

**Capital Improvements
Joint Bond Review Committee**

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803-212-6682

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

JOINT BOND REVIEW COMMITTEE MEETING

DATE: Wednesday, June 13, 2018

TIME: 10:30 a.m.

LOCATION: Room 105, Gressette Building

AGENDA

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AGENCY: Department of Administration, Facilities Management and Property Services

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

This item was carried over by the Joint Bond Review Committee at its April 25 meeting.

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

Request: USC is requesting to lease an additional 212 beds at Park Place. A solicitation was conducted, and this proposal was the only response received. The term of the proposed lease is two years beginning August 1, 2018, with four optional one-year extensions. Rent for the first year will be \$893/bed/month and will increase three percent annually. In addition, USC will be responsible for electricity costs of \$50/bed/month (total per-bed cost of \$943/month); if electricity costs exceed \$50/month, USC could pay up to an additional \$25/month/bed (total per-bed rate of \$968/month). The total maximum payout over the potential six-year term is \$15,839,682 (for base rent plus electricity costs).

Lease payments will be paid from revenue collected from students occupying the space. USC currently charges students an average rate of \$948/bed/month for comparable housing. USC plans to charge \$1,150/bed/month for studio and one-bedroom apartments, \$895/bed/month for two bedroom apartments, and \$830/bed/month for three-, four-, and five-bedroom apartments, for an average of \$868/bed/month for the Park Place beds for the first year of the lease.

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

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

COMMITTEE ACTION:

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

ATTACHMENTS:

- 1) Department of Administration, Facilities Management and Property Services Summary dated June 13, 2018
- 2) Letter from USC, dated May 5, 2018
- 3) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 13, 2018

Regular Agenda

1. Submitted by:

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



Ashlie Lancaster, Director
Facilities Management and Property Services

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

3. Summary Background Information:

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

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

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

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

USC will also pay \$50/month per bed for electricity making the per bed rate \$943. However, if the utility costs exceed \$50/month per bed on average, USC could pay up to an additional \$25/month per bed for a maximum of \$190,800 in electricity costs (for a per bed rate of \$968). As such, the total maximum amount USC could pay over the Initial and Extended Terms is \$15,839,681.83. All charges will be passed on to the students occupying the units. Additionally, if a student moves out during the year, there is a waiting list from which USC will fill the vacated bed.

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

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

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

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

-
4. **What is JBRC asked to do?** Consider approval of the proposed lease for USC at Park Place in Columbia.
-
5. **What is recommendation of the Department of Administration?** Consider approval of the proposed lease for USC at Park Place in Columbia.
 6. **List of Supporting Documents:**
 - SC Code of Laws Section 1-11-55 and 1-11-56

- USC Letter Dated May 5, 2018



UNIVERSITY OF
SOUTH CAROLINA

Facilities Department
Planning, Design and Construction

May 5, 2018

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

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

Dear Ms. Lancaster:

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

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

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



UNIVERSITY OF
SOUTH CAROLINA

Facilities Department
Planning, Design and Construction

already reflected in the rate charged for the 424 beds that we are currently leasing, we can offer the additional beds to the students at the same average rate that we plan to charge next year for the existing beds already included in the lease. Due to differences in the number of beds available in the various apartment unit styles, and feedback from students and parents, we have implemented a tiered cost structure to reflect a more equitable and lower rate for students in apartments with more beds. This structure will offer a range of cost options for students that will respond to their budgetary needs.

The additional units that have been offered are 7 studio beds, 12 One-bedroom, 28 Two- bedroom, 9 Three- bedroom, 25 Four -bedroom and 2 Five- bedroom. All beds are offered by the landlord to the University at the base rent cost of \$893 per bed per month. Utility charges for these beds are handled in the same fashion as the existing beds that are leased, with an additional \$50 utility fee charged to each bed per month for utility usage. If utility charges exceed this amount for monthly usage they will be required to be paid every 6 months, not to exceed \$75 per bed per month. These beds are offered for an initial term of two years, with an option to extend for a 3-year term, and a second option to extend for one additional year. Rent is increased annually by three percent (3%) beginning in year two.

Because we are already providing housing options for our students at this location and will realize administrating savings from our existing presence there, we feel that adding these beds at the Park 7 location is in the best interest of the students and the University. We, therefore, respectfully ask that you advance this request to the June 12th JBRC meeting to approve the exercise of this lease option by adding 212 beds to the Lease as provided in the existing Park 7 lease document.

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

With kind regards,

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

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

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

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

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

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

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

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

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

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

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

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

(a) a nonappropriation for the renting agency;

(b) a dissolution of the agency; and

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

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

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

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

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

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

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

AGENCY: Department of Administration, Executive Budget Office

PROJECT/SUBJECT: Clemson University, Softball Complex Construction

Clemson University is requesting approval for Phase II--full design and construction--of a new softball complex which will support its new softball program (play to begin in January 2020). The project will be funded with athletic gifts and donations and Athletic Facilities Revenue Bonds.

Permanent Improvement Project

The project was established for Phase I in December 2017. The complex will be located contiguous to the Doug Kingsmore baseball stadium and will consist of an NCAA-standard playing field, stands with a capacity of approximately 1,000 seats, a 10,000 square foot player operations facility including dugouts, locker rooms, lounge, meeting space, press box, concessions, restrooms, ticket booth, and parking.

The facility will be used by 20 team members and 10 coaches and staff; it will be open to all Clemson students free of charge. Non-student fans attending games are expected to be 15,000 annually.

The new facility will be constructed to meet Two Green Globes Certification standards with projected operating savings of \$290,605 over a 30-year period. Operating costs are estimated to be \$115,000 to \$122,003 per year and will be paid from athletic operating funds.

This request will add \$12,700,000 to the project, bringing the total cost to \$13,000,000. The sources of funds for the project are \$6,500,000 from Athletic Gifts and Donations and \$6,500,000 in Athletic Facilities Revenue Bonds.

Clemson projects December 2018 for execution of the construction contract with completion of construction expected in September 2019.

Athletic Facilities Revenue Bonds

Clemson is requesting issuance of not exceeding \$7,000,000 in Athletic Facilities Revenue Bonds to fund a portion of the construction of the permanent improvement project and to pay expenses associated with issuance of the bonds.

Title 59, Chapter 119 of the South Carolina Code of Laws authorizes Clemson University to issue Athletic Facilities Revenue Bonds for athletic facilities provided the debt is secured by a pledge of revenues derived from the operation of the Athletic Department, proceeds of admissions fees, and special student fees. Clemson does not impose, nor does it contemplate imposing, any special student fee. State law limits Clemson's total outstanding Athletic

Facilities Revenue Bonds to \$200 million (current outstanding is \$138.9 million; this request will bring total to \$145.9 million).

The term of the proposed revenue bonds will be 30 years. The source of funding for debt service will be the net revenues of the Athletic Department and gross receipts from admissions fees. The sum of the pledged revenues for the fiscal year ended June 30, 2017, totaled \$18,048,634. Exhibit A reflects the debt service requirements for all of Clemson's existing and proposed Athletic Facilities Revenue Bonds; the maximum composite debt service is \$10,255,396. Holding FY 2016-17 revenues constant, the debt service coverage ratio is projected to range from 1.76 to 47.13 times the annual debt service (Exhibit B).

While the primary purpose of the project is to provide opportunities for female student-athletes to compete in softball, Clemson reports that additional revenue will be generated from ticket sales (students will not be charged), concessions, merchandising, licensing, and advertising. These additional revenues will not be necessary to cover any costs associated with the project.

Clemson reports that if pledged revenues are not sufficient to pay debt service the Athletic Department will request additional support from IPTAY.

No special student fee increase (as authorized by law) is currently imposed or contemplated to pay the debt service on the proposed bonds. Pursuant to Section 59-119-960 of the South Carolina Code of Laws, the bonds will not commit the full faith and credit of Clemson University or the State of South Carolina. Further, no mortgage or lien will be given on any real property of Clemson.

COMMITTEE ACTION:

- 1) Review and make recommendation regarding Clemson University's request for Phase II, Full Design and Construction of a new softball complex funded in part with the issuance of not exceeding \$7,000,000 in Athletic Facilities Revenue Bonds.
- 2) Pursuant to Section 59-119-940 of the South Carolina Code of Laws, review and make recommendation related to Clemson University's request for issuance of Athletic Facilities Revenue Bonds in an amount not to exceed \$7,000,000.

ATTACHMENTS:

- 1) Department of Administration Agenda Item Worksheet dated June 13, 2018
- 2) A-1, A-49, Questionnaire, and LEED Cost-Benefit Analysis
- 3) Letter from Pope Flynn Law Firm, dated May 8, 2018 (including Bond Information Report and Exhibits A and B)

AVAILABLE UPON REQUEST:

- 1) Article X, Section 13, of the South Carolina Constitution
- 2) Title 59, Chapter 107, of the South Carolina Code of Laws
- 3) Bond Resolution adopted by Clemson Board of Trustees on April 16, 1999, providing for

- issuance of Athletic Facilities Revenue Bonds
- 4) Resolution adopted by Clemson Board of Trustees on April 20, 2018, authorizing issuance of not to exceed \$7,000,000 of Athletic Facilities Revenue Bonds

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 13, 2018

Regular Agenda

1. Submitted By:

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



Rick Harmon, Director, Capital Budget Office

2. Subject: Clemson University Softball Complex Construction

3. Summary Background Information:

To establish the construction budget to construct a softball complex at Clemson University, which will support the newly announced softball program that will begin play in January 2020. This project was included in Clemson University's FY18 CPIP with the priority 4 of 7. This project was established in December 2017 for Phase I, which is now complete. The facility will be certified to Two Green Globes Certification standards with a projected energy savings of \$290,605 over a 30-year period. The complex will include an NCAA-standard playing field, stadium stands with capacity for approximately 1,000, a working press box and ACC Network support functions, concessions, restrooms, a ticket booth and parking. It will also include an approximately 10,000 square foot player operations facility with dugouts, locker rooms, and lounge and meeting spaces for team practice and game functions. The substitution of softball for diving, which has been eliminated, helps to better align Clemson's sports offerings to serve the residents of South Carolina, as softball has wide participation in the state's middle and high schools. In addition, the ability to compete for championships on the conference and national levels is enhanced with the addition of softball. This project is essential for Clemson to continue fulfilling its Title IX obligations and provide equal accessibility to male and female athletes. It allows the university to provide a Clemson education to South Carolina student athletes who wish to play varsity softball and provides a suitable venue for practice and competition. Having appropriate facilities at program inception will assist with recruiting and developing student athletes and generate revenue for the Athletic Department. Various locations on campus were considered, with the best location contiguous to the Doug Kingsmore baseball stadium. This co-location will create common entry and plaza spaces for both the softball and baseball facilities, along with adjacent programmable practice areas. Annually, the facility will be used by 20 team members, 10 coaches and staff, and will be open to all Clemson students free of charge. Additionally, 15,000 non-student fans are expected to attend games annually and approximately 1,000 summer league team members and fans will use the complex. The agency estimates that the completed project will cost approximately \$13,000,000 and will be funded with Athletic Facilities Revenue Bonds and Gifts and Donations with additional annual operating costs of \$115,000 in year 1, \$118,450 in year 2, and \$122,003 in year 3. The agency anticipates execution of the construction contract is December 2018 and completion of construction in September 2019.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Phase II.

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

The Capital Budget Office has determined that the item is complete and ready for JBRC review.

6. List of Supporting Documents:

- 1) Permanent Improvement Project Phase II Project approval
- 2) Bond Authorization

FOR DEPARTMENT USE ONLY	
CHE	_____
JBRC	_____
SFAA	_____
JBRC Staff	_____
ADMIN Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

RECEIVED MAY 07 2018
Kb

(For Department Use Only)
7-2018(A)
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY
 Cod H12 Name Clemson University
 Contact Person John McEntire Phone 864-656-1238

2. PROJECT
 Project # 9936 Name Softball Complex Construction
 Facility # Facility Name

County Code	39
New/Revised Budget	\$13,000,000.00

Project Type	Construct Additional Facility
Facility Type	Athletic

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL Y
 CPIP priority number 4 of 7 for FY 2017-18 .

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project	<input type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<input type="checkbox"/>	Change Source of Funds	<input type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input checked="" type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

5. PROJECT DESCRIPTION AND JUSTIFICATION
 (Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

This request is to establish the Phase II construction budget to construct a softball complex at Clemson University, which will support the newly announced Softball program that will begin play in January 2020. The complex will include an NCAA-standard playing field, stadium stands with capacity for approximately 1,000, a working pressbox and ACC Network support functions, concessions, restrooms, a ticket booth and parking. It will also include an approximately 10,000 square foot player operations facility with dugouts, locker rooms, and lounge and meeting spaces for team practice and game functions.

The substitution of Softball for Diving, which has been eliminated, helps to better align Clemson's sports offerings to serve the residents of South Carolina, as softball has wide participation in the state's middle and high schools. In addition, the ability to compete for championships on the conference and national levels is enhanced with the addition of softball. This project is essential for Clemson to continue fulfilling its Title IX obligations and provide equal accessibility to male and female athletes. It allows the University to provide a Clemson education to South Carolina student athletes who wish to play varsity softball and provides a suitable venue for practice and competition. Having appropriate facilities at program inception will assist with recruiting and developing student athletes and generate revenue for the Athletic Department.

Various locations on campus were considered, with the best location contiguous to the Doug Kingsmore baseball stadium. The co-location will create common entry and plaza spaces for both the softball and baseball facilities, along with adjacent programmable practice areas.

6. OPERATING COSTS IMPLICATIONS
 Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES
 Estimated Start Date: Dec-17 Estimated Completion Date: June 2021
 Estimated expenditures: Thru current FY: \$ 300,000.00 After current FY: \$ 12,700,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	9936
------------------	------

- 1. _____ Land Purchase ----> Land: _____ Acres
 - 2. _____ Building Purchase ----> Floor Space: _____ Gross Square Feet
 - 3. \$1,000,000.00 Professional Services Fees
 - 4. _____ Equipment and/or Materials ----> Information Technology \$ _____
 - 5. _____ Site Development
 - 6. \$10,600,000.00 New Construction ----> Floor Space: 10,000 Gross Square Feet
 - 7. _____ Renovations - Building Interior --> Floor Space: _____ Gross Square Feet
 - 8. _____ Renovations - Utilities
 - 9. _____ Roofing - _____ Roof Age
 - 10. _____ Renovations - Building Exterior
 - 11. _____ Other Permanent Improvements
 - 12. _____ Landscaping
 - 13. _____ Builders Risk Insurance
 - 14. \$500,000.00 Other Capital Outlay
 - 15. _____ Labor Costs
 - 16. _____ Bond Issue Costs
 - 17. _____ Other: _____
 - 18. \$900,000.00 Contingency
- \$ 13,000,000.00 TOTAL PROJECT BUDGET

ENVIRONMENTAL HAZARDS	
Identify all types of significant environmental hazards (including asbestos, PCB's, etc.,) present in the project and the financial impact they will have on the project.	
Type:	_____
<u>Cost Breakdown</u>	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) Capital Improvement Bonds, Gro ___					8115		3043	3043
(1) Dept Capital Improvement Bonds Grou ___					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds		\$ 6,500,000.00	\$ 6,500,000.00		8212	38800100		3393
(4) Excess Debt Service Type								3497
(5) Capital Reserve Fund					8895		3603	3603
(6) Appropriated State Program Source -					8895	68800100	1001	3600
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify) Athletic Gifts and Donations	\$ 300,000.00	\$ 6,200,000.00	\$ 6,500,000.00		7201	98800100	4243	3907
TOTAL BUDGET	\$ 300,000.00	\$ 12,700,000.00	\$ 13,000,000.00					

10 SUBMITTED BY: Brett A. Dalton 4-24-15
 Signature of Authorized Official and Title Date
 Brett A. Dalton, Executive Vice President for Finance and Operations

11 APPROVED BY: _____
 (For Department Use Only) Authorized Signature and Title Date

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY
Code H12 Name Clemson University

2. PROJECT
Project # 9936 Name Softball Complex Construction

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

XX COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) FY 19-20	\$	\$	\$115,000.00	\$115,000.00
2) FY 20-21	\$	\$	\$118,450.00	\$118,450.00
3) FY 21-22	\$	\$	\$122,003.00	\$122,003.00

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

Athletic Operating Funds

6. Will the additional costs be absorbed into your existing budget? XX YES NO
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Utilities</u>	<u>\$57,500.00</u>
2. <u>Maintenance</u>	<u>\$57,500.00</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$115,000.00</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved.

9. Submitted By: Burt A. Daulton 4-29-18
Signature of Authorized Official and Title Date

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

**Softball Complex Construction
April 30, 2018**

1. What is the total projected cost of the project and what is it based on? Please attach a summary of the costs prepared during the A&E pre-design phase to support the total cost. \$13,000,000.00
2. What is/are the source(s) of funds for the construction? If any private or federal funds are included, please attach a letter guaranteeing the availability of the funds.

Athletic Facilities Revenue Bonds and Athletic Gifts and Donations

3. What is your agency/institution's definition of each fund source to be used for construction? (If any type of fee makes up a portion of the source, what is the fee called, what is the fee amount, and when it was put in place. If there is a statutory authority authorizing the use of the funds for capital projects, please cite the code section.)

Athletic Facilities Revenue Bonds are long-term debt instruments issued by the State Treasurer's Office in the name of the University and are pledged to be repaid with a combination of Athletic net revenues, ticket surcharges, and private gift funds.

Athletic Gifts and Donations are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes.

4. What is the current uncommitted balance of funds for each source listed in 3 above?

There is currently no bond balance for Athletic Facilities Revenue Bonds. The bond resolution will be submitted for approval by the Joint Bond Review Committee and State Fiscal Accountability Authority concurrently with the Phase II construction budget approval.

Athletic Gifts and Donations as of 3/31/18 - \$32,700,000

5. If institution or revenue bonds are included as a source, when were the bonds issued? If not issued yet, when is the bond resolution expected to be brought for State Fiscal Accountability Authority approval?

The bond resolution will be submitted for approval by the Joint Bond Review Committee and State Fiscal Accountability Authority concurrently with Phase II construction budget approval.

6. If a student fee is used to fund debt service, what is the current amount of the fee annually or by semester? Please specify which. N/A
7. Will the use of any funds for construction require an increase in any student fee or tuition? If so, please explain in detail.

No student tuition or fee increase is required for construction of this facility. Existing tuition and fees, including the FY 17-18 increase, are sufficient to cover any costs associated with this project, although the identified funding sources are not generated from tuition and fees.

8. Will the project be LEED certified for energy savings and conservation and if so, at what level will it be certified? For projects requiring or using LEED certification, please attach the required cost benefit analysis and a checklist of items to be used to achieve LEED points or a description of the energy measures to achieve LEED.

The facility will be certified to Two Green Globes Certification. The cost benefit analysis and Green Globe checklist are attached.

9. What energy savings/conservation measures will be implemented within the project if the project will not be LEED certified? For projects that do not require/use LEED, please provide a paragraph on energy savings measures to be implemented as part of the project. If there are no energy savings measures included, please state that and explain why.

N/A – The project will be certified to Two Green Globes Certification.

10. What is the projected date (month and year) for execution of the construction contract? December 2018

11. What is the projected date (month and year) for completion of construction? September 2019

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

The newly announced Women's Varsity Softball program will use the space to be constructed.

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

The softball complex will include a player operations facility of approximately 10,000 square feet, which will include dugouts, locker rooms, and lounge and meeting spaces for team practice and game functions. It will also include an NCAA-standard playing field, stadium stand with capacity for approximately 1,000, a working pressbox and ACC Network support functions, concessions, restrooms, a ticket booth and parking.

14. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation? N/A

15. What is the current age of the building or building systems to be renovated? N/A

16. If any new space is being added to the facility, please provide demand/usage data to support the need.

This project is essential for Clemson to continue fulfilling its Title IX obligations and to provide equal accessibility to male and female athletes. It allows the University to provide a Clemson education to South Carolina student athletes who wish to play varsity softball. Nationally, more than 365,000 girls participated in softball in 2015-16 and fast pitch softball has become the fifth highest participation sport for girls, trailing only basketball, track and field, volleyball and soccer. In SC, 203 of 214 public high schools, which are part of the SC High School League, offered softball programs. Further, the Southeastern US is a strong regional participant and talent-producer to collegiate softball programs. South Carolina has nine NCAA Division I softball programs and 12 of 15 schools in the Atlantic Coast Conference sponsor the sport. Clemson is one of the few SC or ACC schools not currently offering varsity softball to female student athletes.

17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or the entire building? (Answer for as many as are applicable.)

Annually, the facility will be used by 20 team members, 10 coaches and staff, and will be open to all Clemson students free of charge. Additionally, 15,000 non-student fans are expected to attend games annually and approximately 1,000 summer league team members and fans will use the complex.

18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase? N/A

19. If the contingency is more than 10%, please explain why. N/A

20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred? N/A

21. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5? 2017 CPIP, Year One

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

The economic impact of this project will be substantial. Approximately \$13 million in construction will mean a large number of jobs for architects, engineers, builders, and tradesmen during the course of the project.

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

Maintenance of this facility will be provided through annual operations, utilizing the existing Athletic Improvement Fund.

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

As required by bond covenants, an Athletic Improvement Fund has been established and is funded with Athletics Operations fund to maintain and renovate facilities constructed with Athletic Facilities Revenue Bonds. As of 3/31/18, the Athletic Improvement Fund had an uncommitted balance of \$1,623,000.

25. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities?

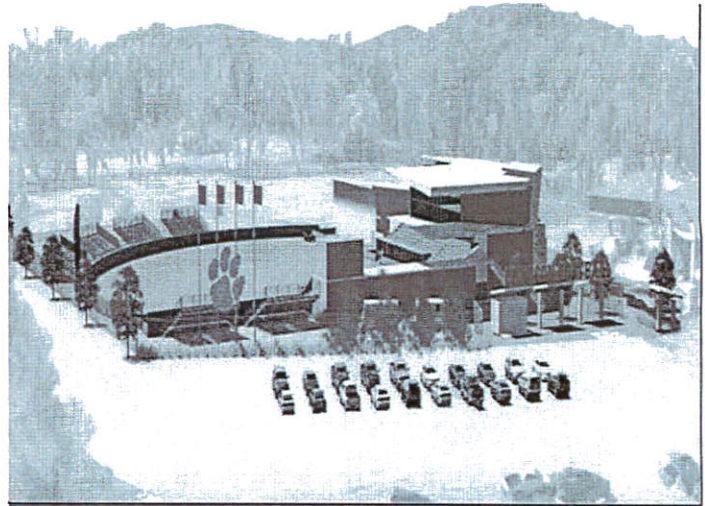
N/A – see response to question 23.

EXECUTIVE SUMMARY

Clemson Softball Stadium Conceptual Estimate

Project Information

Client **Clemson University**
 Project **Clemson Softball Stadium**
 Conceptual Estimate
 Architect _____
 Estimator _____
 Estimate Id _____
 Project Duration **11 mn**
 Date **April 27, 2018**



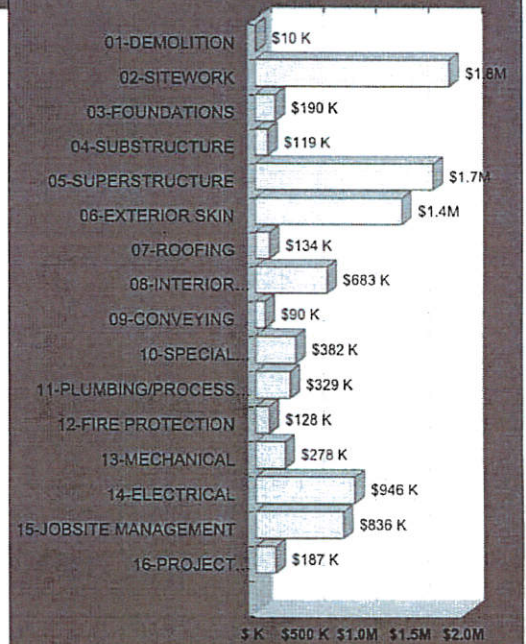
Construction Area **38,947 sf**

Building Type **Sports Venue**

Project Costs Summary

PROJECTED CONSTRUCTION COSTS	\$272.14 / sf	\$10,599,151
TOTAL	\$272.14 / sf	\$10,599,151

SYSTEMS SUMMARY



SYSTEMS SUMMARY

Clemson Softball Stadium
Conceptual Estimate

Estimate No.:
Date: April 27, 2018
Construction Area: 38,947 sf

01	01-DEMOLITION		\$0.26 / SF	\$10,000
02	02-SITWORK		\$47.28 / SF	\$1,841,510
03	03-FOUNDATIONS		\$4.87 / SF	\$189,525
04	04-SUBSTRUCTURE		\$3.06 / SF	\$119,080
05	05-SUPERSTRUCTURE		\$43.33 / SF	\$1,687,555
06	06-EXTERIOR SKIN		\$35.75 / SF	\$1,392,424
07	07-ROOFING		\$3.44 / SF	\$133,802
08	08-INTERIOR CONSTRUCTION		\$17.53 / SF	\$682,888
09	09-CONVEYING		\$2.31 / SF	\$90,000
10	10-SPECIAL CONSTRUCTION		\$9.82 / SF	\$382,392
11	11-PLUMBING/PROCESS PIPING		\$8.45 / SF	\$328,973
12	12-FIRE PROTECTION		\$3.30 / SF	\$128,439
13	13-MECHANICAL		\$7.15 / SF	\$278,428
14	14-ELECTRICAL		\$24.28 / SF	\$945,788
15	15-JOBSITE MANAGEMENT		\$21.48 / SF	\$836,440
16	16-PROJECT REQUIREMENTS		\$4.81 / SF	\$187,308
TOTAL			\$237.11 / sf	\$ 9,234,552
	Escalation			
	SDI Insurance	1.20%	\$2.85 / sf	\$110,815
	GC Insurance: Traditional	1.20%	\$2.85 / sf	\$110,815
	Builders Risk	0.14%	\$0.38 / sf	\$14,839
	Permits & Fees			
	Payment & Pefromance Bond	0.85%	\$2.31 / sf	\$90,093
	Design Contingency	1.85%	\$4.54 / sf	\$176,881
	Construction Contingency	5.00%	\$12.27 / sf	\$478,056
	Fee	3.75%	\$9.84 / sf	\$383,102
PROJECTED CONSTRUCTION COSTS			\$272.14 / sf	\$ 10,599,151
TOTAL			\$272.14 / sf	\$ 10,599,151

Green Globes Rating	2
Building Area (sf)	13000

Administrative and Equipment Cost Summary

Certification Cost	
Registration Fees	\$1,500
Green Globes NC Design Review and On-Site Assessment	\$8,500
Assessor - Travel (Flat Fee)	\$1,500
Plaque (16x16")	\$1,075
Complimentary CIEB Registration with NC Assessment	\$0
Green Globes Administration Costs	\$35,000
Energy Modeling	\$10,000
Daylight Modeling	\$0
Increased Equipment and Construction Costs	\$58,200
Total Cost for Certification	\$115,775

Operational Cost Summary

	Annual \$/GSF	Annual Costs	Life Cycle Costs (30 Yrs)
Baseline Annual Building Operation Costs			
Building Systems Utility Costs	\$2.90	\$37,700.00	\$1,131,000.00
Potable Water	\$0.22	\$2,860.00	\$85,800.00
Building Maintenance	\$3.38	\$43,940.00	\$1,318,200.00
Total Cost			\$2,535,000.00
Certified Building Estimated Operational Costs			
Building Systems Utility Costs (22% Reduction)	\$2.26	\$29,406.00	\$882,180.00
Potable Water (35% Reduction)	\$0.15	\$2,002.00	\$60,060.00
Building Maintenance (10% Reduction)	\$3.04	\$39,546.00	\$1,186,380.00
Total Cost			\$2,128,620.00

Payback Analysis

Operational Cost Savings	\$406,380.00
Administrative & Equipment Costs	(\$115,775)
NET SAVINGS	\$290,605.00

Increased Equipment and Construction Costs Include:

- High Efficiency VRF system and controls
- LED and lighting controls (sensors)
- High Efficiency Glazing (low SHGC) and Building Envelope
- Sustainable Material Selections and Low VOC Products
- Increased Construction Protocol

SYSTEMS SUMMARY

Clemson Softball Stadium
Conceptual Estimate

Estimate No.:

Date: April 27, 2018

Construction Area: 38,947 sf

01	01-DEMOLITION		\$0.26 / SF	\$10,000
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PROJECTED CONSTRUCTION COSTS			\$272.14 / sf \$	10,599,151
TOTAL			\$272.14 / sf \$	10,599,151

GBI Project Checklist for Green Globes for New Construction



Date: **04/26/18**

Project Name: **Clemson University Softball Facility**

Important Note: This document is intended to provide information regarding the areas assessed and associated maximum points available under the Green Globes for New Construction program. Each of the areas presented here contain more specific criteria which are scored within the online Construction Documents Survey. Please refer to the [Technical Reference Manual](#) to view all assessed criteria, associated maximum points possible, ToolTips and references. Please purchase and complete the online Construction Documents Survey for the most accurate self-evaluation of a project. Final Green Globes certification is based upon third-party assessor verified points at the conclusion of an assessment.

		Y	+	?	-	?	N		
PROJECT MANAGEMENT		50	32	7.5	3	7.5	3	7.5	0.5
1.1	Integrated Design Process (IDP)	9	7	0.5	1	0.5			
1.1.1	Pre-Design Meetings	3	3						
1.1.2	IDP Performance Goals	3	2		1				
1.1.3	IDP Progress Meeting for Design	3	2	0.5		0.5			
1.1.4	Capital Asset Plan & Business Case Summary (Federal-only)	0							
1.2	Environmental Management During Construction	12	5	0	2	5			
1.2.1	Environmental Management Systems (EMS)	3	3						
1.2.2	Clean Diesel Practices	2							
1.2.3	Building Materials and Building Envelope	2	2						
1.2.4	IAQ During Construction	5	3		2				
1.3	Commissioning	29	20	7	0	2			
1.3.1	Pre-Commissioning	3	3						
1.3.2	Whole Building Commissioning	19	11	7		1			
1.3.3	Training	1							
1.3.4	Operations and Maintenance Manual	6	6						
SITE		115	43	17	12	43	17	12	43
2.1	Development Area	30	9	0	6	15			
2.1.1	Urban Infill and Urban Sprawl	10	5			5			
2.1.2	Greenfields, Brownfields and Floodplains	20	4		6	10			
2.2	Ecological Impacts	32	12	13	4	3			
2.2.1	Site Disturbance and Erosion	8	8						
2.2.2	Tree Integration	5			3	2			
2.2.3	Tree Preservation	4	4						
2.2.4	Heat Island Effect	13			10				
2.2.5	Bird Collisions	2							
2.3	Stormwater Management	18							
2.4	Landscaping	28	18	1	2	7			
2.5	Exterior Light Pollution	7	4		3				
GREEN BUILDING INITIATIVE		Maximum Points: 367	184	110	33	43	33	43	43
irBY Performance		100	40	10	30	20	30	20	20
ENERGY (cont'd)		Maximum Points: 367	12	8	-1	-4	31	10	5
3.3	Metering, Measurement, and Verification	12	3	3	0	1			
3.3.1	Metering	8	8						
3.3.2	Measurement and Verification	4	4						
3.4	Building Envelope	31	26	5	0	0			
3.4.1	Thermal Resistance and Transmittance	10	10						
3.4.2	Orientation	5			5				
3.4.3	Fenestration Systems	16	16						
3.5	Lighting	36	22	6	0	8			
3.5.1	Lighting Power Density	10	10						
3.5.2	Interior Automatic Light Shut-off Controls	3	3						
3.5.3	Light Reduction Controls	4	4						
3.5.4	Daylighting	8	8						
3.5.5	Controls for Daylighted Zones	6	6						
3.5.6	Exterior Luminaires and Controls	5	5						
3.6	HVAC Systems and Controls	59	32	19	0	0			
3.6.1	Building Automation System	10	10						
3.6.2	Cooling Equipment	13			13				
3.6.3	Cooling Towers	8	8						
3.6.4	Heat Pumps	6	6						
3.6.5	Heating Equipment	8	8						
3.6.6	Condensate Recovery	3	3						
3.6.7	Steam Traps	2	2						
3.6.8	Domestic Hot Water Heaters	3	3						
3.6.9	Variable Speed Control of Pumps	6	6						
3.7	Other HVAC Systems and Controls	32	13	11	0	0			
3.7.1	Minimizing Re-heat and Re-cool	6	6						
3.7.2	Air Economizers	3	3						
3.7.3	Fans and Ductwork	7	7						
3.7.4	Demand Controlled Ventilation	10	10						
3.7.5	Variable Refrigerant Flow Systems	6	6						
3.8	Other Energy Efficient Equipment and Measures	11	7	5	0	0			
3.8.1	Elevators and Escalators	5	5						

GBI Project Checklist for Green Globes for New Construction



Date: 04/26/18

Project Name: Clemson University Softball Facility

WATER		Maximum Points:	98	44	27	8	9	EMISSIONS		Maximum Points:	47	25	22	0	0
4.1	Water Consumption	36	28	8				18	Heating	18					
4.2	Cooling Towers	9		9				29	Cooling	29	4	22	0	0	0
4.3	Boilers and Water Heaters	4		4					6.2.1 Use of New or Existing Cooling Equipment (informational-only)	0					
4.4	Water Intensive Applications	18	0	0	0	0			6.2.2 Ozone-Depleting Potential	10					
4.4.1	Commercial Food Service Equipment	6	-6						6.2.3 Global Warming Potential	10					
4.4.2	Laboratory and Medical Equipment	5							6.2.4 Leak Detection	9	-3				
4.4.3	Laundry Equipment	4							6.3 Janitorial Equipment	3	3				
4.4.4	Special Water Features	3													
4.5	Water Treatment	5			3										
4.6	Alternate Sources of Water	11	3	2	3	3									
4.7	Metering	18	13	4											
4.8	Irrigation														
			Y	+?	-?	N					Y	+?	-?	N	
MATERIALS & RESOURCES		Maximum Points:	99	61	17	2	13	INDOOR ENVIRONMENT		Maximum Points:	140	92	10	24	11
5.1	Building Assembly (Core & Shell including Envelope)	33	20					37	7.1 Ventilation	11					
5.2	Interior Fit-Out (including Finishes and Furnishings)	16	10						7.1.1 Ventilation Air Quantity	8					
5.3	Reuse of Existing Structures	26	0	0	0	0			7.1.2 Air Exchange	8					
5.3.1	Facades	6	-6						7.1.3 Ventilation Intakes and Exhausts	8					
5.3.2	Structural Systems	6	-6						7.1.4 CO2 Sensing and Ventilation Control Equipment	5					
5.3.3	Non-Structural Elements	14	-14						7.1.5 Air Handling Equipment	5					
5.4	Waste	9	7.5	1.5	0	0			7.2 Source Control and Measurement of Indoor Pollutants	46	31	6	0	0	0
5.4.1	Construction Waste	7	6	1					7.2.1 Volatile Organic Compounds	10					
5.4.2	Operational Waste	2	1.5	0.5					7.2.2 Leakage, Condensation and Humidity	8					
5.5	Building Service Life Plan	7	7						7.2.3 Access for HVAC Maintenance	4					
5.6	Resource Conservation	6	4	0	2	0			7.2.4 Carbon Monoxide Monitoring	4					
5.6.1	Minimized Use of Raw Materials	3	3						7.2.5 Wet-Cooling Towers	2					
5.6.2	Multi-Functional Assemblies	1							7.2.6 Domestic Hot Water Systems	2					
5.6.3	Deconstruction and Disassembly	2							7.2.7 Humidification and Dehumidification Systems	3					
5.7	Building Envelope - Roofing/Openings	10	5	5	0	0			7.2.8 Pest and Contamination Control	3					
5.7.1	Roofing Membrane Assemblies and Systems	3	3						7.2.9 Other Indoor Pollutants (Tobacco, Radon)	8	-1				
5.7.2	Flashings	3	1.5	1.5					7.2.10 Ventilation and Physical Isolation for Specialized Activities	2					
5.7.3	Roof and Wall Openings	4	2	2					7.3 Lighting Design and Systems	30	10	4	16	0	0
5.8	Envelope - Foundation, Waterproofing	6	4	2	0	0			7.3.1 Daylighting	17					
5.8.1	Foundation Systems	4	2	2					7.3.2 Lighting Design	13					
5.8.2	Below Grade Wall Slabs and Above Grade Horizontal Assemblies	2	2						7.4 Thermal Comfort	18	9	0	0	0	0
5.9	Envelope - Cladding	5	2	3	0	0			7.4.1 Thermal Comfort Strategies	12					
5.9.1	Exterior Wall Cladding Systems	3	2	1					7.4.2 Thermal Comfort Design	6					
5.9.2	Rainscreen Wall Cladding	2	1.5	0.5	0	0			7.5 Acoustic Comfort	29	5	0	8	11	11
		4	0.5	3.5					7.5.1 Acoustic Comfort Design	18					
									7.5.2 Mechanical, Plumbing, and Electrical	11					
TOTAL:											846	481	211	80	133
												57%	25%	9%	16%
												Goal:	55%	2	Globes

Note that the total number of points is different from the overall 1,000 points as it takes into consideration the project's "N/A" points.

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10/15/14



GBI Project Checklist for Green Globes for New Construction

Date: 04/26/18
Project Name: Clemson University Softball Facility

3

5.10.2 Vapor Retarders

Important Note: This document is intended to provide information regarding the areas assessed and associated **maximum** points available under the Green Globes for New Construction program. Each of the areas presented here contain more specific criteria which are scored within the online Construction Documents Survey. Please refer to the [Technical Reference Manual](#) to view all assessed criteria, associated maximum points possible, ToolTips and references. Please purchase and complete the online Construction Documents Survey for the most accurate self-evaluation of a project. Final Green Globes certification is based upon third-party assessor verified points at the conclusion of an assessment.



Pope Flynn, LLC
1411 Gervais Street, Suite 300
Post Office Box 11509 (29211)
Columbia, SC 29201
MAIN 803.354.4900
FAX 803.354.4899
www.popeflynn.com

May 8, 2018

Ms. Dianne Carraway
Senate Finance
111 Gressette Building
Columbia, South Carolina 29202

Re: Not Exceeding \$7,000,000 of Athletic Facilities Revenue Bonds, Series 2018 of
Clemson University, South Carolina (the "Bonds")

Dear Dianne:

On behalf of Clemson University, we respectfully request that the Joint Bond Review Committee review the proposed issuance of the Bonds pursuant to Section 59-119-940 of the Code of Laws of South Carolina 1976, as amended, at its June 2018 meeting. In aid of such review, please find enclosed each of the follow items:

1. Information detailing the proposed financing in accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, and amended on September 13, 2016;
2. A copy of a bond resolution adopted by the Board of Trustees of Clemson University (the "Board of Trustees") on April 16, 1999 providing for the issuance of Athletic Facilities Revenue Bonds of Clemson University; and
3. A copy of a series resolution adopted by the Board of Trustees on April 20, 2018, authorizing the issuance of the Bonds, subject to review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority.

Please let us know should you require anything further or if you have any questions regarding the enclosed.

Very truly yours,


Gary T. Pope, Jr.

c: Rick Petillo, Director of Debt and Capital Financing, Clemson University
Kevin Kibler, Senior Assistant State Treasurer, Office of State Treasurer

Enclosures

Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$7,000,000 of Clemson University
Athletics Facilities Revenue Bonds, Series 2018

May 8, 2018

Revenues Pledged to Pay the Bonds. Clemson University's Athletic Facilities Revenue Bonds are payable from, and are secured by a pledge of, the Net Revenues of the Athletic Department and the gross receipts from the imposition of the Admissions Fee and any Special Student Fee ("Pledged Revenues"). The University does not impose, nor does it contemplate imposing, any Special Student Fee. Such Pledged Revenues for the fiscal year ended June 30, 2017, totaled \$18,048,634. The estimated debt service requirements on all existing, authorized, and proposed Athletic Facilities Revenue Bonds are attached as Exhibit A. Exhibit B reflects estimated maximum annual debt service of \$10,255,396 in the fiscal year ending June 30, 2025, and debt service coverage ranging from 1.76 to 47.13 times annual debt service.

New Revenue Generation. The primary purpose of this project is to provide opportunities for female student-athletes to compete in Softball at Clemson and ensuring Title IX compliance, rather than revenue generation. With strong Softball participation in South Carolina high schools and interest in Clemson's program, the University does anticipate substantial fundraising and sponsorship opportunities in connection with the new program. Additionally, the University intends to generate revenue from ticket sales (students will not be charged for tickets), concessions, merchandising, licensing, and advertising opportunities. These additional revenues are not necessary to cover any costs associated with this project.

Other Funds Available to Pay Bonds. The University prudently and rigorously manages both its athletic debt portfolio and operations to ensure that athletic Pledged Revenues remain well in excess of debt service obligations. Over the past 5-years these Pledged Revenues have yielded debt service coverage of 2 to 5 times annual debt service. In the improbable event that athletic Pledged Revenues were insufficient to pay debt service, the University's Athletic Department could request additional support from IPTAY. Student tuition and fees would not be used to pay debt service on the bonds.

No Special Student Fees. No Credit of the State. No Mortgage. No Special Student Fee is currently imposed or contemplated. Neither the full faith and credit of Clemson University nor the State of South Carolina has been pledged to the payment of Athletic Facilities Revenue Bonds. Further, no mortgage or lien has been or will be given on any real property of Clemson University. Currently an Admissions Fee is charged on certain tickets to athletic events. Students do not pay for tickets, and they are not charged an Admissions Fee.

Exhibit A

Athletic Facilities Revenue Bonds - Debt Service

Fiscal Year	Debt Service on Proposed Bond					Total Composite Debt Service
	Existing Debt Service	Debt Service On Authorized but Unissued Bonds	Issue			
			Principal	Interest		
6/30/2018	\$ 9,332,491	\$ -	\$ -	\$ -	\$ 9,332,491	
6/30/2019	9,597,204	270,068	105,000	84,758	10,057,030	
6/30/2020	9,598,704	272,977	130,000	252,175	10,253,855	
6/30/2021	9,598,554	270,652	135,000	248,275	10,252,480	
6/30/2022	9,729,984	137,696	140,000	242,875	10,250,554	
6/30/2023	9,758,784	108,497	150,000	235,875	10,253,155	
6/30/2024	9,867,271	-	155,000	228,375	10,250,646	
6/30/2025	9,869,771	-	165,000	220,625	10,255,396	
6/30/2026	7,445,471	-	170,000	212,375	7,827,846	
6/30/2027	7,442,206	-	180,000	203,875	7,826,081	
6/30/2028	7,446,806	-	190,000	194,875	7,831,681	
6/30/2029	7,440,056	-	195,000	187,275	7,822,331	
6/30/2030	7,449,606	-	205,000	181,425	7,836,031	
6/30/2031	7,439,556	-	210,000	175,019	7,824,575	
6/30/2032	7,441,581	-	215,000	168,456	7,825,038	
6/30/2033	7,445,431	-	225,000	161,469	7,831,900	
6/30/2034	7,442,756	-	230,000	154,156	7,826,913	
6/30/2035	7,447,506	-	240,000	146,394	7,833,900	
6/30/2036	7,444,044	-	245,000	138,294	7,827,338	
6/30/2037	7,443,319	-	255,000	130,025	7,828,344	
6/30/2038	7,443,150	-	265,000	121,100	7,829,250	
6/30/2039	7,447,763	-	275,000	111,825	7,834,588	
6/30/2040	7,443,800	-	280,000	102,200	7,826,000	
6/30/2041	7,445,938	-	290,000	92,400	7,828,338	
6/30/2042	7,434,488	-	300,000	82,250	7,816,738	
6/30/2043	7,439,888	-	315,000	71,750	7,826,638	
6/30/2044	7,440,588	-	325,000	60,725	7,826,313	
6/30/2045	7,446,388	-	335,000	49,350	7,830,738	
6/30/2046	1,640,925	-	345,000	37,625	2,023,550	
6/30/2047	671,938	-	360,000	25,550	1,057,488	
6/30/2048			370,000	12,950	382,950	
Totals	<u>\$ 228,535,966</u>	<u>\$ 1,059,888</u>	<u>\$ 7,000,000</u>	<u>\$ 4,334,321</u>	<u>\$ 240,930,175</u>	

Exhibit B

Athletic Facilities Revenue Bonds - Coverage

Fiscal Year	FY17 Revenues		Coverage Ratio Based on FY17 Pledged Revenues	Pro Forma		Pro Forma Coverage Ratio
	Composite Debt Service	Pledged to Debt Service		Pledged Revenues	Total Pro Forma Pledged Revenues	
6/30/2018	\$ 9,332,491	\$ 18,048,634	1.93	\$ -	\$ 18,048,634	1.93
6/30/2019	10,057,030	18,048,634	1.79	-	18,048,634	1.79
6/30/2020	10,253,855	18,048,634	1.76	-	18,048,634	1.76
6/30/2021	10,252,480	18,048,634	1.76	-	18,048,634	1.76
6/30/2022	10,250,554	18,048,634	1.76	-	18,048,634	1.76
6/30/2023	10,253,155	18,048,634	1.76	-	18,048,634	1.76
6/30/2024	10,250,646	18,048,634	1.76	-	18,048,634	1.76
6/30/2025	10,255,396	18,048,634	1.76	-	18,048,634	1.76
6/30/2026	7,827,846	18,048,634	2.31	-	18,048,634	2.31
6/30/2027	7,826,081	18,048,634	2.31	-	18,048,634	2.31
6/30/2028	7,831,681	18,048,634	2.30	-	18,048,634	2.30
6/30/2029	7,822,331	18,048,634	2.31	-	18,048,634	2.31
6/30/2030	7,836,031	18,048,634	2.30	-	18,048,634	2.30
6/30/2031	7,824,575	18,048,634	2.31	-	18,048,634	2.31
6/30/2032	7,825,038	18,048,634	2.31	-	18,048,634	2.31
6/30/2033	7,831,900	18,048,634	2.30	-	18,048,634	2.30
6/30/2034	7,826,913	18,048,634	2.31	-	18,048,634	2.31
6/30/2035	7,833,900	18,048,634	2.30	-	18,048,634	2.30
6/30/2036	7,827,338	18,048,634	2.31	-	18,048,634	2.31
6/30/2037	7,828,344	18,048,634	2.31	-	18,048,634	2.31
6/30/2038	7,829,250	18,048,634	2.31	-	18,048,634	2.31
6/30/2039	7,834,588	18,048,634	2.30	-	18,048,634	2.30
6/30/2040	7,826,000	18,048,634	2.31	-	18,048,634	2.31
6/30/2041	7,828,338	18,048,634	2.31	-	18,048,634	2.31
6/30/2042	7,816,738	18,048,634	2.31	-	18,048,634	2.31
6/30/2043	7,826,638	18,048,634	2.31	-	18,048,634	2.31
6/30/2044	7,826,313	18,048,634	2.31	-	18,048,634	2.31
6/30/2045	7,830,738	18,048,634	2.30	-	18,048,634	2.30
6/30/2046	2,023,550	18,048,634	8.92	-	18,048,634	8.92
6/30/2047	1,057,488	18,048,634	17.07	-	18,048,634	17.07
6/30/2048	382,950	18,048,634	47.13	-	18,048,634	47.13

AGENCY: Department of Administration, Capital Budgeting Office

PROJECT/SUBJECT: Permanent Improvement Project Requests

There are 23 Permanent Improvement projects pending as follows:

- 8 Establish Phase I, Pre-Design Budget
- 2 Increase Phase I, Pre-Design Budget
- 7 Establish Phase II, Construction Budget
- 3 Increase Phase II, Construction Budget
- 2 Preliminary Land Acquisition
- 1 Final Land Acquisition

COMMITTEE ACTION:

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

ATTACHMENTS:

Project Requests Worksheet - Summary 7-2018

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Capital Budget Office

SUMMARY 7-2018

Summary of Permanent Improvement
Project Actions Proposed by Agencies
March 29, 2018 through May 9, 2018

Forwarded to JBRC 6/4/2018

Permanent Improvement Projects

Summary Background Information:

Establish Project for A&E Design

- (a) Summary 7-2018: JBRC Item 1. (H12) Clemson University
Project: 9939, Chapel Construction
Included in Annual CPIP: Yes – CPIP Priority 3 of 8 in FY20 (estimated at \$5,000,000)
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 1-7

<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	0.00	0.00	0.00	175,000.00	175,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>175,000.00</u>	<u>175,000.00</u>

Funding Source: \$175,000 Other, Private Gifts & Donations, which are amounts received from individuals, corporations, and other entities that are to be expended for their restricted purposes.

Request: Establish project and budget for \$175,000 (Other, Private Gifts & Donation Funds) to begin Phase I pre-design to construct a non-denominational chapel on the Clemson campus. The Phase I pre-design budget is requested at 3.50% of the estimated project cost and the additional amount will allow the university to provide for a survey, site geotechnical investigation, and the pre-construction services of a construction manager. The chapel will provide students, faculty and staff with 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 that the completed project will cost approximately \$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.

- (b) Summary 7-2018: JBRC Item 2. (H12) Clemson University
 Project: 9940, Daniel Hall Renovation and Expansion
 Included in Annual CPIP: Yes – CPIP Priority 5 of 7 in FY18 (estimated at \$45,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 8-14

<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, Maintenance & Stewardship	0.00	0.00	0.00	1,000,000.00	1,000,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000,000.00</u>	<u>1,000,000.00</u>

Funding Source: \$1,000,000 Other, Maintenance & Stewardship Funds, which are tuition, matriculation and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use.

Request: Establish project and budget for \$1,000,000 (Other, Maintenance & Stewardship Funds) to begin Phase I pre-design to renovate the 68,000 square foot Daniel Hall general classroom building and expand the facility by approximately 75,000 square feet. The Phase I pre-design budget is requested at 2.22% of the estimated project cost and the additional amount will allow the university to provide for additional field investigation on the existing facility and for site investigations for utilities. It will also provide the preconstruction services of a construction manager at risk. The renovations will include upgrading the HVAC and fire protection systems, improving accessibility, replacing exterior doors, improving the auditorium and repainting classroom walls. The expansion will include constructing new classrooms, a new 220-seat auditorium, and informal learning spaces. Daniel Hall was constructed in 1969 and has had minimal renovations since. It is the principal classroom building for and affects nearly every undergraduate student during their enrollment. While Daniel Hall has been well maintained and is in good condition, a complete renovation has not been possible due to heavy course loads and therefore, it is functionally deficient. The expansion will free up the current space and allow renovation without having a detrimental impact on classroom availability and utilization. Since Daniel Hall's construction, enrollment has increased from 6,700 to more than 24,300 students and is projected to grow another 20% over the next ten years. Expansion is needed to support growing enrollment and to address limited classroom availability and high utilization throughout campus. It will also allow for continuing core undergraduate instruction in an effective learning environment without disruptions from the existing facility's renovation. Several alternatives were considered but found to be disadvantageous. A comprehensive gut renovation of Daniel Hall was considered, but to bring the building up to modern instructional and space standards would have required substantial structural retrofits and a new building envelope and would cost more than construction of a new building. Also, a two-phase plan with new construction and renovation similar to the proposed scope was evaluated but was determined to be more expensive and more disruptive to the campus and students. The proposed project will enable Clemson to achieve economies of scale and efficiencies while minimizing disruption to students. The agency estimates that the completed

project will cost approximately \$45,000,000 with additional annual operating costs of \$487,500 in year 1, \$502,125 in year 2, and \$517,188 in year 3.

- (c) Summary 7-2018: JBRC Item 3. (H12) Clemson University
 Project: 9941, Soccer Operations Complex Construction
 Included in Annual CPIP: Yes – CPIP Priority 2 of 2 in FY19 (estimated at \$8,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 15-21

<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, Athletic Gifts & Donations	0.00	0.00	0.00	160,000.00	160,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>160,000.00</u>	<u>160,000.00</u>

Funding Source: \$160,000 Other, Athletic Gifts & Donation Funds, which are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes in support of the Athletic Department.

Request: Establish project and budget for \$160,000 (Other, Athletic Gifts & Donation Funds) to begin Phase I pre-design to construct an approximately 13,000 square foot Soccer Operations Complex to house the day-to-day functions of the men's and women's NCAA soccer programs at Clemson. The Phase I pre-design budget is requested at 2.00% of the estimated project cost and the additional amount will allow the university to provide for the costs of a survey, site/geotechnical investigations, an alternative construction delivery method (Construction Manager at Risk), the LEED/Green Globes certification, and the required LEED/Green Globes cost benefit analysis. The facility will include locker rooms, team commons areas, coaches' offices, meeting rooms and storage areas for each team and shared spaces including the lobby/event area, video analysis rooms, sports medicine areas, outdoor plaza and parking. Currently, soccer operations are located in non-contiguous locations. Coaches' offices, locker rooms and training spaces are located on different floors of the Jervy Athletic Center and are separated from the locations of the practice soccer fields and Riggs Field, used for competition. The co-location of all player and coach operations is imperative to gain training efficiencies and foster the positive program culture and dynamics needed for continued growth of the men's and women's soccer programs. The efficiencies found within a planned operations facility is the best way to attract and develop student athletes needed to compete on a national level. With the recent construction of soccer practice fields, it is most advantageous to locate the new complex adjacent to this site. The agency estimates that the completed project will cost approximately \$8,000,000 with additional annual operating costs of \$84,500 in year 1, \$87,035 in year 2, and \$89,646 in year 3.

- (d) Summary 7-2018: JBRC Item 4. (H59) Midlands Technical College
 Project: 6140, Midlands Center for QuickJobs Training and Workforce Development
 Included in Annual CPIP: Yes—CPIP Priority 1 of 1 in FY19 (estimated at \$30,000,000 for this project)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 22-28

<u>Source of Funding Detail</u>	<u>Original Budget Amount</u>	<u>Cumulative Changes Since Original Budget</u>	<u>Current Budget</u>	<u>Current Budget Adjustment Requested</u>	<u>Total Budget After Current Adjustment</u>
Other, County	0.00	0.00	0.00	1,050,000.00	1,050,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,050,000.00</u>	<u>1,050,000.00</u>

Funding Source: \$1,050,000 Other, County Funds, which are funds the college receives from the county for the operation of the college's physical plant.

Request: Establish project and budget for \$1,050,000 (Other, County Funds) for the complete replacement of the existing four-story 65,000 square foot Lindau Engineering Technology (LET) building on the site of the existing two-story 13,000 square foot Engineering Lab (EL) building. The Phase I pre-design budget is requested at 3.50% of the estimated project cost and the additional amount will be used for preliminary design, LEED analysis and Construction Management at Risk pre-construction fees. Both 50 year old buildings will be demolished and a parking area will be constructed on the LET site. Replacement is consistent with the college's Master Facilities Plan. Career readiness of the workforce is the primary objective of the proposed Midlands Technical College (MTC) Center for QuickJobs Training and Workforce Development at the MTC Beltline Campus. The facility's programs will directly target the rapid training of specific workforce skills critically required by employers in the college's service area. The college currently lacks efficient and effective space for Business Programs and Information Technology Programs and this new facility will provide space for these programs. General purpose classrooms and basic science labs will also be included in the space to allow students to access those courses from Beltline campus. The new facility is currently planned to be a four-story 54,000 square foot instructional facility. The most recent Facility Condition Survey rates the building at 63 and is in relatively poor condition. Renovation of the existing space was an alternative considered but a/e studies indicate renovation of the space would require significant systems, finishes and code related investments well beyond financial prudence. There is also no open land on the campus in which to build a new facility. The agency estimates that the completed project will cost approximately \$30,000,000 and additional annual operating costs/savings have not yet been determined.

- (e) Summary 7-2018: JBRC Item 5. (H59) Technical College of the Lowcountry
 Project: 6141, Construction of the Lowcountry Arts Institute and Interpretive Center
 Included in Annual CPIP: No – The agency states that it originally planned to integrate a culinary training facility in its New River campus; a project included in the FY18 CPIP. The agency subsequently determined that the original plan was insufficient to meet current and future work force demand.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 29-50

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Beaufort County	0.00	0.00	0.00	145,000.00	145,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>145,000.00</u>	<u>145,000.00</u>

Funding Source: \$145,000 Other, Beaufort County Funds, which are a contribution that has been committed by Beaufort County from their Accommodation Tax funding, to ensure the construction of a Culinary Arts Institute and Interpretive Center.

Request: Establish project and budget at \$145,000 (Other, Beaufort County Funds) to begin Phase I pre-design services for the goal of constructing and equipping an approximately 26,000 square foot culinary arts institute. The College is considering the acquisition of 1.0 acres of property in the Buckwalter Place Commerce Park in Bluffton SC. This acquisition is included in this agenda as project H59-6139. The culinary institute will allow expansion of the college's culinary program to a capacity of up to 300 students in order to provide a pipeline of trained, professional culinary workers to bolster the region's top economic drivers; the resort industry and the healthcare industry. Construction of this institute will enable the college to offer associates degrees and certificates. Graduates from the program are expected to have starting salaries in advance of local averages and to be marketable throughout the state in a variety of food service employment. The college's current culinary program's academic scope and enrollment cap, which remains limited by existing academic space, cannot meet current or future workforce demand for the area's two leading industries. This project will be fully funded through commitments made by Beaufort County, Beaufort County School District, and the Town of Bluffton. The agency estimates that the completed project will cost approximately \$10,445,000, with additional annual operating costs of \$108,000 in year 1, \$391,560 in year 2, and \$495,126 in year 3.

- (f) Summary 7-2018: JBRC Item 6. (P24) Department of Natural Resources
 Project: 9982, St. Charleston-Crab Bank Rehabilitation
 Included in Annual CPIP: No – While a communication was made with the USACE on November 2, 2016, the process did not offer the department an assurance the project could be considered until recently.
 JBRC/SFAA Phase I Approval: N/A
 CHE Recommended Approval: N/A
 Ref: Supporting document pages 51-63

<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	0.00	0.00	0.00	62,500.00	62,500.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>62,500.00</u>	<u>62,500.00</u>

Funding Source: \$62,500 Other, Heritage Land Trust Funds, which are funds used 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 \$62,500 (Other, Heritage Land Trust Funds) for rehabilitating Crab Bank, located in Charleston Harbor. The Phase I budget will support the plan for design and placement of the dredged material and sediment modeling analysis. The rehabilitation is made possible as a result of the Post-45 Charleston Harbor Deepening project and will utilize certain dredged material from the harbor bottom. The rehabilitation plan calls for the placement of 660,000 cubic yards of suitable dredged material on Crab Bank, increasing the size from 0.5 acre to 80 acres. This will make available 28 acres of Brown Pelican nesting habitat at +2' Mean High Water. Island height will range between 6.5' and 10' Mean Low Low Water. Through modeling, the United States Army Core of Engineers (USACE), estimates that approximately 0.64 acres of the island would remain in 50 years following rehabilitation. Crab Bank is one of five DNR seabird sanctuaries along South Carolina's coast. The island was originally formed with the placement of dredged material in the 1950s and 60s, but has eroded significantly over time. In the early 2000s, Crab Bank was approximately 23 acres, a substantial difference to its existing 0.5 acres. Although small in size, the island serves a a predator-free refuge for nesting pelicans, skimmers and terns. It also serves as a resting and foraging area for a variety of seabirds and shorebirds. However, Hurricane Irma washed away the remaining available nesting habitat in 2017, therefore no nesting is occurring this year. Shorebirds are of highest conservation concern due to small and highly threatened global populations; their populations have shrunk by 70% across North America since 1973. As the committed non-federal sponsor on this project, SCDNR is obligated to provide 35% of the total project cost which is currently estimated at \$1,394,000. Without the opportunity of the Post-45 Charleston Harbor Deepening providing suitable material to rehabilitate Crab Bank and through the financial partnership with the USACE, providing 65% of the costs above the least cost alternative for dredged material disposal, Crab Bank will recede and no longer provide nesting habitat to seabirds. The agency estimates that the completed project will cost approximately \$1,394,000 and no additional annual operating costs will result from the project.

- (g) Summary 7-2018: JBRC Item 7. (P28) Department of Parks, Recreation & Tourism
 Project: 9769, St. Phillips Island Revetment Repair
 Included in Annual CPIP: No – The agency states that St. Phillips Island was not acquired until December 2017.
 JBRC/SFAA Phase I Approval: N/A
 CHE Recommended Approval: N/A
 Ref: Supporting document pages 64-69

<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>
Appropriated State, FY17-18 Proviso 118.14 (nonrecurring)	0.00	0.00	0.00	15,000.00	15,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>15,000.00</u>

Funding Source: \$15,000 Appropriated State, FY17-18 Proviso 118.14 (nonrecurring) funds.
 Request: Establish project and budget for \$15,000 (Appropriated State, FY17-18 Proviso 118.14 (nonrecurring) funds) to begin pre-design services for the repair to the rip rap revetment at St. Phillips Island. The revetment at St. Phillips Island was damaged by Hurricane Irma on the northern end near the caretaker's house. The breach in the revetment is allowing accelerated erosion in this area. Phase I expenditures will include any design work needed to prepare the permit applications, preliminary design and cost estimate. The agency estimates that the completed project will cost approximately \$1,000,000 and no additional annual operating costs will result from the project.

- (h) Summary 7-2018: JBRC Item 8. (R36) Department of Labor, Licensing & Regulation
 Project: 9511, Training Tower Structural Evaluation and Repairs – Building #12
 Included in Annual CPIP: Yes – CPIP Priority 3 of 6 in FY18 (estimated at \$575,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 70-76

<u>Source of Funding Detail</u>	<u>Original Budget Amount</u>	<u>Cumulative Changes Since Original Budget</u>	<u>Current Budget</u>	<u>Current Budget Adjustment Requested</u>	<u>Total Budget After Current Adjustment</u>
Other, Other Operating	0.00	0.00	0.00	50,000.00	50,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>50,000.00</u>

Funding Source: \$50,000 Other, Other Operating Funds, which are funds received from the 1% Fire Insurance Inspection Tax.

Request: Establish project and budget for \$50,000 (Other, Other Operating Funds) to begin a structural evaluation and repair of an existing 24 year old five-story 10,476 square foot drill tower that is a training structure on the state owned campus of the South Carolina Fire Academy, within the Division of Fire and Life Safety on Monticello Road in Columbia. The current condition of the exterior brick façade has visible deterioration, has become a safety hazard and must be remediated. It is the intent of State Fire to not only complete a thorough structural evaluation to determine the underlying cause of the crumbling brick façade, exterior cracks and shifting motyst joints, but also to facilitate repairs to eliminate any future degradation of the brick façade. It appears the combination of brick used in the construction and continued exposure to the elements (rain, moisture) continues to damage the structure, requiring the entire brick façade to be removed and replaced with a safer finish. This structure is used continuously for hundreds of firefighter training classes throughout the year. Approximately 15,000 of South Carolina' firefighters and other first responders receive training at the Fire Academy annually. This remediation will sustain the training structure for many decades into the future. The Phase I estimated amount to complete the project is \$164,771 higher than the amount included in the CPIP because the building had not been evaluated by a professional at the time the CPIP was prepared. It was noted in the CPIP that bricks were falling off of the building, however, the agency did not know if the issue was structural or not until the feasibility study was completed. The agency estimates that the completed project will cost approximately \$739,771 and no additional annual operating costs will result from the project.

Phase I Increase

- (i) Summary 7-2018: JBRC Item 9. (N12) Department of Juvenile Justice
 Project: 9606, Coastal Regional Center
 Included in Annual CPIP: No – This project was part of the Master Plan which wasn't completed until after the CPIP submission.
 JBRC/SFAA Phase I Approval: December 2017 (estimated at \$3,676,286.25)

CHE Recommended Approval: N/A

Ref: Supporting document pages 77-81

<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>
Appropriated State, FY17 Carryforward	142,500.00	0.00	142,500.00	171,712.50	314,212.50
All Sources	<u>142,500.00</u>	<u>0.00</u>	<u>142,500.00</u>	<u>171,712.50</u>	<u>314,212.50</u>

Funding Source: \$314,212.50 Appropriated State, FY17 Carryforward Funds.

Request: Increase the Phase I budget to \$314,212.50 (add \$171,712.50 Appropriated State, FY17 Carryforward Funds) This project will implement regionalization across the state. The Phase I pre-design budget is requested at 8.50% of the estimated project cost and the additional amount will provide for utility and environmental studies, surveying (topography), soil testing, programming, space allocation and construction management. This project will address the needs at the Coastal Regional Center located in Ridgeville, which will accommodate the programs needed for juveniles in the coastal area of SC. Regionalization represents a fundamental shift in how committed youth will be served by the juvenile justice system. It will allow youth to be housed closer to their home communities instead of committing them to distant state facilities. Regionalization brings neighboring counties together to share resources and services to better serve youth close to their homes. Other advantages of regionalization include increased family engagement, transitional programming and contact with other providers, community resources, and parole and probation proficiency. A smaller population of youth in each center may also reduce gang issues and behavior issues. This project will include the construction of a multi-purpose building for clinical, program and security staff, vocational classrooms for the juveniles; security upgrades to include the expansion/new construction of perimeter fencing; and expanding the footprint of the property by creating new recreational space. Even though this project request is for the Coastal Center, all 3 current evaluation centers will eventually be included in this reorganization as separate projects. The new regional center building to be constructed will be an 11,000 square foot pre-engineered building, and will accommodate 175 juveniles. This building will have a masonry base and metal wall panels with a standing-seam sloped metal roof. The recreation space will include indoor and outdoor space to include a soccer field with running track and basketball courts. There is an existing Coastal Evaluation Center, constructed in 2002, located on the 11 acre property that will also continue to be used as part of the Coastal Regional Center but it will not be renovated in this project. The agency estimates that the completed project will cost approximately \$3,676,286.25 and additional annual operating costs have not yet been determined.

- (j) Summary 7-2018: JBRC Item 10. (N12) Department of Juvenile Justice
 Project: 9607, Upstate Regional Center
 Included in Annual CPIP: No – This project was part of the Master Plan which wasn't completed until after the CPIP submission.
 JBRC/SFAA Phase I Approval: December 2017 (estimated at \$3,676,286.25)

CHE Recommended Approval: N/A

Ref: Supporting document pages 82-86

<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>
Appropriated State, FY17 Carryforward	142,500.00	0.00	142,500.00	171,712.50	314,212.50
All Sources	<u>142,500.00</u>	<u>0.00</u>	<u>142,500.00</u>	<u>171,712.50</u>	<u>314,212.50</u>

Funding Source: \$314,212.50 Appropriated State, FY17 Carryforward Funds.

Request: Increase the Phase I budget to \$314,212.50 (add \$171,712.50 Appropriated State, FY17 Carryforward Funds). This project will implement regionalization across the state. The Phase I pre-design budget is requested at 8.50% of the estimated project cost and the additional amount will provide for utility and environmental studies, surveying (topography), soil testing, programming, space allocation and construction management. This project will address the needs at the Upstate Regional Center located in Union, which will accommodate the programs needed for juveniles in the upstate area of SC. Regionalization represents a fundamental shift in how committed youth will be served by the juvenile justice system. It will allow youth to be housed closer to their home communities instead of committing them to distant state facilities. Regionalization brings neighboring counties together to share resources and services to better serve youth close to their homes. Other advantages of regionalization include increased family engagement, transitional programming and contact with other providers, community resources, and parole and probation proficiency. A smaller population of youth in each center may also reduce gang issues and behavior issues. This project will include the construction of a multi-purpose building for clinical, program and security staff, vocational classrooms for the juveniles; security upgrades to include the expansion/new construction of perimeter fencing; and expanding the footprint of the property by creating new recreational space. Even though this project request is for the Upstate Center, all 3 current evaluation centers will eventually be included in this reorganization as separate projects. The new regional center building to be constructed will be an 11,000 square foot pre-engineered building, and will accommodate 190 juveniles. This building will have a masonry base and metal wall panels with a standing-seam sloped metal roof. The recreation space will include indoor and outdoor space to include a soccer field with running track and basketball courts. There is an existing Upstate Evaluation Center, constructed in 1997, located on the 17 acre property that will also continue to be used as part of the Upstate Regional Center but it will not be renovated in this project. The agency estimates that the completed project will cost approximately \$3,676,286.25 and additional annual operating costs have not yet been determined.

Establish Construction Budget

- (k) Summary 7-2018: JBRC Item 11. (H15) College of Charleston
 Project: 9667, Sottile Theatre Stage Renovation
 Included in Annual CPIP: Yes – CPIP Priority 2 of 7 in FY18 (estimated at \$4,709,700)
 JBRC/SFAA Phase I Approval: August 2017 (estimated at \$4,709,700)

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 87-101

<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 Project	94,194.00	0.00	94,194.00	3,115,506.00	3,209,700.00
Other, Spaulding-Paolozzi Foundation Grant	0.00	0.00	0.00	1,500,000.00	1,500,000.00
All Sources	<u>94,194.00</u>	<u>0.00</u>	<u>94,194.00</u>	<u>4,615,506.00</u>	<u>4,709,700.00</u>

Funding Source: \$3,209,700 Other, Capital Improvement Project Funds, which are revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The 2017-2018 per semester fee is \$844. \$1,500,000 Other, Spaulding-Paolozzi Foundation Grant Funds, which are funds received to be utilized for a specific purpose.

Request: Increase budget to \$4,709,700 (add \$3,115,506 Other, Capital Improvement Project Funds and \$1,500,000 Other, Spaulding Paolozzi Foundation Grant Funds) to establish Phase II for the renovation of the Sottile Theatre stage and backstage areas in an effort to increase safety as well as improve the efficiency and the quality of the performance space. Portions of the stage and backstage areas will be reconfigured to expand the usable stage and wing areas and increase accessibility to the backstage and wing areas for sets and performers. To achieve this, a wall will be removed, an exterior door added, and the rigging system, electrical lighting panel, and basement stairway will be relocated. The current rigging system is antiquated, unsafe, and requires a certified technician to operate. It will be replaced with a safer modern system that is considered an industry standard, the use of which will allow theatre students to learn a marketable skill for the job market. Shallow foundation will be added to support new columns for building structural stability in lieu of micro-piles. The existing fire curtain shall be replaced in lieu of deluge fire protection system. Various fire protection and alarm equipment shall be added to the fire alarm panel. The stage floors will be replaced, the ceiling will be repaired, and the HVAC system will be upgraded. Roof timber truss repairs over the stage area are required as a result of long-term damage from rigging loads. New front-of-house stage lighting positions will be installed. Various HVAC duct, domestic water pipe, and sprinkler pipe shall be relocated/added to accommodate overall state renovations. Pit lift, performance light circuits, and acoustical doors may be added as alternatives pending the outcome of bidding results. A sump pump may be added if the pit lift is included as an alternate. In total the project will improve the theatre experience for students and patrons while making it a safer space for learning, working, performing, and gathering. The 41,996 square foot Sottile

Theatre, built in 1927, was refurbished and reopened as a College of Charleston facility in 1990. Since reopening, the theatre has served as a teaching laboratory and event venue for the college and the larger Charleston community. It serves as the venue for a variety of college, community-oriented, and privately sponsored events, programs, and performances. The agency estimates that the completed project will cost approximately \$4,709,700 and no additional annual operating costs will result from the project. The agency anticipates execution of the construction contract is March 2019 and completion of construction in May 2020.

- (l) Summary 7-2018: JBRC Item 12. (H51) Medical University of South Carolina
 Project: 9842, Clinical Sciences Building High Risk Infectious Disease (HRID) Unit
 Included in Annual CPIP: No – The agency states that funding for the project had not been identified at the time of CPIP submission.
 JBRC/SFAA Phase I Approval: March 2018 (estimated at \$2,400,000)

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 102-113

<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, ASPR Grant	36,000.00	0.00	36,000.00	1,829,000.00	1,865,000.00
All Sources	<u>36,000.00</u>	<u>0.00</u>	<u>36,000.00</u>	<u>1,829,000.00</u>	<u>1,865,000.00</u>

Funding Source: \$36,000 Federal, Office of the Assistant Secretary for Preparedness and Response (ASPR) Grant Funding.

Request: Increase budget to \$1,865,000 (add \$1,829,000 Federal, Office of the Assistant Secretary for Preparedness and Response Grant Funds) to proceed with Phase II full design and construction to create a High Risk Infectious Disease (HRID) unit in the Clinical Sciences Building (CSB). This specialized medical unit will allow for isolation treatment for highly infectious diseases. This unit will be constructed in approximately 3,500 square feet of vacated space on the first floor of the 273,899 square foot CSB. Currently, the first floor of the CSB is occupied entirely by the Medical University Hospital Authority (MUHA). The existing space where this unit will be constructed is currently occupied by MUHA Neurophysiology. MUHA is working on a project to relocate that group to the 3rd floor of their main hospital. The HRID unit will be one of the few specialized units in the country, and the only one in South Carolina, equipped to address highly infectious diseases. When not in active use for patients, the space will be used for mock training to prepare providers to handle high risk cases. The building is 42 years old and the new unit will be occupied by up to 50 faculty and staff during an infectious disease event and numerous faculty and staff will utilize the space for training. The agency estimates that the completed project will cost approximately \$1,865,000 and no additional annual operating costs will result from the project. The agency anticipates execution of the construction contract is February 2019 and completion of construction in October 2019.

- (m) Summary 7-2018: JBRC Item 13. (H51) Medical University of South Carolina
 Project: 9843, Courtenay Drive Garage Upgrades
 Included in Annual CPIP: Yes – CPIP Priority 2 of 4 in FY18 (estimated at \$2,500,000)
 JBRC/SFAA Phase I Approval: March 2018 (estimated at \$2,500,000)

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 114-125

<u>Source of Funding Detail</u>	<u>Original Budget Amount</u>	<u>Cumulative Changes Since Original Budget</u>	<u>Current Budget</u>	<u>Current Budget Adjustment Requested</u>	<u>Total Budget After Current Adjustment</u>
Other, Parking Revenue	37,500.00	0.00	37,500.00	2,711,500.00	2,749,000.00
All Sources	<u>37,500.00</u>	<u>0.00</u>	<u>37,500.00</u>	<u>2,711,500.00</u>	<u>2,749,000.00</u>

Funding Source: \$2,749,000 Other, Parking Revenue, which is revenue generated from operation of the MUSC parking system.

Request: Increase budget to \$2,749,000 (add \$2,711,500 Other, Parking Revenue Funds) to proceed with Phase II full design and construction to make upgrades in MUSC's Courtenay Parking Garage. Upgrades will include new lighting, cleaning and painting of interior concrete, new signage and way finding, layout and circulation improvements, and ADA accessibility improvements. These improvements will upgrade the garage to support the New Children's and Women's Hospital currently under construction. The 559,288 square foot garage is 25 years old and includes approximately 1,500 parking spaces for faculty, staff and patients. Currently, 1,494 of those spaces are occupied. The Phase II estimated cost to complete the project is \$249,000 higher than the CPIP and Phase I estimate due to cost increases from the cleaning portion of the project. The agency estimates that the completed project will cost approximately \$2,749,000 and no additional annual operating costs will result from the project. The agency anticipates execution of the construction contract is November 2018 and completion of construction in October 2019.

- (n) Summary 7-2018: JBRC Item 14. (E24) Office of the Adjutant General
 Project: 9805, MTC Compass Road Bridge Replacement
 Included in Annual CPIP: Yes – CPIP Priority 6 of 21 in FY18 (estimated at \$648,000)
 JBRC/SFAA Phase I Approval: October 2017 (estimated at \$648,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 126-141

<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>
Federal, National Guard Bureau Funds	51,158.00	0.00	51,158.00	1,016,804.00	1,067,962.00
All Sources	<u>51,158.00</u>	<u>0.00</u>	<u>51,158.00</u>	<u>1,016,804.00</u>	<u>1,067,962.00</u>

Funding Source: \$1,067,962 Federal, National Guard Bureau Funds, which is funding identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau.

Request: Increase budget to \$1,067,962 (add \$1,016,804 Federal, National Guard Bureau Funds) to demolish and replace the Compass Road Bridge over Colonels Creek at McCrady Training Center. The existing Compass Road Bridge is a wooden structure that was constructed over 50 years ago and has aged beyond its useful life. The bridge is structurally unstable and vehicular traffic is no longer allowed to cross the structure. Due to the presence on a main access road to the training area, non-use of the bridge requires military and training site employees to take alternate routes increasing access times to certain areas of the training areas in excess of 30 minutes. This project will replace the existing bridge with a pre-stressed concrete reinforced bridge structure. Concrete piers for the new bridge will be constructed outside the boundaries of the delineated jurisdictional wetlands. The bridge replacement will benefit the SC National Guard (Army and Air), because it is a main road to the ranges that soldiers train in. The Phase II estimated cost to complete the project is \$419,962 higher than the CPIP and Phase I estimate because the original cost estimate was based on previous bridgework which was a smaller span and did not require additional site work. The Compass Road bridge estimate now includes a portion to raise the bridge and increase approach elevation, resulting in an increase of project costs. The agency estimates that the completed project will cost approximately \$1,067,962 and no additional annual operating costs will result from the project. The agency anticipates execution of the construction contract is September 2018 and completion of construction in September 2019.

- (o) Summary 7-2018: JBRC Item 15. (K05) Department of Public Safety
 Project: 9609, DPS/DMV Blythewood Headquarters Roof Retrofit
 Included in Annual CPIP: Yes – CPIP Priority 1 of 1 in FY18 (estimated at \$700,000)
 JBRC/SFAA Phase I Approval: December 2017 (estimated at \$700,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 142-190

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Sale of Highway Patrol Assets	28,000.00	0.00	28,000.00	672,000.00	700,000.00
Other, DPS Building	0.00	0.00	0.00	95,600.00	95,600.00
All Sources	<u>28,000.00</u>	<u>0.00</u>	<u>28,000.00</u>	<u>767,600.00</u>	<u>795,600.00</u>

Funding Source: \$700,000 Other, Sale of Highway Patrol Assets, which are proceeds that came from the sale of the Otranto building in Charleston, SC. \$95,600 Other, DPS Building, which is supported by the late fee penalty on vehicle registrations. This money is collected by the Department of Motor Vehicles and transferred to DPS.

Request: Increase budget to \$795,600 (add \$672,000 Other, Sale of Highway Patrol Asset Funds and \$95,600 Other, DPS Building Funds) to establish Phase II to retrofit the roofs at the DPS and DMV Blythewood Headquarters Buildings. A roof consultant was hired under Phase I to determine the best and most efficient way to provide a new watertight 20 year roof. This will require roof membrane replacement of approximately 575 squares (57,500 square feet), of low slope roofing down to the existing roof insulation. The new roof will come with a 20 year warranty. This includes replacement of existing damaged/deteriorated roof insulation, installation of a cover board, and a mechanically attached thermoplastic roof membrane system. Initially, it was thought the original membrane could be covered, however, further investigation revealed more removal and replacement of the system was required. Consequently, the cost has increased from the A-1 Phase I internal estimate. The current roof system is an EPDM ballasted single-ply membrane roof. The roofs are original to these approximately 20 year old DPS and 25 year old DMV buildings. When the property was acquired by the state in 2003, many repairs had already been made, due to the complexity of the roof layouts and the fact that the roofs only carried a ten (10) year warranty. A repair project was completed about 5 years ago, however, only areas (mostly at the DMV building), that were a concern at the time were addressed. Since then, the roofs have degraded at certain areas such that offices and their contents are now being damaged and cannot be used. In-house repairs have been attempted, but leaks persisted. Both 5 story facilities total 282,785 square feet with the DPS Headquarters roof being 23,800 square feet and the DMV Building roof being 35,800 square feet. There is a connector between the two buildings with a 1,850 square foot roof. The DPS Headquarters Building houses the Executive and Administrative staff, Highway Patrol, State Transport Police, Highway Safety and Regional Telecommunications (911). The DMV Headquarters Building houses the Executive and Administrative staff, call center and DMV branch office. Both buildings house 791 employees combined and they receive approximately 1,150 visitors a month. The agency estimates that the completed project will cost approximately \$795,600 with additional annual operating cost savings of \$10,000 in years 1 thru 3. The agency

anticipates execution of the construction contract is August 2018 and completion of construction in November 2018.

- (p) Summary 7-2018: JBRC Item 16. (N04) Department of Corrections
 Project: 9743, Deterrent Systems at Property Borders of Correctional Institutions
 Included in Annual CPIP: Yes – CPIP Priority 5 of 6 in FY18 (estimated at \$1,830,000)
 JBRC/SFAA Phase I Approval: May 2018 (estimated at \$1,900,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 191-197

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY17 Carryforward	28,500.00	0.00	28,500.00	1,871,500.00	1,900,000.00
All Sources	<u>28,500.00</u>	<u>0.00</u>	<u>28,500.00</u>	<u>1,871,500.00</u>	<u>1,900,000.00</u>

Funding Source: \$1,900,000 Appropriated State, FY17 Carryforward Funds.

Request: Increase budget to \$1,900,000 (add \$1,871,500 Appropriated State, FY17 Carryforward Funds) to establish Phase II to furnish and install deterrent systems around the property borders at the high level 2 and all level 3 correctional institutions to assist in the efforts to deter contraband from entering the institutions. For level 3 institutions, this border protection will be installed at Broad River, Lee, Lieber, McCormick and Perry. For level 2 institutions, this border protection will be installed at Evans, Kershaw, Ridgeland, and Turbeville. The deterrent systems will consist of multi-rows of razor wire on a fence stabilizer in close proximity to the institutions' property lines. The security perimeter fences surrounding the actual institutional complexes will remain unchanged. All of these institutions will also have the perimeter netting once the netting project is completed. This project will aid in ensuring the safety of employees and the inmates. This project was reflected in the FY17-18 CPIP with an estimated cost of \$1,830,000 but Phase I was approved \$70,000 higher because there has been at least a 5% increase in material costs for razor wire since the CPIP was established. The agency estimates that the completed project will cost approximately \$1,900,000 and no additional annual operating costs will result from the project. The agency anticipates execution of the construction contract is July 2018 and completion of construction in June 2020.

- (q) Summary 7-2018: JBRC Item 17. (P28) Department of Parks, Recreation & Tourism
 Project: 9749, Hickory Knob State Park Paving
 Included in Annual CPIP: Yes– FY17 CPIP Priority 2 of 4 in FY21 (estimated at \$500,000)
 JBRC/SFAA Phase I Approval: December 2014 (estimated at \$500,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 198-209

<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>
Federal, Land & Water Conservation	0.00	0.00	0.00	250,000.00	250,000.00
Other, Park Revenue	7,500.00	0.00	7,500.00	242,500.00	250,000.00
All Sources	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>492,500.00</u>	<u>500,000.00</u>

Funding Source: \$250,000 Federal, Land & Water Conservation Funds, which are federal grants for the development of recreational facilities. \$250,000 Other, Park Revenue Funds, which is revenue generated by SC State Parks through camping, cabins, admissions and retail sales.

Request: Increase budget to \$500,000 (add \$250,000 Federal, Land & Water Conservation Funds and \$242,500 Other, Park Revenue Funds) to establish the construction budget for the repair and repaving of cart paths, parking areas and tennis courts at Hickory Knob State Park. At the January 25, 2017 JBRC meeting this project was granted a Phase I extension because the project was to be designed in-house and due to workloads of PRT staff caused by the flooding, hurricane and fire, staff had been unable to complete the Phase I work in the required two year period. This project addresses a deferred maintenance need of this park. The current paving is 27 years old and the park receives approximately 350,000 visitors annually. The agency estimates that the completed project will cost approximately \$500,000 and no additional annual operating costs will result from the project. The agency anticipates execution of the construction contract is September 2018 and completion of construction in March 2019.

Phase II Increase

- (r) Summary 7-2018: JBRC Item 18. (H27) University of South Carolina - Columbia
 Project: 6119, South Caroliniana Library Renovation
 Included in Annual CPIP: Yes – CPIP Priority 3 of 9 in FY18 (estimated at \$8,000,000)
 Admin. (Legislatively Authorized) Phase II Approval: February 2016 (estimated at \$10,000,000)

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 210-220

<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	5,000,000.00	0.00	5,000,000.00	0.00	5,000,000.00
Other, Private Gifts	0.00	0.00	0.00	3,950,000.00	3,950,000.00
All Sources	<u>5,000,000.00</u>	<u>0.00</u>	<u>5,000,000.00</u>	<u>3,950,000.00</u>	<u>8,950,000.00</u>

Funding Source: \$5,000,000 FY16 Capital Reserve Funds. \$3,950,000 Other, Private Gifts, which are funds received from a private donor. In this case, they are reserved specifically for this project.

Request: Increase budget to \$8,950,000 (add \$3,950,000 Other, Private Gift Funds) to fund the renovation of the South Caroliniana Library to increase security for the archives from such threats as fire and inadequate environmental control. The renovation will include a sprinkler system and other fire suppression systems appropriate for archival storage. The HVAC system will be replaced to more effectively stabilize humidity and temperature control. The archival stacks will be separated from the library and secured in a wing with fire rated walls and access points. Operational efficiencies and public accessibility to the elevator will be improved increasing security between the public and private areas of the library. Architectural features will undergo a meticulous historic restoration and structural roof framing will be reinforced. The building is the repository of published and unpublished materials relating to the history, literature and culture of South Carolina. The value of these irreplaceable South Carolina archives stored in this structure is practically incalculable. The library is 22,843 square feet and was constructed in 1840, making it 178 years old. The agency estimates that the completed project will cost approximately \$8,950,000 and no additional annual operating costs will result from the project. The agency anticipates execution of the construction contract is April 2019 and completion of construction in August 2020.

- (s) Summary 7-2018: JBRC Item 19. (N20) Criminal Justice Academy
 Project: 9624, Construct Gun Ammunition Vault
 Included in Annual CPIP: Yes – FY17 CPIP Priority 2 of 3 in FY19 (estimated at \$132,000)
 JBRC Staff Phase II Approval: March 2017 (estimated at \$145,200)
 JBRC/SFAA Phase II Increase Approval: February 2018 (estimated at \$273,580.75)

CHE Recommended Approval: N/A

Ref: Supporting document pages 221-225

<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	145,200.00	128,380.75	273,580.75	70,000.00	343,580.75
All Sources	<u>145,200.00</u>	<u>128,380.75</u>	<u>273,580.75</u>	<u>70,000.00</u>	<u>343,580.75</u>

Funding Source: \$343,580.75 Appropriated State funds.

Request: Increase budget to \$343,580.75 (add \$70,000 Appropriated State Funds) to cover an unexpected increase in costs of materials. This project is to build a new free-standing vault on the Academy's Weapon's Range to safely secure all weapons and ammunition when not in use for training curricula. This project was originally reviewed and approved for Phase II at the JBRC Staff level in March 2017. At that time the government made the switch from 40 caliber to 9mm weapons for the military and there was a need to store additional ammunition that would be received due to Federal Program 1033. Then, bids were received in January 2018 and the amounts exceeded the architects original estimate. After placing the project out for bid for a second time, it was realized that the initial estimate received from the contractors, that increased costs are due to the unexpected increases in materials (i.e., steel, etc.). With the steady growth of training over the years, from a safety perspective and demands for more guns and ammunition and securing same, the current vaults are considerably undersized and have inadequate storage space. The new vault will allow consolidation of several of the existing vaults and help maintain organization for better operation. The total square footage of this building will be approximately 1,000 square feet. The facility will be used by approximately nine (9) range employees on a daily basis between the hours of 7:30am and 10:00pm, Monday through Friday. The agency estimates that the completed project will cost approximately \$343,580.75 with additional annual operating costs of \$600 in years 2 and 3. The agency anticipates execution of the construction contract is June 2018 and completion of construction in September 2018.

Phase II Increase (transfer to)

- (t) Summary 7-2018: JBRC Item 20. (E24) Office of the Adjutant General
 Project: 9788, Repair Projects Statewide 2014-2015
 Included in Annual CPIP: No
 Admin. (Legislatively Authorized) Phase II Approval: October 2014 (estimated at \$2,300,000)
 Admin. (Legislatively Authorized) Phase II Budget Increase Approval: December 2014
 (estimated at \$2,332,500)
 JBRC/SFAA Phase II Budget Increase Approval: January 2015 (estimated at \$5,332,500)
 CHE Recommended Approval: N/A

Ref: Supporting document pages 226-236

<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>
Capital Improvement Bonds	0.00	0.00	0.00	20,801.69	20,801.69
FY97-98 Capital Reserve	0.00	0.00	0.00	38,107.25	38,107.25
FY14-15 Capital Reserve	1,300,000.00	32,500.00	1,332,500.00	0.00	0.00
Appropriated State, FY14-15 Proviso 118.16	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00
Federal, National Guard Bureau	0.00	3,000,000.00	3,000,000.00	0.00	3,000,000.00
All Sources	<u>2,300,000.00</u>	<u>3,032,500.00</u>	<u>5,332,500.00</u>	<u>58,908.94</u>	<u>5,391,408.94</u>

Funding Source: \$20,801.69 Capital Improvement Bonds. \$1,370,607.25 FY98 & FY15 Capital Reserve funds. \$1,000,000 Appropriated State, FY15 Proviso 118.16 (nonrecurring) funds. \$3,000,000 Federal, National Guard Bureau Funds, which is funding identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau

Request: Increase budget to \$5,391,408.94 (add \$20,801.69 CIB and \$38,107.25 FY97-98 Capital Reserve Funds) as a transfer from E24-9640 that will be used toward the Chester roof repairs included in the scope of work for this project. Project E24-9640 is complete and ready to be decreased and closed. This project was established to address the maintenance problems at the different Readiness Centers around the state. Of the original listing of 22 items included in the scope of work for this project, 8 of them still remain to be completed. At this time the Chester roof repairs are being completed. The agency estimates that the completed project will cost approximately \$5,391,408.94 and no additional annual operating costs will result from the project. The agency anticipates the completion for construction in June 2020.

Preliminary Land Acquisition

- (u) Summary 7-2018: JBRC Item 21. (H59) Technical College of the Lowcountry
 Project: 6139, Lowcountry Arts Institute and Interpretive Center Land Acquisition
 Included in Annual CPIP: No – The agency states that it originally planned to integrate a culinary training facility in its New River campus; a project included in the FY18 CPIP. The agency subsequently determined that the original plan was insufficient to meet current and future work force demand.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 6/7/18

Ref: Supporting document pages 237-278

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

Funding Source: \$15,000 Other, Beaufort County Funds, which are a contribution that has been committed by Beaufort County from their Accommodation Tax funding, to ensure the construction of a Culinary Arts Institute and Interpretive Center.

Request: Establish budget and project for \$15,000 (Other, Beaufort County Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The College is considering the acquisition of 1.0 acres of property in the Buckwalter Place Commerce Park to construct the Lowcountry Culinary Arts Institute and Interpretive Center. The property is being offered for sale by Southeastern Development Corporation for the proposed purchase price of \$783,000. The 1.0 acres is characterized as a nexus with business, tourism, healthcare, residential communities and primary and secondary education institutions. The location affords enhanced opportunity for engagement with the community and for optimum enrollment and revenue generation along with connectivity with potential employers of the institutes graduates. This property will be utilized as the site to construct and equip a 26,000 square foot culinary arts institute. This project will be fully funded through commitments made by Beaufort County, Beaufort County School District, and the Town of Bluffton. The agency estimates that the land acquisition will cost \$798,000 and no additional annual operating costs will result from the project.

- (v) Summary 7-2018: JBRC Item 22. (P20) Clemson University
 Project: 9553, Clemson Experimental Forest Land Exchange
 Included in Annual CPIP: No
 JBRC Staff Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 279-288

<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, Land Use	0.00	0.00	0.00	20,000.00	20,000.00
All Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>20,000.00</u>

Funding Source: \$20,000 Other, Land Use Funds, which are revenues generated through timber sales, land swaps, leases and similar transactions on Clemson Experimental Forest lands.

Request: Establish budget and project for \$20,000 (Other, Land Use Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The university is considering a like value land exchange between Clemson University and TXG Capital. The land exchange will allow Clemson to acquire 20 acres of land adjacent to the G.H. Aull Natural Area of the Clemson Experimental Forest (CEF) in Pendleton in exchange for 4.5 acres Clemson owns on Lake Hartwell in Oconee County near Highway 123 and Jacobs Road. The 20-acre property Clemson will acquire, valued at approximately \$260,000, will benefit Clemson by providing legal access to a portion of the CEF which does not currently exist. It will also open a significant natural area of the CEF that has never been harvested or farmed, making it an area of vital interest to university programs for research, teaching, education, and demonstration activities. The 4.5-acre property Clemson will swap, valued at approximately \$385,000, is landlocked by Lake Hartwell and property TXG Capital acquired to construct the Epoch Clemson student housing project. Access to the property is limited over a gated dirt road, railroad crossing and easement through the Epoch development. While the property is part of the CEF, it does not align with the CEF mission for teaching, research and education due to the remote location, parcel size, difficulty to access, and inability to easily manage the timber resource. The swap will be a like value swap with TXG Capital providing Clemson with cash for the difference in the two appraised values, estimated at approximately \$125,000. The agency estimates that the land acquisition will cost approximately \$20,000 and no additional annual operating costs will result from the project.

Final Land Acquisition

(w) Summary 7-2018: JBRC Item 23. (P24) Department of Natural Resources
 Project: 9941, Pickens-Jocassee Gorges WMA and Wadakoe Mountain Heritage Preserve
 Land Trade
 Included in Annual CPIP: No
 JBRC Staff Phase I Approval: October 2014 (estimated at \$25,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 289-334

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Fish & Wildlife Protection Timber Funds	20,000.00	0.00	20,000.00	10,000.00	30,000.00
All Sources	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>10,000.00</u>	<u>30,000.00</u>

Funding Source: \$30,000 Other, Fish & Wildlife Protection Timber Funds, which is income from timber harvests on DNR lands and placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary.

Request: Increase budget to \$30,000 (add \$10,000 Other, Fish & Wildlife Protection Timber Funds) to complete the acquisition of 63.058 acres of land in Pickens County. The property adjoins DNR’s Jocassee Gorges Wildlife Management Area (WMA) and Wadakoe Mountain Heritage Preserve (HP) and is composed of two parcels. Both parcels are offered by Mr. Mendel Stewart of Sunset, SC. The department proposes trading 76.899 acres of DNR land, currently part of the Jocassee Gorges WMA, which adjoins Mr. Stewart’s holding for a 3.5 acre tract of land adjoining Jocassee Gorges WMA and a 59.558 acre tract of land adjoining Wadakoe Mountain HP. Acquisition of the 3.5 acre tract will ensure unimpeded access along an access road in the Jocassee Gorges WMA, safeguard additional wildlife habitat, and enhance visitor safety. The 59.558 acre tract which borders Wadakoe Mountain HP contains soils with high concentrations of magnesium and calcium that help produce habitat for rare species not commonly found in the Southern Appalachians. The area is one of the most biologically diverse regions in the United States. Each tract will be incorporated into the adjoining DNR property and managed according to the land management plan for that property. The 76.899 acre tract offered in exchange by DNR has been deemed ecologically insignificant. A Phase I Environmental Site Assessment was completed for both the 3.5 acre tract and the 59.558 acre tract and revealed no evidence of environmental concerns. An appraisal was completed by Stone & Associates for each tract in January 23, 2017 and contains a recertification of values dated March 2, 2018. The DNR tract was valued at \$290,000 while the Stewart tracts were valued at \$300,000. The agency reports the total projected cost of this project is \$30,000 and no additional annual operating costs will result from the project. The agency anticipates completing the land acquisition in June 2018.

AGENCY: Department of Administration, Capital Budgeting Office

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

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

In March 2017, Project No. 9963, the Georgetown-Samworth WMA Dike Repairs project, was approved for Phase II at an estimated cost of \$335,000. The source of funding for the project was a non-recurring state appropriation; however, DNR reported at that time that they would be seeking Federal Emergency Management Agency (FEMA) reimbursement.

On May 2, 2018, DNR reported that the project is eligible for 75% funding from FEMA; therefore, DNR has submitted a request to change \$251,250 from non-recurring state funding to federal funding, leaving \$83,750 funded from non-recurring state appropriations.

COMMITTEE ACTION:

Receive as information DNR's request to change the source of funding for the Georgetown-Samworth WMA Dike Repairs project in accordance with JBRC policy adopted December 5, 2017.

ATTACHMENTS:

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

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 13, 2018

Regular Agenda

1. Submitted By:

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



Rick Harmon, Director, Capital Budget Office

2. Subject:

Department of Natural Resources Georgetown-Samworth WMA Dike Repairs

3. Summary Background Information:

To change the source of funds due to the department receiving notification from the Federal Emergency Management Agency (FEMA), that the grant for Public Assistance to repair the dike breach at Upper Middleton Unit was approved. This project is categorized as a Large Project Type by FEMA which allows the department to be reimbursed for 75% of project expenditures approved in the scope of work. Based on the cost share formula, the department is eligible for \$251,250 in FEMA assistance and the balance of \$83,750 represents the required match. The dikes, on the Waccamaw River side, received the initial damage in the October 2015 flood and further deterioration with the passage of time. Portions of the dike wall need to be rebuilt and a setback dike will be built to mitigate future breaches. Department staff assigned to the property typically perform as needed repairs to dikes. However, in this instance the extensive damage to the dikes on the island exceeds the resources the department can mobilize to make repairs in a timely manner. To repair the dikes, barges, tugs, pusher boats, excavators and earth moving equipment will need to be mobilized. Transportation for workers to and from the site must be arranged and provisions must be made for fueling and on island transportation for work crews. Creation of coffer dams is necessary to perform the work. An on-site borrow area will need to be excavated to obtain adequate fill material to make repairs to the existing 1,241 linear feet of exterior dike, repair and re-top 270 linear feet of internal dikes and re-top 80 linear feet of river dikes. The agency reports that the completed project will cost approximately \$335,000 and will be funded with \$83,750 in Appropriated State, FY17 Proviso 118.16 (nonrecurring) funds and \$251,250 in Federal, FEMA Public Assistance funds. No additional annual operating costs will result from the project. The agency anticipates completion of construction in December 2018.

4. What is JBRC asked to do?

To receive as information the Department of Natural Resource's Georgetown-Samworth WMA Dike Repairs project in accordance with JBRC policy adopted December 5, 2017.

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

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

- 1. Permanent Improvement Project Change Source of Funds approval
- 2. Letter to JBRC

FOR DEPARTMENT USE ONLY	
CHE	_____
JBRC	_____
SFAA	_____
JBRC Staff	_____
ADMIN Staff	_____
A-1 Form Mailed	_____
SPIRS Date	_____
Summary	_____

RECEIVED MAY 08 2018

K6

(For Department Use Only)
7-2018
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY Code P24 Name Department of Natural Resources
 Contact Person Scott Speares, Asst Deputy Director-Support Services Phone (803) 734-3624
2. PROJECT Project # 9963 Name Georgetown-Samworth WMA Dike Repairs
 Facility # _____ Facility Name Samworth Wildlife Management Area

County Code	22 - Georgetown
New/Revised Budget	\$335,000.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	11 - Not Applicable

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number _____ of _____ for FY _____.

4. PROJECT ACTION PROPOSED (Indicate all requested actions by checking the appropriate boxes.)

Establish Project	<input type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<input type="checkbox"/>	Change Source of Funds	<input checked="" type="checkbox"/>	Change Project Name	<input type="checkbox"/>
Increase Budget	<input type="checkbox"/>	Revise Scope	<input type="checkbox"/>	Cancel Project	<input type="checkbox"/>

5. PROJECT DESCRIPTION AND JUSTIFICATION
 (Explain and justify the project or revision, including what it is, why it is needed, and any alternatives considered. Attach supporting documentation/maps to fully convey the need for the request.)

The Department of Natural Resources requests authorization from the Joint Bond Review Committee to change the source of funding for the project to repair the Samworth WMA dikes. The Department received notification from the Federal Emergency Management Agency (FEMA) that the grant for Public Assistance to repair the dike breach at Upper Middleton Unit was approved.

This project is categorized as a Large Project Type by FEMA which allows the department to be reimbursed for 75% of project expenditures approved in the scope of work. The current project estimate totals \$335,000.00. Based on the cost share formula, the department is eligible for \$251,250.00 in FEMA assistance and the balance of \$83,750.00 represents the required match.

The department requests an increase of \$251,250.00 in Federal budget authority for the project. Upon completion of all encumbrance transfers the department will notify the Executive Budget Office that \$251,250.00 can be deducted from Appropriated State budget authority. The overall project budget will not exceed the current authorization of \$335,000.00

6. OPERATING COSTS IMPLICATIONS
 Attach Form A-49 if any additional operating costs or savings will result from this request. This includes costs to be absorbed with current funding.

7. ESTIMATED PROJECT SCHEDULE AND EXPENDITURES
 Estimated Start Date: January 2017 Estimated Completion Date: December 2018
 Estimated Expenditures: Thru Current FY: \$0.00 After Current FY: \$335,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	9963
------------------	------

1. _____ Land Purchase ---->
2. _____ Building Purchase ---->
3. _____ Professional Services Fees
4. _____ Equipment and/or Materials ---->
5. 335,000.00 Site Development
6. _____ New Construction ---->
7. _____ Renovations - Building Interior ---->
8. _____ Renovations - Utilities
9. _____ Roofing - _____ Roof Age
10. _____ Renovations - Building Exterior
11. _____ Other Permanent Improvements
12. _____ Landscaping
13. _____ Builders Risk Insurance
14. _____ Other Capital Outlay
15. _____ Labor Costs
16. _____ Bond Issue Costs
17. _____ Other: _____
18. _____ Contingency

Land: _____ Acres
 Floor Space: _____ Gross Square Feet
 Information Technology _____
 Floor Space: _____ Gross Square Feet
 Floor Space: _____ Gross Square Feet

\$335,000.00 TOTAL PROJECT BUDGET

ENVIRONMENTAL HAZARDS	
Identify all types of significant environmental hazards (including asbestos, PCB's, etc.,) present in the project and the financial impact they will have on the project.	
Type:	_____
Cost Breakdown	
Design Services	\$ _____
Monitoring	\$ _____
Abate/Remed	\$ _____
Total Costs	\$ _____ 0.00

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State FY 2017 Nonrecurring	335,000.00	(251,250.00)	83,750.00 0.00		8895	68800100	1001	3600
(7) Federal FEMA Public Assistance	0.00	251,250.00	251,250.00 0.00		2822	78800100	5511	5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify)			0.00 0.00 0.00			98800100		3907
TOTAL BUDGET	\$335,000.00	\$0.00	\$335,000.00					

10. SUBMITTED BY:

Scott B Speares III
 Signature of Authorized Official and Title

Scott B Speares III, Asst Deputy Director-Support Services

May 2, 2018

Date

11. APPROVED BY:

(For Department Use Only)

 Authorized Signature and Title

 Date

**ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY Code P240 Name Department of Natural Resources

2. PROJECT Project # 9963 Name Georgetown-Samworth WMA Dike Repairs

3. ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS. (Check whether reporting costs or savings.)

COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1) Fiscal Year	(2) General Funds	(3) Federal	(4) Other	(5) Total
1)	\$	\$	\$	\$ 0.00
2)	\$	\$	\$	\$ 0.00
3)	\$	\$	\$	\$ 0.00

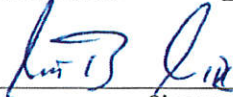
5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

6. Will the additional costs be absorbed into your existing budget? YES NO
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	\$0.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. _____

9. Submitted By:  Asst Deputy Director for Support Services May 2, 2018
Signature of Authorized Official and Title Date

Projects: Account for 4241 (PA) - SC Department of Natural Resources

Proj F#	Proj S#	Project Title	Project Type	Project Size	Eligible Amt	F %	Expended %	Federal Paid Percent	State Paid Percent	Status
549		DNR BUILDINGS	E	S	\$15,935.00	75%	n/a	100%	100%	Open
643		Road System Damage	C	S	\$50,129.73	75%	n/a	100%	100%	Open
644		Equipment Damages	E	S	\$37,324.15	75%	n/a	100%	100%	Open
782		Emergency Protective Measures	B	L	\$408,470.05	75%	100%	100%	100%	Open
794		Dungannon Heritage Preserve	C	L	\$138,780.00	75%	0%	0%	0%	Open
804		Donated Resources	B	S	\$15,957.99	75%	n/a	0%	n/a	Open
807		Bates Bridge River Dock	G	S	\$23,455.96	75%	n/a	100%	100%	Open
867		Capers Island Impoundment	G	S	\$19,131.61	75%	n/a	0%	0%	Open
895		Wateree River Heritage Preserve	C	S	\$74,056.40	75%	n/a	100%	100%	Open
911		Santee Delta/Coastal Reserve	C	L	\$123,078.68	75%	16%	42%	0%	Open
915		Samworth trails	C	S	\$0.00	0%	n/a	n/a	n/a	Un-obligated
921		Archeology Group Artifacts	G	L	\$132,143.04	75%	81%	81%	81%	Open
929		Flood Mitigation Group	G	S	\$0.00	0%	n/a	n/a	n/a	Open
953		Waccamaw Heritage Preserve	C	S	\$114,087.98	75%	n/a	100%	100%	Open
954		Bennett's Point Field Station Seawall	G	L	\$0.00	0%	0%	n/a	n/a	Un-obligated
962		Fort Johnson Marine Center Bulkhead	G	S	\$0.00	0%	n/a	n/a	n/a	Open
964		Yawkey Access Roads/Embankments	C	S	\$110,698.36	75%	n/a	0%	0%	Open
967		Cohen Campbell Fish Hatchery Road	C	S	\$3,751.80	75%	n/a	100%	100%	Open
987		Bonneau Ferry	C	L	\$247,932.83	75%	0%	0%	0%	Open
1088		Samworth Dike	D	L	\$437,772.01	75%	0%	0%	0%	Open
1107		LOWER RESERVE DIKE	D	L	\$0.00	0%	0%	n/a	n/a	Un-obligated
					\$1,952,705.59					

PA-04-SC-4241-PW-01088(0) <u>P</u>	
Applicant Name:	Application Title:
SC-DEPARTMENT OF NATURAL RESOURCES	NRML10D-Samworth Dike
Period of Performance Start:	Period of Performance End:
10-05-2015	04-05-2017

Application History Comparison

NRML10D-Samworth Dike : PA-04-SC-4241-RPA-0011 <u>p</u>					
Program:	PUBLIC ASSISTANCE	Contact Name	Angie Cassella	Project Total:	\$ 437,772.01
Disaster Number:	4241	Contact Phone:	803-734-3948	Federal Share Requested:	\$ 328,329.01
Applicant ID:	000-U0042-00	Applicant Name:	SC-DEPARTMENT OF NATURAL RESOURCES		
Applicant Type:	State Government	Standard Project Number/Name:	401 - Levee Damage		
Subdivision Name:		Damage Category:	D		

Note: Bold text indicates differences.

Submitted on 08-01-2017

Submitted on 09-12-2017

Damage Facilities

Newly Added Facilities: None

Modified Facilities:

Field	Old Value	New Value
*Facility Name:	Samworth Dike	Samworth Dike
Is this facility eligible?		
Address 1:		
Address 2:		
*County:	Georgetown	Georgetown
City:	Georgetown	Georgetown
State:	SC	SC
ZIP:		
*Was this site previously damaged?	No	No
*Percentage Work Completed?	0.00 %	0.00 %
*Location:	Samworth Dike GPS:Coordinates for exterior dike breach are: 33.428539 -79.207205 Coordinates for interior dike breach are: 33.429740 -79.206092	Samworth Dike GPS:Coordinates for exterior dike breach are: 33.428539 -79.207205 Coordinates for interior dike breach are: 33.429740 -79.206092
	During the incident period of October 1, 2015 through October 23, 2015, high water levels in the Waccamaw River, along with	During the incident period of October 1, 2015 through October 23, 2015, high water levels in the Waccamaw River, along with

<p>*Damage Description and Dimensions:</p>	<p>hurricane force winds, resulted in increased currents which eroded and washed away earthen materials at elevated portions of field dike tidal impoundments at the Samworth Dike Wildlife Management Area (WMA) and resulted in the federal declaration DR4241 throughout the State of South Carolina and damage to the associated dike structures located in the declared county of Georgetown, SC. The Department Of Natural Resource's Samworth Wildlife Management Heritage Preserve was inundated with heavy rains and overland flooding. Samworth is a 1,588-acre sanctuary to the South Carolina bays, public communities, and represents a common ecosystem in the Southeast. The damages to the Samworth Dike are as follows: -The exterior breach itself is 120' (90'L plus 15' each side (30' total)) wide and at least 15 feet deep. -The interior wall breach caused by the exterior breach is 105 feet long x 15'D. -Note: There are no dike trunks at this site.</p>	<p>hurricane force winds, resulted in increased currents which eroded and washed away earthen materials at elevated portions of field dike tidal impoundments at the Samworth Dike Wildlife Management Area (WMA) and resulted in the federal declaration DR4241 throughout the State of South Carolina and damage to the associated dike structures located in the declared county of Georgetown, SC. The Department Of Natural Resource's Samworth Wildlife Management Heritage Preserve was inundated with heavy rains and overland flooding. Samworth is a 1,588-acre sanctuary to the South Carolina bays, public communities, and represents a common ecosystem in the Southeast. The damages to the Samworth Dike are as follows: -The exterior breach itself is 120' (90'L plus 15' each side (30' total)) wide and at least 15 feet deep. -The interior wall breach caused by the exterior breach is 105 feet long x 15'D. -Note: There are no dike trunks at this site.</p>
	<p>WORK TO BE COMPLETED: The applicant will utilize contract, to include all labor and equipment necessary, to repair both the exterior dike breach, the interior dike breach and to reclaim re-top materials from adjacent upland sources and place within the original footprint of the existing and functional field dike areas and re-top dike profile at 2 feet high. They will rebuild to grade and above high tide line in the tidal field to include a 14 feet wide x 5 foot tall berm with a 2:1 slope on the river side of the dike. Though this Applicant is developing an RFP (for a replacement set-back dike for the exterior breach and to repair interior wall breach) to go out to bid for these repairs (along with necessary permits for proposed scope of work) and will take possibly several months to post the RFP, to get bids</p>	<p>WORK TO BE COMPLETED: The applicant will utilize contract, to include all labor and equipment necessary, to repair both the exterior dike breach, the interior dike breach and to reclaim re-top materials from adjacent upland sources and place within the original footprint of the existing and functional field dike areas and re-top dike profile at 2 feet high. They will rebuild to grade and above high tide line in the tidal field to include a 14 feet wide x 5 foot tall berm with a 2:1 slope on the river side of the dike. Though this Applicant is developing an RFP (for a replacement set-back dike for the exterior breach and to repair interior wall breach) to go out to bid for these repairs (along with necessary permits for proposed scope of work) and will take possibly several months to post the RFP, to get bids in and award the contract. The Applicant has shown that it is the least cost alternative to build a new set-back dike in place of trying to</p>

*Scope of Work:

in and award the contract. The Applicant has shown that it is the least cost alternative to build a new set-back dike in place of trying to repair the existing dike as these repairs require the building (and then taking out) of a temporary coffer dam while repairs to the breach are made. (NOTE: please see PW ref.# DNRML8D as the same best construction practices and lowest cost alternative was determined on this project as well). The Applicant has provided historical pricing (from Feb. 2017 Bear Island dike repair by Wetlands Contracting) showing the cost per foot for dike repairs (solely for the purpose of writing this budgeted PW and will require versioning of the PW once the contract is awarded and exact costing is established) with the most recent being the Bear Island breach. The Bear Island breach was repaired in the exact location it occurred and was put back exactly the way it was prior to the hurricane in the exact location. Using sheet piling (cofferdam) is the only effective way (to dry out the breached area) to put the dike back the same way it was prior to the hurricane. The cost to repair the breach itself on Bear Island is \$485,000 (\$485,000 / 140 feet = \$3,464 per foot). (See attached Applicant email). No dike trunks are utilized at this site. The applicant is requesting reimbursement for the following repairs based on the above per foot historical costing: -The exterior breach itself is 90 feet wide and at least 15 feet deep -Add 15 feet to each side of the breach (total 30 additional feet) to tie into the existing dike like they did on Bear Island makes the breach repair a total of 120 feet that needs to be constructed. $\$3,464.00 \times 120 \text{ feet} = \$415,680.00$ -The interior breach caused by the exterior breach is 105 feet long. $-105 \text{ feet} \times \$3,464 = \$363,720.00$ -Mobilization costs will be significant here since you cannot drive to the site and everything has to be barged to the site. Mobilization costs would be estimated at \$20,000.00 -For simplicity purposes assume the

repair the existing dike as these repairs require the building (and then taking out) of a temporary coffer dam while repairs to the breach are made. (NOTE: please see PW ref.# DNRML8D as the same best construction practices and lowest cost alternative was determined on this project as well). The Applicant has provided historical pricing (from Feb. 2017 Bear Island dike repair by Wetlands Contracting) showing the cost per foot for dike repairs (solely for the purpose of writing this budgeted PW and will require versioning of the PW once the contract is awarded and exact costing is established) with the most recent being the Bear Island breach. The Bear Island breach was repaired in the exact location it occurred and was put back exactly the way it was prior to the hurricane in the exact location. Using sheet piling (cofferdam) is the only effective way (to dry out the breached area) to put the dike back the same way it was prior to the hurricane. The cost to repair the breach itself on Bear Island is \$485,000 (\$485,000 / 280 feet = \$1,732.14 per foot). (See attached Applicant email. Applicant made an error in the e-mail forgetting to multiple by 2 for the 2 breaches). No dike trunks are utilized at this site. The applicant is requesting reimbursement for the following repairs based on the above per foot historical costing: -The exterior breach itself is 90 feet wide and at least 15 feet deep -Add 15 feet to each side of the breach (total 30 additional feet) to tie into the existing dike like they did on Bear Island makes the breach repair a total of 120 feet that needs to be constructed. $\$1,732.14 \times 120 \text{ feet} = \$207,856.80$ -The interior breach caused by the exterior breach is 105 feet long. $-105 \text{ feet} \times \$1,732.14 = \$181,874.70$ -Mobilization costs will be significant here since you cannot drive to the site and everything has to be barged to the site. Mobilization costs would

	and State funding. In the case of a change in scope of work, the applicant shall notify the South Carolina Division of Emergency Management program representative Brittany Kelly, bkelly@emd.sc.gov prior to starting work.	work on a Project Worksheet (PW/SA) must be reported and approved before work begins. Failure to report changes may jeopardize Federal and State funding. In the case of a change in scope of work, the applicant shall notify the South Carolina Division of Emergency Management program representative Brittany Kelly, bkelly@emd.sc.gov prior to starting work.
Hazard Mitigation Proposal		
* Is effective mitigation feasible on this site?	No	No
If you answered Yes to the above question, the next question is required		
Will mitigation be performed on this site?	No	No
If you answered Yes to the above question, the next question is required		
Do you wish to attach a Hazard Mitigation Proposal?	No	No
If you answered Yes to the above question, the next two questions are required		
Please provide the Scope of Work for the estimate: (maximum 4000 characters)		
Would you like to add the Hazard Mitigation Proposal as a cost line item to the project cost?	No	No
Previous Cost Estimates		
Cost Estimate Format: No		
None		
New Cost Estimates		
Cost Estimate Format: No		
None		
Previous GIS Coordinates		
Site	Latitude	Longitude
Samworth Dike Exterior Breach	33.428539	-79.207205
Samworth Dike Interior Breach	33.42974	-79.206092
New GIS Coordinates		
Site	Latitude	Longitude
Samworth Dike Exterior Breach	33.428539	-79.207205
Samworth Dike Interior Breach	33.42974	-79.206092

Deleted Facilities: None

Damage Facilities Part 2 of 2 is **not applicable** for the previous version of this section.

	<p>material for the dike can be obtained on site from the interior canal ditch. -No trunks are needed in this project. -Cost for this project to put it back in the same location and condition prior to the 2015 flood event (DR4241) would be estimated at \$ 799,400.00 -The Applicant will utilize contract services of Ducks Unlimited for the Project Management services as follows: 1. Attend a preconstruction meeting and provide project staking and control establishment. 2. Provide on-site construction oversight during the contract period. two intermediate progress inspections and a final inspection for project control and oversight 3. Assist SCDNR with contract administration, (SCNDR will contract directly with contractor) 4. Review and recommend approval of payment request 5. Project Close-out, as-built survey and project sign off Ducks Unlimited contract cost: \$24,750.00 -Force Account Equipment: \$1,209.35 - DAC Cost: \$2,081.16 Total Project Cost: \$827,440.51 Project Notes: - See attached Wetlands Contracting for historical costing -See attached photos -See attached DAC and FAE -See attached Payroll Data - See attached maps -See attached Ducks Unlimited Design drawings - See attached insurance policy STANDARD COMMENTS: -- DIRECT ADMINISTRATIVE COSTS: The Sub-recipient requested Direct Administrative Costs (DAC) that are directly chargeable to this project. Associated eligible work is related administration of the PA project only and in accordance with 2 CFR 200.413. These costs are treated consistently and uniformly as direct costs in all federal awards and other Sub-recipient activities and are not included in any approved indirect cost rates. -- CHANGES TO SCOPE OF WORK DESCRIBED IN THIS PW/SA (SUBGRANT APPLICATION): Any change to the approved scope of work on a Project Worksheet (PW/SA) must be reported and approved before work begins. Failure to report changes may jeopardize Federal</p>	<p>be estimated at \$20,000.00 -For simplicity purposes assume the material for the dike can be obtained on site from the interior canal ditch. -No trunks are needed in this project. -Cost for this project to put it back in the same location and condition prior to the 2015 flood event (DR4241) would be estimated at \$ 409,731.50 -The Applicant will utilize contract services of Ducks Unlimited for the Project Management services as follows: 1. Attend a preconstruction meeting and provide project staking and control establishment. 2. Provide on-site construction oversight during the contract period. two intermediate progress inspections and a final inspection for project control and oversight 3. Assist SCDNR with contract administration, (SCNDR will contract directly with contractor) 4. Review and recommend approval of payment request 5. Project Close-out, as-built survey and project sign off Ducks Unlimited contract cost: \$24,750.00 -DAC Cost: \$3,290.51 Total Project Cost: \$437,772.01 Project Notes: -See attached Wetlands Contracting for historical costing -See attached photos -See attached DAC and FAE -See attached Payroll Data - See attached maps -See attached Ducks Unlimited Design drawings -See attached insurance policy STANDARD COMMENTS: -- DIRECT ADMINISTRATIVE COSTS: The Sub-recipient requested Direct Administrative Costs (DAC) that are directly chargeable to this project. Associated eligible work is related administration of the PA project only and in accordance with 2 CFR 200.413. These costs are treated consistently and uniformly as direct costs in all federal awards and other Sub-recipient activities and are not included in any approved indirect cost rates. -- CHANGES TO SCOPE OF WORK DESCRIBED IN THIS PW/SA (SUBGRANT APPLICATION): Any change to the approved scope of</p>
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Damage Facilities Part 2 of 2 is **not applicable** for the new version of this section.

	Submitted on 08-01-2017		Submitted on 09-12-2017	
	Cost Estimate			
Field	Old Value		New Value	
Is this a Donated Resources PW?	No		No	
Is this a Cost Estimate Format PW?	No		No	
Is this a Strategic Funds Management PW?	No		No	
Is this a PAAP PW?	No		No	
Preferred Estimate Type	Repair		Repair	
Hazard Mitigation Proposal Included?	No		No	
Hazard Mitigation Proposal As a Line Item?	No		No	
Total Estimate	\$ 827,440.51		\$ 437,772.01	

Added Items: none

Items Present in Both Versions:

Value	Estimate Type	Code	Material and/or Description	Unit Quantity	Unit of Measure	Unit Price	Subgrant Budget Class	Type	Cost Estimate
Old	Repair	9001	Contract	1	LS	\$ 799,400.00	CONTRACTUAL	Work To Be Completed	\$ 799,400.00
New	Repair	9001	Contract	1	LS	\$ 409,731.50	CONTRACTUAL	Work To Be Completed	\$ 409,731.50
Old	Repair	9001	Contract	1	LS	\$ 24,750.00	CONTRACTUAL	Work To Be Completed	\$ 24,750.00
New	Repair	9001	Contract	1	LS	\$ 24,750.00	CONTRACTUAL	Work To Be Completed	\$ 24,750.00
Old	Repair	9901	Direct Administrative Costs (Subgrantee)	1	LS	\$ 2,081.16	PERSONNEL	Direct Subgrantee Admin Cost	\$ 2,081.16
New	Repair	9901	Direct Administrative Costs (Subgrantee)	1	LS	\$ 3,290.51	PERSONNEL	Direct Subgrantee Admin Cost	\$ 3,290.51

Deleted Items:

Value	Estimate Type	Code	Material and/or Description	Unit Quantity	Unit of Measure	Unit Price	Subgrant Budget Class	Type	Cost Estimate
Removed	Repair	9008	Equipment	1	LS	\$ 1,209.35	EQUIPMENT	Work Completed	\$ 1,209.35

Award - Obligated

409,731.50
24,750.00
3,290.51
437,772.01

Project Budget

335,000.00
x 0.75
251,250.00 Federal

335,000.00
(251,250.00)
83,750.00 Match

South Carolina Department of
Natural Resources



DNR

Alvin A. Taylor
Director

May 2, 2018

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

RE: 9963 - Georgetown - Samworth WMA Dike Repair

Dear Jennifer:

The Department of Natural Resources requests authorization from the Joint Bond Review Committee to change the source of funding for the project to repair the Samworth WMA dikes. The Department received notification from the Federal Emergency Management Agency (FEMA) that the grant for Public Assistance to repair the dike breach at Upper Middleton Unit was approved.

This project is categorized as a Large Project Type by FEMA which allows the department to be reimbursed for 75% of project expenditures approved in the scope of work. . The current project estimate totals \$335,000.00. Based on the cost share formula, the department is eligible for \$251,250.00 in FEMA assistance and the balance of \$83,750.00 represents the required match.

The department requests an increase of \$251,250.00 in Federal budget authority for the project. Upon completion of all encumbrance transfers the department will notify the Executive Budget Office that \$251,250.00 can be deducted from Appropriated State budget authority. The overall project budget will not exceed the current authorization of \$335,000.00

As always, we thank the Executive Budget Office for the assistance provided to complete our projects. Please contact me should you have any questions related to this project.

Sincerely,

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

Scott Speares
Assistant Deputy Director - Office of Support Services

Attachments: A-1, A49
Budget Load Worksheet
SC Recovery Grants Schedule

JOINT BOND REVIEW COMMITTEE
Meeting of June 13, 2018

Item Number 5

AGENCY: Department of Corrections

PROJECT/SUBJECT: Report of Department of Corrections (DOC) Regarding Cell Phone Interdiction Efforts

Several projects to deter contraband from entering South Carolina's correctional institutions have been recommended for approval by the Joint Bond Review Committee (JBRC) over the last few years. Most recently, a special subcommittee of JBRC (comprised of Senators Alexander and Campbell and Representatives Smith and Stavrinakis) was appointed to examine the issue and explore possible solutions. The subcommittee had planned a meeting for today; however, DOC Director Bryan Stirling is scheduled to be in Arlington, Virginia, on June 13 and 14, to meet with industry and governmental officials regarding ways to combat the use of contraband cell phones in prisons.

Director Stirling has sent a letter to JBRC outlining his efforts over the last two years as well as those of Governors Haley and McMaster. Mr. Stirling does state that it appears these actions are assisting for the progress to fight contraband cell phones.

As information, DOC has reported that Permanent Improvement Project 9737, Security Perimeter Netting System, recommended for approval by JBRC in April 2017, has been completed at three correctional institutions (Ridgeland, Evans and Lieber). Director Stirling has stated that there have been no reports of "throw overs" at the three institutions since the netting was installed. A contract has been awarded to install the netting system at three additional institutions (Lee, Broad River, and McCormick), and five remaining institutions (Perry, Kershaw, Trenton, Turbeville, and Tyger River) will complete the project.

COMMITTEE ACTION:

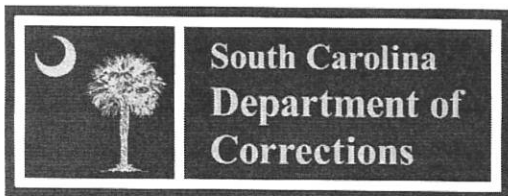
Receive as information Director Stirling's letter regarding cell phone interdiction efforts.

ATTACHMENTS:

Letter from Bryan P. Stirling, Director, DOC, dated June 7, 2018

AVAILABLE UPON REQUEST:

- 1) Letters to FCC or Referencing Contraband Cell Phones
- 2) Listing of Meetings Regarding Contraband Cell Phones



HENRY McMASTER, Governor
BRYAN P. STIRLING, Director

June 7, 2018

The Honorable Hugh Leatherman, Chairman
Joint Bond Review Committee
L. Marion Gressette Building
1101 Pendleton Street #111
Columbia, South Carolina 29201

Dear Senator Leatherman:

It is my understanding that the Joint Bond Review Committee will meet on June 13, 2018. I wanted to appear before the committee to provide an update on our current endeavors to minimize contraband cell phones within the prisons throughout the State; however, I will be in Arlington, Virginia on June 13-14, 2018 for a Cellular Telecommunications Industry Association (CTIA) meeting where the tentative plan is to spend the first day looking at the various tools such as jamming, etc. and the second day focusing on timelines, next steps, FCC involvement, etc.

April 6, 2016, Ajit Pai, then Commissioner with Federal Communications Commission (FCC) coordinated, in conjunction with the South Carolina Department of Corrections (SCDC), a field hearing regarding contraband cell phones. Governor Haley addressed the audience and shared her concerns on this very serious public safety issue. Captain Robert Johnson's story about the attempt on his life, utilizing a contraband cell phone to coordinate the hit, was shared at this field hearing as well. SCDC also displayed thousands of contraband cell phones collected from within our prison systems.

On June 9, 2017, I wrote Attorney General Sessions informing him that contraband cell phones are one of the most serious issues facing prisons across the country. Contraband cell phones enable inmates to continue illegal activities from behind prison walls. I carbon copied our Congressional Delegate in the hopes to engage them in the battle against contraband cell phones.

Page 2
June 7, 2018
Joint Bond Review Committee

On June 29, 2017 I traveled with other directors to Washington, D.C. to brief senior members of the Department of Justice on contraband cell phone issues.

On August 17, 2017, Governor McMaster sent a letter with an attached memorandum to Attorney General Sessions regarding illegal cell phones in prisons. On February 16, 2018 Governor McMaster wrote Attorney General Sessions again thanking him for his continued ongoing efforts to stop illegal contraband cell phones in our prisons. On April 27, 2018, Governor McMaster had a telephone conference with Chairman Pai regarding contraband cell phones.

Both Governor Haley and McMaster have been strong advocates against contraband cell phones.

It appears that these actions are assisting with the progress in the fight against contraband cell phones. I now serve on a committee with other correctional directors from across the United States, CTIA and the FCC to try and be innovative in our endeavors to eradicate contraband cell phones from within our prison systems.

Additionally, attached please find a timeline with exhibits of the above and additional information. I would like to thank you for your support in this battle against contraband cell phones. I look forward to our continued efforts in this area. Thank you.

Sincerely,


Bryan P. Stirling

Attachments

BPS/ndh

AGENCY: Department of Mental Health

PROJECT/SUBJECT: Department of Mental Health (DMH) Update Regarding State Veterans Nursing Home Projects

At its meeting on April 25, 2018, the Joint Bond Review Committee (JBRC) recommended approval of increased funding to continue design work for three State Veterans Nursing Home projects (Northeast in Florence, Northwest in Gaffney, and Central in Columbia). DMH is required to submit an environmental assessment for each of the sites along with 35% complete design drawings by August 1 in order to be considered for federal funding. If accepted, a conditional award will be approved in late September. DMH will then have 180 days to complete the design and begin construction. The VA will provide up to 65% of the cost, and state funding will be required for the remaining 35%. The total cost of the three projects is currently estimated to be approximately \$120 million. DMH has set aside \$42.5 million to cover the state's share of the construction projects.

DMH has submitted an update regarding the three projects for JBRC's information.

COMMITTEE ACTION:

Receive as information DMH's report regarding three State Veterans Nursing Home projects.

ATTACHMENTS:

DMH Report Entitled "Future South Carolina State Veterans Nursing Homes"

FUTURE SOUTH CAROLINA STATE VETERANS NURSING HOMES

BACKGROUND:

The South Carolina Department of Mental Health (SCDMH) operates South Carolina's three current State Veterans Nursing Homes. The facilities are located in Anderson, Columbia and Walterboro SC, with a combined total capacity of 530 beds. The existing and projected future needs significantly exceed the current capacity.

On behalf of the State, SCDMH applied to the VA in 2015 for construction grants for three (3) additional 108 bed State Veterans Nursing Homes. The Veteran's Administration (VA) subsequently approved preliminary designs for these projects and they are currently listed as priorities #59-61 on the FY 2018 State Home construction grant list (Group 1; State matching funds). On April 16th, the State received funding offer letters for the construction of all three Homes, and at the April 25th JBRC meeting an additional \$2,500,000 in design funding was approved for SCDMH to continue the necessary advance planning efforts.

The preliminary design was approved by the Veteran's Administration in 2015 and since then, SCDMH has continued to do additional preliminary design to site the facilities on the property identified in Florence (adjacent to the National Cemetery), Cherokee County (near Gaffney), and Columbia (off of I-20 on Farrow Road). On behalf of the State, SCDMH has also acquired the property in both Florence and Cherokee Counties for those future Nursing Homes.

During the current phase of the design, the project team is designing the interior spaces of each facility, including resident rooms, staff work spaces, kitchen, dining and other support functions necessary to serve the future residents of the facilities.

The grant guidelines specify that the state must submit an environmental assessment for each of the sites, along with 35% complete design drawings by August 1st, 2018 in order to be considered for conditional grant funding award. The VA Grant Office will review the documents and, if accepted, the Undersecretary of Health will approve the conditional award in late September. The state will then have another 180 days to complete the design and be ready to begin construction to receive a final grant award and associated funding. The VA would provide up to 65% of the required funding, with the state funding the remaining 35%. The total cost of the three projects together is currently estimated to be approximately \$120 million, and will have a significant positive ongoing economic impact to South Carolina. Final estimates of the cost of construction will not be available until the design work is completed.

JUNE, 2018 UPDATE:

Since the April JBRC meeting, there have been multiple design activities occurring in support of meeting the VA funding deadlines. They include:

- **Environmental Assessments (EAs)** - Draft EAs have been completed for all three sites, including the work required to gain State Historical Preservation Office approval. Documents are currently under VA review and we expect to be able to post the documents for public comment by mid-June.

- **Stakeholder input-** The Steering Committee met on May 11th and will be meeting again on June 12th. The design team will be meeting with the Cherokee County and Florence advisory groups on June 13th and June 14th respectively.
- **South Carolina regulatory review-** The design team has met with both DHEC and OSE and will be conducting formal schematic design reviews with both Agencies the week of June 18th. We anticipate no issues in meeting the 35% design completion requirement by August 1st.

CONCLUSION:

The Department is continuing to aggressively manage the design and we are optimistic regarding the results of the EAs at all three sites, including the historic aspects. SCDMH expects to return to the JBRC in August to request full phase II design and construction funding for all three projects. We will continue to keep you informed as the project proceeds.

JOINT BOND REVIEW COMMITTEE
 Meeting of June 13, 2018

Item Number 7

AGENCY: Joint Bond Review Committee

PROJECT/SUBJECT: Future Meeting Schedule

The next tentatively-scheduled meeting of the State Fiscal Accountability Authority is August 21, 2018.

2018

January

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

February

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

March

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

April

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

May

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

June

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

July

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

August

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

September

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

October

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

November

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

December

Su	Mo	Tu	We	Th	Fr	Sa
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2	3	4	5	6	7	8
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Designed by Amy, amystudio.com

COMMITTEE ACTION:
 Schedule next meeting.

ATTACHMENTS:
 None