

Capital Improvements  
Joint Bond Review Committee

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DIRECTOR OF RESEARCH  
BUDGET AND CONTROL BOARD LIAISON  
803-212-6682

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

**JOINT BOND REVIEW COMMITTEE MEETING**

DATE: Monday, August 4, 2014  
TIME: 2:00 p.m.  
LOCATION: Room 105, Gressette Building

**AMENDED AGENDA**

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1. State Law Enforcement Division Helicopter Purchase .....	1
2. Department of Commerce Proposed Lease at 1201 Main Street, Columbia .....	9
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**AGENCY:** State Law Enforcement Division

**PROJECT/SUBJECT:** Helicopter Purchase

Section 1-11-405 of the South Carolina Code of Laws states:

No aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the State Budget and Control Board and the Joint Bond Review Committee.

The State Law Enforcement Division (SLED) is requesting approval to purchase a new helicopter for agency operations.

SLED currently owns four helicopters: one 10-passenger "rescue"/transport helicopter, two 2-passenger helicopters built in the 1980's which are experiencing considerable downtime for repairs, and one 2-passenger helicopter used in the Vietnam War, which is no longer in service due to the lack of available parts. (The federal government donated the Vietnam-era helicopter to SLED along with 10 replacement engines which had a service life of 1,000 flying hours each. All of the engines have been used with less than a couple hundred flying hours left on the last engine. SLED is required to return the helicopter to the U.S. Department of Defense or another governmental entity due to the military program under which the helicopter was acquired.)

SLED is challenged to maintain support at its current level with this helicopter out of service. Replacing the helicopter will ensure that two aircraft are available while one aircraft is down for maintenance or inspection.

The General Assembly increased SLED's FY 2014-15 other funds authorization by \$3.5 million for the purchase of a new helicopter (see authorization under Program IV. Non-Recurring Appropriations).

The sources of the funds that will be used for the purchase are:

- \$1.2 million Confiscated cash carried forward from prior year seizures.
- \$2.3 million Criminal record search funds carried forward from prior year operations.

SLED hopes to obtain sole-source authorization to purchase a new MD Model 500E helicopter which is the same model as the two 2-passenger helicopters in their current fleet. Purchase of this model will result in considerable efficiencies since SLED's pilots and mechanics are already trained and certified on this model. In addition, a new helicopter will be much more fuel efficient and less costly to maintain than the Vietnam-era helicopter.

SLED's helicopters are used by several state agencies, including the the Department of Corrections, Highway Patrol, Forestry Commission, Department of Natural Resources, and city, county, and federal law enforcement agencies.

**COMMITTEE ACTION:**

Authorize SLED to purchase a new helicopter per Code Section 1-11-405. (Sole-source purchase authorization is not required by JBRC).

**ATTACHMENTS:**

1. Memo from SLED regarding Sole-Source Justification for New Helicopter
2. Section 62, Part IA, of the FY 2014-15 Appropriation Act
3. South Carolina Code of Laws Section 1-11-405

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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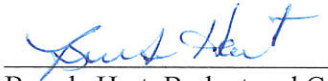

Meeting Scheduled for: August 4, 2014

Regular Agenda

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**1. Submitted By:**

- (a) Agency: Budget and Control Board & Executive Budget Office  
(b) Authorized Official Signature:

  
Brenda Hart, Budget and Control Board  
  
Allyn Powell, Executive Budget Office

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**2. Subject: State Law Enforcement Division Helicopter Purchase**

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**3. Summary Background Information:**

Code Section 1-11-405 states that no aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Budget and Control Board and the Joint Bond Review Committee. The State Law Enforcement Division (SLED) requests approval to purchase an aircraft to serve the needs of the agency.

SLED currently owns a total of four (4) helicopters: one (1) 1964 UH-1H Model, two (2) MD500E Models, and a 1968 OH-6A Model (military surplus). The 500E model aircrafts are used on a daily basis and were built in 1987 and 1989. The OH-6A must be returned to the federal government for lack of available parts. Due to the military programs that this aircraft was acquired under, the OH-6A cannot be sold but must be returned either to the Department of Defense or another governmental entity. SLED is challenged to maintain support at its current level with this aircraft offline. An additional 500E model replacement will ensure two (2) fully operational aircraft are always available while one may be down for maintenance or inspection.

The 500E Models are used to support other state agencies/initiatives to include, but not limited to:

- SC Department of Corrections Special Response Team
- SC Highway Patrol - Accident Reconstruction Team and Hurricane Evacuation
- SC Forestry Commission - Fire Suppression
- SC Department of Natural Resources – Law Enforcement and Aerial Biological Surveying
- All City, County and Federal Law Enforcement Agencies
- North Carolina and Georgia Law Enforcement

SLED has not yet made an offer for a specific plane, pending Joint Bond Review Committee and Budget and Control Board approval, but has explored pricing for 2014 MD Model 500E (396E) helicopters. The target net cost of the helicopter is \$3.5 million. Upon receiving approval, SLED plans to pursue the purchase of a new 2014 MD Model 500E (396E) helicopter as a sole source procurement from MD Helicopters, Inc. SLED is planning to pursue this as a sole source procurement because, by acquiring a helicopter by the same manufacturer as the existing fleet, a majority of the spare parts can be shared among the helicopters. All pilots and mechanics (5 full

time pilots, 2 full time pilots/mechanics and 4 part time pilots) are currently certified on this model of helicopter. The helicopter will be purchased with other funds currently available to the agency for this purpose. Specific authorization to use these funds for the purchase of a helicopter was included in the FY 2014-15 Appropriations Act. Funds for the purchase of the helicopters will come from two sources; \$1.2 million from confiscated cash funds carried forward from prior year seizures and \$2.3 million from record search fee revenue carried forward from prior fiscal years.

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

Authorize the State Law Enforcement Division to purchase a helicopter.

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**5. What is the recommendation of the Budget Office?**

Consider authorizing the State Law Enforcement Division to purchase a helicopter for use by the Department.

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**6. List of Supporting Documents:**

1. Letter from SLED, dated July 21, 2014
2. FY 2014-15 Appropriations Act Reference
3. Code Section 1-11-405

# SOUTH CAROLINA LAW ENFORCEMENT DIVISION

NIKKI R. HALEY  
*Governor*



MARK A. KEEL  
*Chief*

Date: July 21, 2014

To: Joint Bond Review Committee

Re: SLED – Helicopter Procurement

SLED currently owns a total of four (4) helicopters: one (1) 1964 UH-1H Model, two (2) MD500E Models, and a 1968 OH-6A Model (military surplus). The UH-1H aircraft is large in size and is primarily used for specialized missions to transport the SWAT, Tracking Team, Bomb and Crime Scene Units. The UH-1H is not configured or cost effective for everyday use. The 500E model aircrafts are used on a daily basis and were built in 1987 and 1989. The OH-6A must be returned to the federal government for lack of available parts. Due to the military programs that this aircraft was acquired under, the OH-6A cannot be sold but must be returned either to the Department of Defense or another governmental entity. SLED is challenged to maintain support at its current level with this aircraft offline. An additional 500E model replacement is necessary in order to ensure two (2) fully operational aircraft are always available while one may be down for maintenance/inspection.

The 500E Models are used to support other state agencies/initiatives to include, but not limited to:

- SC Department of Corrections Special Response Team
- SC Highway Patrol - Accident Reconstruction Team and Hurricane Evacuation
- SC Forestry Commission - Fire Suppression
- SC Department of Natural Resources – Law Enforcement and Aerial Biological Surveying
- All City, County and Federal Law Enforcement Agencies
- North Carolina and Georgia Law Enforcement

SLED proposes to purchase a 2014 MD Model 500E (369E) helicopter as a sole source procurement from MD Helicopters, Inc., 4555 East McDowell Road, Mesa, Arizona, 85215-9734. All of the helicopters are operated and maintained by the Aviation Unit. SLED currently employs 5 full time pilots, 2 full time pilots/mechanics and 4 part time pilots. Since SLED already operates MD helicopters, here are several reasons to purchase another MD helicopter:

1. All pilots have completed MD helicopter pilot factory training at least 3 times each. This training is designed only for the MD helicopter and no other type. (Approx. value of \$250,000)
2. All mechanics have been to the MD helicopter factory maintenance class. These classes are only specific to the MD 500E (369E) helicopter. (Approx. value of \$20,000)



An Accredited Law Enforcement Agency

P.O. Box 21398 / Columbia, South Carolina 29221-1398 / (803) 737-9000 / Fax (803) 896-7588

3. Since SLED operates the MD helicopter line, SLED owns approx. \$50,000 worth of special tools that are required to conduct maintenance on this specific line of aircraft.
4. SLED Aviation Unit currently has approx. \$100,000 worth of MD 500E (369E) helicopter spare parts in its inventory for immediate use.
5. If the SLED Aviation Unit did not purchase a MD helicopter then all pilots and mechanics would have to be retrained by another company since no helicopter is the same. Transitioning to a different helicopter would set the Aviation Unit back approx. 2 years to learn a new airframe and become familiar with a new model.
6. SLED's Aviation Unit has over 24 years of experience operating the MD helicopter line and maintaining the consistency of aircraft models is an essential safety factor.

The proposed procurement action described above is pursuant to the authority of Section 11-35-1560 of the South Carolina Procurement Code and 19-445.2105 of the Rules and Regulations, 1976 South Carolina Code of Laws.

The sources of funds that will be used to purchase the helicopter are broken down as follows:

- \$1.2M - Confiscated cash funds that have carried forward from prior year seizures.
- \$2.3M – Record search fees carried forward from prior years.

TOT COUNTER-TERRORISM	7,970,845	3,537,958
	(58.00)	(57.00)
=====		
TOT PROG AND SRVCS	86,203,408	29,487,092
	(546.98)	(454.38)
=====		
III. EMPLOYEE BENEFITS		
C. STATE EMP CONTRIB		
EMPLOYER CONTRIB	11,175,338	8,998,997
=====		
TOTAL FRINGE BENEFITS	11,175,338	8,998,997
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TOT EMPLOYEE BENEFITS	11,175,338	8,998,997
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IV. NON-RECUR APPRO		
HELICOPTER	3,500,000	
=====		
TOT NON-RECUR APPRO	3,500,000	
=====		
TOTAL NON-RECURRING	3,500,000	
=====		
GOV'S OFF-STATE LAW		
ENFORCEMENT DIVISION		
TOTAL RECURRING BASE	100,297,941	40,481,442
TOTAL FUNDS AVAILABLE	103,797,941	40,481,442
TOT AUTH FTE POSITIONS	(583.98)	(488.38)
=====		
TOTAL GOVERNOR'S OFF	103,797,941	40,481,442
=====		
TOT AUTH FTE POSITIONS	(583.98)	(488.38)
=====		

This web page was last updated on Thursday, June 26, 2014 at 11:17 AM



**SECTION 1-11-405.** Aircraft purchase, lease, or lease-purchase by state agency.

No aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the State Budget and Control Board and the Joint Bond Review Committee.

**AGENCY:** B&CB - Division of General Services

**PROJECT/SUBJECT:** Proposed South Carolina Department of Commerce Lease

The South Carolina Department of Commerce requests approval to continue leasing 25,640 square feet of space at 1201 Main Street in Columbia from U.S. REIF/MJW Capitol Center Fee, LLC, for its agency operations. The agency is relinquishing 8,715 square feet on the 15th floor that is currently being subleased to the Retirement Investment Commission.

The term of the proposed lease is seven years beginning April 1, 2016, at a rate of \$15.50 per square foot--or a total of \$397,420--for the first year which includes all operating expenses. The proposal provides for annual increases in the basic rent of two percent per year resulting in a total payment of \$2,955,010 over the seven-year term.

The area serves as office space for 96 employees, and the proposed lease includes parking spaces for which Commerce employees pay \$20/month/space. The landlord will provide up to \$186,200 for improvements to the space.

A solicitation was conducted by the Division of General Services, and this is the only response received. The Division of General Services reports that comparables for similar space in the downtown Columbia area range from \$14 to \$18 per square foot.

The Department of Commerce has adequate funds to cover the lease according to the Budget Approval Form.

The Division of General Services recommends approval. JBRC review per Section 1-11-56.

**COMMITTEE ACTION:**

Review the proposed lease and recommend approval.

**ATTACHMENTS:**

Division of General Services Lease Summary of August 4, 2014

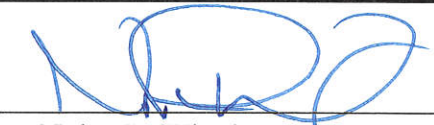
**JBRC AGENDA ITEM WORKSHEET**

Meeting Scheduled for: August 4, 2014

Regular Agenda

**1. Submitted by:**

- (a) Agency: Division of General Services
- (b) Authorized Official Signature:



Nolan L. Wiggins, Jr., Director

**2. Subject:** SC Department of Commerce Lease

**3. Summary Background Information:**

The SC Department of Commerce requests approval to continue leasing 25,640 square feet of rentable space located at 1201 Main Street in Columbia from U.S. REIF/MJW CAPITOL CENTER FEE, LLC. The agency will relinquish 8,715 square feet on the 15<sup>th</sup> floor that is currently subleased to the Retirement System Investment Commission. Approximately ninety-six (96) employees will utilize the facility.

A solicitation was conducted and one (1) response was received. The lease term will be seven (7) years beginning April 1, 2016 at a rate of \$15.50 per square foot for the first year. Thereafter, basic rent increases two (2) percent annually as shown in the chart below:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$ 397,419.96	\$ 33,118.33	\$ 15.50 rounded
YEAR 2	\$ 405,368.40	\$ 33,780.70	\$ 15.81
YEAR 3	\$ 413,573.16	\$ 34,464.43	\$ 16.13 rounded
YEAR 4	\$ 421,778.04	\$ 35,148.17	\$ 16.45 rounded
YEAR 5	\$ 430,239.24	\$ 35,853.27	\$ 16.78 rounded
YEAR 6	\$ 438,956.76	\$ 36,579.73	\$ 17.12 rounded
YEAR 7	\$ 447,674.40	\$ 37,306.20	\$ 17.46
Total	\$2,955,009.96		

The following table represents comparable lease rates of similar business space in the Columbia area:

Agency	Address	Lease Term	Initial Rent Rate/SF	Final Rate/SF
Vacant	1301 Gervais Street	N/A	\$18.00	UNK
Vacant	1333 Main Steet	N/A	\$17.50	UNK
Vacant	1233 Washington Street	N/A	\$17.00	UNK
Attorney	1201 Main Street	12/17/12-12/31/17	\$14.00	\$15.76

General				
Department of Insurance	1201 Main Street	3/1/14-2/28/21	\$15.50	\$17.46
Education Lottery	1333 Main Street, Suite 400	3/23/07-3/22/16	\$14.00	\$17.50

All operating expenses are included in the base rent, and the agency will not be responsible for any operating expense escalations. The lease includes parking subsidized by the landlord in a city owned garage for which Commerce employees pay \$20/month/space. The landlord will provide an allowance of up to \$186,200 for improvements to the premises and common areas upon a mutually acceptable space plan and scope of work. Additionally, there are adequate funds for the lease according to a Budget Approval Form and multi-year plan submitted by the Agency.

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**4. What is JBRC asked to do?** Approve the proposed 7 year lease for the SC Department of Commerce at 1201 Main Street in Columbia.

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**5. What is recommendation of the Division of General Services?** Consider approval of the proposed 7 year lease for the SC Department of Commerce at 1201 Main Street in Columbia.

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**6. List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56

## SOUTH CAROLINA CODE OF LAWS

### 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, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.
- (2) The Budget and Control Board 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 Office of General Services of its requirement on rental request forms prepared by the office. 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 office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board 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 board 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 Office of General Services or his designee.

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

The State Budget and Control Board, 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 state agencies. The board'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 multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into, and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period, and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period

**AGENCY:** B&CB - Division of General Services

**PROJECT/SUBJECT:** Proposed South Carolina Department of Social Services Lease  
(Columbia)

The South Carolina Department of Social Services (DSS) requests approval to continue leasing 22,394 square feet of space at 2638 Two Notch Road in Columbia from Palmetto Place Equities, LLC (a South Carolina-based company) for three State/Regional child services divisions. The agency is relinquishing 4,067 square feet.

The term of the proposed lease is for seven years beginning September 1, 2014, at a rate of \$10.25 per square foot--or a total of \$229,539--for the first year which includes all operating expenses (this is a reduction from the rate currently being paid of \$12.50 per square foot). The proposal provides for annual increases in the basic rent of 1.5 percent per year resulting in a total payment of \$1,680,894 over the seven-year term.

The facility will be utilized by 89 DSS employees, and the proposal includes adequate parking for employees and visitors.

A solicitation was conducted by the Division of General Services, and four responses were received. This proposal was the lowest bid. The Division of General Services reports that comparables for similar space in the Columbia area range from \$12.23 to \$16.12 per square foot.

DSS has adequate funds to cover the lease according to the Budget Approval Form.

The Division of General Services recommends approval. JBRC review per Section 1-11-56.

**COMMITTEE ACTION:**

Review the proposed lease and recommend approval.

**ATTACHMENTS:**

Division of General Services Lease Summary of August 4, 2014

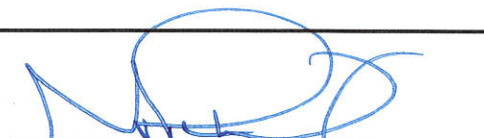
## JBRC AGENDA ITEM WORKSHEET

**Meeting Scheduled for: August 4, 2014**

**Regular Agenda**

**1. Submitted by:**

- (a) Agency: Division of General Services
- (b) Authorized Official Signature:



Nolan L. Wiggins, Jr., Director

**2. Subject: SC Department of Social Services Lease - Columbia**

**3. Summary Background Information:**

The SC Department of Social Services requests approval to continue leasing 22,394 square feet of rentable space located at 2638 Two Notch Road in Columbia from Palmetto Place Equities, LLC for three State/Regional child services divisions. Approximately eighty-nine (89) employees will utilize the facility.

A solicitation was conducted and four (4) responses were received, of which the selected location represents the lowest bid. The lease term will be seven (7) years beginning September 1, 2014 at a rate of \$10.25 per square foot for the first year, which is a reduction from their current rate of \$12.50 per square foot. Additionally the agency will permanently relinquish 4,067 square feet. Thereafter, basic rent increases one and one-half (1.5) percent annually as shown in the chart below:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$ 229,538.52	\$ 19,128.21	\$ 10.25 rounded
YEAR 2	\$ 232,897.56	\$ 19,408.13	\$ 10.40 rounded
YEAR 3	\$ 236,480.64	\$ 19,706.72	\$ 10.56
YEAR 4	\$ 240,063.72	\$ 20,005.31	\$ 10.72 rounded
YEAR 5	\$ 243,646.68	\$ 20,303.89	\$ 10.88 rounded
YEAR 6	\$ 247,229.76	\$ 20,602.48	\$ 11.04
YEAR 7	\$ 251,036.76	\$ 20,919.73	\$ 11.21 rounded
Total	\$1,680,893.64		

With the reduced rate and reduction in square footage, a savings of approximately \$1.8 million over the lease term is anticipated. The following table represents comparable lease rates of similar business space in the Columbia area:

Agency	Address	Lease Term	Initial Rate/SF	Final Rate/SF
Vacant	3710 Landmark Drive	N/A	\$15.75	UNK
Vacant	1601 St. Julian Place	N/A	\$15.00	UNK
Vacant	2718 Middleburg Drive	N/A	\$13.50	UNK

State Ethics Commission	5000 Thurmond Mall, Suite 250	1/1/12-12/31/18	\$13.50	\$16.12
Department of Motor Vehicles	228-A O'Neil Court	6/17/11-5/31/21	\$12.23	\$12.23
Legislative Audit Council	1331 Elmwood Avenue, Suite 315	7/1/13-6/30/20	\$12.00	\$13.51

All operating expenses are included in the base rent, and the agency will not be responsible for any operating expense escalations. The lease includes free surface parking for employees and visitors. Additionally, there are adequate funds for the lease according to a Budget Approval Form and multi-year plan submitted by the Agency.

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**4. What is JBRC asked to do?** Approve the proposed 7 year lease for the SC Department of Social Services at 2638 Two Notch Road in Columbia.

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**5. What is recommendation of the Division of General Services?** Recommend approval of the proposed 7 year lease for the SC Department of Social Services at 2638 Two Notch Road in Columbia.

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**6. List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56



## SOUTH CAROLINA CODE OF LAWS

### 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, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.
- (2) The Budget and Control Board 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 Office of General Services of its requirement on rental request forms prepared by the office. 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 office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board 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 board 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 Office of General Services or his designee.

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

The State Budget and Control Board, 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 state agencies. The board'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 multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into, and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period, and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period.

**AGENCY:** B&CB - Division of General Services

**PROJECT/SUBJECT:** Proposed South Carolina Department of Social Services Lease  
(Charleston)

The South Carolina Department of Social Services (DSS) requests approval to continue leasing 20,459 square feet for its Child Care, Adoption, and Integrated Child Support programs and an additional 2,440 square feet of space for additional staff to support the Child Care program and to conduct administrative hearings (for a total of 22,899 square feet) at 3346 Rivers Avenue in Charleston from 3346 Rivers Avenue, LLC (a South Carolina-based company).

The term of the proposed lease is for seven years beginning upon completion of renovations, which is estimated to be November 1, 2014, at a rate of \$14.95 per square foot--or a total of \$342,340--for the first year which includes all operating expenses. (The agency is paying \$14 to \$15 per square foot--or a blended rate of \$14.13 per square foot--for the space currently occupied.) The proposal provides for annual increases in the basic rent of 2.5 percent per year resulting in a total payment of \$2,582,320 over the seven-year term.

The facility will be utilized by 80 DSS employees, and the proposal includes adequate parking for employees and visitors.

A solicitation was conducted by the Division of General Services, and eight responses were received. This proposal was the lowest bid. The Division of General Services reports that comparables for similar space in the Charleston area range from \$14.32 to \$20.22 per square foot.

DSS has adequate funds to cover the lease according to the Budget Approval Form.

The Division of General Services recommends approval. JBRC review per Section 1-11-56.

**COMMITTEE ACTION:**

Review the proposed lease and recommend approval.

**ATTACHMENTS:**

Division of General Services Lease Summary of August 4, 2014

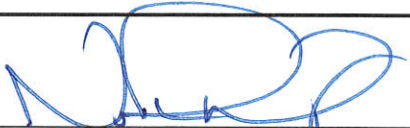
## JBRC AGENDA ITEM WORKSHEET

Meeting Scheduled for: August 4, 2014

Regular Agenda

**1. Submitted by:**

- (a) Agency: Division of General Services
- (b) Authorized Official Signature:

  
\_\_\_\_\_  
Nolan L. Wiggins, Jr., Director

**2. Subject:** SC Department of Social Services Lease -Charleston

**3. Summary Background Information:**

The SC Department of Social Services requests approval to continue leasing 20,459 square feet, as well as an additional 2,440 square feet, for a total of 22,899 square feet of rentable space located at 3346 Rivers Avenue in Charleston from 3346 Rivers Avenue, LLC for its Child Care, Adoption, and Integrated Child Support programs. The agency is seeking the additional square footage to accommodate space for the addition of staff to support the child care program and for space to conduct Administrative Hearings. Previously, the Charleston County Family Court provided space for these hearings but can no longer accommodate them. Approximately eighty (80) employees will utilize the facility.

A solicitation was conducted and eight (8) responses were received, of which the selected location represents the lowest bid. The lease term will be seven (7) years beginning upon completion of renovations, which is estimated to be November 1, 2014, at a rate of \$14.95 per square foot for the first year. Thereafter, basic rent increases two and one-half (2.5) percent annually as shown in the chart below:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$ 342,340.08	\$ 28,528.34	\$ 14.95 rounded
YEAR 2	\$ 350,812.68	\$ 29,234.39	\$ 15.32
YEAR 3	\$ 359,514.36	\$ 29,959.53	\$ 15.70 rounded
YEAR 4	\$ 368,444.88	\$ 30,703.74	\$ 16.09 rounded
YEAR 5	\$ 377,604.48	\$ 31,467.04	\$ 16.49 rounded
YEAR 6	\$ 386,993.16	\$ 32,249.43	\$ 16.90 rounded
YEAR 7	\$ 396,610.68	\$ 33,050.89	\$ 17.32
Total	\$2,582,320.32		

All operating expenses are included in the base rent, and the agency will not be responsible for any operating expense escalations. The lease includes free surface parking for employees and visitors. The following table represents comparable lease rates of similar business space in the Charleston area:

Agency	Address	Lease Term	Initial Rate/SF	Final Rate/SF
Health and Human Services	4130 Faber Place Drive, Suite 300	1/15/11-1/14/18	\$17.25	\$17.25
Continuum of Care	7410 Northside Drive	7/1/13-6/30/20	\$15.50	\$18.26
Vocational Rehabilitation	2070 N River Business Center	7/1/10-6/30/17	\$14.32	\$17.89
College of Charleston	5300 International Boulevard	9/1/09-10/31/14	\$18.68	\$20.22

Additionally, there are adequate funds for the lease according to a Budget Approval Form and multi-year plan submitted by the Agency.

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**4. What is JBRC asked to do?** Approve the proposed 7 year lease for the SC Department of Social Services at 3346 Rivers Avenue in Charleston.

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**5. What is recommendation of the Division of General Services?** Recommend approval of the proposed 7 year lease for the SC Department of Social Services at 3346 Rivers Avenue in Charleston.

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**6. List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56

## SOUTH CAROLINA CODE OF LAWS

### 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, legislative body, agency, government corporation, or other establishment or official of the executive, judicial, or legislative branches of this State. Governmental body excludes the General Assembly, Legislative Council, the Office of Legislative Printing, Information and Technology Systems, and all local political subdivisions such as counties, municipalities, school districts, or public service or special purpose districts.
- (2) The Budget and Control Board 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 Office of General Services of its requirement on rental request forms prepared by the office. 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 office agree meets necessary requirements and standards for state leasing as prescribed in procedures of the board 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 board 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 Office of General Services or his designee.

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

The State Budget and Control Board, 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 state agencies. The board'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 multi-year financial plan for review by the board's budget office with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into, and requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period, and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of Budget and Control Board approval before the adoption of any new lease that commits more than one million dollars in a five-year period

**AGENCY:** B&CB - State Budget Division

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

There are 15 Permanent Improvement projects pending as follows:

- 2 Establish Phase I, Pre-Design Budget
- 8 Establish Phase II, Construction Budget
- 3 Establish Project for Preliminary Land Studies
- 1 Final Land Acquisition
- 1 Establish Project and Final Land Acquisition

**COMMITTEE ACTION:**

Review and approve projects for transmittal to Budget and Control Board.

**ATTACHMENTS:**

Project Requests Worksheet - Summary 1-2015 A

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

**SUMMARY 1-2015 A Page 1 of 9  
 Forwarded to JBRC 07/31/14**

Item. 1. Agency: H27 University of South Carolina Project: 6108, South Tower Bathroom Renovation

CHE Approval Date: 06/23/14  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget.....\$48,000.00  
 [9] Other, Housing Maintenance Revenue.....\$48,000.00

Source  
 Other, Housing Maintenance Revenue 48,000.00  
 Total Funds 48,000.00

Purpose: To begin design work to renovate the bathrooms in the South Tower residence building. South Tower is a 92,004 square foot residence hall at the University of South Carolina. The scope of the renovations will include a comprehensive renovation of all 17 common student bathrooms located in the central core of the building. It is desired to also include the toilet room on the first floor and two toilet rooms located in the basement. Piping, exhaust and ventilation systems will be replaced and hazardous materials will be abated. Waterproofing will be installed at the floors and walls. Original shower, wall and floor tile finishes will be replaced. All lavatories, water closets and other plumbing fixtures will be replaced. Other finishes include lighting, toilet partitions and mirrors will be replaced. Disabled accessibility issues will also be corrected to comply with current codes. The building was built in 1965 and the plumbing systems are original to the building. Numerous leaks have developed and have been repeatedly patched over the years. Continual flooding from leaks will damage the building and expose students to hazardous materials should wall or ceiling finishes continue to deteriorate.

Ref: Supporting document pages 1-6

Item. 2. Agency: J12 Department of Mental Health Project: 9731, Tucker Center Long Term Care Facility Pavement Repairs

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for A&E Design

Budget After Action Proposed

Total budget.....\$7,500.00  
 [9] Other, Capital Improvement/Maintenance Funds.....\$7,500.00

Source  
 Other, Capital Improvement/Maintenance Fund 7,500.00  
 Total Funds 7,500.00

Purpose: To begin design work to repair the asphalt around the Tucker Long Term Care Facility located in Richland County. The Tucker Long Term Care Facility is a 50 acre campus made up of Stone Pavilion, which is 43 years old, and the Roddey Pavilion, which is 31 years old. The asphalt surfaces are original to the structures. Much of the asphalt roadway leading into the facility and on the roads between buildings has failed, causing safety issues. The resulting pot holes are in need of constant repair, and have had numerous temporary patches applied. The adjacent parking lots also need repair and resurfacing. The extent of repairs to be performed will be determined during pre-design. In some areas the asphalt as well as the base material will need to be replaced, while other areas will be resurfaced.

Ref: Supporting document pages 7-11

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 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

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Item 3. Agency: H12 Clemson University      Project: 9918, Douthit Hills Community Construction

CHE Approval Date: 07/01/14  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$212,652,000.00

(Add \$ 12,577,627.00 [2] Institution Bonds)	<u>Source</u>		<u>Amount</u>
(Add \$ 181,709,456.00 [3] Revenue Bonds)		Institution Bonds	12,577,627.00
(Add \$ 9,339,843.40 [9] Other, Dining Improvement Fund)		Revenue Bonds	181,709,456.00
(Add \$ 7,687,293.60 [9] Other, Bookstore Improvement Fund)		Other, Dining Improvement Fund	10,677,623.40
(Subtract \$ 1,852,000.00 [9] Other, Housing Improvement Fund)		Other, Bookstore Improvement Fund	7,687,293.60

Budget After Action Proposed

Purpose: To construct the Douthit Hills Student Community. The project was approved for pre-design in June 2014, which is now complete. The approximately 650,000 square foot Douthit Hills facility will be constructed on 52 acres of property at the front door to the campus and will include 980 beds of apartment style housing designated primarily for upper division students and residence halls with 782 beds designated for Bridge to Clemson students. There will also be a central hub with a 400 seat dining facility and spaces for retail operations, food service venues and student services amenities. The project will also include parking to accommodate residents, visitors and customers, as well as water and electrical infrastructure with an accompanying energy plant. The additional housing space in this project will allow Clemson to retire 483 beds in the Clemson House, producing an increase in net bed inventory of approximately 497 beds for upper division students. University housing had a waiting list of 529 upper division students last year. The project will also move Bridge-to-Clemson students to the campus area, enhancing their safety and integration into campus life. The LEED cost benefit analysis shows a positive cost benefit of \$60,199,453 over 30 years. The agency reports the total projected cost of this project is \$212,652,000 and that annual operating costs ranging from \$3.6 million to \$3.9 million will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2015 and for completion of construction is July 2018.

Total Funds 212,652,000.00

Ref: Supporting document pages 12-19



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 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

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Item. 4. Agency: H17 Coastal Carolina University Project: 9596, Singleton Building Renovation CHE Approval Date: 06/30/14  
 Committee Review Date:  
 B&C Board Approval Date:

<u>Action Proposed:</u>	Establish Construction Budget for \$9,000,000.00	Budget After Action Proposed	
(Add	\$4,000,000.00 [9] Other, Institutional Capital Project Fund)		<u>Amount</u>
(Add	\$3,865,000.00 [9] Other, Renovation Reserve/Plant Expansion)		4,000,000.00
(Add	\$1,000,000.00 [9] Other, Gift HCHEC)		4,000,000.00
			1,000,000.00
<u>Purpose:</u>	To perform renovations on the Edward M. Singleton Building. This project was established for design work in March 2013, which is now complete. The entire building, which encompasses 32,635 square feet, is to be renovated. The renovations will be an interior refurbishment including replacing the current elevator, ADA upgrades, asbestos removal, painting, and carpet replacement. Structural enhancements for the building will include adding a second elevator and handicap ramp, removal of all non-load bearing walls on the first floor to reconstruct layout to include event space, improved reconfiguration of administrative offices throughout and of the President's suite in regards to service and security. The mechanical improvements will be to the HVAC, electrical and plumbing systems. The renovations are needed to improve the mechanical, structural and interior refurbishments of the 50 years old building which houses approximately 90 administrators and staff members' offices. The services of departments in the building are used by hundreds of students, faculty and clients. The LEED cost benefit analysis shows a positive cost benefit of \$343,472 over 30 years. The agency reports total projected cost of this project is \$9 million, and no additional annual operating costs are anticipated in association with this project. The agency also reports the projected date for execution of the construction contract is May 2015 and the projected date for completion of construction is July 2016.		
			9,000,000.00

Ref: Supporting document pages 20-26

Item. 5. Agency: H17 Coastal Carolina University Project: 9599, Williams Brice Building Renovation

CHE Approval Date: 06/30/14  
 Committee Review Date:  
 B&C Board Approval Date:

<u>Action Proposed:</u>	Establish Construction Budget for \$2,300,000.00	Budget After Action Proposed	
(Add	\$2,265,500.00 [9] Other, Renovation Reserve/Plant Expansion)		<u>Amount</u>
<u>Purpose:</u>	To renovate portions of the Williams Brice Building at Coastal Carolina. The project was approved for pre-design in June 2013, which is now complete. The 42 year old 65,919 square foot academic and recreation facility houses the Health, Kinesiology, Sports Studies, and Women's Lacrosse programs, as well as campus recreation facilities. The work will include renovations to mechanical systems throughout the building, which incorporates the replacement of the existing HVAC systems for the pool area and the installation of associated piping and electrical service. The renovation will also include structural repairs in the pool area, and upfitting interior surfaces that includes painting, ceiling tile and carpet replacement. The agency reports the total projected cost of this project is \$2,300,000 and that annual operating savings of \$6,300 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2015 and for completion of construction is September 2015.		
			2,300,000.00
			2,300,000.00

Ref: Supporting document pages 27-32

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Item. 6. Agency: H27 University of South Carolina Project: 6091, Student Health Center Construction

CHE Approval Date: 06/23/14  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$27,500,000.00

(Add \$13,000,000.00 [2] Institution Bonds)  
 (Add \$13,817,500.00 [9] Other, Health Center Reserve Fund)

Budget After Action Proposed

<u>Source</u>	<u>Amount</u>
Institution Bonds	13,000,000.00
Other, Health Center Reserve Fund	14,500,000.00
Total Funds	27,500,000.00

Purpose: To construct a new Student Health Center adjacent to the existing Thompson Health Center at USC. The project was established in November 2011 for pre-design work, which is now complete. The Thompson Health Center is a 38,000 square foot facility that was constructed 41 years ago to serve a student population of 19,000. Student enrollment today is over 30,000. The new facility will be a five-story 64,500 square foot ambulatory care facility and will include medical clinics for general medicine, women's care, sports medicine/orthopedics, as well as a radiology unit and central testing laboratory. The facility will also provide meeting spaces for campus wellness education, including a 140 seat meeting room that can be subdivided into three classrooms, a demonstration kitchen, a pharmacy, and conference spaces. The facility will be connected to the existing Thompson Health Center by a corridor. The facility will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of \$1,335,150 over 30 years. The agency reports the total projected cost of this project is \$27,500,000.00, with additional annual operating costs ranging from \$536,290 to \$596,290 in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2014 and for completion of construction is March 2016.

Ref: Supporting document pages 33-40

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 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

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Item. 7. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6083, Greenville - Enterprise Campus Development

CHE Approval Date: 07/02/14  
Committee Review Date:  
B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$22,964,679.00

(Add      \$22,548,929.00    [9]    Other, Local Funds)

<u>Source</u>	<u>Amount</u>
Capital Reserve Fund	415,750.00
Other, Local Funds	22,548,929.00
<b>Total Funds</b>	<b>22,964,679.00</b>

Budget After Action Proposed

Purpose: To construct the Center for Manufacturing Innovation on the Greenville Technical College campus. The project was established for pre-design in October 2013, which is now complete. The new facility will have approximately 100,000 square feet and will accommodate a variety of the College's manufacturing technical programs. This facility is part of the Enterprise Campus, which will allow students to matriculate academic/credit bearing coursework in selected disciplines leading the awarding of a Certificate, Diploma or Associate Degree. Associate degrees consist of Machine Tool Technology, Mechatronics, Mechanical Engineering Technology, Electrical Engineering Technology, Engineering Graphics Technology, and Engineering Transfer. Diplomas field of study consists of Machine Tool Technology. Certificates field of studies consist of Mechatronics, Production Technology Associate, Advanced CNC Programmer, CNC Prep, Basic Machine Operator, CNC Machine Operator, Welding, Welding Fundamentals, and Specialized Welding. The Enterprise Campus will be a preferred provider for diverse manufacturing technical services to companies of all sizes. These services include Design for Manufacturing & Assembly, Advanced Machining Center, and Rapid Prototyping. The building project will consist of site construction, interior uplift, manufacturing uplift and building systems. The project will be constructed to a Green Globes Two Globe certification level. The Green Globes cost benefit analysis shows a positive cost benefit of \$229,315 over 30 years. The agency reports the total projected cost of this project is \$22,964,679. Additional operating costs are likely to result in the three years following project completion; however the agency cannot quantify them at this time. The projected date for execution of the construction contract is October 2014 and the projected date for completion of construction is June 2016.

Ref: Supporting document pages 41-50

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

Item. 8. Agency: D10 State Law Enforcement Division Project: 9523, SLED Data Center UPS Redundancy System

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$1,249,500.00

Budget After Action Proposed

(Add	\$1,245,750.00	[9] Other, SLED)		<u>Source</u>	<u>Amount</u>
				Other, SLED	1,249,500.00
				Total Funds	1,249,500.00

Purpose: To install an Uninterruptible Power Supply (UPS) Redundancy System in the data center at SLED. This project was approved for pre-design in November 2013, which is now complete. This system will provide backup power to SLED's Information Technology Division and Criminal Justice Information System. SLED currently has a UPS system that serves both the Headquarters building and the data center; however, SLED recently experienced a failure of this system that caused an uncontrolled shutdown of their servers. Due to this experience, SLED decided to explore the purchase of a redundant backup system dedicated only to the Data Center. The system will include both a UPS and diesel generator. Three existing aging HVAC units in the Data Center will also be replaced. In the event of a loss of power, the UPS serves to bridge the gap between the loss of power and the powering on of the diesel generator to prevent data loss and system down time. A 30 day load study was conducted to assess the Data Center's needs and determine the appropriate size and rating for the new system. The total projected cost of this project is \$1,249,500. The project will be funded with proceeds from Record Search Fees carried over from the previous fiscal year, of which the agency has a balance of \$17,706,261. SLED anticipates cost savings of \$7,298 in the three years following completion of the project. The projected date for execution of the construction contract is September 2014 and the projected date for completion of construction is June 2015.

Ref: Supporting document pages 51-57

Item. 9. Agency: H73 Vocational Rehabilitation Department Project: 9602, Florence VR Center Repaving

CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$503,000.00

Budget After Action Proposed

(Add	\$493,000.00	[7] Federal)		<u>Source</u>	<u>Amount</u>
				Federal	493,000.00
				Other, WTC Program Income	10,000.00
				Total Funds	503,000.00

Purpose: To repair and resurface the Florence Vocational Rehabilitation Center parking lot and loading area. The project was approved for pre-design in April 2014, which is now complete. The facility, which houses 35 staff and serves clients from throughout the Florence area, is over 32 years old and the parking lot and loading areas have deteriorated to the point they are in need of repair and resurfacing. The existing facilities have been patched as much as is economically feasible. Exterior lighting will also be added to the parking lot areas to enhance safety and security in the area. The agency reports the total projected cost of this project is \$503,000 and that annual operating costs ranging from \$1,000 to \$1,200 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is October 2014 and for completion of construction is January 2015.

Ref: Supporting document pages 58-63

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

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Item. 10. Agency: H73 Vocational Rehabilitation Department      Project: 9603, Sumter VR Center Repaving      CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Construction Budget for \$668,500.00

(Add	\$658,500.00	[7] Federal)	Budget After Action Proposed	<u>Amount</u>
			Federal	658,500.00
			Other, WTC Income Program	10,000.00
			Total Funds	668,500.00

Purpose: To repair and resurface the Sumter Vocational Rehabilitation Center parking lot and loading area. The project was approved for pre-design in April 2014, which is now complete. The facility, which houses 24 staff and serves clients from throughout the Sumter area, is over 38 years old and the parking lot and loading areas have deteriorated to the point they are in need of repair and resurfacing. The existing facilities have been patched as much as is economically feasible. Exterior lighting will also be added to the parking lot areas to enhance safety and security in the area. The agency reports the total projected cost of this project is \$668,500 and that annual operating costs ranging from \$1,000 to \$1,200 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is October 2014 and for completion of construction is January 2015.

Ref: Supporting document pages 64-69

Item. 11. Agency: H17 Coastal Carolina University      Project: 9605, University Place Acquisition      CHE Approval Date: Pending CHE Approval on 8/7/14  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for Preliminary Land Studies

Total budget.....	\$80,000.00	Budget After Action Proposed	<u>Amount</u>
[9] Other, Renovation Reserve/Plant Expansion.....	\$80,000.00	Other, Renovation Reserve/Plant Expansion	80,000.00
		Total Funds	80,000.00

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Coastal Carolina University is considering the purchase of 54.338 acres, including 46 residence halls and 11 associated activity and support structures. The residence halls contain 573 apartments with 2,079 beds. Currently the University has a lease purchase contract with the Coastal Housing Foundation which was approved by the SC Budget and Control Board on May 9, 2012. The lease purchase contract, which requires the university to pay the foundation 1.3 times the debt service owed by the foundation on the bonds, has an option to purchase for \$1 which can be exercised in 2042 at the termination of the contract. By purchasing these facilities now, the University can save \$66.9 million over the remaining term of the lease. These savings will allow the University to avoid raising student housing fees over the next several years while building a maintenance reserve to take care of future renovations to the residence halls.

Ref: Supporting document pages 70-74

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

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Item 12. Agency: H59 State Board for Technical and Comprehensive Education      Project: 6094, HGTC - Acquisition of Commercial Buildings      07/02/14  
 CHE Approval Date:  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for Preliminary Land Studies      Budget After Action Proposed

Total budget.....	\$20,000.00	<u>Amount</u>
[9] Other, College Fund.....	\$20,000.00	20,000.00
		20,000.00

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. Horry-Georgetown Technical College is considering the acquisition of approximately 2 commercial buildings along with 3.5 acres of land in the Business Park across from the Conway Campus in Horry County. The buildings include 14,160 square feet and 15,000 square feet of commercial space. The buildings will be used to house the College's CNC/Machine Tool, Welding, CDL/Truck Driver Training and HVAC programs. The College has outgrown its existing academic space for these programs, and desperately needs additional space to support growing these programs to meet increased employer demands. Acquiring existing structures is more cost advantageous than new construction, and will enable the College to expand its academic programs sooner than building a new structure.

Ref: Supporting document pages 75-80

Item 13. Agency: P12 Forestry Commission      Project: 9598, Ruffield Tract Acquisition      N/A  
 CHE Approval Date:  
 Committee Review Date:  
 B&C Board Approval Date:

Action Proposed: Establish Project for Preliminary Land Studies      Budget After Action Proposed

Total budget.....	\$20,000.00	<u>Amount</u>
[9] Other, Sale of Property Fund.....	\$20,000.00	20,000.00
		20,000.00

Purpose: To procure the investigative studies required to adequately evaluate property prior to purchase. The South Carolina Forestry Commission is considering the purchase of approximately 217 acres of forested land located near Wedgefield in Sumter County that is adjacent to the Manchester State Forest. The tract is stocked with five year old pines, making it productive forest land which is a good fit with the management objectives of the State Forest System. Pending the results of investigative studies, the agency plans to add this property to the Wildlife Management Program at the Manchester State Forest, making it available to the public for hunting and other forms of recreation. The tract is under multiple flight paths between Shaw Air Force base and Poinsett Electronic Combat range, and adding this property to the State Forest would help preserve the area surrounding these flight paths for public use. A partnership through the Conservation Fund with the Department of Defense and the South Carolina Conservation Bank would allow the Forestry Commission to purchase the tract with only 10% of the purchase price being paid with Forestry Commission funds.

Ref: Supporting document pages 81-87

**State Budget and Control Board, Office of State Budget – Capital Budgeting Unit  
 Summary of Permanent Improvement Project Actions Proposed by Agencies  
 May 16, 2014 through July 30, 2014**

**SUMMARY 1-2015 A Page 9 of 9  
 Forwarded to JBRC 07/31/14**

Item. 14. Agency: H17 Coastal Carolina University      Project: 9603, Academic Classroom/Office Building II Land Acquisition      CHE Approval Date: 06/23/14  
 Committee Review Date:  
 B&C Board Approval Date:

<u>Action Proposed:</u> Final Land Acquisition	Budget After Action Proposed	
	<u>Source</u>	<u>Amount</u>
	Other, Renovation Reserve/Plant Expansion	20,000.00
	Total Funds	20,000.00

Purpose: To accept 2.94 acres of land which is being donated to Coastal Carolina University by the Coastal Educational Foundation. The project was established in March 2014 for preliminary land studies, which are now complete. This land is being acquired for the purpose of building a new 52,000 square foot academic classroom and office building located on the Coastal Carolina Campus. This building will include office and classroom space to serve the growing faculty, staff and student population of Coastal Carolina University. The new building should serve approximately 100 faculty and staff members, and provide an estimated 500-600 additional classroom seats for students per class period. The agency reports the total projected cost of the new building is \$18.0 million and additional operating costs of \$200,000 are anticipated in connection with the new building. There are no additional operating costs associated with the acquisition of the 2.94 acres as the University already maintains the land and funds the costs in the current operating budget. The agency reports the estimated completion of the land acquisition is October 2014.

Ref: Supporting document pages 88-97

Item. 15. Agency: P24 Department of Natural Resources      Project: 9939, Berkeley – Keystone Tract Land Donation      CHE Approval Date: N/A  
 Committee Review Date:  
 B&C Board Approval Date:

<u>Action Proposed:</u> Final Land Acquisition	Budget After Action Proposed	
	<u>Source</u>	<u>Amount</u>
	Other, Heritage Land Trust	10,000.00
	Total Funds	10,000.00

Purpose: To establish the project and accept the donation of approximately 1.682 acres of land which is being donated by Quenby Barony, LLC, an affiliate of the Low Country Open Land Trust. The land is being acquired for dedication as a heritage preserve as the acquisition will provide additional habitat for the restoration of longleaf pine in the lower coastal plain while restoring native vegetation to wetland areas. The property will be open to the public for outdoor recreational activities, including hunting, hiking and wildlife viewing. The property borders the Francis Marion National Forest as well as other protected properties along the east branch of the Cooper River. The property is one of several tracts that are part of a mitigation package required under the Federal Clean Water Act in association with the expansion of the Boeing Company aircraft facility in Charleston County. Boeing and the Low Country Open Land Trust are currently engaging in wetland enhancement and restoration on the tract. Upon conclusion of these activities, the land acquisition will be completed.

Ref: Supporting document pages 98-106

**AGENCY:** Joint Bond Review Committee

**PROJECT/SUBJECT:** Future Meeting Schedule

# 2014

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**Next two tentatively-scheduled meetings of the Budget & Control Board are October 14 and December 9, 2014.**

**COMMITTEE ACTION:**  
Schedule next meeting.

**ATTACHMENTS:**  
None