

# Capital Improvements Joint Bond Review Committee

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## JOINT BOND REVIEW COMMITTEE MEETING

**DATE:** Wednesday, January 16, 2019  
**TIME:** 9:00 a.m.  
**LOCATION:** Room 105, Gressette Building

### AGENDA

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**JOINT BOND REVIEW COMMITTEE**  
Meeting of January 16, 2019

**Item Number 1**

**AGENCY:** Joint Bond Review Committee  
Special Subcommittee

**PROJECT/SUBJECT:** Subcommittee Report  
South Carolina Disaster Recovery Office

On December 4, 2018, the Chairman of the Joint Bond Review Committee established the special subcommittee to study federal funding to the SC Disaster Recovery Office and the amount and pace of expenditures.

Originally established and continued by subsequent Executive Orders, the South Carolina Disaster Recovery Office administers 2 US Department of Housing and Urban Development Community Development Block Grant – Disaster Relief grants for the 2015 Severe Storm with a final award amount of \$126 million; and for Hurricane Matthew (2016) with a final award amount of \$95 million. The Office also administers a FEMA disaster case management grant of \$4.5 million which is funded through January 19, 2019. The SC Community Development Block Grant Steering Committee provides advice to the Disaster Recovery Office on the development of the HUD-prescribed state action plan and provides oversight for its implementation, and administration of the grant funds.

The subcommittee convened on December 12, 2018 and received a presentation from the Office and remarks from The Honorable Joseph T. McElveen, Jr., Mayor of Sumter, South Carolina. From this meeting and subsequent analysis, the subcommittee has made determinations for matters within its initial scope and will offer recommendations.

**COMMITTEE ACTION:**

Receive the report of the special subcommittee and evaluate recommendations.

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

**PROJECT/SUBJECT:** Proposed Lease  
SC Department of Administration Disaster Recovery Office  
636 Rosewood Drive, Columbia

The SC Department of Administration Disaster Recovery Office requests review of its proposal to lease 17,600 rentable square feet located at 636 Rosewood Drive, Columbia, from Precoat Metals Corporation. The Disaster Recovery Office has been in this location since October 3, 2016 and wishes to continue leasing the current space with a reduction of 1,930 square feet. The current lease expires on January 16, 2019.

The SC Department of Administration conducted a solicitation and received 3 proposals. The selected location represents the lowest bid.

The term of the proposed lease is 5 years beginning January 17, 2019, at a rate of \$12.57 per square foot for the first year, with increases of 3 percent annually thereafter, for a total payout of \$1,174,800. The rate includes all maintenance and operating costs, office furniture, and sufficient parking for staff and visitors.

The Department of Administration reports that lease payments will be made from federal funds and that funding for payments will be sufficient throughout the lease term according to the agency's submission. The Department of Administration reports that comparable rates for similar commercial space in the Columbia area range from \$13.50 to \$17.95 per square foot.

**COMMITTEE ACTION:**

Review and make recommendation regarding the proposed lease for the SC Department of Administration Disaster Recovery Office.

**ATTACHMENTS:**

- 1) Department of Administration, Facilities Management and Property Services Summary
- 2) 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 16, 2019

Regular Agenda

**1. Submitted by:**

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

  
Ashlie Lancaster, Director  
Facilities Management and Property Services

**2. Subject:** SC Department of Administration Disaster Recovery Office Lease- 636 Rosewood Drive in Columbia

**3. Summary Background Information:**

The SC Department of Administration Disaster Recovery Office (DRO) requests approval to lease 17,600 rentable square feet located at 636 Rosewood Drive in Columbia from Precoat Metals Corporation (Landlord). DRO has been in this location since October 3, 2016 and wishes to continue leasing the current space with a reduction of 1,930 square feet. This space accommodates all the needs of DRO and meets the state space standards with a density of approximately 144 SF/person. DRO's current leases at the location expire January 16, 2019.

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

The lease term will be five (5) years commencing January 17, 2019. Rent will be \$12.57 per square foot for the first year of the lease, with three (3) percent annual escalations thereafter as shown on the chart below:

Year	Rate/SF	Annual Rent
1	\$12.57	\$221,232
2	\$12.95	\$227,920
3	\$13.34	\$234,784
4	\$13.74	\$241,824
5	\$14.15	\$249,040
<b>Total</b>		<b>\$1,174,800</b>

The rent includes all operating costs, office furniture and cubicles, as well as free access to the surface lot which contains adequate parking spaces for staff and visitors. Lease payments will be made from federal funds, and there are adequate funds for the lease according to the Budget Approval Form and multi-year plan submitted by the Agency.

The following are comparables of similar commercial space in Columbia area:

Location	Rate/SF
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1901 Main Street	\$17.95
317 Zimalcrest Drive	\$13.50
246 Stoneridge Drive	\$16.50

Above rates are subject to escalations over the term and do not reflect tenant improvement costs.

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**4. What is JBRC asked to do?** Approve the proposed lease for the SC Department of Administration Disaster Recovery Office at 636 Rosewood Drive in Columbia.

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**5. What is recommendation of the Department of Administration?** Approve the proposed lease for the SC Department of Administration Disaster Recovery Office at 636 Rosewood Drive in Columbia.

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**6. List of Supporting Documents:**

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

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

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

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

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

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

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

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

Code Commissioner's Note

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

#### Effect of Amendment

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

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

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

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

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

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

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

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

(a) a nonappropriation for the renting agency;

(b) a dissolution of the agency; and

- (c) the availability of public space in substitution for private space being leased by the agency;
- (4) rejecting an agency's request for additional space or space at a specific location, or both;
- (5) directing agencies to be located in public space, when available, before private space can be leased;
- (6) requiring the agency to submit a multiyear financial plan for review by the department with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of State Fiscal Accountability Authority approval before the adoption of any new or renewal lease that commits more than two hundred thousand dollars annually in rental or lease payments or more than one million dollars in such payments in a five-year period.

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

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

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

#### Effect of Amendment

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



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

**PROJECT/SUBJECT:** Proposed Leases  
SC Department of Probation, Parole and Pardon Services  
SC Department of Consumer Affairs  
SC Commission for Minority Affairs  
293 Greystone Boulevard, Columbia

Proposed Leaseback  
SC Department of Administration  
2221 Devine Street, Columbia

The SC Department of Administration requests review of proposed leases for the SC Department of Probation, Parole and Pardon Services, the SC Department of Consumer Affairs, and the SC Commission for Minority Affairs, each of which will be relocated to 293 Greystone Boulevard, Columbia from 2221 Devine Street, Columbia.

The request follows the planned disposition by the Department of Administration of 2.83 acres and a 96,753 square foot office building located at 2221 Devine Street, pursuant to its Statewide Real Estate Strategic Plan. The property is under contract for sale to the City of Columbia contingent on requisite approvals of leases supporting relocation of these current tenants.

The state will avoid \$7.8 million in deferred maintenance and future capital, maintenance and operating costs as a result of the sale and relocation of these tenants.

The Department of Administration conducted a solicitation for commercially leased space and received 4 proposals. The selected location represents the lowest bid.

The Department of Administration recommends approval for each agency to enter into 10-year leases at 293 Greystone Boulevard. Foster, Saad & Company is the landlord of the property to be leased. The rate for each lease will be \$10.95 per square foot for the first year, includes all operating costs with the exception of electricity throughout the term, and is subject to annual escalation. Rent includes access to sufficient parking for staff and visitors. Moving costs, office furniture and cubicles will be funded from proceeds of the sale of the 2221 Devine Street facility.

The following table summarizes information included in the Department of Administration's submission materials.

	SC Department of Probation, Parole and Pardon Services	SC Department of Consumer Affairs	SC Commission for Minority Affairs
Square Footage	56,192	15,783	3,885
Base Rent and Operating Expense Subject to Cap			
Year 1	\$ 615,302	\$ 172,824	\$ 42,541
Year 10	707,966	198,827	48,960
Total Payout Over Term	\$ 6,637,577	\$ 1,864,315	\$ 458,921
Expected Savings (Cost), Overall	\$ 575,622	( \$ 308,000 )	\$ 2,800

The Department of Administration reports that funding for payments will be sufficient throughout the lease term according to the agency's submission. The Department of Administration also reports that comparable rates for similar commercial space in the Columbia area range from \$14.75 to \$15.50 per square foot.

Terms of the sale of 2221 Devine Street provide for leaseback for up to 6 months at the state's standard rate of \$11.29 per square foot while new commercial space is upfitted by the landlord, which is expected to take 90 days from the start of the lease. The landlord will fund \$1.5 million in upfit costs. If the upfit exceeds \$1.5 million, the Department of Administration will pay up to \$200,000 in upfit costs out of the proceeds from the sale of the facility, with the Landlord responsible for any remaining additional costs.

Leaseback provisions include 2 possible 3-month extensions at rates of \$12.42 and \$13.66 per square foot, respectively.

#### **COMMITTEE ACTION:**

- 1) Review and make recommendation regarding the proposed commercial leases for the SC Department of Probation, Parole and Pardon Services; the SC Department of Consumer Affairs; and the SC Commission for Minority Affairs
- 2) Review and make recommendation regarding the proposed leaseback provisions for the SC Department of Administration.

#### **ATTACHMENTS:**

- 1) Department of Administration, Facilities Management and Property Services Summary
- 2) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws
- 3) Business Case Analysis prepared by CBRE
- 4) Letter from the SC Department of Probation, Parole and Pardon Services dated January 3, 2019
- 5) Letter from the SC Department of Consumer Affairs dated January 4, 2019
- 6) Letter from the Commission for Minority Affairs dated January 3, 2019

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: January 16, 2019

Regular Agenda

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**1. Submitted by:**

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



Ashlie Lancaster, Director  
Facilities Management and Property Services

**2. Subject:** SC Department of Probation, Parole and Pardon Services, SC Department of Consumer Affairs and SC Commission for Minority Affairs Leases- 293 Greystone Boulevard in Columbia

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**3. Summary Background Information:**

On June 22, 2016, the State Fiscal Accountability Authority (SFAA) approved the disposition of 2.83± acres and a 96,753 square foot office building (together the "Facility") located at 2221 Devine Street in Columbia by the SC Department of Administration (Admin). Admin now has a contract for the purchase of the Facility by the City of Columbia contingent upon requisite approvals of leases for relocating the current tenants, which include the SC Department of Probation, Parole and Pardon Services (DPPPS), SC Department of Consumer Affairs (DCA) and SC Commission for Minority Affairs (CMA). The University of South Carolina (USC or University) also occupies 5,486 SF in the Facility for their Psychological Services Division which they will relocate separately either to space already owned by the University or other commercial space.

As indicated in the Statewide Real Estate Strategic Plan, the Facility costs the state more to own than it would to relocate the tenants to commercial space, with over \$5M in deferred maintenance and in recapitalization costs that require funding over the next ten (10) years. The space is functionally obsolete and would need significant renovations to meet the needs of the tenants. For example, physical security enhancements and significant renovations would be necessary to ensure the segregation and safety of victims and their families as well as offender families at Parole and Pardon Board meetings. Additionally, the space prevents optimal space utilization with regard to both the ability to co-locate supportive functions for collaboration and to meet the target state space standards of 210 SF per person.

The attached business case analysis prepared by CBRE further indicates an overall cost of occupancy savings to the state of \$7.8M over the next ten (10) years to move the current tenants at 2221 Devine to commercial space, including USC. These savings only reflect savings to the state based on annual M&O and deferred maintenance and do not include additional savings from the significant renovations that would be needed to make the space functional for the tenants.

Following approval of the sale of the Facility, Admin's broker, CBRE, conducted a solicitation for sale of the Facility and for a market purchase, build to suit, or commercial lease for the relocation of DPPPS, DCA and CMA. Three (3) proposals were received but none were in the

best interest of the State. Since that time, the Facility has remained for sale through CBRE but until recently no offers were received at or above appraised value.

In January of 2018, Admin conducted a solicitation seeking commercially leased space. Four (4) proposals were received and Admin is requesting approval for DPPPS, DCA, and CMA to each enter into ten (10) year leases at the lowest bid proposal located at 293 Greystone Boulevard in Columbia. The Landlord is Foster, Saad & Company (Landlord). The rate for each lease will be \$10.95/SF for the first year with annual escalations as detailed below. The space offers a less expensive alternative for the state than remaining at the Facility and will provide the agencies with space that will better suit their missions. For example for DPPPS, the new location includes adequate segregation for victim and offender families to help ensure adherence with the SC Victims' Bill of Rights. The rent includes all operating costs, with the exception of electricity.

**Probation, Parole, and Pardon Services**

Staying at the current Facility, DPPPS will pay \$11.29/SF for 65,279 SF for a total of \$736,999.91 annually.

Rent - 2221 Devine St.

1	2	3	4	5	6	7	8	9	10	Total
\$736,999.91	\$736,999.91	\$736,999.91	\$736,999.91	\$736,999.91	\$736,999.91	\$736,999.91	\$736,999.91	\$736,999.91	\$736,999.91	\$7,369,999.10

The selected location includes 56,192 SF at a rate of \$10.95/SF for the first year with base rent and operating expense escalations thereafter excluding electricity. The reduction in square footage is a result of conformance with the state space standards with a density of 199 SF/person, as well as moving DPPPS' information technology functions to the state Data Center. With the 2% cap on operating expense escalations, the maximum DPPPS would pay in rent each year is as follows:

Rent - 293 Greystone Blvd..

1	2	3	4	5	6	7	8	9	10	Total
\$615,302.00	\$625,763.00	\$636,401.00	\$647,219.00	\$658,222.00	\$669,412.00	\$680,792.00	\$692,365.00	\$704,135.00	\$707,966.00	\$6,637,577.00

At the new location, DPPPS will save \$732,422.10 in rent over the 10-year term.

Electricity costs are estimated at \$1.25/SF for the first year with 2% increases annually thereafter, or approximately \$769,000 over the 10-year term. DPPPS currently pays approximately \$51,000 in excess energy and billable work orders at 2221 Devine, or approximately \$612,000 with estimated escalations over the next 10 years. As such, it is estimated that overall DPPPS will save a minimum of approximately \$575,622 over 10 years at the new location.

**Consumer Affairs**

Staying at the current Facility, DCA will pay \$170,015.99 annually in rent for 15,356 SF.

Rent - 2221 Devine St.

1	2	3	4	5	6	7	8	9	10	Total
\$170,015.99	\$170,015.99	\$170,015.99	\$170,015.99	\$170,015.99	\$170,015.99	\$170,015.99	\$170,015.99	\$170,015.99	\$170,015.99	\$1,700,159.90

The selected location includes 15,783 SF at a rate of \$10.95/SF for the first year with base rent and operating expense escalations thereafter excluding electricity. The slight increase in total square footage for DCA from the current to the new location is a result of additional staff; however, they remain in conformance with the state space standards with a density of 210 SF/person. With the 2% cap on operating expense escalations, the maximum DCA would pay in rent each year is as follows:

Rent - 293 Greystone Blvd.

1	2	3	4	5	6	7	8	9	10	Total
\$172,824.00	\$175,762.00	\$178,750.00	\$181,789.00	\$184,879.00	\$188,022.00	\$191,218.00	\$194,469.00	\$197,775.00	\$198,827.00	\$1,864,315.00

At the new location, DCA will pay an increase in rent of \$164,155.10 over the 10-year term.

Electricity costs are estimated at \$1.25/SF for the first year with 2% increases annually thereafter, or approximately \$216,000 over the 10-year term. DCA currently pays approximately \$6,000 in excess energy and billable work orders at 2221 Devine, or approximately \$72,000 with estimated escalations over the next 10 years. As such, it is estimated that overall DCA will pay a maximum potential increase of approximately \$308,000 over 10 years at the new location.

**Minority Affairs**

Staying at the current Facility, CMA will pay \$49,088.92 annually in rent for 4,348 SF at 2221 Devine St.

Rent - 2221 Devine St.

1	2	3	4	5	6	7	8	9	10	Total
\$49,088.92	\$49,088.92	\$49,088.92	\$49,088.92	\$49,088.92	\$49,088.92	\$49,088.92	\$49,088.92	\$49,088.92	\$49,088.92	\$490,889.20

The selected location includes 3,885 SF at a rate of \$10.95/SF for the first year with base rent and operating expense escalations thereafter excluding electricity. The slight reduction in square footage is a result of conformance with the state space standards with a density of 182 SF/person. With the 2% cap on operating expense escalations, the maximum CMA would pay in rent each year is as follows:

Rent - 293 Greystone Blvd..

1	2	3	4	5	6	7	8	9	10	Total
\$42,541.00	\$43,264.00	\$43,999.00	\$44,747.00	\$45,508.00	\$46,282.00	\$47,069.00	\$47,869.00	\$48,682.00	\$48,960.00	\$458,921.00

At the new location, CMA will save \$31,968.20 in rent over the 10-year term.

Electricity costs are estimated at \$1.25/SF for the first year with 2% increases annually thereafter, or approximately \$53,000 over the 10-year term. CMA currently pays approximately \$2,000 in excess energy and billable work orders at 2221 Devine, or approximately \$24,000 with estimated escalations over the next 10 years. As such, it is estimated that overall CMA will save a minimum of approximately \$2,800 over 10 years at the new location.

The rent includes free access to the surface lot which contains adequate parking spaces for staff and visitors; the new space actually includes fifty (50) more parking spaces than the current location. Moving costs, office furniture and cubicles will be funded from the proceeds of the sale of the Facility.

The following are comparables of similar commercial space in Columbia area:

Location	Rate/SF
300 Arbor Lake Drive	\$15.25
8911 Farrow Road	\$14.75
7325 Two Notch Road	\$15.50

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

The sale of the Facility also provides for a leaseback by the Department of Administration for up to 6 months while the new commercial space is upfitted by the Landlord, which upfit is estimated to take ninety (90) days from the effective date of the lease. The Landlord will fund \$1.5 M in upfit costs. If the cost of the upfit exceeds \$1.5 M, the Department of Administration will pay up to \$200,000 in upfit costs out of the proceeds from the sale of the Facility, with the Landlord responsible for any remaining additional costs. The leaseback is at the state standard rate of \$11.29/SF with Admin continuing to provide all maintenance and operations during the term of the leaseback, representing no change to the current direct costs being incurred. The leaseback also provides for two (2) possible three (3) month extensions at rates of \$12.42/SF and \$13.66/SF respectively.

There are adequate funds for the leases according to the Budget Approval Forms and multi-year plans submitted by the agencies.

**4. What is JBRC asked to do?** Approve the proposed leaseback for the SC Department of Administration and the proposed commercial leases for the SC Department of Probation, Parole and Pardon Services, SC Department of Consumer Affairs and SC Commission for Minority Affairs.

**5. What is recommendation of the Department of Administration?** Approve the proposed leaseback for the SC Department of Administration and the proposed commercial leases for the SC Department of Probation, Parole and Pardon Services, SC Department of Consumer Affairs and SC Commission for Minority Affairs.

**6. List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- CBRE Business Case Analysis
- Letter from the Department of Probation, Parole and Pardon Services
- Letter from the Department of Consumer Affairs
- Letter from the Commission for Minority 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.

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

Code Commissioner's Note

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

#### Effect of Amendment

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

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

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

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

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

- (1) assessing and evaluating agency needs, including the authority to require agency justification for any request to lease public or private space;
- (2) establishing standards for the quality and quantity of space to be leased by a requesting agency;
- (3) devising and requiring the use of a standard lease form (approved by the Attorney General) with provisions which assert and protect the state's prerogatives including, but not limited to, a right of cancellation in the event of:
  - (a) a nonappropriation for the renting agency;
  - (b) a dissolution of the agency; and

- (c) the availability of public space in substitution for private space being leased by the agency;
- (4) rejecting an agency's request for additional space or space at a specific location, or both;
- (5) directing agencies to be located in public space, when available, before private space can be leased;
- (6) requiring the agency to submit a multiyear financial plan for review by the department with copies sent to Ways and Means Committee and Senate Finance Committee, before any new lease for space is entered into; and
- (7) requiring prior review by the Joint Bond Review Committee and the requirement of State Fiscal Accountability Authority approval before the adoption of any new or renewal lease that commits more than two hundred thousand dollars annually in rental or lease payments or more than one million dollars in such payments in a five-year period.

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

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

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

#### Effect of Amendment

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

Draft 9-19-18

120-Month Analysis Period

Executive Summary

Analysis as of 1/1/19

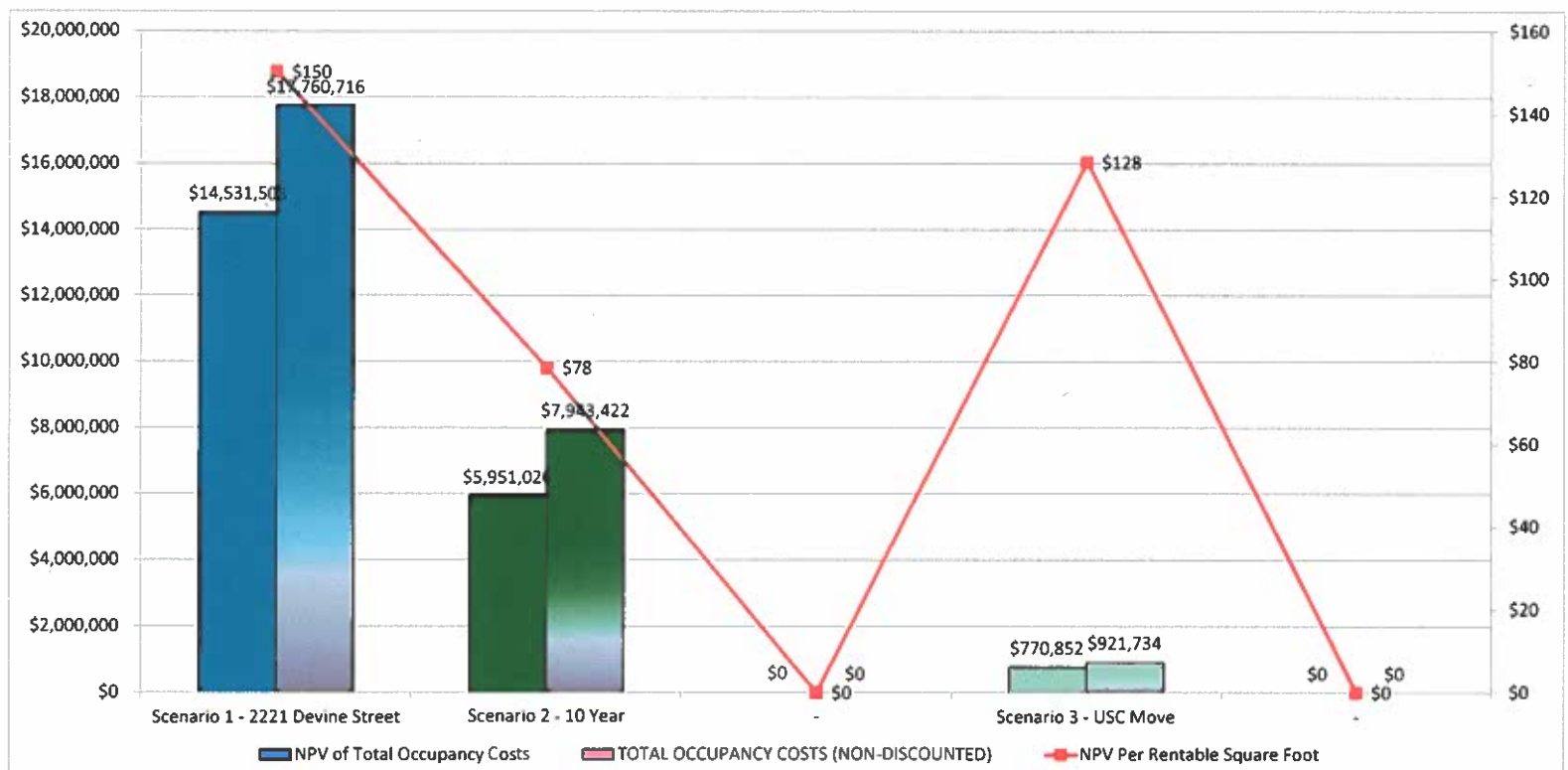
Current Occupancy Cost  
NPV  
\$14,531,508

Lease Occupancy Cost  
NPV  
\$5,951,026

USC Move  
NPV  
\$770,852



Scenario	Scenario 1 2221 Devine Street	Scenario 2 10 Year Lease	Scenario 3 USC Move
Existing Location Action	Maintain Existing	Lease	Lease
Full Time Employees	225	225	0
Net Rentable Square Feet	96,753	75,860	6,000
Load Factor	-	-	-
Gross Square Feet	96,753	75,860	6,000
Start Date	1/1/2019	1/1/2019	1/1/2019
Expiration / End Date	12/31/2028	12/31/2028	12/31/2028
Term	10 Years	10 Years	10 Years
Term (Months)	120 Months	120 Months	120 Months
Initial Annual Rent (PSF)	\$0.00 NNN	\$0.00 NNN	\$0.00 FSG w/ Base Year
Type of Increase	Detailed (See Cash Flow)	Detailed (See Cash Flow)	Detailed (See Cash Flow)
Rent Abatement (Months)	None	None	None
Rent Abatement Notes	No Rent Abatement	No Rent Abatement	No Rent Abatement
Expenses			
Operating	\$7.67	\$4.75	\$0.00
Janitorial	\$0.00	\$0.00	\$0.00
Utilities	\$0.00	\$1.25	\$0.00
Expense #4	\$0.00	\$0.00	\$0.00
Total Expenses	\$7.67	\$6.00	\$0.00
Parking	0 @ \$0.00/Mo	0 @ \$0.00/Mo	0 @ \$0.00/Mo
TI and Other Cost Expense (PRSF)			
Tenant Improvement Requirement	\$0.00	\$0.00	\$0.00
Other (Moving, IT, Furniture, Space Planning)	\$0.00	\$0.00	\$0.00
TI Allowance (PRSF)	\$0.00	\$0.00	\$0.00
<b>PRE-TAX NET PRESENT VALUE</b>	<b>\$20,482,534</b>		
NPV of Total Occupancy Costs	<b>\$14,531,508</b>	<b>\$5,951,026</b>	<b>\$770,852</b>
NPV Differential	Base Line	(\$8,580,482)	(\$13,760,656)
NPV Differential (%)	Base Line	-59%	-95%
NPV Per Rentable Square Foot	<b>\$150</b>	<b>\$78</b>	<b>\$128</b>
NPV Differential Per RSF	Base Line	(\$72)	(\$22)
NPV Differential Per RSF (%)	Base Line	-48%	-14%
NPV Per Usable Square Foot	<b>\$150</b>	<b>\$78</b>	<b>\$128</b>
NPV Differential Per USF	Base Line	(\$72)	(\$22)
NPV Differential Per USF (%)	Base Line	-48%	-14%
<b>ANNUAL ANNUITY</b>			
Annual Annuity of Rent, OpEx, Capital @ 4.00%	\$1,765,493	\$1,156,992	\$93,654
Annual Annuity of Acquisition / Disposition @ 8.00%	\$0	(\$520,059)	\$0
Total Annual Annuity	\$1,765,493	\$636,934	\$93,654
<b>TOTAL OCCUPANCY COSTS (NON-DISCOUNTED)</b>			
Total Rent, Recovery & Parking Costs	\$17,760,716	\$11,515,422	\$921,734
Total Up-Front Capital Costs	\$0	(\$3,572,000)	\$0
Total Pre-Tax Occupancy Costs	<b>\$17,760,716</b>	<b>\$7,943,422</b>	<b>\$921,734</b>
Pre-Tax Occupancy Cost Differential	Base Line	(\$9,817,294)	(\$16,838,982)
Pre-Tax Occupancy Cost Differential (%)	Base Line	-55%	-95%
Ave. Ann. Occupancy Costs (Excl. Capital Items)	\$812,291	\$999,822	\$74,173
Ave. Ann. Occupancy Costs Per FTE	\$3,610.18	\$4,443.65	#DIV/0!
Notes	Scenario 1 Notes	Scenario 2 Notes	



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**State of South Carolina**  
**Department of Probation, Parole and Pardon Services**

**HENRY McMASTER**  
Governor



**JERRY B. ADGER**  
Director

2221 DEVINE STREET, SUITE 600  
POST OFFICE BOX 50666  
COLUMBIA, SOUTH CAROLINA 29250  
Telephone: (803) 734-9220  
Facsimile: (803) 734-9440  
[www.dppps.sc.gov](http://www.dppps.sc.gov)

January 3, 2019

Ms. Ashley Lancaster  
South Carolina Department of Administration  
Real Property Services  
1200 Senate Street, Suite 460  
Columbia, SC 29201

Re: Lease for SC Department of Probation, Parole & Pardon Services

The South Carolina Department of Probation, Parole & Pardon Services (SCDPPPS) request approval by the Joint Bond Review Committee and the State Fiscal Accountability Authority of a 10-year lease with Foster, Saad & Company for 56,192 Square feet of the Office Space located at 293 Greystone Blvd, Columbia, SC 29210. This space is required as our current location on 22221 Devine Street has been sold. A longer lease provides a consistent location for taxpayers and minimizes office re-location costs.

This location gives SCDPPPS a competitive rate, security and space to accommodate approximately 699 staff and will provide adequate parking spaces to accommodate staff, victims, and visitors to our facility. We toured approximately three sites and considered the following in our decision-making: cost, proximity to the interstate, interior office design, and building accessibility for our victims, their families, offenders and visitors.

SCDPPPS continues and is committed to efficiently and effectively prepare offenders under its supervision toward becoming productive members of the community; provide assistance to the victims of crimes, the courts and the Parole Board; and protect public trust and safety. This lease will be funded through a combination of state appropriated funds and revenue collected by the agency.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry B. Adger".

Jerry B. Adger  
Director



*"Nation's First Probation Agency accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA)."*





# The State of South Carolina Department of Consumer Affairs

2221 DEVINE STREET, STE 200  
PO BOX 5757  
COLUMBIA, SC 29250-5757

**Carri Grube Lybarker**  
Administrator/  
Consumer Advocate

*Celebrating Over 40 Years of Public Service*

January 4, 2019

**Commissioners**  
**David Campbell**  
Chair  
Columbia  
**Eboni S. Nelson**  
Vice Chair  
Columbia  
**Mark Hammond**  
Secretary of State  
Columbia  
**Caroline Ballington**  
Conway  
**Carlisle Kennedy**  
Leesville  
**W. Fred Pennington, Jr.**  
Taylors

Ms. Ashlie Lancaster  
SC Dept. of Administration  
Real Property Services  
1200 Senate Street, Suite 460  
Columbia, SC 29201

**RE: Lease for SC Department of Consumer Affairs**

Dear Ms. Lancaster:

The SC Department of Consumer Affairs (DCA/ Department) requests approval by the Joint Bond Review Committee and the State Fiscal Accountability Authority of a 10-year lease with Foster, Saad & Company for 15, 783 square feet of office space located at 293 Greystone Blvd., Columbia, SC 29210. The Department is seeking to relocate as our current location on 2221 Devine Street has been sold.

The Department toured several potential office locations over the past two years. We find the Greystone location to be best suited for our agency as it provides a competitive rate, space to accommodate staff and securely store records, easy access for customers and sufficient parking. The ten-year lease duration further provides a consistent location for our office, preventing disruption of our mission to protect consumers in the marketplace while giving due regard to those businesses acting honestly and fairly, and minimizes future office relocation costs. The lease will be funded through a combination of general and other funds.

Thank you for your assistance in this process and for your consideration of our request. Please feel free to contact me with any questions.

Best regards,

Carri Grube Lybarker, Esq.

<b>ADMINISTRATOR</b> Tel.: 803-734-4233 Fax: 803-734-4060	<b>PUBLIC INFORMATION</b> Tel.: 803-734-4296 Fax: 803-734-4060	<b>CONSUMER ADVOCACY</b> Tel.: 803-734-4200 Fax: 803-734-4060	<b>ENFORCEMENT/ INVESTIGATORS</b> Tel.: 803-734-4200 Fax: 803-734-4287	<b>CONSUMER COMPLAINTS</b> Tel.: 803-734-4200 Fax: 803-734-4286	<b>ID THEFT UNIT</b> Tel.: 803-734-4200 Fax: 803-734-4229	<b>PROCUREMENT &amp; ACCOUNTING</b> Tel.: 803-734-4200 Fax: 803-734-4299
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State of South Carolina



Commission for Minority Affairs

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2221 Devine Street, Suite 408, Columbia, SC 29205

Phone: (803) 333-9621

Fax: (803) 333-9627

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January 3, 2019

Ms. Ashley Lancaster  
South Carolina Department of Administration  
Real Property Services  
1200 Senate Street, Suite 460  
Columbia, SC 29201

Re: Lease for SC Commission for Minority Affairs

The South Carolina Commission for Minority Affairs (CMA) request approval by the Joint Bond Review Committee and the State Fiscal Accountability Authority of a 10-year lease with Foster, Saad & Company for 3885 Square feet of the Office Space located at 293 Greystone Blvd, Columbia, SC 29210. This space is required as our current location on 2221 Devine Street has been sold. A longer lease provides a consistent location for taxpayers and minimizes office re-location costs.

This location gives CMA a competitive rate, security and space to accommodate staff and will provide adequate parking spaces to accommodate staff, board members, and visitors to our facility. We toured approximately three sites and considered the following in our decision-making: cost, proximity to the interstate, interior office design, and building accessibility for staff and guests.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Delores DaCosta".

Delores DaCosta, DSL  
Agency Director

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

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

The Department of Administration has submitted 13 Permanent Improvement Project Proposals on behalf of agencies, as follows:

- 4 Establish Phase I, Pre-Design Budget
- 6 Establish Phase II, Construction Budget
- 2 Increase Phase II, Construction Budget
- 1 Preliminary Land Acquisition

**COMMITTEE ACTION:**

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

**ATTACHMENTS:**

Project Requests Worksheet - Summary 4-2019



**JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

Capital Budget Office

SUMMARY 4-2019

Summary of Permanent Improvement  
Project Actions Proposed by Agencies  
November 2, 2018 through November 30, 2018

Forwarded to JBRC 01/04/2019

**Permanent Improvement Projects**

**Summary Background Information:**

**Establish Project for A&E Design**

- (a) Summary 4-2019: JBRC Item 1. (H51) Medical University of South Carolina Project: 9846, New College of Pharmacy Addition & Innovative Instructional Redesign Renov. Included in Annual CPIP: Yes – 2018 CPIP Priority 4 of 4 in FY19 (estimated at \$53,000,000) JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 1/10/19

Ref: Supporting document pages 1-28

<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	-	-	-	1,325,000	1,325,000
All Sources	=	=	=	<u>1,325,000</u>	<u>1,325,000</u>

Funding Source: \$1,325,000 Other, Institutional Capital Project Funds, which are excess debt service funds and remaining balances from closed projects.

Request: Establish project and budget for \$1,325,000 (Other, Institutional Capital Project Funds) to begin Phase I schematic design to construct an approximately 40,000 square foot addition to the Basic Science Building for relocation of the College of Pharmacy. The Phase I budget amount is 2.50% of the estimated project costs, and the additional amount will allow the university to provide for a survey, existing building hazard materials assessment, site geotechnical investigation, initial LEED assessment, and the pre-construction services of a Construction Manager. The project will renovate approximately 13,000 square feet of classroom space in the 48-year-old Basic Science Building and 43,000 square feet of space on all four floors of the 47-year-old Colbert Library. The goal of the project is to provide state-of-the-art academic and student support space for the College of Pharmacy as well as new flexible classroom and instructional space for collaborative 21<sup>st</sup> century pedagogy across the six MUSC colleges. The renovations will accommodate newly established College of Medicine flex curriculum and accelerated programs. The project will provide expanded College of Medicine student support space to comply with accreditation guidelines. It is estimated that the current student population across all colleges will utilize the Basic Science Building and the Colbert Library. The agency estimates total project costs at \$53,000,000 with no additional annual operating costs.

- (b) Summary 4-2019: JBRC Item 2. (D50) Department of Administration  
 Project: 6012, Replace 4 Ply Built Up Roof Brown Bldg.  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 11 of 11 in FY18 (estimated amount unknown)  
 & 2018 CPIP Priority 7 of 9 in FY19 (estimated at \$518,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 29-37

<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, Depreciation Reserve	-	-	-	10,434	10,434
All Sources	=	=	=	<u>10,434</u>	<u>10,434</u>

Funding Source: \$10,434 Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies.

Request: Establish project and budget for \$10,434 (Other, Depreciation Reserve Funds) to obtain preliminary A&E design and cost estimate for replacement of the existing roof with a new roof and associated flashings at the Edgar Brown Building located at 1205 Pendleton Street in Columbia. The existing roofing material is 4-plys of asphaltic/fiberglass roof felts, layered or “built-up” and adhered together with hot mopped asphalt that was boiled in a kettle and pumped to the roof. The existing roof has had numerous leaks in the past and is in need of complete replacement. The new roof will be a single ply thermoplastic polyolefin (TPO) roof and come with a minimum 20 year warranty. The intent is to remove all of the existing rigid roof insulation below the existing four ply membrane, down to the structural roof deck and replace with new rigid roof insulation on top of the existing structural roof deck and apply a new single ply membrane TPO on top of the new rigid roof insulation with a cold applied adhesive. The new TPO membrane will be “fully adhered” which means that every square inch of the membrane and rigid roof insulation will receive the adhesive. The 156,182-gross square foot building was constructed in 1972 and is 46 years old. The 46-year-old roof is 32,000 gross square feet and is utilized by 450 people. The building houses the Department of Parks, Recreation & Tourism, Secretary of State, Department of Administration, Administrative Law Court, Board of Financial Institutions Office, Bureau of Protective Services, Judicial, and the Attorney General. The agency estimates total project costs at \$695,300 with no additional annual operating costs.

- (c) Summary 4-2019: JBRC Item 3. (E24) Office of the Adjutant General  
 Project: 9817, Statewide Act of Nature Repairs  
 Included in Annual CPIP: No – This is an unforeseen project due to Hurricane Florence.  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 38-49

<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	-	-	-	3,750	3,750
Federal, National Guard Bureau	-	-	-	11,250	11,250
All Sources	=	=	=	<u>15,000</u>	<u>15,000</u>

Funding Source: \$3,750 Appropriated State. \$11,250 Federal Funds, which is funding identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau.

Request: Establish project and budget for \$15,000 (Appropriated State & Federal, National Guard Bureau Funds) to make repairs to the readiness centers in Sumter, Marion, Mullins and Manning that were impacted by Hurricane Florence on September 12, 2018. Hurricane Florence made landfall in New Bern, North Carolina and the Pee Dee Region of our state experienced hurricane force and tropical storm force winds, 20 inches of rain and flooding. The President declared a state of emergency for the state and ordered federal aid to supplement state and local recovery efforts. The Pee Dee Region Readiness Centers suffered significant damage from the hurricane, which is impacting South Carolina National Guard mission readiness and soldier morale. The Phase I amount is 1.83% of the estimated cost to complete the project, and the additional amount will be used for design alternatives because the project includes multiple facilities. The 19,608 square foot 45-year-old Sumter center experienced extensive water intrusion through the assembly hall roof. The water intrusion resulted in damage to the assembly hall walls and damage to the assembly hall ceiling. Significant repairs will need to be made in order to correct the issues to include roof replacement. The current roof is a Tectum Deck Roof with a built-up roofing system. The new roof will incorporate the existing tectum deck with 2” minimum insulation and a modified bitumen roofing system and come with a 20-year warranty. The 17,271 square foot 39-year-old Marion center repairs include replacing the caulking and sealing around windows in the readiness center and other minor repairs. The 25,520 square foot 31-year-old Mullins center repairs include replacing mortar (re-grouted) on the drill hall wall, water proofing wall, removing mold from walls, painting of walls, replacing floor tiles and other minor repairs. The 25,960 square foot 23-year-old Manning center repairs include covering window sills with metal, water proofing walls, clean and pain interior walls, replace damaged ceiling tiles, and replace carpet/floor tiles and other minor repairs. Each readiness center is utilized by approximately 100 soldiers. They are also rentable to the public with approved requests. The agency estimates total project costs at \$816,850 with no additional annual operating costs.

- (d) Summary 4-2019: JBRC Item 4. (P24) Department of Natural Resources  
 Project: 9989, Georgetown – Tom Yawkey Wildlife Center Building Renovations  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 15 of 17 in FY19 (estimated at \$986,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 50-57

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Yawkey Trust	-	-	-	14,790	14,790
All Sources	=	=	=	<u>14,790</u>	<u>14,790</u>

Funding Source: \$14,790 Other, Yawkey Trust, which will be funded directly by the Yawkey Foundation. The foundation will contract with the necessary vendors and directly pay for all costs associated with the project. The Yawkey Foundation currently provides the annual operating funds for the Tom Yawkey Wildlife Center as part of the donation established by the Last Will and Testament of Thomas Yawkey in 1977.

Request: Establish a Phase I project to renovate 16 buildings located on the 24,000-acre Tom Yawkey Wildlife Center in Georgetown County. The buildings range in size from 400 square feet to 3,400 square feet. The renovations will primarily be routine maintenance such as roofing, painting, minor carpentry, electrical upgrades, plumbing upgrades, HVAC upgrades, painting, and interior finishes. The majority of the buildings in question were constructed in the 1950's. The renovations will provide routine maintenance to ensure they are structurally sound and reliable for another 60 years. The structures have various uses including staff housing, equipment storage, temporary housing for college interns and students, public visitor space, project woodworking shop, and meeting facilities. Fifteen (15) of the sixteen (16) buildings included in this project will include roof replacements. The roofs range in age from 23 years old to 35 years old and are mostly asphalt shingle roofs, with only two having metal roofs. The warranty to be provided for each new roof will range from 25 to 40 years. The agency estimates total project costs to be incurred by the Yawkey Foundation at \$986,000 with additional annual operating cost savings of \$400 in years 1 thru 3 for the state.

**Establish Construction Budget**

- (e) Summary 4-2019: JBRC Item 5. (H12) Clemson University  
 Project: 9939, Chapel Construction  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 3 of 8 in FY20 (estimated at \$5,000,000) &  
 2018 CPIP Priority 5 of 6 in FY19 (estimated at \$5,000,000)  
 JBRC/SFAA Phase I Approval: June 2018 (estimated at \$5,000,000)

CHE Recommended Approval: Pending CHE Board Approval on 1/10/19.

Ref: Supporting document pages 58-68

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Private Gifts & Donations	175,000	-	175,000	4,825,000	5,000,000
All Sources	<u>175,000</u>	=	<u>175,000</u>	<u>4,825,000</u>	<u>5,000,000</u>

Funding Source: \$5,000,000 Other, Private Gifts & Donations, which are amounts received from individuals, corporations, and other entities that are to be expended for their restricted purposes.

Request: Increase budget to \$5,000,000 (add \$4,825,000 Other, Private Gifts & Donation Funds) to establish the Phase II construction budget to construct non-denominational chapel on the Clemson campus. The chapel will provide students, faculty and staff a quiet space for reflection and meditation, as well as a place for the celebration and remembrance of Clemson students. It will be located along the Campus Green and will provide a readily accessible introspective place that is open to all in the Clemson community. The approximately 5,000 square foot chapel will include a large assembly space, lobby, meditation rooms and nooks, an open gallery, a preparation space and restrooms. Clemson University does not currently have a non-denominational chapel for reflection, meditation and remembrance on the campus. A quiet space is increasingly important for students that may become overwhelmed by the rigors of academic life and being away from home, often for the first time. In recent years, it has become evident that the campus needs a place to remember students who have passed away and many, including student body leaders, feel a chapel provides the right setting for this to take place. The concept of a memorial chapel has been embraced by Clemson students who have raised funds for the project and are preparing additional fundraising efforts to support it. Non-denominational chapels are common at colleges and universities nationwide and have been constructed at many other South Carolina public and private higher education institutions. Construction of the chapel will further the Clemson Forward strategic plan’s commitment to the cherished sense of community and connectedness that defines the Clemson family. The agency estimates total project costs at \$5,000,000 with additional annual operating costs of \$32,500 in year 1, \$33,475 in year 2, and \$34,479 in year 3. The agency anticipates execution of the construction contract in April 2019 and completion of construction in July 2020.

- (f) Summary 4-2019: JBRC Item 6. (E24) Office of the Adjutant General  
 Project: 9809, McEntire Secure Area Facility  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 2 of 21 in FY18 (estimated at \$3,000,000) &  
 2018 CPIP Priority 2 of 18 in FY19 (estimated at \$2,062,591)  
 JBRC/SFAA Phase I Approval: December 2017 (estimated at \$1,936,749)

CHE Recommended Approval: N/A

Ref: Supporting document pages 69-84

<u>Source of Funding Detail</u>	<u>Original Budget Amount</u>	<u>Cumulative Changes Since Original Budget</u>	<u>Current Budget</u>	<u>Current Budget Adjustment Requested</u>	<u>Total Budget After Current Adjustment</u>
Appropriated State	-	-	-	346,088	346,088
Federal, National Guard Bureau	83,250	-	83,250	1,916,749	1,999,999
All Sources	<u>83,250</u>	=	<u>83,250</u>	<u>2,262,837</u>	<u>2,346,087</u>

Funding Source: \$346,088 Appropriated State Funds. \$1,999,999 Federal, National Guard Bureau, which is funding identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau.

Request: Increase budget to \$2,346,087 (add \$2,262,837 Appropriated State & Federal, National Guard Bureau Funds) to establish the Phase II construction budget to construct a new approximately 5,000 square foot Secure Area Facility for housing the SCARNG’s new Cyber Protection Battalion, which has 95 soldiers. The Secure Area Facility is required for the SCARNG to comply with National Guard Bureau Directive, which has stringent security requirements that necessitate its construction on McEntire Joint National Guard Base. This facility will also meet the requirements for stationing the Cyber Protection Battalion. The Phase II estimated cost to complete the project has increased from the Phase I and the 2018 CPIP amount because the cost estimates have changed since those submissions and are now expected to be more accurate. The agency estimates total project costs at \$2,346,087 with additional annual operating costs of \$30,000 in years 1 thru 3. The agency anticipates execution of the construction contract in August 2019 and completion of construction in June 2022.

- (g) Summary 4-2019: JBRC Item 7. (J12) Department of Mental Health  
 Project: 9760, Roddey Pavilion Nurse Call Replacement  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 5 of 8 in FY19 (estimated at \$500,000 for this project) & 2018 CPIP Priority 7 of 13 in FY19 (estimated at \$700,000)  
 JBRC/SFAA Phase I Approval: April 2018 (estimated at \$500,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 85-92

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	7,500	-	7,500	697,500	705,000
All Sources	<u>7,500</u>	=	<u>7,500</u>	<u>697,500</u>	<u>705,000</u>

Funding Source: \$705,000 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest-bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Increase budget to \$705,000 (add \$697,500 Other, Capital Improvement & Maintenance Funds) to establish the Phase II construction budget for replacement of the outdated Tektone nurse call systems at the Roddey Pavilion, which is part of the CM Tucker Nursing Care Center. The C.M. Tucker Nursing Care Center is a long-term nursing care facility operated by the Department of Mental Health. Facility staff provides on-site medical care, including nursing care, rehabilitative therapy, pharmacy services, recreational and therapeutic activities, and social services. Currently the building is served by five Tektone nurse call systems, one for each of the five wards, and is experiencing repeated failures which impact the environment of care. The system requires replacement with a single new microprocessor-based system with video display and associated signaling devices that runs on a local area network. This type of system will also allow enhancements such as access to patient electronic records by nursing staff when notifications occur. The building is 115,939 square feet and is 38 years old. The current call system is 18 years old. The building is utilized by over 200 staff and approximately 170 inpatient clients who occupy the building on a 24/7 basis. The Phase II estimated cost to complete the project has increased from the Phase I estimated amount due to a cost increase with the equipment. The agency estimates total project costs at \$705,000 with additional annual operating cost savings of \$10,000 in years 1 thru 3. The agency anticipates execution of the construction contract in March 2019 and completion of construction in October 2019.

- (h) Summary 4-2019: JBRC Item 8. (J16) Department of Disabilities & Special Needs  
 Project: 9920, Coastal Center – HVAC Systems Replacement (Hillside 320 & 420)  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 2 of 5 in FY19 (estimated at \$500,000)  
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$500,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 93-105

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Excess Debt Service	7,500	-	7,500	552,500	560,000
All Sources	<u>7,500</u>	=	<u>7,500</u>	<u>552,500</u>	<u>560,000</u>

Funding Source: \$560,000 Excess Debt Service Funds, which are funds invested and held by the State Treasurer’s Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds the payment due or to become due during the then current fiscal year and an additional sum equal to the maximum annual debt service requirement of the obligations for a succeeding fiscal year.

Request: Increase budget to \$560,000 (add \$552,500 Excess Debt Service Funds) to establish the Phase II construction budget to replace building systems and components at DDSN Coastal Center’s Hillside 320 and 420 dorms in Summerville, SC. The project will include replacing the chiller, boiler, and fan coils with a new VRF split system and DX ventilation unit. The work will include related electrical, remediation, and other associated repairs. The existing HVAC systems are at the end of their useful life, undependable, energy inefficient, and difficult to maintain in operable condition. Fan coils are not supported by manufacturer and chillers have multiple problems causing a constant state of repairs. The Hillside dorms included in this project total 11,450 square feet, house approximately 68 persons, and are 52 years old. The building systems being replaced are 26+ years old. The agency estimates total project costs at \$560,000 with additional annual operating cost savings of \$6,156 in year 1 and \$8,208 in years 2 and 3. The agency anticipates execution of the construction contract in January 2019 and completion of construction in June 2020.



- (i) Summary 4-2019: JBRC Item 9. (J16) Department of Disabilities & Special Needs  
 Project: 9921, Coastal Center – Roof Repairs & Replacement  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 3 of 5 in FY19 (estimated at \$365,000)  
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$365,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 106-118

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Excess Debt Service	5,475	-	5,475	554,525	560,000
All Sources	<u>5,475</u>	=	<u>5,475</u>	<u>554,525</u>	<u>560,000</u>

Funding Source: \$560,000 Excess Debt Service Funds, which are funds invested and held by the State Treasurer’s Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds the payment due or to become due during the then current fiscal year and an additional sum equal to the maximum annual debt service requirement of the obligations for a succeeding fiscal year.

Request: Increase budget to \$560,000 (add \$554,525 Excess Debt Service Funds) to establish the Phase II construction budget for roofing replacement and repairs at Coastal Center buildings Administration B-2, Centerview H-2, H-3 and H-4, and Maintenance. The Administration and Centerview facilities have a combination of shingle and built-up roofing, and the Maintenance facility has metal roofing. The shingle and built-up roof surfaces have been surveyed and identified to be at the end of their life cycle and should be replaced with new 30 year asphalt shingles and 20 year 2-ply modified bitumen low slope roofing. They are also undependable and difficult to maintain in a weather tight condition. The roofs include both low slope and sloped roofing surfaces. The metal roofing life will be extended by cleaning and application of elastomeric roof coating. The 39-year-old Administration B-2 building is 6,564 square feet and the building systems are 25 years old. Centerview H-2 is 1,154 square feet, Centerview H-3 is 6,936 square feet and Centerview H-4 is 5,361 square feet. All Centerview facilities included are 52 years old and their systems are all 25 years old. Finally, the Maintenance facility is 11,434 square feet, is 49 years old, with the systems being 25+ years old. All facilities are utilized by approximately 170 residents plus 394 staff. The Phase II estimated project cost has increased from Phase I and the 2018 CPIP because the Phase I/internal cost estimate was based on roofing conditions from an early 2016 roofing condition report. In November 2018 a rooftop survey was conducted during the Phase I design process and the condition of the buildings was confirmed to be further deteriorated requiring more extensive full roofing replacement. Recent bid results show strong construction cost escalation, and cost of construction has especially risen in the greater Charleston area. The agency estimates total project costs at \$560,000 with no additional annual operating costs. The agency anticipates execution of the construction contract in January 2019 and completion of construction in June 2020.

**Establish Construction Budget & Revise Scope**

- (j) Summary 4-2019: JBRC Item 10. (E24) Office of the Adjutant General  
 Project: 9807, MTG Bldg. 3800 HVAC Replacement  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 17 of 21 in FY18 (estimated at \$468,000) &  
 2018 CPIP Priority 10 of 18 in FY19 (estimated at \$700,000)  
 JBRC/SFAA Phase I Approval: December 2017 (estimated at \$468,000)  
 JBRC/SFAA Partial Phase II Approval: May 2018 (estimated at \$468,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 119-132

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Federal, National Guard Bureau	7,020	80,980	88,000	1,410,940	1,498,940
All Sources	<u>7,020</u>	<u>80,980</u>	<u>88,000</u>	<u>1,410,940</u>	<u>1,498,940</u>

Funding Source: \$1,498,940 Federal, National Guard Bureau, which is funding identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau.

Request: Revise the scope and increase budget to \$1,498,940 (add \$1,410,940 Federal, National Guard Bureau Funds) to establish the full Phase II budget to replace the ten (10) HVAC units on the 19-year-old 160,342 square foot Regional Training Institute, (RTI) Building 3800 on the McCrady Training Center. Previously six (6) units were requested but have now increased to ten (10) units. The HVAC units that support the RTI were installed in 1998 and are nearing the end of their serviceable life. The RTI has been plagued with HVAC failures and repairs over the past few years, which has directly affected their Federal mission which supports the US Army’s Training and Doctrine Command (TRADOC). This facility is utilized by the SC Army National Guard to provide professional military education to soldiers. It houses approximately 80 full-time instructors and staff, and provides military education to approximately 3,000 students annually. The Phase II estimated cost to complete the project has increased from the Phase I amount and the 2018 CPIP due to the increase in the number of units being replaced, as well as, more accurate estimates being received. The agency estimates total project costs at \$1,498,940 with additional annual operating cost savings of \$35,000 in years 1 thru 3. The agency anticipates execution of the construction contract in February 2019 and completion of construction in June 2019.

**Phase II Increase**

- (k) Summary 4-2019: JBRC Item 11. (H63) Governor’s School for the Arts and Humanities  
 Project: 9516, SCGSAH Music Building Addition  
 Included in Annual CPIP: Yes – 2016 CPIP Priority 1 of 4 in FY18 (estimated at \$4,310,000)  
 Admin. Phase II Approval: November 2016 (estimated at \$4,310,000)  
 Admin. Phase II Increase Approval: February 2017 (estimated at \$4,311,832)

CHE Recommended Approval: N/A

Ref: Supporting document pages 133-141

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY16 Capital Reserve Fund	4,310,000	-	4,310,000	-	4,310,000
FY13 Appropriated State, Proviso 90.20	-	1,832	1,832	-	1,832
Other, Foundation Gift	-	-	-	52,500	52,500
All Sources	<u>4,310,000</u>	<u>1,832</u>	<u>4,311,832</u>	<u>52,500</u>	<u>4,364,332</u>

Funding Source: \$4,310,000 FY16 Capital Reserve Fund. \$1,832 FY13 Appropriated State, Proviso 90.20. \$52,500 Other, Foundation Gift Funds.

Request: Increase budget to \$4,364,332 (FY16 Capital Reserve, FY13 Appropriated State, Proviso 90.20 and Other, Foundation Gift Funds) to cover rock removal estimates that exceeded geotechnical estimates and unexpected unsuitable soil remediation. Nearly all the overages were absorbed by reducing the equipment budget for this project to zero. Those items will be funded through a foundation gift. The increase in budget is needed for contingency funds. This project is for the construction of a structural addition to the current music building to address the needs of the SCGSAH music program. Due to the school operating at full residential capacity for several years, they have outgrown the existing instructional, rehearsal, and practice space. The existing space is insufficient for their volume of instruction, rehearsal and practice. Because of the space limitations placed upon them, many students now take instruction and rehearse in halls, stairwells, vacant spaces throughout the campus buildings that are neither designed for nor conducive to such activity. The new construction will expand the current structure and house a large rehearsal hall, six individual practice rooms, two music studios, a percussion studio, an instrument storage room and mechanical/electrical spaces. Due to the unique opportunities and constraints of the site, the addition will be recessed into the grade and tied to an existing courtyard. The addition is designed to maintain the architectural character and quality of the campus. The agency estimates total project costs at \$4,364,332 with additional annual operating costs of \$13,000 in year 1, and \$32,000 in years 2 and 3. The agency also reports the estimated completion date for the project is August 2019.

- (I) Summary 4-2019: JBRC Item 12. (P24) Department of Natural Resources  
 Project: 9954, Darlington-Great Pee Dee HP/Hurricane Creek Bridge Replacement  
 Included in Annual CPIP: No – Bids were not received until mid-November 2018 which is after the CPIP submission.

JBRC/SFAA Phase I Approval: September 2016 (estimated at \$350,000)

JBRC/SFAA Phase II Approval: October 2016 (estimated at \$388,800)

CHE Recommended Approval: N/A

Ref: Supporting document pages 142-149

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u> <u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Heritage Land Trust	5,250	388,800	394,050	-	394,050
Other, Fish & Wildlife Protection (Timber)	-	-	-	180,951	180,951
All Sources	<u>5,250</u>	<u>388,800</u>	<u>394,050</u>	<u>180,951</u>	<u>575,001</u>

Funding Source: \$394,050 Other, Heritage Trust Fund, which is funded by a portion of the documentary stamp fee distributed by the Department of Revenue each month and is used to acquire priority areas and to provide minimal facilities and management for the protection of the essential character of priority areas. \$180,951 Other, Fish & Wildlife Protection (Timber) Funds, which is income derived from timber harvests on DNR lands that is placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary.

Request: Increase budget to \$575,001 (add \$180,951 Other, Fish & Wildlife Protection Timber Funds) to allow for the bridge construction to proceed with the lowest bid. Due to the current inconsistent and uncompetitive construction market, the agency only received two (2) bids for this project on November 15, 2018, both of which were higher than the engineer's estimate of \$373,000. This project is for the replacement of the existing concrete Hurricane Creek Bridge on the Great Pee Dee River Heritage Preserve located in Darlington County. The existing bridge is 50+ years old and was determined to be deficient by SCDOT and was confirmed as such by an independent structural inspection. The condition of the existing bridge limits the ability of the agency to provide rock for maintenance of roads as well as preventing implementation of the timber management plan within the Great Pee Dee Heritage Preserve. The final project design will install a pre-engineered open deck steel span and new concrete approach slabs. The bridge is designed to fully support the weight of traffic which would cross Hurricane Creek. Reinforcing the current span was determined to be cost prohibitive. The recommended replacement structure is designed to support an 80,000 lb. triaxle dump truck typical of the largest vehicles that would traverse the bridge. The removal of piers from the stream bed reduces the potential for obstructions beneath the bridge. Adding rip rap for slope stabilization will also reduce significant impacts to Hurricane Creek. Large groups of visitors will also be able to cross the bridge in large vehicles once again. Once the bridge replacement is complete, the department anticipates resuming timber harvests according to the Great Pee Dee Heritage Preserve Management Plan. Ensuing

timber harvest activities should produce receipts to cover the cost of the bridge within eighteen months. The agency estimates total project costs at \$575,001 with no additional annual operating costs. The agency anticipates execution of the construction contract in February 2019 and completion of construction in April 2019.

**Preliminary Land Acquisition**

- (m) Summary 4-2019: JBRC Item 13. (P24) Department of Natural Resources  
 Project: 9987, Dillon-Page’s Millpond Heritage Preserve Acquisition  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 11 of 17 in FY19 (estimated at \$410,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 150-162

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Heritage Land Trust	-	-	-	20,000	20,000
All Sources	=	=	=	<u>20,000</u>	<u>20,000</u>

Funding Source: \$20,000 Other, Heritage Land Trust Funds, which provides for the department to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas.

Request: Establish project and budget for \$20,000 (Other, Heritage Land Trust Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of approximately 295 acres, 60 acres of which hold Paige’s Millpond, located in Dillon County. The lake adjoins the north side of town of Lake View and the west side of SC Highway 41. The land is being offered by Page’s Mill, LLC of North Myrtle Beach, SC. The property is the namesake of the adjoining town of Lake View and consists of upland pine areas and a bottomland cypress community. A dam and adjoining 60-acre millpond was created in 1792 when Preserved Ford and his son Major William Ford milled corn and ginned cotton on the site, known as Ford’s Mill. In 1873, Joseph Page acquired the property and renamed it Page’s Millpond. At one time, a general store and post office were operated on the property. The millpond has a spillway and stretches across the adjacent Bear Swamp. A millhouse, constructed in 1934, is on the property, along with two cabins and two storage buildings. If the property is acquired, it would be dedicated as a DNR heritage preserve and would be open to the public for outdoor recreational activities, including fishing, hiking and viewing wildlife. The agency estimates the land acquisition cost at \$420,000 with additional annual operating costs of \$500 in year 1, and \$1,000 in years 2 and 3.

**AGENCY:** Department of Administration  
Capital 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.”

Four 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 four permanent improvement projects summarized on the attached spreadsheet.

**ATTACHMENTS:**

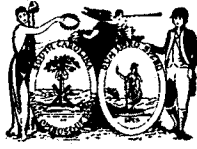
- 1) Summary Spreadsheet of Requests for Extension of Phase I Pre-Design
- 2) Letters from Agencies Requesting Extension of Phase I Pre-Design

**Requests for Extension of Phase I (A&E Design)  
For Review at January 16, 2019 JBRC Meeting**

Item	Agency		Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Expected Date	Notes
	Number	Agency						to Establish Construction	
1	E24	Office of the Adjutant General	9792	Anderson Readiness Center Facility Upgrades	10/25/2016	\$ 6,000	This is a Military Construction (MILCON) project that will be funded by 100% federal funds. The agency is currently waiting on funding to move forward with the Phase II of the project.	September 2019	Extension requested by agency and project is included in the 2018 CPIP with a CPIP Priority 12 of 18 in FY19.
2	H09	The Citadel	9611	Academic Building Replacement (Capers Hall)	10/14/2014	\$ 767,129	The scope of services for this building has grown, thus increasing the project cost estimate beyond what The Citadel can fund without finding alternate sources of funding.	August 2019	First extension approved in January 2017 with a budget of \$250,000. A Phase I increase was approved October 2017. Second extension requested by agency and project is included in the 2018 CPIP with a CPIP Priority 1 of 4 in FY20.
3	H15	College of Charleston	9665	McAlister Residence Hall Renovation	11/1/2016	\$ 248,460	Architectural and engineering consultants performed destructive testing in the summer of 2018 and results indicated significant moisture damage due to failure in the roof system and building envelope. The A/E report recommends replacement of exterior roof stucco, windows, and waterproofing elements - which are additions to the project scope. The additional scope has greatly increased the complexity of the project and now requires the building to be offline for a full academic year.	Summer 2020	Extension requested by institution and project is included in the 2018 CPIP with a CPIP Priority 1 of 7 in FY19.
4	J12	Department of Mental Health	9751	Crafts Farrow Campus Electrical Distribution System Renovation	11/1/2016	\$ 54,000	The agency has been trying to determine how this project will be performed. They are working with SCE&G on a contract to Design-Build-Own-Operate-Maintain. DMH has recently started to pursue this option, and since it has not been done before, it is taking more time to work out the details of the agreement.	November 2019	Extension requested by agency and project is included in the 2018 CPIP with a CPIP Priority 2 of 13 in FY19.



**The State of South Carolina**  
**Military Department**



ROBERT E. LIVINGSTON, JR.  
MAJOR GENERAL  
THE ADJUTANT GENERAL

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

R. VAN MCCARTY  
MAJOR GENERAL  
DEPUTY ADJUTANT GENERAL

14 November 2018

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

Dear Jennifer:

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

Agency Number: E240  
Project Number: 9792  
Project Name: Anderson Readiness Center Facility Upgrades  
Currently Approved Budget: \$6,000  
Date Project Established: 10/25/2016

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The Agency is awaiting the award of funds from the National Guard Bureau (NGB) to move forward with the Phase II Construction for the Anderson Readiness Center Facility Upgrades. Unfortunately, other projects requiring federal funds have become a higher priority, pushing this Anderson's expected funding back on the timeline.

Justification for Extending Project Additional Two Years: Since the Anderson Readiness Center Facility Upgrades is still a priority, the Agency is requesting a two year extension while it awaits funding from NGB. The funding is requested, and will more likely to be provided within the two year extension timeframe to successfully move forward with the Phase II.

Expected Date Construction Budget Establishment Request is Anticipated: September 2019

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. B. Dobson', written in a cursive style.

COROL B. DOBSON

COLONEL

SC ARMY NATIONAL GUARD

DIRECTOR OF CONSTRUCTION & FACILITIES



## Facilities & Engineering

November 20<sup>th</sup>, 2018

Jennifer LoPresti  
Capital Budgeting Manager  
Capital 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: Academic Building Replacement (Capers Hall)

Currently Approved Budget: \$767,128.73

Date Project Established: October 14<sup>th</sup>, 2014

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The scope of services for this building has grown, thus increasing the project cost estimate beyond what The Citadel can fund without finding alternate sources of funding.

Justification for Extending Project Additional Two Years: The Citadel is currently evaluating available and alternative funding sources.

Expected Date Construction Budget Establishment Request is Anticipated: August 2019

Thank you for your consideration in this regard.

Sincerely,

Glenn W. Easterby  
Interim Associate VP for Facilities & Engineering  
The Citadel  
171 Moultrie Street  
Charleston, SC 29409  
Office: (843) 953-7062

Friday, December 7, 2018

Jennifer LoPresti  
Capital Budgeting Manager  
Capital 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(s):

Agency Number: H15

Project Number: 9665

Project Name: McAlister Residence Hall Renovation

Currently Approved Budget: \$248,460.00

Date Project Established: November 1, 2016

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

Site investigations and destructive testing results increased project scope, cost and duration.

- In summer 2018, architectural and engineering consultants performed destructive testing at multiple building locations. (Testing could only occur during summer after student move-out.)
- Results indicated significant moisture damage due to failure in the roof system and building envelope. Trapped moisture deteriorated stucco veneer and corroded stucco lath, (limited) steel wall framing and steel window framing. The A/E report recommends replacement of exterior roof stucco, windows, and waterproofing elements (additions to scope).
- A structural assessment noted no crucial concerns, but stated building conditions will worsen if moisture intrusion remains unresolved. Installation of control and expansion joints will resolve minor structural deficiencies detected between building sections.

Justification for Extending Project Additional Two Years:

The increased scope has greatly increased the complexity of the project and now requires the building to be offline for a full academic year. Construction is now set to begin in summer 2020. In preparation, the College is preparing a nearby student housing facility to house student residents and seeking ways to increase bed capacity in other facilities. The College will need to

get an off-campus lease approved by the SFAA and DOA while this building is offline. The College is finalizing estimates for the mechanical portion of work, seeking value-engineering recommendations and exploring financing methods to support the increased scope.

Expected Date Construction Budget Establishment Request is Anticipated: N/A

Thank you for your consideration in this regard.

Sincerely,



Paul D. Patrick  
EVP for Business Affairs / CFO



State of South Carolina  
Department of Mental Health

**MENTAL HEALTH COMMISSION:**

Alison Y. Evans, PsyD, Chair  
Everard Rutledge, PhD, Vice Chair  
Beverly Cardwell  
Louise Haynes  
Bob Hiott, MEd  
J. Buxton Terry  
Sharon L. Wilson

11/09/18

2414 Bull Street • P.O. Box 485  
Columbia, SC 29202  
Information: (803) 898-8581

**John H. Magill**  
State Director of Mental Health

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

Dear Jennifer:

The Department of Mental Health is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: J12  
Project Number: 9751  
Project Name: Crafts Farrow Campus Electrical Distribution System Renovation  
Currently Approved Budget: \$54,000.00  
Date Project Established: 11/08/16

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:  
SC DMH has been trying to determine how this project will be performed. We are working with SCE&G on a contract to Design-Build-Own-Operate-Maintain. Since it appears to have never been done before it is taking more time to work out the details of the agreement. SC DMH has just started pursuing this option and will hopefully have an agreement by next year.

Justification for Extending Project Additional Two Years: Most of the supporting electrical distribution infrastructure for the Crafts-Farrow State Hospital Campus is at least 40 years old. This needs to be upgraded/updated/replaced. This is an important project, and it needs to happen before the system starts to fail due to age.

Expected Date Construction Budget Establishment Request is Anticipated: With our current workload and the complexity of the agreement I would expect Phase II to be submitted November 2019.

**MISSION STATEMENT**

To support the recovery of people with mental illnesses.



Thank you for your consideration in this regard.

Sincerely,



Pete Creighton

Director of Physical Plant Services, SC Department of Mental Health

Bldg. 4, 7901 Farrow Rd., Columbia, SC 29203

P - (803) 530-3667

E - [peter.creighton@scdmh.org](mailto:peter.creighton@scdmh.org)

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

**PROJECT/SUBJECT:** Comprehensive Permanent Improvement Plan

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

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

The Department of Administration has compiled and submitted a report containing summaries of the 2018 CPIP submissions for all agencies as well as a listing of the individual projects for each agency by plan year and source of funding. The report is being distributed to Committee members under separate cover. In addition, detailed CPIP submissions are available to members of the Committee upon request.

**COMMITTEE ACTION:**

Receive 2018 Comprehensive Permanent Improvement Plan, For Plan Years 2019 through 2023, as information.

**ATTACHMENTS:**

- 1) Letter dated January 3, 2019 from the Executive Budget Office, South Carolina Department of Administration
- 2) Letter dated November 19, 2018 from the South Carolina Commission on Higher Education and accompanying report

**AVAILABLE UNDER SEPARATE COVER:**

- 1) State of South Carolina 2018 Comprehensive Improvement Plan for Plan Years 2019 through 2023

**AVAILABLE UPON REQUEST:**

Detailed Agency Submissions, 2018 Comprehensive Permanent Improvement Plan, For Plan Years 2019 through 2023





THE SOUTH CAROLINA  
DEPARTMENT of ADMINISTRATION

Henry McMaster, Governor  
Marcia S. Adams, Executive Director

EXECUTIVE BUDGET OFFICE  
Brian J. Gaines, Director  
1205 Pendleton Street, Suite 529  
Columbia, SC 29201  
803.734.2280  
803.734.0645 Fax

January 3, 2019

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

Dear Mr. Harmon:

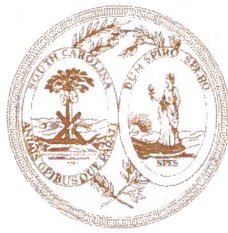
Submitted herewith is the 2018 Comprehensive Permanent Improvement Plan as prescribed by Section 2-47-55 of the SC Code of Laws, which provides that all state agencies responsible for providing and maintaining physical facilities are to submit a Comprehensive Permanent Improvement Plan to the Joint Bond Review Committee and the State Fiscal Accountability Authority.

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

Sincerely,

Brian J. Gaines  
Director, Executive Budget Office





## **SOUTH CAROLINA** COMMISSION ON HIGHER EDUCATION

November 19, 2018

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

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

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

Please find attached a report compiled by the S.C. Commission on Higher Education (CHE) offering a broad categorization of the higher education portion of the 2018-19 Comprehensive Project Improvement Plan (CPIP) lists by “wants” or “needs.” This report is offered without review, comment, or endorsement by either the Commission’s Finance Committee or the full Commission board.

The CHE received the higher education portion of the CPIP on September 6, 2018. On October 4, the Finance Committee met, and determined that the best way to meet the statutory requirement to review and provide recommendations on higher education CPIPs (SC 2-47-55-A) was to sort items into three categories: Maintenance/Repair, Central to Mission, and Other. The Committee's recommendation, which received no objection when presented to the full Commission, was that priority be placed on student safety and maintaining/protecting the state's assets, then projects of an academic nature or those that would support academic functions, and finally, ancillary and auxiliary projects, such as athletics, campus beautification, etc.

The Finance Committee specifically considered the request to rank projects on a wants vs needs basis and rejected the idea for one primary reason: at this time, there is not enough information to make an objective, data-based recommendation on any of the proposed projects. The committee feels very strongly that each project should be evaluated on its own merits, using institutional data and financial metrics, and that subjectively classifying projects is potentially prejudicial.

As the Executive Budget Office (EBO) continued to ask for assistance with the higher education portion of this year’s CPIP, Commission staff performed the requested wants vs needs analysis.

The CHE will continue to evaluate, without prejudice, each individual project presented to the Finance Committee as Phase I and Phase II requests. Following an excellent conversation with several institutional representatives present at the October 4 meeting, the Finance Committee will also be reaching out to the higher education community and the EBO to further refine the CPIP process, making it both more uniform in reporting and more useful as a planning tool.

Higher education is an essential component to the state's continuing economic development and to the wellbeing and prosperity of South Carolina's citizens. The CHE is tasked with making recommendations on capital projects, and with every decision the Commission makes, members ask three questions: How does it impact affordability? Does it make education more accessible? Does it bring excellence to the educational

experience? It is the opinion of the Finance Committee that these questions can only be answered through a thorough examination of each project, and the committee encourages JBRC and SFAA to consider this position while reviewing the attached document.

Sincerely,

A handwritten signature in black ink, appearing to read "Georges Tippens". The signature is fluid and cursive, with a long horizontal stroke at the end.

Georges Tippens  
Fiscal Affairs Division, Commission on Higher Education

Cc: Grant Gillespie  
Brian Gaines  
Jennifer LoPresti  
Rick Harmon

## 2018-19 Comprehensive Permanent Improvement Plan Analysis

Each year the state considers a Comprehensive Permanent Improvement Plan (CPIP), as outlined in S.C. Code Section 2-47-55, for all agencies responsible for providing and maintaining physical facilities. Each public institution of higher learning submits a plan that outlines the institution's planned permanent improvement activities for the next five years.

The S.C. Commission on Higher Education (CHE) is tasked, in S.C. Code Section 2-47-40, with providing its recommendation on permanent improvement projects submitted by the state's institutions of higher learning.

S.C. Code Section 2-47-40(B): All institutions of higher learning shall submit permanent improvement project proposal and justification statements to the authority, through the Commission on Higher Education, which shall forward all such statements and all supporting documentation received to the authority together with its comments and recommendations. The recommendations of the Commission on Higher Education, among other things, shall include all of the permanent improvement projects requested by the several institutions listed in the order of priority deemed appropriate by the Commission on Higher Education without regard to the sources of funds proposed for the financing of the projects requested.

Additionally, as it relates to the CPIP, the Commission is tasked with reviewing and providing its recommendations to the State Fiscal Accountability Authority (SFAA) and Joint Bond Review Committee (JBRC).

S.C. Code Section 2-47-55: (A) The CPIP for each higher education agency, including the technical colleges, must be submitted through the Commission on Higher Education which must review the CPIP and provide its recommendations to the authority and the committee.

In spring 2018, the Executive Budget Office (EBO) began the process of coordinating the collection of CPIPs from each agency for plan Fiscal Years 2018-19 through 2022-23. After extensive compilation, the EBO forwarded the higher education portion of the CPIP to the CHE on September 6, 2018. The CHE received 356 projects totaling \$2.8 billion attributed to the state's 33 colleges and universities for review and recommendation. The EBO requested that CHE categorize all the institutions' projects broadly into "want" or "need" categories. While this is not nearly enough time for the CHE to thoroughly review a slate of projects of this size and scope, with the agency's limited resources, it has been able to formulate some recommendations for the Joint Bond Review Committee and State Fiscal Accountability Authority to consider as the state develops the CPIP for the next five years. What follows is an initial attempt to create a framework that categorizes projects using a holistic statewide view of higher education facility needs. Over the coming months, CHE will work with its higher education institution partners in refining and improving this framework.

### **Priority on Deferred Maintenance Over New Projects**

In last year's recommendation of the CPIP, the CHE emphasized the importance of focusing on campus education and general (E&G) building deferred maintenance needs before new construction is pursued. Over the past few years, there have been many articles outlining the deferred maintenance needs that exist on the state's college campuses. Some estimates project that the total deferred maintenance numbers reach north of \$2 billion. Each building on a college campus is a state asset that should be adequately maintained, and, for this reason, the CHE recommends that capital spending over the next five years be prioritized first toward deferred maintenance on E&G buildings on the campuses before new construction is pursued.

Every three years, institutions evaluate E&G buildings on their campuses that are at least 3,000 square feet and 25% dedicated to E&G and rate the functional and physical adequacy of the building's structure and its

systems. The most recent building survey occurred in fall 2017. The purpose of the building survey is to define the costs of bringing campus buildings to a satisfactory physical condition and maintain them in that state going forward. Based on the scores assigned to each system by the institutions, a composite building condition score from 0-100 is calculated for each building. The building condition score, when multiplied against the building's replacement value, results in the current maintenance need of a building to reach a targeted value. Additionally, the survey calculates what institutions should be saving and/or budgeting for maintenance based on 3% of the replacement cost, which is within the recommended range of standards established by the national organization historically known as the Association for Physical Plant Administrators (APPA).

Based on the building conditions reported by the institutions in 2017, CHE staff determined that nearly \$1.68 billion was needed over five years to increase every E&G facility score to a 100 (no maintenance needed, like new condition). This figure does not take into consideration the maintenance needs of auxiliary capital assets, such as athletic and residential structures, which have their own maintenance needs. If deferred maintenance for auxiliary capital assets were included the total would be substantially higher. The CHE recognizes that revitalizing each structure to "like new" condition is not a practical goal and may even be an unnecessary one. As was the recommendation from last year, the CHE recommends that the institutions bring all of their facilities up to a score of 70 or 80 (facility requires major updating and/or modernization, the approximate cost of which is greater than 25 percent but less than 50 percent of the estimated replacement cost of the building system). According to the recent building assessments, the institutions have \$360 million in maintenance needs that fall into the 70 percent category and \$661 million in the 80 percent category.

As you can see in the attached chart (Appendix 1), not every institution has allowed maintenance to pile up. Some colleges and universities have implemented detailed plans or policies to handle maintenance needs and have successfully kept their E&G plant inventory in an acceptable condition. Clemson University and USC-Aiken would be two examples of colleges that have had relatively little maintenance needs compared to most of the other institutions. Clemson only had \$2.5 million of maintenance needed to bring its entire E&G rated building inventory to the 70 percent mark and USC-Aiken only had \$127,000 in needs in 2017. In the case of Clemson, its \$2.5 million in maintenance needs is related to the University purposefully letting a building expend its useful life before a planned demolition. Based on this, these institutions should be allowed to focus on auxiliary maintenance needs or pursue new projects once the minimal amount of E&G maintenance needs on their campus have been addressed.

On the other hand, some institutions have tens of millions of dollars of E&G maintenance needs just to bring their inventory up to the *50 percent* mark. Under this framework, these institutions may not be allowed to pursue as many new capital projects until after addressing the E&G maintenance needs on their campuses.

### **Framework**

Similar to last year's analysis, the CHE first reviewed the proposed CPIP projects utilizing the codes and descriptions provided by the Executive Budget Office. Proposed projects were then grouped into the following five categories:

- Established projects;
- Maintenance needs;
- Renovate/repurpose;
- New construction; and
- Other.

Any project in either Phase I or Phase II that had an assigned permanent improvement project number at the time of review was categorized as "established projects." CHE further evaluated project descriptions in the following project types: construct additional facility, repair/renovate existing facility/system, and replace

existing facility/system for distinguishing characteristics to identify whether the proposed project addressed maintenance needs of the institution (HVAC, structural deficiencies, electrical, plumbing, etc.) or whether the project updated the space for cosmetic and programmatic items. When a majority of the project costs included new construction, the project was categorized as “new construction.” For institutions of higher education, the “other” category included projects for land acquisition, site development, environmental, demolition, and architectural and engineering.

After categorizing the projects into one of the five categories, CHE staff then attempted to differentiate projects by “want” or “need” categories. If a project was already established, no attempt was made to classify it as a “want” or “need.” Those projects were assigned “not applicable” values. The CHE admits reasonable individuals can define “wants” and “needs” differently. With that in mind, the CHE initially defined “needs” very narrowly. Under the CHE’s original framework, all projects classified as maintenance needs of the institutions were automatically classified as “needs.” For all other projects, a case-by-case determination occurred to determine whether a project was a “need” or “want” of the institution. The criteria used in this initial framework was to determine whether the project was essential to the institution as it related to maintaining the value of its facilities or had a life/safety component for the students, such as updating fire alarm systems. All other projects were considered as “wants” of the institutions.

CHE staff then held phone calls with each 4-year research and comprehensive institution to discuss the initial methodology of determining whether a project was a “want” or “need.” Staff discussed the overall process and reminded institutional staff that projects will still face a thorough review during Phase I or Phase II submittals before the Commission; a categorization of “want” or “need” in this analysis does not impact the normal interim project approval process. Institutional staff provided valuable feedback and, as a result, the CHE staff developed alternative definitions of “wants” vs “needs.” Under the first alternative, projects that addressed demonstrable deficits of an institution’s academic programs were also considered “needs.” Examples included projects that expanded the footprint of an existing building to provide more classroom or lab space for a specific major of study. Other projects meant to house new academic programs for an institution were also considered “needs” using the Alternative 1 methodology. Under the second alternative, projects that renovated existing space of older structures or changed the layout of space to align with modern pedagogy were also considered “needs.” However, if the project was to construct a new facility and there was no information related to why a renovation of the current structure was not considered, it was still considered as a “want” of the institution. The following table summarizes the criteria used to define “wants” vs “needs.”

<b>Baseline Methodology</b>	<b>Alternative Methodology 1</b>	<b>Alternative Methodology 2</b>
Needs	Needs	Needs
Maintenance Need	Maintenance Need	Maintenance Need
Life/Safety Aspect for Students	Life/Safety Aspect for Students	Life/Safety Aspect for Students
	Project addressed E&G program deficits	Project addressed E&G program deficits
		Project renovated/brought up to code older structure
		Project modernized space to meet current pedagogy
Wants	Wants	Wants
All Other	All Other	All Other

Based on the framework discussed above, the following tables outline on a high level CHE’s assigned “wants” and “needs” of each 4-year institution. Individual project classifications are included in the appendices. Based

on time constraints and the added economic development component of Technical Colleges, CHE staff only grouped Technical College projects into the five original categories: established projects, maintenance needs, renovate/repurpose, new construction, and other.

CHE's recommendation is for an institution to prioritize projects that address maintenance needs of its facilities or projects that address identified safety issues for its students. After prioritizing those projects, an institution should focus on other needs under alternatives 1 and 2 before addressing wants. The CHE's recommendation is made without regard to the sources of funds proposed for the financing of the projects requested. An institution may have identified projects with dedicated or restricted sources of funding that align with its business plans that this analysis considered as a "want" rather than a "need" of the institution, but still be arguably reasonable for the institution to undertake.

The CHE appreciates the opportunity to submit this recommendation and would welcome the opportunity to answer any questions that you or your colleagues may have.

**Clemson University**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$65.5	\$ --	\$ --	\$ 65.5	\$ --	\$ --	\$ 65.5	\$ --	\$ --	<b>\$ 65.5</b>
<b>Renovation/Repurpose</b>	17.0	96.0	--	41.0	72.0	--	93.0	20.0	--	<b>113.0</b>
<b>New Construction</b>	--	136.0	--	110.0	26.0	--	130.0	6.0	--	<b>136.0</b>
<b>Other</b>	--	5.0	--	--	5.0	--	5.0	--	--	<b>5.0</b>
<b>Established Project</b>	--	--	62.0	--	--	62.0	--	--	62.0	<b>62.0</b>
<b>Total</b>	<b>\$82.5</b>	<b>\$237.0</b>	<b>\$62.0</b>	<b>\$216.5</b>	<b>\$103.0</b>	<b>\$62.0</b>	<b>\$293.5</b>	<b>\$26.0</b>	<b>\$62.0</b>	<b>\$381.5</b>

\* in \$ millions

**University of South Carolina Columbia**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$166.4	\$ --	\$ --	\$ 166.4	\$ --	\$ --	\$ 166.4	\$ --	\$ --	<b>\$166.4</b>
<b>Renovation/Repurpose</b>	5.7	32.2	--	12.2	25.7	--	15.0	22.9	--	<b>37.9</b>
<b>New Construction</b>	--	177.6	--	--	177.6	--	126.0	51.6	--	<b>177.6</b>
<b>Other</b>	--	24.0	--	--	24.0	--	--	24.0	--	<b>24.0</b>
<b>Established Project</b>	--	--	37.3	--	--	37.3	--	--	37.3	<b>37.3</b>
<b>Total</b>	<b>\$172.1</b>	<b>\$233.8</b>	<b>\$37.3</b>	<b>\$178.6</b>	<b>\$227.3</b>	<b>\$37.3</b>	<b>\$307.4</b>	<b>\$98.5</b>	<b>\$37.3</b>	<b>\$443.1</b>

\* in \$ millions

**Medical University of South Carolina**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 49.0	\$ --	\$--	\$ 49.0	\$ --	\$--	\$ 49.0	\$ --	\$--	<b>\$ 49.0</b>
<b>Renovation/Repurpose</b>	--	74.4	--	17.4	57.0	--	70.4	4.0	--	<b>74.4</b>
<b>New Construction</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Total</b>	<b>\$49.0</b>	<b>\$74.4</b>	<b>\$--</b>	<b>\$66.4</b>	<b>\$57.0</b>	<b>\$--</b>	<b>\$119.4</b>	<b>\$4.0</b>	<b>\$--</b>	<b>\$123.4</b>

\* in \$ millions



**The Citadel**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$48.6	\$ --	\$ --	\$48.6	\$ --	\$ --	\$48.6	\$ --	\$ --	<b>\$48.6</b>
<b>Renovation/Repurpose</b>	--	21.8	--	--	21.8	--	21.8	--	--	<b>21.8</b>
<b>New Construction</b>	--	49.0	--	--	49.0	--	--	49.0	--	<b>49.0</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	92.3	--	--	92.3	--	--	92.3	<b>92.3</b>
<b>Total</b>	<b>\$48.6</b>	<b>\$70.8</b>	<b>\$92.3</b>	<b>\$48.6</b>	<b>\$70.8</b>	<b>\$92.3</b>	<b>\$70.4</b>	<b>\$49.0</b>	<b>\$92.3</b>	<b>\$211.7</b>

\* in \$ millions

**Coastal Carolina University**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$5.0	\$ --	\$ --	\$5.0	\$ --	\$ --	\$5.0	\$ --	\$ --	<b>\$5.0</b>
<b>Renovation/Repurpose</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>New Construction</b>	--	53.0	--	--	53.0	--	--	53.0	--	<b>53.0</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	32.5	--	--	32.5	--	--	32.5	<b>32.5</b>
<b>Total</b>	<b>\$5.0</b>	<b>\$53.0</b>	<b>\$32.5</b>	<b>\$5.0</b>	<b>\$53.0</b>	<b>\$32.5</b>	<b>\$5.0</b>	<b>\$53.0</b>	<b>\$32.5</b>	<b>\$90.5</b>

\* in \$ millions

**College of Charleston**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$124.5	\$ --	\$ --	\$124.5	\$ --	\$ --	\$124.5	\$ --	\$ --	<b>\$124.5</b>
<b>Renovation/Repurpose</b>	49.2	57.1	--	84.2	22.1	--	89.2	17.1	--	<b>106.3</b>
<b>New Construction</b>	--	57.0	--	--	57.0	--	37.0	20.0	--	<b>57.0</b>
<b>Other</b>	--	20.0	--	--	20.0	--	--	20.0	--	<b>20.0</b>
<b>Established Project</b>	--	--	57.0	--	--	57.0	--	--	57.0	<b>57.0</b>
<b>Total</b>	<b>\$173.7</b>	<b>\$134.1</b>	<b>\$57.0</b>	<b>\$208.7</b>	<b>\$99.1</b>	<b>\$57.0</b>	<b>\$250.7</b>	<b>\$57.1</b>	<b>\$57.0</b>	<b>\$364.8</b>

\* in \$ millions

**Francis Marion University**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$--	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --
<b>Renovation/Repurpose</b>	--	11.0	--	11.0	--	--	11.0	--	--	<b>11.0</b>
<b>New Construction</b>	--	4.0	--	--	4.0	--	--	4.0	--	<b>4.0</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	--
<b>Established Project</b>	--	--	31.2	--	--	31.2	--	--	31.2	<b>31.2</b>
<b>Total</b>	<b>\$--</b>	<b>\$15.0</b>	<b>\$31.2</b>	<b>\$11.0</b>	<b>\$4.0</b>	<b>\$31.2</b>	<b>\$11.0</b>	<b>\$4.0</b>	<b>\$31.2</b>	<b>\$46.2</b>

\* in \$ millions

**Lander University**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 6.2	\$ --	\$--	\$ 6.2	\$ --	\$--	\$ 6.2	\$ --	\$--	<b>\$ 6.2</b>
<b>Renovation/Repurpose</b>	--	--	--	--	--	--	--	--	--	--
<b>New Construction</b>	--	15.5	--	6.6	8.9	--	6.6	8.9	--	<b>15.5</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	--
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	--
<b>Total</b>	<b>\$6.2</b>	<b>\$15.5</b>	<b>\$--</b>	<b>\$12.9</b>	<b>\$8.9</b>	<b>\$--</b>	<b>\$12.9</b>	<b>\$8.9</b>	<b>\$--</b>	<b>\$21.7</b>

\* in \$ millions

**South Carolina State University**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 22.2	\$--	\$--	\$ 22.2	\$--	\$--	\$ 22.2	\$--	\$--	<b>\$22.2</b>
<b>Renovation/Repurpose</b>	--	--	--	--	--	--	--	--	--	--
<b>New Construction</b>	--	--	--	--	--	--	--	--	--	--
<b>Other</b>	--	--	--	--	--	--	--	--	--	--
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	--
<b>Total</b>	<b>\$22.2</b>	<b>\$--</b>	<b>\$--</b>	<b>\$22.2</b>	<b>\$--</b>	<b>\$--</b>	<b>\$22.2</b>	<b>\$--</b>	<b>\$--</b>	<b>\$22.2</b>

\* in \$ millions

**University of South Carolina Aiken**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 3.3	\$ --	\$ --	\$ 3.3	\$ --	\$ --	\$ 3.3	\$--	\$ --	<b>\$ 3.3</b>
<b>Renovation/Repurpose</b>	--	17.0	--	7.0	10.0	--	17.0	--	--	<b>17.0</b>
<b>New Construction</b>	--	2.0	--	--	2.0	--	2.0	--	--	<b>2.0</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	9.6	--	--	9.6	--	--	9.6	<b>9.6</b>
<b>Total</b>	<b>\$3.3</b>	<b>\$19.0</b>	<b>\$9.6</b>	<b>\$10.3</b>	<b>\$12.0</b>	<b>\$9.6</b>	<b>\$22.3</b>	<b>\$--</b>	<b>\$9.6</b>	<b>\$31.9</b>

\* in \$ millions

**University of South Carolina Beaufort**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$--	\$ --	\$--	\$ --	\$ --	\$--	\$ --	\$ --	\$--	<b>\$ --</b>
<b>Renovation/Repurpose</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>New Construction</b>	--	66.0	--	33.0	33.0	--	33.0	33.0	--	<b>66.0</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Total</b>	<b>\$--</b>	<b>\$66.0</b>	<b>\$--</b>	<b>\$33.0</b>	<b>\$33.0</b>	<b>\$--</b>	<b>\$33.0</b>	<b>\$33.0</b>	<b>\$--</b>	<b>\$66.0</b>

\* in \$ millions

**University of South Carolina Upstate**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$--	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	<b>\$ --</b>
<b>Renovation/Repurpose</b>	--	31.8	--	29.8	2.0	--	29.8	2.0	--	<b>31.8</b>
<b>New Construction</b>	--	73.6	--	--	73.6	--	--	73.6	--	<b>73.6</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	0.3	--	--	0.3	--	--	0.3	<b>0.3</b>
<b>Total</b>	<b>\$--</b>	<b>\$105.3</b>	<b>\$0.3</b>	<b>\$29.8</b>	<b>\$75.6</b>	<b>\$0.3</b>	<b>\$29.8</b>	<b>\$75.6</b>	<b>\$0.3</b>	<b>\$105.6</b>

\* in \$ millions

**Winthrop University**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 22.1	\$ --	\$--	\$ 22.1	\$ --	\$--	\$ 22.1	\$ --	\$--	<b>\$ 22.1</b>
<b>Renovation/Repurpose</b>	--	34.5	--	9.0	25.5	--	9.0	25.5	--	<b>34.5</b>
<b>New Construction</b>	--	44.0	--	--	44.0	--	--	44.0	--	<b>44.0</b>
<b>Other</b>	1.3	4.7	--	1.3	4.7	--	1.3	4.7	--	<b>5.9</b>
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Total</b>	<b>\$23.4</b>	<b>\$83.2</b>	<b>\$--</b>	<b>\$32.4</b>	<b>\$74.2</b>	<b>\$--</b>	<b>\$32.4</b>	<b>\$74.2</b>	<b>\$--</b>	<b>\$106.5</b>

\* in \$ millions

**University of South Carolina Lancaster**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 2.6	\$--	\$--	\$ 2.6	\$--	\$--	\$ 2.6	\$--	\$--	<b>\$2.6</b>
<b>Renovation/Repurpose</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>New Construction</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Total</b>	<b>\$2.6</b>	<b>\$--</b>	<b>\$--</b>	<b>\$2.6</b>	<b>\$--</b>	<b>\$--</b>	<b>\$2.6</b>	<b>\$--</b>	<b>\$--</b>	<b>\$2.6</b>

\* in \$ millions

**University of South Carolina Salkehatchie**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 1.3	\$ --	\$--	\$ 1.3	\$--	\$--	\$ 1.3	\$--	\$--	<b>\$ 1.3</b>
<b>Renovation/Repurpose</b>	--	1.7	--	1.7	--	--	1.7	--	--	<b>1.7</b>
<b>New Construction</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Total</b>	<b>\$1.3</b>	<b>\$1.7</b>	<b>\$--</b>	<b>\$3.0</b>	<b>\$--</b>	<b>\$--</b>	<b>\$3.0</b>	<b>\$--</b>	<b>\$--</b>	<b>\$3.0</b>

\* in \$ millions

**University of South Carolina Sumter**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$ 3.3	\$ --	\$--	\$ 3.3	\$ --	\$--	\$ 3.3	\$ --	\$--	<b>\$ 3.3</b>
<b>Renovation/Repurpose</b>	4.5	1.5	--	4.5	1.5	--	4.5	1.5	--	<b>6.0</b>
<b>New Construction</b>	--	2.6	--	--	2.6	--	--	2.6	--	<b>2.6</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Total</b>	<b>\$7.8</b>	<b>\$4.1</b>	<b>\$--</b>	<b>\$7.8</b>	<b>\$4.1</b>	<b>\$--</b>	<b>\$7.8</b>	<b>\$4.1</b>	<b>\$--</b>	<b>\$11.9</b>

\* in \$ millions

**University of South Carolina Union**

Category	Baseline			Alternative 1			Alternative 2			Total
	Need	Want	N/A	Need	Want	N/A	Need	Want	N/A	
<b>Maintenance Needs</b>	\$--	\$ --	\$--	\$--	\$ --	\$--	\$--	\$ --	\$--	<b>\$ --</b>
<b>Renovation/Repurpose</b>	--	1.2	--	--	1.2	--	--	1.2	--	<b>1.2</b>
<b>New Construction</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Other</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Established Project</b>	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Total</b>	<b>\$--</b>	<b>\$1.2</b>	<b>\$--</b>	<b>\$--</b>	<b>\$1.2</b>	<b>\$--</b>	<b>\$--</b>	<b>\$1.2</b>	<b>\$--</b>	<b>\$1.2</b>

\* in \$ millions

Total Amount Needed to Address E&G Maintenance Needs										
Sensitivity analysis										
	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Clemson University	\$0	\$0	\$0	\$0	\$28,144	\$268,023	\$2,530,669	\$35,751,138	\$111,659,386	\$190,083,178
USC Columbia & SOM	\$0	\$0	\$1,656,866	\$7,259,462	\$19,546,382	\$58,290,999	\$125,026,644	\$209,437,827	\$304,361,266	\$410,708,931
Medical University of SC	\$823	\$2,468	\$4,114	\$3,422,011	\$7,501,875	\$13,044,908	\$22,623,625	\$59,037,495	\$110,374,763	\$177,451,750
The Citadel	\$0	\$0	\$0	\$0	\$0	\$939,071	\$2,650,901	\$7,679,255	\$17,969,095	\$31,358,681
Coastal Carolina	\$0	\$0	\$0	\$1,442,790	\$4,566,725	\$11,148,201	\$23,002,460	\$39,092,866	\$56,861,054	\$77,095,401
College of Charleston	\$3,733,433	\$7,500,263	\$11,584,308	\$18,693,356	\$30,345,957	\$44,578,569	\$66,512,546	\$94,045,621	\$129,508,247	\$174,364,204
Francis Marion	\$0	\$0	\$0	\$0	\$441,855	\$4,860,403	\$9,789,321	\$16,984,383	\$26,862,703	\$42,300,716
Lander	\$0	\$0	\$0	\$0	\$0	\$156,517	\$941,355	\$3,039,289	\$8,977,310	\$19,444,497
SC State	\$0	\$0	\$0	\$668,282	\$7,030,298	\$18,658,148	\$32,276,753	\$48,600,337	\$68,554,604	\$88,746,447
USC Aiken	\$0	\$0	\$0	\$0	\$0	\$0	\$126,836	\$1,788,970	\$7,246,181	\$19,543,097
USC Beaufort	\$0	\$0	\$0	\$0	\$0	\$0	\$821,131	\$2,055,696	\$3,370,296	\$7,462,611
USC Upstate	\$0	\$0	\$0	\$0	\$0	\$0	\$28,579	\$2,156,207	\$10,488,680	\$23,042,550
Winthrop	\$16,679	\$33,358	\$50,037	\$66,716	\$1,640,298	\$7,413,848	\$15,012,584	\$29,169,578	\$48,324,229	\$79,086,171
USC Lancaster	\$0	\$0	\$0	\$0	\$0	\$234,430	\$5,003,804	\$10,205,247	\$15,507,212	\$21,428,495
USC Salkehatchie	\$113,610	\$227,221	\$394,773	\$608,410	\$1,040,807	\$2,380,688	\$4,339,747	\$6,541,259	\$8,772,857	\$11,011,976
USC Sumter	\$0	\$0	\$0	\$0	\$376,230	\$1,106,125	\$3,634,584	\$8,085,890	\$12,537,195	\$16,988,501
USC Union	\$0	\$0	\$0	\$0	\$0	\$0	\$352,325	\$1,011,383	\$1,860,021	\$2,716,499
Aiken Tech	\$0	\$373,378	\$870,866	\$1,492,465	\$2,114,065	\$2,735,664	\$3,534,693	\$4,513,601	\$5,866,228	\$8,821,530
Central Carolina Tech	\$0	\$0	\$0	\$0	\$0	\$0	\$31,955	\$203,947	\$2,627,290	\$9,154,753
Denmark Tech	\$0	\$0	\$0	\$51,835	\$353,483	\$770,809	\$1,441,763	\$2,467,284	\$4,307,877	\$6,981,818
Florence-Darlington	\$0	\$0	\$0	\$0	\$613,680	\$3,225,453	\$6,879,294	\$12,833,644	\$19,383,147	\$28,127,457
Greenville Tech	\$0	\$180,183	\$1,982,018	\$3,783,853	\$6,551,276	\$12,108,069	\$20,596,550	\$35,460,167	\$57,291,552	\$83,381,398
Horry-Georgetown	\$0	\$0	\$0	\$0	\$0	\$1,211,322	\$5,228,675	\$10,522,101	\$18,480,231	\$29,781,741
Midlands Tech	\$0	\$0	\$0	\$0	\$0	\$0	\$1,246,264	\$2,492,528	\$3,907,668	\$11,694,992
Northeastern Tech	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,466	\$1,791,630
Orangeburg-Calhoun TC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,118,223	\$3,523,568	\$7,697,575
Piedmont Tech	\$0	\$0	\$0	\$0	\$0	\$0	\$38,730	\$553,580	\$5,352,746	\$15,036,092
Spartanburg CC	\$0	\$0	\$0	\$0	\$0	\$0	\$1,165,248	\$4,785,731	\$9,428,416	\$14,174,082
TC of the Lowcountry	\$0	\$0	\$43,695	\$131,085	\$218,475	\$305,865	\$393,255	\$618,916	\$1,235,265	\$3,911,924
Tri-County Tech	\$0	\$0	\$0	\$0	\$407,797	\$1,758,275	\$4,126,942	\$9,263,001	\$15,851,784	\$23,265,407
Trident Tech	\$0	\$0	\$48,163	\$128,435	\$208,706	\$288,978	\$643,690	\$1,680,751	\$14,461,580	\$36,282,378
Williamsburg Tech	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$616,291	\$1,562,987
York Tech	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,162	\$369,910	\$4,841,335
<b>Total</b>	<b>\$3,864,545</b>	<b>\$8,316,870</b>	<b>\$16,634,840</b>	<b>\$37,748,700</b>	<b>\$82,986,054</b>	<b>\$185,484,365</b>	<b>\$360,000,923</b>	<b>\$661,261,075</b>	<b>\$1,106,103,118</b>	<b>\$1,679,340,803</b>

The amounts above address the costs associated with bringing institutional E&G buildings to various target conditions based on building conditions reported by the institutions in fall of 2017 based on an analysis completed in 2017. These numbers likely have changed over the past year.

Note: At the time of this analysis in 2017, Trident Technical College had not submitted their 2017 Building Condition Survey. CHE calculated an estimate of maintenance needs using the 2016 buildings and building condition scores reported in CHEMIS.

	<b>Estimated Cost</b>	<b>Baseline</b>	<b>Alternative 1</b>	<b>Alternative 2</b>
<b>Clemson University</b>	<b>\$381,500,000</b>			
<u>Maintenance Needs</u>	<u>\$65,500,000</u>			
High-Rise Residence Halls Renovations	\$17,500,000	Need	Need	Need
Lehotsky Hall Renovation	\$30,000,000	Need	Need	Need
Low-Rise Residence Halls Renovations	\$18,000,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$113,000,000</u>			
Chiller Plants Expansions and Upgrades	\$24,000,000	Want	Need	Need
Core Campus Safety and Revitalization	\$17,000,000	Want	Want	Want
Long Hall Renovation	\$26,000,000	Want	Want	Need
Martin Hall Renovation	\$18,000,000	Want	Want	Need
McFadden Building Renovation	\$3,000,000	Want	Want	Want
Tillman Hall Auditorium Renovation	\$8,000,000	Want	Want	Need
Walter Cox Boulevard Pedestrian Safety Renovations	\$11,000,000	Need	Need	Need
Wastewater Treatment Plant Improvements	\$6,000,000	Need	Need	Need
<u>New Construction</u>	<u>\$136,000,000</u>			
Advanced Materials Science Complex Building Construction	\$110,000,000	Want	Need	Need
Baseball/Softball Practice Facility Construction	\$6,000,000	Want	Want	Want
Newman Hall Demolition and Replacement	\$20,000,000	Want	Want	Need
<u>Other</u>	<u>\$5,000,000</u>			
Johnstone Hall Demolition	\$5,000,000	Want	Want	Need
<u>Established Project</u>	<u>\$62,000,000</u>			
Center for Manufacturing Innovation Building Renovation	\$4,000,000	N/A	N/A	N/A
Chapel Construction	\$5,000,000	N/A	N/A	N/A
Daniel Hall Renovation and Expansion	\$45,000,000	N/A	N/A	N/A
Soccer Operations Complex Construction	\$8,000,000	N/A	N/A	N/A
<b>Coastal Carolina University</b>	<b>\$90,500,000</b>			
<u>Maintenance Needs</u>	<u>\$5,000,000</u>			
Eaglin Residence Hall Renovation	\$5,000,000	Need	Need	Need
<u>New Construction</u>	<u>\$53,000,000</u>			
Academic Classroom Office Building	\$21,000,000	Want	Want	Want
HTC Center Expansion	\$6,000,000	Want	Want	Want
PGM Program Facility	\$8,000,000	Want	Want	Want
Student Union Annex II	\$18,000,000	Want	Want	Want
<u>Established Project</u>	<u>\$32,500,000</u>			
Academic Enrichment Building and Auditorium	\$28,500,000	N/A	N/A	N/A
Kimbel Library HVAC Renovations	\$4,000,000	N/A	N/A	N/A

	<b>Estimated Cost</b>	<b>Baseline</b>	<b>Alternative 1</b>	<b>Alternative 2</b>
<b>College of Charleston</b>	<b>\$364,800,000</b>			
<u>Maintenance Needs</u>	<u>\$124,500,000</u>			
123 Bull Street Renovation	\$3,200,000	Need	Need	Need
26 Glebe Street Renovation	\$2,400,000	Need	Need	Need
44 Saint Philip Street Renovation	\$1,000,000	Need	Need	Need
58 George Street Renovation	\$3,900,000	Need	Need	Need
67 George Street Renovation	\$2,000,000	Need	Need	Need
Bell Building Renovation	\$5,000,000	Need	Need	Need
Buist Rivers Residence Hall Renovation	\$5,000,000	Need	Need	Need
CALHOUN ANNEX RENOVATION	\$5,000,000	Need	Need	Need
Chilled Water System Repair/Replacement	\$10,000,000	Need	Need	Need
Electrical Grid Repair and Replacement	\$15,000,000	Need	Need	Need
George Street and Liberty Apartments MEP Renovations	\$5,000,000	Need	Need	Need
Kelly House Exterior Renovation	\$3,000,000	Need	Need	Need
Maybank Hall Renovation	\$5,000,000	Need	Need	Need
Robert Scott Small Building Renovation	\$35,000,000	Need	Need	Need
Silcox Physical Education and Health Center Envelope Repair	\$4,000,000	Need	Need	Need
Steam Energy System Repair / Replacement	\$20,000,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$106,300,000</u>			
13 Coming Street Renovation	\$3,200,000	Need	Need	Need
298 Meeting Street Renovation	\$5,000,000	Want	Want	Need
Berry Residence Hall Renovation	\$12,400,000	Want	Want	Want
College Lodge Residence Hall Renovation/Replacement	\$46,000,000	Need	Need	Need
Silcox Physical Education and Health Center Renovation	\$20,000,000	Want	Need	Need
Stern Student Center Conversion	\$15,000,000	Want	Need	Need
TD Arena Scoreboard and Videoboard	\$1,700,000	Want	Want	Want
Wentworth Garage Renovation	\$3,000,000	Want	Want	Want
<u>New Construction</u>	<u>\$57,000,000</u>			
Craig Residence Hall Replacement	\$37,000,000	Want	Want	Need
New Parking Garage Construction	\$20,000,000	Want	Want	Want
<u>Other</u>	<u>\$20,000,000</u>			
Potential Land Acquisition	\$20,000,000	Want	Want	Want
<u>Established Project</u>	<u>\$57,000,000</u>			
McAlister Residence Hall Renovation	\$10,000,000	N/A	N/A	N/A
Simons Center for the Arts Renovation	\$47,000,000	N/A	N/A	N/A
<b>Francis Marion University</b>	<b>\$46,205,932</b>			
<u>Renovate/Repurpose</u>	<u>\$11,000,000</u>			
McNair/Leatherman Science Buildings Comprehensive Renovations Project on the Francis Marion University Main Campus.	\$3,000,000	Want	Need	Need
Medical and Health Education Classroom Complex Project	\$8,000,000	Want	Need	Need
<u>New Construction</u>	<u>\$4,000,000</u>			
Freshwater Ecology Research Center	\$4,000,000	Want	Want	Want
<u>Established Project</u>	<u>\$31,205,932</u>			
Honors Learning Center New Building Project	\$3,455,932	N/A	N/A	N/A
Medical and Health Education Classroom Complex Project	\$3,900,000	N/A	N/A	N/A
School of Education / School of Business New Building Construction Project	\$23,850,000	N/A	N/A	N/A
<b>Lander University</b>	<b>\$21,746,370</b>			
<u>Maintenance Needs</u>	<u>\$6,240,000</u>			
Arena and Physical Education Facility Roof Replacement	\$3,000,000	Need	Need	Need
Campus Asphalt Re-Paving	\$3,240,000	Need	Need	Need
<u>New Construction</u>	<u>\$15,506,370</u>			
Barratt Hall Addition	\$6,623,370	Want	Need	Need
Grier Student Center Addition	\$8,883,000	Want	Want	Want



	<b>Estimated Cost</b>	<b>Baseline</b>	<b>Alternative 1</b>	<b>Alternative 2</b>
<b>Medical University of South Carolina</b>	<b>\$123,400,000</b>			
<u>Maintenance Needs</u>	<u>\$49,000,000</u>			
Capital Renewal Projects FY19	\$25,000,000	Need	Need	Need
Capital Renewal Projects FY20	\$6,000,000	Need	Need	Need
Capital Renewal Projects FY21	\$6,000,000	Need	Need	Need
Capital Renewal Projects FY22	\$6,000,000	Need	Need	Need
Capital Renewal Projects FY23	\$6,000,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$74,400,000</u>			
Conversion of relocated research labs to administrative space.	\$4,000,000	Want	Want	Want
Renovation of Basic Sciences Building 7th Floor.	\$2,400,000	Want	Need	Need
Interprofessional Health & Innovation Projects	\$53,000,000	Want	Want	Need
Renovation Projects	\$15,000,000	Want	Need	Need
<b>South Carolina State University</b>	<b>\$22,160,000</b>			
<u>Maintenance Needs</u>	<u>\$22,160,000</u>			
SCSU Campus Roof Replacement Project - Phase I	\$1,445,000	Need	Need	Need
SCSU Storm Water Infrastructure Repairs and Renovations	\$3,450,000	Need	Need	Need
SCSU Student Center Repairs	\$2,010,000	Need	Need	Need
SCSU Truth Hall Renovations	\$11,500,000	Need	Need	Need
SCSU Campus Roof Replacement Project - Phase II	\$3,755,000	Need	Need	Need
<b>The Citadel – The Military College of South Carolina</b>	<b>\$211,672,043</b>			
<u>Maintenance Needs</u>	<u>\$48,574,000</u>			
Daniel Library HVAC Replacement	\$2,340,000	Need	Need	Need
Johnson Hagood Stadium CRC Exterior Repairs	\$1,300,000	Need	Need	Need
Stevens Barracks Replacement	\$43,234,000	Need	Need	Need
Underground Utility System Repairs	\$1,700,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$21,780,000</u>			
Byrd Hall Renovation & HVAC Replacement	\$14,230,000	Want	Want	Need
Duckett Hall Renovation	\$7,550,000	Want	Want	Need
<u>New Construction</u>	<u>\$49,000,000</u>			
Engineering Building Replacement	\$49,000,000	Want	Want	Want
<u>Established Project</u>	<u>\$92,318,043</u>			
Academic Building Replacement (Capers Hall)	\$66,478,043	N/A	N/A	N/A
Bastin Hall - School of Business	\$25,840,000	N/A	N/A	N/A
<b>University of South Carolina – Aiken Campus</b>	<b>\$31,900,000</b>			
<u>Maintenance Needs</u>	<u>\$3,300,000</u>			
Humanities and Social Sciences Building HVAC Upgrades	\$2,500,000	Need	Need	Need
Science Building Fume Hood Exhaust System	\$800,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$17,000,000</u>			
Business and Education Gym Renovation	\$7,000,000	Want	Need	Need
Library Renovation/Learning Commons	\$10,000,000	Want	Want	Need
<u>New Construction</u>	<u>\$2,000,000</u>			
Ruth Patrick Science Center Renovation/Expansion	\$2,000,000	Want	Want	Need
<u>Established Project</u>	<u>\$9,600,000</u>			
Old Supply and Maintenance Repurpose (USC Aiken Scholars Academy Renovation)	\$2,800,000	N/A	N/A	N/A
Penland Administration Building - HVAC Replacement and Renovation	\$4,000,000	N/A	N/A	N/A
Supply and Maintenance Relocation (USC Aiken Maintenance Building)	\$2,800,000	N/A	N/A	N/A
<b>University of South Carolina – Beaufort Campus</b>	<b>\$66,000,000</b>			
<u>New Construction</u>	<u>\$66,000,000</u>			
Convocation Center	\$28,000,000	Want	Want	Want
Library/Classroom Building Expansion	\$8,000,000	Want	Need	Need
New Classroom Building	\$25,000,000	Want	Need	Need
OLLI (Osher Lifelong Learning Institute) Facility	\$5,000,000	Want	Want	Want

	<b>Estimated Cost</b>	<b>Baseline</b>	<b>Alternative 1</b>	<b>Alternative 2</b>
<b>University of South Carolina – Columbia Campus</b>	<b>\$443,125,000</b>			
<u>Maintenance Needs</u>	<u>\$166,375,000</u>			
300 Main Roof Replacement	\$1,850,000	Need	Need	Need
Blatt P.E. Center Roof Replacement	\$2,600,000	Need	Need	Need
Capstone Hall Renovation	\$61,000,000	Need	Need	Need
Close-Hipp Roof Replacement	\$1,250,000	Need	Need	Need
Columbia Hall Renovation	\$52,400,000	Need	Need	Need
Maxcy College Renovation	\$5,000,000	Need	Need	Need
School of Medicine Building #1 HVAC Renovation	\$8,000,000	Need	Need	Need
School of Medicine Building #4 HVAC Renovation	\$3,000,000	Need	Need	Need
School of Medicine VA Campus - Building #2 HVAC Renovation	\$1,375,000	Need	Need	Need
Thornwell College Renovation	\$10,000,000	Need	Need	Need
Wardlaw College Exterior Maintenance Renovation	\$4,000,000	Need	Need	Need
Woodrow College Renovation	\$11,900,000	Need	Need	Need
Osborne Maintenance Renovation	\$4,000,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$37,875,000</u>			
Jones PSC Biology Lab Renovation	\$6,500,000	Want	Need	Need
School of Medicine Building #101 Learning Studio	\$1,450,000	Want	Want	Need
School of Medicine Building #4 Animal Space	\$1,375,000	Want	Want	Need
Strom Thurmond Wellness Center Intramural Recreation Field Resurfacing	\$1,850,000	Want	Want	Want
Taylor House Renovation	\$1,500,000	Need	Need	Need
War Memorial Renovation	\$4,200,000	Need	Need	Need
Williams-Brice Stadium Renovations	\$21,000,000	Want	Want	Want
<u>New Construction</u>	<u>\$177,600,000</u>			
Indoor Tennis Facility	\$10,000,000	Want	Want	Want
Library Annex Addition	\$6,000,000	Want	Want	Need
New School of Medicine Columbia Campus - Medical Teaching Facility	\$120,000,000	Want	Want	Need
Volleyball Facility Construction	\$7,000,000	Want	Want	Want
West Campus Parking Garage	\$34,600,000	Want	Want	Want
<u>Other</u>	<u>\$24,025,000</u>			
Gamecock Park RV Parking and Land Acquisition	\$11,900,000	Want	Want	Want
Golf Team Facility	\$2,500,000	Want	Want	Want
Intramural Recreation Field Land Acquisition	\$4,925,000	Want	Want	Want
Intramural Recreation Field Land Site Development I	\$4,700,000	Want	Want	Want
<u>Established Project</u>	<u>\$37,250,000</u>			
Barnwell Maintenance Renovation	\$1,650,000	N/A	N/A	N/A
Honors College Expansion	\$18,600,000	N/A	N/A	N/A
LeConte Maintenance Renovation	\$15,000,000	N/A	N/A	N/A
Swearingen Roof Replacement	\$2,000,000	N/A	N/A	N/A
<b>University of South Carolina – Lancaster Campus</b>	<b>\$2,550,000</b>			
<u>Maintenance Needs</u>	<u>\$2,550,000</u>			
Gregory Health and Wellness Center Maintenance Renovation	\$750,000	Need	Need	Need
Lancaster Deferred Maintenance	\$1,800,000	Need	Need	Need
<b>University of South Carolina – Salkehatchie Campus</b>	<b>\$2,980,000</b>			
<u>Maintenance Needs</u>	<u>\$1,280,000</u>			
Salkehatchie Deferred Maintenance	\$1,280,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$1,700,000</u>			
Walterboro Campus - Student Commons & Conference Center	\$1,700,000	Want	Need	Need
<b>University of South Carolina – Sumter Campus</b>	<b>\$11,938,000</b>			
<u>Maintenance Needs</u>	<u>\$3,338,000</u>			
Business Administration Building Maintenance Renovation	\$2,000,000	Need	Need	Need
Sumter Deferred Maintenance	\$1,338,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$6,000,000</u>			
Renovate Student Union	\$1,500,000	Want	Want	Want
Science Building Renovation	\$4,500,000	Need	Need	Need
<u>New Construction</u>	<u>\$2,600,000</u>			
Facilities Management Center	\$2,600,000	Want	Want	Want
<b>University of South Carolina – Union Campus</b>	<b>\$1,200,000</b>			
<u>Renovate/Repurpose</u>	<u>\$1,200,000</u>			
Truluck Gymnasium Renovation	\$1,200,000	Want	Want	Want

	<b>Estimated Cost</b>	<b>Baseline</b>	<b>Alternative 1</b>	<b>Alternative 2</b>
<b>University of South Carolina – Upstate Campus</b>		<b>\$105,570,000</b>		
<u>Renovate/Repurpose</u>	<u>\$31,750,000</u>			
Addition/Renovation of Existing Library	\$17,000,000	Want	Need	Need
Rampey Renovations/Expansion	\$2,000,000	Want	Want	Want
Smith Science Building Renovation	\$8,250,000	Want	Need	Need
College of Business 3rd Floor Renovation	\$4,500,000	Want	Need	Need
<u>New Construction</u>	<u>\$73,550,000</u>			
Track and Field Facility Construction	\$3,550,000	Want	Want	Want
Construct New Arena/Convocation Center	\$70,000,000	Want	Want	Want
<u>Established Project</u>	<u>\$270,000</u>			
Hall Parcel Land Acquisition	\$270,000	N/A	N/A	N/A
<b>Winthrop University</b>		<b>\$106,500,000</b>		
<u>Maintenance Needs</u>	<u>\$22,100,000</u>			
Replacement of Electric Distribution System	\$2,000,000	Need	Need	Need
Replacement of Underground Steam & Condensate Pipes	\$2,000,000	Need	Need	Need
General Building Infrastructure and Building Envelope Upgrade 2019	\$1,500,000	Need	Need	Need
General Building Infrastructure and Building Envelope Upgrade 2020	\$1,400,000	Need	Need	Need
General Building Mechanical System Replacement & Upgrades 2020	\$1,000,000	Need	Need	Need
General Building Infrastructure and Building Envelope Upgrade 2021	\$2,000,000	Need	Need	Need
General Building Mechanical System Replacement & Upgrades 2021	\$7,200,000	Need	Need	Need
General Building Infrastructure and Building Envelope Upgrade 2022	\$1,200,000	Need	Need	Need
General Building Mechanical System Replacement & Upgrades 2022	\$1,000,000	Need	Need	Need
General Building Infrastructure and Building Envelope Upgrade 2023	\$1,800,000	Need	Need	Need
General Building Mechanical System Replacement & Upgrades 2023	\$1,000,000	Need	Need	Need
<u>Renovate/Repurpose</u>	<u>\$34,500,000</u>			
Alumni Center	\$2,000,000	Want	Want	Want
Boiler Plant Expansion	\$1,500,000	Want	Want	Want
General Science Building Addition	\$9,000,000	Want	Need	Need
Multi-Media & Research Hub	\$7,000,000	Want	Want	Want
Thomson Cafeteria	\$15,000,000	Want	Want	Want
<u>New Construction</u>	<u>\$44,000,000</u>			
Arts & Technology Facility	\$9,000,000	Want	Want	Want
Coliseum Practice Facility	\$12,000,000	Want	Want	Want
General Science Building Addition	\$23,000,000	Want	Want	Want
<u>Other</u>	<u>\$5,900,000</u>			
Campus Wifi Upgrade	\$1,300,000	Want	Want	Want
Fire Alarm Replacement / Upgrade	\$1,250,000	Need	Need	Need
Land Acquisition 2021	\$1,350,000	Want	Want	Want
Land Acquisition 2022	\$2,000,000	Want	Want	Want

<b>Technical Schools</b>	<b>Estimated Cost</b>
<b>Aiken Technical College</b>	<b>\$37,640,000</b>
<u>Renovate/Repurpose</u>	<u>\$7,500,000</u>
Ashley J. Little Building 2nd Floor Renovation	\$4,000,000
Gregg-Graniteville Student Activities Center Renovation	\$2,500,000
Learning Resource Center Renovation	\$1,000,000
<u>New Construction</u>	<u>\$28,044,000</u>
Classroom & Student Services Building	\$19,200,000
Life Science Building	\$8,844,000
<u>Other</u>	<u>\$1,156,000</u>
Access Road Extension	\$1,156,000
<u>Established Project</u>	<u>\$940,000</u>
300 Building Renovation	\$940,000
<b>Central Carolina Technical College</b>	<b>\$57,433,786</b>
<u>Maintenance Needs</u>	<u>\$6,000,000</u>
Facility Maintenance--Main Campus & F.E. Dubose Campus	\$6,000,000
<u>Renovate/Repurpose</u>	<u>\$1,000,000</u>
Building 400 renovation	\$1,000,000
<u>New Construction</u>	<u>\$50,433,786</u>
Kershaw campus expansion	\$10,420,000
Natural Resources/Environmental Training Center	\$4,000,000
Student Center-main campus	\$11,013,786
Workforce Development Center	\$25,000,000
<b>Denmark Technical College</b>	<b>\$21,342,000</b>
<u>Renovate/Repurpose</u>	<u>\$12,250,000</u>
Creation of Cybersecurity Lab and Rooms to House Students in the Program (Edisto Hall Building 700)	\$2,000,000
Renovation of Campus Labs for Welding and Nursing (Building 200 and Building 028)	\$8,000,000
Renovation of Culinary Arts Lab and Classrooms (Building 023 Cafeteria)	\$1,500,000
Renovation of Tutorial/Study Labs (Smith Hall Building 025)	\$750,000
<u>New Construction</u>	<u>\$6,192,000</u>
Early Childhood Development Center	\$692,000
Information Technology/Academic Support Center	\$5,500,000
<u>Established Project</u>	<u>\$2,900,000</u>
Renovation of Barnwell Workforce Center - Project #H59-6132	\$1,500,000
Renovation of Buildings 200 and 300 - Project #H59-6123	\$1,400,000

	<b>Estimated Cost</b>
<b>Florence-Darlington Technical College</b>	<b>\$29,080,000</b>
<u>Maintenance Needs</u>	<u>\$5,980,000</u>
100, 300, 400 Buildings Renovations	\$1,880,000
5000 Building Walkway Bridge Repair and Renovation	\$2,000,000
Central Energy Plant Upgrades	\$2,100,000
<u>Renovate/Repurpose</u>	<u>\$10,000,000</u>
200 Building / Welding Labs Renovation	\$3,000,000
5000 Building Renovation	\$7,000,000
<u>New Construction</u>	<u>\$8,100,000</u>
Physical Plant/Maintenance Shop Building	\$2,600,000
Truck Driver Training Facility	\$5,500,000
<u>Other</u>	<u>\$5,000,000</u>
Campus Infrastructure Reconfigurations – Main Campus	\$5,000,000
<b>Greenville Technical College</b>	<b>\$161,876,701</b>
<u>Maintenance Needs</u>	<u>\$8,855,000</u>
Barton Campus Perimeter Road Storm Drain Repairs	\$1,375,000
Bldg. 117 Renovation	\$3,960,000
Bldg. 802 Roof Replacement and Building Air Conditioning.	\$3,520,000
<u>Renovate/Repurpose</u>	<u>\$53,880,000</u>
Bldg. 102 Renovation	\$16,750,000
Bldg. 103 Renovation	\$20,130,000
Bldg. 112 Renovation	\$3,300,000
Bldg. 603 Second Floor Renovation	\$13,700,000
<u>New Construction</u>	<u>\$88,760,000</u>
Barton Campus Arts & Health Sciences Building Construction	\$37,900,000
Bldg. 302 Addition	\$7,920,000
Brashier Campus Automotive Training Complex Construction	\$42,940,000
<u>Other</u>	<u>\$7,480,000</u>
Barton Campus Parking Lot R Development/Construction	\$1,320,000
Barton Campus Unity Park Development	\$3,410,000
Northwest Campus Secondary Entrance/Exit Construction	\$2,750,000
<u>Established Project</u>	<u>\$2,901,701</u>
Benson Campus Amphitheater & Student Plaza - Phase 2 - Project #6136	\$2,901,701
<b>Horry-Georgetown Technical College</b>	<b>\$101,000,000</b>
<u>Renovate/Repurpose</u>	<u>\$19,000,000</u>
Renovation of Grand Strand Building 600	\$5,000,000
Renovation of Grand Strand Buildings 100, 200, & 300 and Campus Infrastructure	\$10,000,000
Renovation of the Industrial Wing - Conway	\$4,000,000
<u>New Construction</u>	<u>\$80,000,000</u>
Construction of General Purpose Classroom Building - Conway	\$35,000,000
Construction of General Purpose Classroom Building - Georgetown	\$20,000,000
Construction of General Purpose Classroom Building - Grand Strand	\$25,000,000
<u>Other</u>	<u>\$2,000,000</u>
Acquisition of Real Property-Land/Building - Conway	\$2,000,000

	<b>Estimated Cost</b>
<b>Midlands Technical College</b>	<b>\$10,600,000</b>
<u>Renovate/Repurpose</u>	<u>\$10,600,000</u>
Airport Campus - Academic Center Learning Resource Center Improvements	\$2,500,000
Airport Campus - Granby Hall Renovation	\$8,100,000
<b>Northeastern Technical College</b>	<b>\$33,985,967</b>
<u>Maintenance Needs</u>	<u>\$2,600,000</u>
Facility Maintenance - Cheraw Campus	\$2,600,000
<u>Renovate/Repurpose</u>	<u>\$16,400,000</u>
NETC Modernization & Upgrade to Existing Cheraw Campus	\$8,000,000
Phase II Renovations - Marlboro County Industry Training Center	\$5,000,000
Phase III - Marlboro County Industrial Training Center	\$3,000,000
Renovations to NETC Classroom at McBee High School	\$400,000
<u>New Construction</u>	<u>\$11,325,967</u>
NETC Technology Center - Dillon Campus	\$11,325,967
<u>Established Project</u>	<u>\$3,660,000</u>
Project# 6130 Multi-use Instructional Building - Scope Change	\$3,660,000
<b>Orangeburg-Calhoun Technical College</b>	<b>\$23,000,000</b>
<u>Maintenance Needs</u>	<u>\$2,000,000</u>
Building A-J Renovations (HVAC and Electrical Replacements/Upgrades, Other Renovations)	\$2,000,000
<u>Renovate/Repurpose</u>	<u>\$8,000,000</u>
Renovation of Buildings L, M, N	\$4,000,000
Renovation of existing nursing/health science building - Building K	\$4,000,000
<u>New Construction</u>	<u>\$13,000,000</u>
Advanced Manufacturing Training Facility (either new construction or an addition to existing facility)	\$13,000,000
<b>Piedmont Technical College</b>	<b>\$5,546,400</b>
<u>Renovate/Repurpose</u>	<u>\$3,080,000</u>
Piedmont Campus Energy Initiatives	\$3,080,000
<u>New Construction</u>	<u>\$2,466,400</u>
Sheet Metal Training Bldg.	\$2,466,400

<b>Spartanburg Community College</b>		<b>Estimated Cost</b>
		<b>\$43,590,760</b>
<u>Maintenance Needs</u>		<u>\$3,609,400</u>
Central Campus - Ledbetter Building Renovations (HVAC System and Interior Finish Upgrades).		\$751,400
Central Campus - Powers Building Renovations (HVAC System, Interior Finish Upgrades, and Roof System).		\$2,858,000
<u>Renovate/Repurpose</u>		<u>\$8,287,360</u>
SCC Center for Business & Entrepreneurial Development Expansion Renovations		\$2,207,000
SCC Corporate and Community Education (CCE) Renovations		\$868,900
Tyger River Campus BMW Center - Automotive Program Relocation/Renovations		\$4,107,200
Tyger River Campus BMW Center - HVAC Program Relocation/Renovations.		\$1,104,260
<u>New Construction</u>		<u>\$25,674,000</u>
Central Campus Academic/Student Services Classroom Building		\$25,674,000
<u>Other</u>		<u>\$6,020,000</u>
SCC Central Campus Property Acquisition		\$6,020,000
<b>Technical College of the Lowcountry</b>		<b>\$33,388,000</b>
<u>Renovate/Repurpose</u>		<u>\$2,500,000</u>
Interior Renovation Building 8 (Historic Moor Hall) and Interior Renovation Building 6		\$2,500,000
<u>New Construction</u>		<u>\$19,645,000</u>
Expansion of the Health Sciences Building (Bldg 4)		\$7,145,000
New River Regional Workforce Development Center		\$12,500,000
<u>Established Project</u>		<u>\$11,243,000</u>
Lowcountry Culinary Arts Institute and Interpretive Center Project H59-6141		\$11,243,000
<b>Tri-County Technical College</b>		<b>\$35,000,000</b>
<u>Maintenance Needs</u>		<u>\$11,000,000</u>
Pendleton Campus Ruby Hicks Building Renovations		\$11,000,000
<u>Renovate/Repurpose</u>		<u>\$19,500,000</u>
Pendleton Campus Fulp Hall Renovation		\$1,000,000
Pendleton Campus Miller Hall Renovation		\$3,000,000
Pendleton Campus Oconee Hall Renovation for Active Learning/Life Safety		\$4,000,000
Pendleton Campus, Anderson Hall Renovation		\$2,500,000
Pendleton Campus, Industrial Technology Center Automotive Program relocation/expansion		\$3,000,000
Pendleton Campus, Pickens Hall Renovation		\$4,000,000
Pendleton Campus, Wilson Hall Renovation		\$2,000,000
<u>New Construction</u>		<u>\$4,500,000</u>
Pendleton Campus Sandy Springs Training Facility		\$4,500,000

	<b>Estimated Cost</b>
<b>Trident Technical College</b>	<b>\$41,300,000</b>
<u>Maintenance Needs</u>	<u>\$8,150,000</u>
Main Campus Roofing and Building Envelope Waterproofing	\$700,000
Replace Flooring, Industrial and Engineering Technology Building (Bldg. 700/800), Main Campus	\$500,000
Replace HVAC Air Handling Units, Business Technology Building (Bldg. 200), Main Campus	\$1,000,000
Replace HVAC, Palmer Campus, Phase III	\$1,000,000
Replace HVAC, Palmer Campus, Phase IV	\$1,000,000
Replace Interior HVAC, Industrial and Engineering Technology Building (Bldg. 700/800), Main Campus	\$900,000
Replace Roof Business Technology Building (Building 200), Main Campus	\$750,000
Replace Roof General Education Building (Building 100), Main Campus	\$350,000
Replace Roof, Continuing Education Center (Building 910) Main Campus	\$350,000
Upgrade Underground Electrical System, Main Campus	\$1,600,000
<u>Renovate/Repurpose</u>	<u>\$32,400,000</u>
Renovate Berkeley Campus	\$32,000,000
Renovate Restrooms, Palmer Campus	\$400,000
<u>Other</u>	<u>\$750,000</u>
Repave Roadways, Main Campus	\$750,000
<b>Williamsburg Technical College</b>	<b>\$21,250,000</b>
<u>Maintenance Needs</u>	<u>\$1,250,000</u>
Weatherazation energy and infrastructure upgrades	\$1,250,000
<u>New Construction</u>	<u>\$20,000,000</u>
Science and Technology Building	\$20,000,000
<b>York Technical College</b>	<b>\$25,533,958</b>
<u>Renovate/Repurpose</u>	<u>\$10,679,624</u>
Renovate H Building	\$3,200,984
Renovate K Building	\$7,478,640
<u>Other</u>	<u>\$4,881,409</u>
Baskins Road Corridor Renovations	\$2,473,927
East Perimeter Rd Terminus & Parking Construction	\$2,407,482
<u>Established Project</u>	<u>\$9,972,925</u>
Library Expansion and Learning Commons Construction (Project 6056)	\$9,972,925



**AGENCY:** SC Department of Mental Health

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

The SC Department of Mental Health applied to the U.S. Department of Veterans Affairs for construction grants for 3 additional State Veterans Nursing Homes in April 2015. Under the terms of the VA long term care construction grant program, the VA will fund up to 65% of a State's allowable construction costs, and the state is responsible for the remaining 35%.

The projects received favorable Phase I JBRC review and State Fiscal Accountability Authority approval in April and May, 2018, respectively, and received Phase II review and approval in August 2018. The January, 2019 update reports that construction drawings were submitted to the State Engineer in early December 2018 and a construction drawing review was conducted by DHEC on December 12, 2018. Comments are expected in early January 2019, and the Department of Mental Health expects to advertise in January and receive bids in late February, thereby allowing time for an emergency re-bid if necessary.

Final construction cost estimates were updated December 28, 2018, and continue to reflect a shortfall of approximately \$37 million. The actual amount will not be known until early March, after the tentatively scheduled February JBRC meeting; thereafter, the next scheduled meeting is tentatively scheduled in April, after the April 3, 2019 VA grant award deadline.

The state must have 1) construction bids approved for award and 2) certified availability of all state matching funds, including the \$37 million shortfall, by April 3, 2019. The Department of Mental Health is working with the Senate Finance and House Ways & Means Committees to address requirements of the matching funds certification.

The Department reports that it is continuing to intensively manage the projects and, subject to funding, will be able to complete the remaining steps necessary to receive final grant awards prior to the April 3, 2019 deadline.

Representatives from the Department are available to answer any questions.

**COMMITTEE ACTION:**

Receive update submitted by the SC Department of Mental Health as information.

**ATTACHMENT:**

SC Department of Mental Health update entitled "Future South Carolina State Veterans Nursing Homes"

## FUTURE SOUTH CAROLINA STATE VETERANS NURSING HOMES

### BACKGROUND:

On behalf of the State, SCDMH applied to the VA in April, 2015 for construction grants for three (3) additional State Veterans Nursing Homes. Under the terms of the VA long term care construction grant program, the VA will fund up to 65% of a State's allowable construction costs, and the State is responsible for funding the remaining 35%. However, the VA contribution is capped at a *maximum of 10% above a State's preliminary cost estimates*, and the State is responsible for 100% of the construction costs for any excess.

Based on the preliminary construction cost estimates of the three nursing homes, SCDMH set aside the following amounts for the three additional State Veterans Nursing Homes:

Northeast:	\$39,914,915 x 35% =	\$13,970,220.25
Northwest:	\$41,135,915 x 35% =	\$14,397,570.25
Central:	\$40,296,165 x 35% =	<u>\$14,103,657.75</u>
<b>Total:</b>		<b>\$42,471,448.25</b>

On April 16, 2018 the State received funding offer letters for the construction of all three Homes. At the April 23, 2018 Joint Bond Review Committee (JBRC) meeting SCDMH received approval to increase its Phase I budget for the projects to continue the necessary advance planning efforts. The increase was approved by the State Fiscal Accountability Authority (SFAA) on May 1, 2018.

SCDMH sought and received Phase II approval for all three projects at the August 7, 2018 JBRC meeting and the August 21, 2018 SFAA meeting.

### OCTOBER 2018, UPDATE

- **VA approval of conditional grant awards** - All three projects received conditional approvals on October 4<sup>th</sup>, contingent upon completion of all remaining federal requirements within 180 calendar days (4/3/2019). South Carolina must have construction bids approved for award and certify that all State matching funds required are available prior to that date.
- **Design activities** – Design development phase reviews have been completed with both OSE and DHEC and the 100% construction drawings will be submitted for review in early December. We anticipate advertising all three projects in late January, with bids to be received in late February. This timeline allows time for an emergency rebid, should it be necessary.
- **Construction estimates** – The final construction document estimates will be completed in December. While SCDMH has no control of market conditions, the design team has been aggressively managing costs, and continues to refine the design to reduce costs where possible without compromising functionality.

### JANUARY, 2019 UPDATE

- **Design activities** -- 100% construction drawings were submitted for review to OSE in early December. A construction drawing review was conducted by DHEC on December 12th. The project team expects to receive all comments by early this month (January) and will be prepared to advertise all three projects in late January, with bids to be received in late February. This timeline will allow for an emergency re-bid, should it be necessary. Feedback from the Veterans

Administration Grant Office indicates that South Carolina is well positioned relative to some other states.

- **Construction cost estimates** -- While SCDMH has no control of market conditions, the design team has been continually refining the design to reduce costs where possible without compromising functionality. SCDMH has also contracted a construction management firm to conduct market outreach activities to prospective bidders to increase competition. They have communicated with multiple prospective bidders who are likely to bid on one or more of the projects. The final construction cost estimates were updated December 28<sup>th</sup>:

REQUIRED STATE MATCH BASED ON CURRENT ESTIMATES AS OF JANUARY, 2019

<b><u>Florence:</u></b>	\$55,300,000		
Max VA contribution:	\$28,539,164		
Difference:	\$26,760,836		
minus DMH reserve	\$13,970,220.25	=	<b>\$12,790,615.75</b>

<b><u>Cherokee:</u></b>	\$56,800,000		
Max VA contribution:	\$29,412,179		
Difference:	\$27,387,821		
minus DMH reserve	\$14,397,570.25	=	<b>\$12,990,250.75</b>

<b><u>Richland:</u></b>	\$54,100,000		
Max VA contribution:	\$28,811,758		
Difference:	\$25,288,242		
minus DMH reserve	\$14,103,657.75	=	<b>\$11,184,584.25</b>
			<b>\$36,965,450.75</b>

- **Additional funding required** – Based on the current estimates, and as noted in previous updates, in order to award all three contracts, additional funding will very likely be required. The actual amount required will not be known until early March, too late for action at the February 20th JBRC meeting (the following JBRC meeting will likely be after the April 3, 2019 VA grant award deadline.) South Carolina must have construction bids approved for award and must certify that all State matching funds required are available prior to the April 3rd deadline to qualify for the final VA grant awards.

CONCLUSION:

The Department is continuing to intensively manage the three projects. Leadership is confident that, subject to funding, SCDMH will be able to complete the remaining steps to receive final grant awards prior to the April 3, 2019 deadline.

**JOINT BOND REVIEW COMMITTEE**  
Meeting of January 16, 2019

**Item Number 7**

**AGENCY:** Joint Bond Review Committee

**PROJECT/SUBJECT:** Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, March 5, 2019.

**2019**

January	April	July	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	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	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	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	May	August	November
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March	June	September	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	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	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	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

**COMMITTEE ACTION:**  
Schedule next meeting.

**ATTACHMENTS:**  
None