by a private donor to support this recreational opportunity for the Cadets and the greater Citadel community.

Request: Increase budget to \$5,000,000 (add \$4,955,000 Other, Gifts) to begin final design and construction work for facilities to support sailing and crew rowing programs at The Citadel. This project was established in August 2016 for Phase I, which is now complete. The 7,759 square foot facility was constructed in 1920. The facility has outlived its useful life expectancy and numerous improvements are required to meet the college’s intended purpose and use. The structure has termite damage and the interior finishes have not been updated since the 1970s. The deteriorated condition of the existing facility has a negative impact on the facility’s use. Furthermore, the existing marina channel is un-navigable during periods of low tide and cannot support activities such as boating and sailing. Renovation of the existing facility was considered but deemed cost prohibitive to meet flood requirements. The relocation of the marina to another location was also considered but did not provide the same access and amenities required. The scope of work includes engineering services for demolition of existing shop and storage structures; construction design and construction of a new boathouse, classroom/club meeting space and new waterfront floating docks. The existing boathouse is a wooden residential structure that requires extensive rehabilitation to continue use as a meeting space. The existing boat storage and maintenance facilities are non-compliant with construction in a flood prone location. This project would construct new facilities for the waterfront to support sailing and rowing as club activities and provide recreational use by all cadets and staff. The facility will be approximately 8,000 square foot (total conditioned and un-conditioned space). The project will be LEED Silver certified with \$218,370 in estimated cost savings over a 30 year life cycle. The facility will be used by 50 students and up to 5 faculty and 5 staff regularly for instruction and club meetings. Occasionally, there will be an estimated 100+ person occupancy in the meeting/banquet space. When brought for Phase I, the total estimated cost of the project was \$3,000,000. Subsequent to the Phase 1 approval, several issues were found in the overall concept that needed further attention. First, the floating docks presented an immediate concern to dredging operations and required relocation. During the effort to relocate them, structural issues were discovered. After a thorough evaluation by the marine construction consultant and multiple courses of action, it was decided to replace the entire dock system after dredging. By doing the replacement some concerns presented by the original configuration such as boat storage, were

actually addressed. Costs for required shoreline improvements to meet OCRM were also incorporated into the work description. The decision to provide boat storage in the new dock configuration eliminated the need for the additional 1,000 SF of covered storage. The pavilion (1,000 SF), was also questioned and finally agreed that a generous screened deck on the clubhouse met the requirement for cadet use. These changes resulted in 8,000 SF in new construction for a boat house and all new construction for the dock facilities. The agency estimates that the completed project will cost approximately \$5,000,000 and no additional annual operating costs will result from the project. The agency also reports the projects date for execution of the construction contract is August 2017 and for completion of construction is December 2018.

- (g) Summary 5-2017: JBRC Item 7. (H27) University of South Carolina - Columbia
 Project: 6113, Emergency Generators for Critical Research
 Included in Annual CPIP: Yes – CPIP Priority 5 of 8 in FY17
 JBRC/SFAA Phase I Approval: September 2015

CHE Recommended Approval: 12/13/16

Ref: Supporting document pages 91-103

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Institutional Funds	22,500.00	0.00	22,500.00	1,477,500.00	1,500,000.00
All Sources	<u>22,500.00</u>	<u>0.00</u>	<u>22,500.00</u>	<u>1,477,500.00</u>	<u>1,500,000.00</u>

Funding Source: \$1,500,000 Other, Institutional Funds, which are funds available to the University from a variety of sources including tuition and fees, sales and service activities, and other miscellaneous sources.

Request: Increase budget to \$1,500,000 (add \$1,477,500 Other, Institutional Funds) to begin the renovation of the main electrical infrastructure at three critical research facilities to receive emergency generators. The Coker Life Sciences building and the Earth & Water Sciences buildings will be renovated to receive a new shared 1500KW generator. The project will integrate the generators with the buildings' electrical systems and include automatic transfer switches for immediate power transfer. The generators will be sized to supply power to the entire building electrical system to allow uninterrupted operation of research, ventilation, lighting, fire alarms, and teaching and administrative activities. An existing 800KW generator at the Coker Life Sciences building will be relocated to the Swearingen Engineering building. The electrical systems will provide 100% automatic emergency backup power with automatic switching. Life safety aspects of maintaining negative pressurization at hoods within labs will be maintained during power loss. Future loss of expensive and critical research due to power loss will be prevented. The 85,845 square foot Earth & Water Sciences and the 185,998 square foot Coker Life Sciences Buildings are utilized by 16,500 students, faculty and staff. The 218,817 square foot Swearingen Engineering Building is utilized by 2,700 students, faculty and staff. The agency estimates that the completed project will cost approximately \$1,500,000 with additional operating costs of \$109,000 in years 1 thru 3. The agency also reports the projects date for execution of the construction contract is May 2017 and for completion of construction is May 2018.

- (h) Summary 5-2017: JBRC Item 8. (H27) University of South Carolina - Columbia
 Project: 6115, Close-Hipp Renovation
 Included in Annual CPIP: Yes – CPIP Priority 1 of 8 in FY17
 JBRC/SFAA Phase I Approval: February 2016

CHE Recommended Approval: 12/13/16

Ref: Supporting document pages 104-125

<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, Private Funds	0.00	0.00	0.00	2,200,000.00	2,200,000.00
Other, Institutional Capital Project Funds	220,500.00	0.00	220,500.00	13,579,500.00	13,800,000.00
All Sources	<u>220,500.00</u>	<u>0.00</u>	<u>220,500.00</u>	<u>15,779,500.00</u>	<u>16,000,000.00</u>

Funding Source: \$2,200,000 Other, Private Funds, which are funds donated specifically for this project. \$13,800,000 Other, Institutional Capital Project Funds, which are funds generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements.

Request: Increase budget to \$16,000,000 (add \$15,779,500 Other, Private and Other, Institutional Capital Project Funds) to begin addressing the most serious maintenance needs, improve energy efficiency and enhance life safety to support significant academic and student support space in the Close-Hipp Building. This project will replace critical components of the original mechanical, plumbing and electrical infrastructure that are at the end of their serviceable life and are unable to provide satisfactory and reliable environmental conditions and support. Specifically, mechanical air handling units, domestic plumbing pumps and pipes, and electrical switchgear will be replaced. The project will also focus on life safety by installing an updated fire alarm system, new wet standpipes and a new back-up generator to comply with current building codes. A new sprinkler system will be installed to the extent permitted by the budget. Academic and student support services will occupy the building. Limited interior reconfiguration, primarily funded by private gifts, will be implemented to support the College of Hospitality, Retail and Sports Management and other academic units. Areas in the building where reconfiguration will occur equals approximately 112,500 square feet. The building systems are original to the 41 year old Close Building and the 31 year old Hipp Building. 2000+ students, faculty and staff utilize these buildings. The agency estimates that the completed project will cost approximately \$16,000,000 and no additional annual operating costs will result from the project. The agency also reports the projects date for execution of the construction contract is January 2018 and for completion of construction is August 2019.

- (i) Summary 5-2017: JBRC Item 9. (D50) Department of Administration
 Project: 9969, State Park Roads – Repair October 2015 Flood Damage
 Included in Annual CPIP: Yes – CPIP Priority 3 of 11 in FY17
 JBRC/SFAA Phase I Approval: June 2016

CHE Recommended Approval: N/A

Ref: Supporting document pages 126-136

<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	3,690.00	0.00	3,690.00	289,885.00	293,575.00
All Sources	<u>3,690.00</u>	<u>0.00</u>	<u>3,690.00</u>	<u>289,885.00</u>	<u>293,575.00</u>

Funding Source: \$293,575 Other, Depreciation Reserve, which are funds derived from the rent account which receives rent charged to agencies.

Request: Increase budget to \$293,575 (add \$289,885 Other, Depreciation Reserve) to begin final design and construction of the repair of two roads on the State Park property owned by the SC Department of Administration, located on Parklane Road in Columbia. The project consists of the replacement of a portion of a road, and the culvert beneath it, completely washed out by the October 2015 flood event and the repair of Hinton Street, and the culvert beneath Hinton Street, damaged during the flood event. Presently, access to DHEC storage buildings and other facilities located on the State Park property are negatively impacted due to the damage to these two roads. The age of the roads is unknown. The FEMA contribution to this project is expected to be \$56,281.95. The project includes expenses not covered by FEMA for work that will correct deficiencies so that the potential is reduced for a similar problem recurring in the future. The agency estimates that the completed project will cost approximately \$293,575 and no additional annual operating costs will result from the project. The agency also reports the projects date for execution of the construction contract is March 2017 and for completion of construction is June 2017.

- (j) Summary 5-2017: JBRC Item 10. (P24) Department of Natural Resources
 Project: 9960, Charleston-Murphy Island Dike Repair
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: December 2016

CHE Recommended Approval: N/A

Ref: Supporting document pages 137-144

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY17 Proviso 118.16 (Upper Coastal Waterfowl Project Maintenance & Repair)	5,220.00	0.00	5,220.00	343,745.00	348,965.00
All Sources	<u>5,220.00</u>	<u>0.00</u>	<u>5,220.00</u>	<u>343,745.00</u>	<u>348,965.00</u>

Funding Source: \$348,965 Appropriated State, FY17 Proviso 118.16 (nonrecurring).

Request: Increase budget to \$348,965 (add \$343,745 Appropriated State, FY17 Proviso 118.16) to begin final design and construction of the repair of dikes on Murphy Island, a part of the Santee Coastal Reserve WMA. The dikes, on the western side of the island, received damage in October during Hurricane Matthew. Department staff assigned to the property typically perform as needed repairs to dikes. However, in this instance the extensive damage to the dikes on the island exceeds the resources the Department can mobilize to make repairs in a timely manner. To repair the dikes, barges, tugs, pusher boats and earth moving equipment will need to be mobilized. Transportation for workers to and from the site must be arranged and provisions must be made for fueling and on island transportation for work crews. An on-site borrow area will need to be excavated to obtain adequate fill material to make repairs to the existing exterior dike. Installation of two wooden rice trunks are necessary to better manage water levels for future weather events. There is the potential for additional costs associated with these breaches as the interior dikes are not designed to withstand pressures exerted by each tide cycle. The Department anticipates some amount of assistance will be available from the FEMA Public Assistance Program. The Department must fully complete expenditures associated with the project to qualify for reimbursement. Once reimbursement is approved a change source of funds request will be submitted for the corresponding Federal funds amount. The agency estimates that the completed project will cost approximately \$348,965 and no additional annual operating costs will result from the project. The agency also reports the projects date for execution of the construction contract is January 2017 and for completion of construction is June 2017.

- (k) Summary 5-2017: JBRC Item 11. (P24) Department of Natural Resources
 Project: 9961, Charleston-Bear Island WMA Dike Repair
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: December 2016

CHE Recommended Approval: N/A

Ref: Supporting document pages 145-152

<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, Fish & Wildlife Protection Fund Timber	7,200.00	0.00	7,200.00	468,230.00	475,430.00
All Sources	<u>7,200.00</u>	<u>0.00</u>	<u>7,200.00</u>	<u>468,230.00</u>	<u>475,430.00</u>

Funding Source: \$475,430 Other, Other Fish & Wildlife Protection Fund Timber, which is revenue derived from timber management on WMAs received and used to manage WMA properties.

Request: Increase budget to \$475,430 (add \$468,230 Other, Other Fish & Wildlife Protection Fund Timber) to begin final design and construction of the repair of dikes on the Fishhook Impoundment, West Cut and other trunk sites, all part of the Bear Island WMA. The dike, on the Edisto River side of the island, received damage in October during Hurricane Matthew. Department staff assigned to the property typically perform as needed repairs to dikes. However, in this instance the extensive damage to the dikes on the island exceeds the resources the Department can mobilize to make repairs in a timely manner. To repair the dikes, barges, tugs, pusher boats and earth moving equipment will need to be mobilized. Transportation for workers to and from the site must be arranged and provisions must be made for fueling and on island transportation for work crews. Creation of coffer dams is necessary to perform the work. An on-site borrow area will need to be excavated to obtain adequate fill material to make repairs to the existing 3,950 linear feet of exterior dike. The minimum elevation in the breach will need to be raised a minimum of 0.5' above the tie-in elevations. Replacement of two existing water control trunks is also required. The Department anticipates some amount of assistance will be available from FEMA to complete the project. The Department must fully complete expenditures associated with the project to qualify for reimbursement. Once reimbursement is approved a change source of funds request will be submitted for the corresponding Federal funds amount. The agency estimates that the completed project will cost approximately \$475,430 and no additional annual operating costs will result from the project.

Phase II Increase

- (l) Summary 5-2017: JBRC Item 12. (J12) Department of Corrections
 Project: 9728, MacDougall CI – Elevated Water Storage Tank Renovations
 Included in Annual CPIP: Yes – CPIP Priority 1 of 7 in FY17
 JBRC/SFAA Phase I Approval: August 2016

CHE Recommended Approval: N/A

Ref: Supporting document pages 153-159

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY16 Carryforward	4,395.00	288,605.00	293,000.00	115,250.00	408,250.00
All Sources	<u>4,395.00</u>	<u>288,605.00</u>	<u>293,000.00</u>	<u>115,250.00</u>	<u>408,250.00</u>

Funding Source: \$408,250 Appropriated State, FY16 Carryforward funds.

Request: Increase budget to \$408,250 (add \$115,250 Appropriated State, FY16 Carryforward Funds) to cover the increase in cost due to the fire protection conditions for the institution during the maintenance of the elevated tank while utilizing the temporary hydro-pneumatic storage tanks while also providing water to the institution. On January 4, 2016 the South Carolina Department of Health & Environmental Control (SCDHEC) issued Consent Order # 16-003-DW requiring Department of Corrections to have the 150,000 gallon elevated water storage tank inspected (both interior and exterior) by a professional tank servicing company. The inspection report denoted critical deficiencies, non-critical deficiencies, OSHA structural and preventative maintenance. Per the Consent Order the repairs are to be completed by August 4, 2016 and the coatings by March 4, 2017. The Order also stipulates a \$5,000 per day per violation civil penalty and a \$12,000 civil penalty for failure to comply with the implementation schedule. The Water Tank is approximately 40 years old. There are two wells which provide water to the elevated storage tank which serves a population of approximately 670 inmates and 160 staff at the MacDougall Correctional Institution plus provides fire protection for facilities of the institution. On July 13, 2016 DHEC responded to the Department of Corrections second extension request granting an extension to September 5, 2016 for the repair of the critical deficiencies and structural deficiencies as listed on the February 22, 2016 tank inspection report. Additionally, they approved an extension until July 31, 2017 for the remaining repairs to the tank and coating of the tank. The agency reports the total projected cost of this project is \$408,250 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is February 2017 and for completion of construction is July 2017.

Phase II Increase & Revise Scope

- (m) Summary 5-2017: JBRC Item 13. (R36) Department of Labor, License & Regulation
 Project: 9508, SCFA Upper and Lower LP Systems Repairs
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: August 2016

CHE Recommended Approval: N/A

Ref: Supporting document pages 160-172

<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>
Other, SCFA Bank Account	621,627.60	0.00	621,627.60	124,000.00	745,627.60
All Sources	<u>621,627.60</u>	<u>0.00</u>	<u>621,627.60</u>	<u>124,000.00</u>	<u>745,627.60</u>

Funding Source: \$745,627.60 Other, SCFA Bank Account, which includes operating funds generated from the Fire Insurance Inspection Tax.

Request: Increase budget to \$745,627.60 (add \$124,000 Other, SCFA Bank Account) and revise the scope to request replacement of two vaporizers that are used in conjunction with the LP gas system. These are used to turn liquid LP gas into a vapor state for use in 2 computer operated firefighting simulation props. The upper vaporizer system is 12 years old and due to the removal of gas pressure from it, the gas tubes are now leaking. To repair this vaporizer the cost is \$24,000. The life expectancy of these vaporizers are 15 years. To replace 1 vaporizer unit is \$62,000 and to replace both vaporizers will be \$124,000. The second vaporizer is 14 years old and the same leak issue with the first vaporizer can be expected with this unit. Since the LP gas system is under repair and the two existing vaporizers are at life expectancy, the replacement of these vaporizers is being requested. The original scope of this project was established as an emergency project for the repair/replacement of an estimated 2600 feet of 3” pipe that is used to supply gas to the fire props used in the hands on training at the Fire Academy. The existing lines are 24 years old. During an inspection of the lines completed while planning to have the underground propane lines painted, they found there were issues with the electrical grounding and some possible deterioration of the actual lines. Due to the deterioration there is the potential of the electrical charge igniting the underground propane lines and causing an explosion. There lies an immediate threat to life safety to their employees and students until identified hazards are mitigated. They have been working with the State Engineer’s Office and SEO has deemed this to be an emergency procurement. The agency reports the total projected cost of this project is \$745,627.60 and no additional operating costs will result from the project. The agency reports the date of execution of the construction contract was September 2016 and for the completion of construction is February 2017.

Preliminary Land Acquisition

- (n) Summary 5-2017: JBRC Item 14. (H27) University of South Carolina - Columbia
 Project: 6121, SCANA Property Preliminary Land Acquisition
 Included in Annual CPIP: No
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 12/13/16

Ref: Supporting document pages 173-184

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Institutional Capital Project Funds	0.00	0.00	0.00	75,000.00	75,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>75,000.00</u>	<u>75,000.00</u>

Funding Source: \$75,000 Other, Institutional Capital Project Funds, which are generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements.

Request: Establish project and budget for \$75,000 (Other, Institutional Capital Project Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The university is considering the acquisition of 15.4 acres of property currently owned by the SCANA Corporation and approximately .75 acres owned by a private company. The property is bounded by Assembly Street and Flora Drive. The SCANA property is comprised of twelve parcels and the private company owns an additional three parcels comprising the approximate .75 acres. The parcels are nearly contiguous with the USC Athletics Village and lay close to University academic and housing facilities. If the properties were to be acquired, they would accommodate university support functions, student recreation space and potentially future research, academic and manufacturing incubator space. One existing building, a 65,000 square foot 110 year old historic mill, would likely be preserved for these various uses. The parcels contain six buildings comprising approximately 80,000 square feet thus requiring multiple building condition assessments (the deteriorated metal and block industrial buildings would likely be demolished). The previous and existing uses of the parcels suggest that both a Phase I and Phase II environmental assessment will be necessary. An appraisal will analyze the market value of the multiple parcels. The agency estimates that the land acquisition will cost approximately \$10,375,000 with additional operating costs of \$326,057.50 in year 1 and \$508,115 in years 2 and 3.

JOINT BOND REVIEW COMMITTEE

Meeting of January 25, 2017

Item Number 4

AGENCY: Joint Bond Review Committee

PROJECT/SUBJECT: Future Meeting Schedule

The next tentatively-scheduled meeting of the State Fiscal Accountability Authority is March 9, 2017.

2017

January

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

February

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

March

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

April

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

May

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

June

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

July

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

August

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

September

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

October

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

November

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

December

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

Designed by Amy, amystudio.com

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None