

Capital Improvements Joint Bond Review Committee

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JOINT BOND REVIEW COMMITTEE MEETING

DATE: Tuesday, July 30, 2019
TIME: 10:30 a.m.
LOCATION: Room 105, Gressette Building

AGENDA

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AGENCY: State Law Enforcement Division

PROJECT/SUBJECT: Aircraft Purchase Proposal
Helicopter Purchase

The South Carolina Law Enforcement Division requests authorization to purchase a new helicopter to replace an aircraft involved in an incident on June 26, 2019, at the Summerville, SC airport, resulting in its total loss.

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

No aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

Following its last aircraft acquisition in 2014, SLED owned five helicopters: a 1964 Bell 10-passenger “rescue”/transport helicopter and four 2-passenger helicopters in various states of age and serviceability. In January 2016, SLED relinquished the Bell 10-passenger helicopter to the federal government’s military surplus program due to rising maintenance costs and airframe safety issues due to its age. SLED also relinquished one of the 2-passenger helicopters to the federal government as it was acquired through the military surplus program and had reached the end of its service life.

Accordingly, following the Summerville incident, the SLED Aviation Unit currently owns two operable helicopters that are used primarily as an observation platform and have seating for two pilots and one to two passengers. They are equipped with infrared camera systems, searchlights, and microwave downlink systems.

SLED is challenged to maintain its current level of support with only two available aircraft, and is unable to fulfill mission needs without the ability for personnel transport and heavy lift operations. An additional aircraft is necessary to ensure that aircraft are available while others are down for maintenance, inspection and multiple aviation missions. Moreover, SLED is the only state agency capable of providing 24-hour helicopter support to any municipal, county, state or federal agency, as well as for neighboring states. Its aircraft are essential for the movement of assets rapidly across the state, particularly during disaster relief efforts, and support efforts to locate missing children, elderly individuals suffering from dementia, fugitives, stolen materials, and for marijuana eradication and other assignments.

SLED proposes to purchase a used, late model helicopter similar in mission capabilities to the two remaining helicopters it currently operates. The cost in the used market for an aircraft in this category is estimated at \$2 million. The purchase will be funded by insurance proceeds and other fund cash balances.

COMMITTEE ACTION:

Review and make recommendation to authorize in accordance with SC Code Section 1-11-405 acquisition of an additional helicopter by the South Carolina Law Enforcement Division.

ATTACHMENTS:

1. Section 1-11-405 of the South Carolina Code of Laws
2. Department of Administration, Executive Budget Office Agenda Item Worksheet
3. South Carolina Law Enforcement Division Memorandum dated July 11, 2019, regarding SLED Helicopter Procurement/Replacement

South Carolina Code of Laws
Title 1 - Administration of the Government
Chapter 11 - Department of Administration

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

No aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

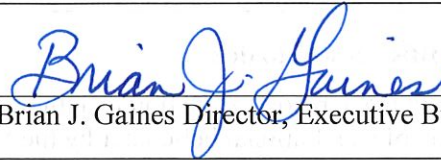
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: July 30, 2019

Regular Agenda

1. Submitted By:

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


Brian J. Gaines Director, Executive Budget Office

2. Subject:

South Carolina Law Enforcement Division – Helicopter Purchase

3. Summary Background Information:

The South Carolina Law Enforcement Division requests authorization to purchase a new helicopter to replace an aircraft involved in an incident on June 26, 2019, at the Summerville, SC airport, resulting in its total loss.

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

No aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

Following its last aircraft acquisition in 2014, SLED owned five helicopters: a 1964 Bell 10-passenger “rescue”/transport helicopter and four 2-passenger helicopters in various states of age and serviceability. In January 2016, SLED relinquished the Bell 10-passenger helicopter to the federal government’s military surplus program due to rising maintenance costs and airframe safety issues due to its age. SLED also relinquished one of the 2-passenger helicopters to the federal government as it was acquired through the military surplus program and had reached the end of its service life.

Accordingly, following the Summerville incident, the SLED Aviation Unit currently owns two operable helicopters that are used primarily as an observation platform and have seating for two pilots and one to two passengers. They are equipped with infrared camera systems, searchlights, and microwave downlink systems.

SLED is challenged to maintain support its current level of support with only two available aircraft, and is unable to fulfill mission needs without the ability for personnel transport and heavy lift operations. An additional aircraft is necessary to ensure that aircraft are available while others are down for maintenance, inspection and multiple aviation missions. Moreover, SLED is the only state agency capable of providing 24-hour helicopter support to any municipal, county, state or federal agency, as well as for neighboring states. Its aircraft are essential for the movement of assets rapidly across the state, particularly during disaster relief efforts, and support efforts to locate missing children, elderly individuals suffering from dementia, fugitives, stolen materials, and for marijuana eradication and other assignments.

SLED proposes to purchase a used, late model helicopter similar in mission capabilities to the two remaining helicopters it currently operates. The cost in the used market for an aircraft in this category is estimated at \$2 million. The purchase will be funded by insurance proceeds and other fund cash balances.

4. What is JBRC asked to do?

Review and make recommendation to authorize in accordance with SC Code Section 1-11-405 acquisition of an additional helicopter by the South Carolina Law Enforcement Division.

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. Section 1-11-405 of the South Carolina Code of Laws
2. South Carolina Law Enforcement Division memorandum dated July 11, 2019, regarding SLED Helicopter Procurement/Replacement



South Carolina Law Enforcement Division

P.O. Box 21398
Columbia, South Carolina
29221-1398

Henry D. McMaster, Governor

Mark A. Keel, Chief

Tel: (803) 737-9000

Date: July 10, 2019

To: Joint Bond Review Committee

Re: SLED-Helicopter Procurement/ Replacement

The S.C. Law Enforcement Division is the only state agency capable of providing 24-hour helicopter support to any municipal, county, state and federal agency in the state of South Carolina, as well as support for neighboring states, when requested.

1)

- A. In 2014, SLED owned four operable helicopters: one Bell UH-1H (1964) 10-passenger "rescue"/transport helicopter **N600SL**, three 2-passenger helicopters **N500SC** (1989), **N501SC**, an OH-6A, 2-passenger helicopter used in the Vietnam War, and **N502SL** (1987). That same year, SLED purchased **N504SL** upon approval from the JRBC and the SFAA.
- B. In January 2016, SLED relinquished **N600SL** to the federal government's military surplus program, due to rising maintenance costs and airframe safety issues due to the aircraft's age. **N600SL** was used for heavy lift operations such as air rescue capabilities, hoist and aerial water delivery in support of the S.C. Department of Natural Resources. SLED also relinquished **N501SC** back to the federal government as it was acquired through the military surplus program and had reached the end of its service life.
- C. *On June 26, 2019, **N500SC** was involved in an incident at the Summerville airport resulting in a total loss of the aircraft.*
- D. *The SLED Aviation Unit currently owns two operable MD 500E model helicopters: **N502SL** and **N504SL**. The MD 500E model aircrafts are used primarily as an observation platform and have seating for two pilots and one to two passengers. They are equipped with infrared camera systems, searchlights, and microwave downlink systems.*

2. SLED is challenged to maintain its current level of support with only two available aircraft. SLED is also unable to fulfill mission needs without the ability for personnel transport and heavy lift operations. An additional aircraft is necessary in order to ensure that aircraft are available while other aircraft are down for maintenance/inspection and/or in situations of multiple aviation missions to locate missing children, elderly individuals suffering from dementia, fugitives, stolen materials, marijuana eradication and other assignments. This would allow for the movement of assets rapidly across the state, more mission capabilities and additional assets available to the state during disasters relief efforts. An additional aircraft would also allow SLED to regain the mission capabilities with the loss of **N500SC** which occurred in 2019.
3. The SLED Aviation unit requests to purchase a used late model helicopter similar in mission capabilities to the MD helicopters currently operated by SLED. This will allow SLED to fill the mission needs that have been lost with the loss of **N500SC** in 2019. The approximate price range on the used market for an aircraft in this category is about \$2 million. The price may vary depending upon total time on the aircraft or time on major components that are due for service, replacement or overhaul. This type of airframe will allow SLED to serve the state of South Carolina and its partners with greater capability and efficiency.
4. SLED plans to utilize other fund cash balances to support the difference between the purchase price of the helicopter and the insurance payout.

JOINT BOND REVIEW COMMITTEE
Meeting of July 30, 2019

Item Number 2

AGENCY: Department of Administration
Facilities Management and Property Services

PROJECT/SUBJECT: Proposed Lease
Medical University of South Carolina
1786 Anthony Street, Charleston (Motor Pool Facility)

The Medical University of South Carolina requests review of its proposal to lease space located at 1786 Anthony Street, Charleston, from Charleston Neck Partners, LLC for a motor pool, including among other things office space and fenced parking for buses and vehicles. MUSC currently leases 4,800 square feet at this location at a rate of \$20 per rentable square foot and an annual cost of \$96,000. The current lease expires on November 30, 2019. Since originally leasing this space, expansion of the motor pool fleet and an increase in the number of employees necessitate an increase in the space requirement to 6,800 square feet to support additional bus drivers, support staff, and a call center.

The SC Department of Administration conducted two solicitations and the incumbent landlord was the sole respondent for each. The Department of Administration also contacted other state agencies to determine availability of other state space. The landlord proposed constructing additional space to meet MUSC's needs and specifications.

The term of the proposed lease is 10 years beginning December 1, 2019, with 2 optional 5-year extensions. Rent equates to \$29.50 per square foot and includes costs of construction. The rental rate will be fixed for the first 5 years and increases 10% in year 6. Total rent over the 10-year term will not exceed \$2,106,300. In addition to rent, MUSC is responsible for payment of its utility charges and fees, solid waste disposal, telephone service, grounds maintenance, janitorial services and upkeep of certain areas, costs of which MUSC estimates will be \$21,000 annually.

Rent includes full access and free use of a surrounding parking lot which has adequate parking for the fleet, staff and visitors.

The Department of Administration reports that lease payments will be made from MUSC's parking revenue fund and that funding for payments will be sufficient throughout the lease term according to the agency's submission. The Department of Administration reports that comparable rates for similar commercial space in the Charleston area range from \$29.47 to \$36.39 per square foot.

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet
2. Medical University of South Carolina Letter dated June 3, 2019
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: July 30, 2019

Regular Agenda

1. Submitted by:

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


Ashlie Lancaster, Director

2. Subject: Medical University of South Carolina Lease of 1786 Anthony Street – MUSC Motor Pool Facility

3. Summary Background Information:

The Medical University of South Carolina (MUSC) requests approval to lease space located at 1786 Anthony Street in Charleston commonly known as the MUSC Motor Pool Facility from the Charleston Neck Partners, LLC (“Landlord”) for a motor pool, including, among other things, office space and fenced parking for buses and vehicles.

Presently, MUSC leases 4,800 square feet from Landlord at 1786 Anthony Street at an annual cost of \$96,000.00, payable in equal monthly installments of \$8,000.00 at a rate of \$20.00 per rentable square feet. The lease is set to expire on November 30, 2019. Since originally leasing this space, the motor pool fleet has expanded and there are more employees necessitating the space requirement to increase from 4,800 SF to 6,800 SF to support additional bus drivers, support staff and a call center.

Two solicitations were conducted, in August 2018 and in March 2019. The incumbent Landlord was the only respondent for each solicitation. (State agencies were also contacted to verify that there was no adequate state space available.) The incumbent Landlord proposed constructing additional space to meet the needs of MUSC. The initial lease term will be ten years commencing on December 1, 2019 with two optional five-year extensions. The rent equates to \$29.50 per rentable square foot and includes the cost of the construction. The rental rate will be fixed for the first five years. The actual annual rate in the first year is dependent upon the completion date of the improvements. The rental rate increases ten percent in year 6. The total rent to be paid over the 10-year term is expected to be \$2,086,633.32 (based on the anticipated renovation completion date of April 1, 2020 [“Renovation Completion Date”] but will not exceed \$2,106,300.00 (if the renovations are completed early). In addition to rent, MUSC is responsible for the payment of its utility charges and fees, solid waste disposal fees, telephone service, ground maintenance, janitorial services and upkeep of areas paved with gravel (ROC) (not including the paved entrance ways from the street). MUSC estimates that these annual operating costs are \$21,000.

The rent includes full access and free use of the surrounding parking lot which has adequate parking for the fleet, staff and visitors and for which there is no additional cost. The Landlord will fit the space to MUSC’s specifications. The lease meets the state space standards with a density of 154 SF/person.

Assuming the improvements are completed by the Renovation Completion Date, the rent over the term of the lease is as follows:

<u>INITIAL TERM</u>	<u>PERIOD: FROM - TO</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF (ROUNDED)</u>
YEAR 1 portion 4 months	12/01/2019 - 3/31/2020	\$47,200.00	\$11,800.00	\$ 29.50
YEAR 1 portion 8 months	4/1/2020 - 11/30/2020	\$133,733.36	\$16,716.67	\$ 29.50
YEAR 2	12/10/2020 - 11/30/2021	\$200,600.04	\$16,716.67	\$ 29.50
YEAR 3	12/10/2021 - 11/30/2022	\$200,600.04	\$16,716.67	\$ 29.50
YEAR 4	12/10/2022 - 11/30/2023	\$200,600.04	\$16,716.67	\$ 29.50
YEAR 5	12/10/2023 - 11/30/2024	\$200,600.04	\$16,716.67	\$ 29.50
YEAR 6	12/10/2024 - 11/30/2025	\$220,659.96	\$18,388.33	\$ 32.45
YEAR 7	12/10/2025 - 11/30/2026	\$ 220,659.96	\$18,388.33	\$ 32.45
YEAR 8	12/10/2026 - 11/30/2027	\$ 220,659.96	\$18,388.33	\$ 32.45
YEAR 9	12/10/2027 - 11/30/2028	\$ 220,659.96	\$ 18,388.33	\$ 32.45
YEAR 10	12/10/2028 - 11/30/2029	\$ 220,659.96	\$18,388.33	\$ 32.45
Total for 10 years		\$2,086,633.32		
Average for 10 years		\$208,663.33	\$17388.61	\$30.98

Comparables of similar state agency and commercial space leases in the Charleston area are as follows:

Agency/Location	Rate/SF
Department of Insurance King Street	\$29.47
MUSC West Edge	\$36.00
Clemson East Bay	\$36.39

MUSC has adequate funds for the lease according to a Budget Approval Form submitted May 15, 2019, which also includes a multi-year plan. If MUSC desires to exercise the lease options, it will seek approval of those options at that time. Lease payments will be made from MUSC's parking revenue fund. No option to purchase the property is included in the lease. The lease was approved by MUSC Board of Trustees at its May 17, 2019 meeting and by the Commission on Higher Education on June 6, 2019.

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

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

6. **List of Supporting Documents:**

- (a) Letter from MUSC dated June 3, 2019
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



Office of Space Management Support
28 Ehrhardt Street, MSC 205
Charleston, SC 29425
843-792-5996

June 3, 2019

Ashlie Lancaster
Innovations Director
Office of the Executive Director
Department of Administration
1200 Senate Street, Suite 460
Columbia, SC 29201

RE: 1786 Anthony Street / Lease Renewal Request [UPDATE]

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) request to extend the lease agreement for the MUSC Motor Transportation Pool located at 1786 Anthony Street. In conjunction with the extension MUSC also request to expand the square footage leased at this location. This expansion is necessary to accommodate the growth since 2000 which includes; additional bus drivers, support staff and a new call center. A solicitation was conducted in August 2018 and again in March 2019; attached is the repose MUSC accepts for their lease extension.

The MUSC Board of Trustees will review this lease for approval on May 17, 2019. CHE approval was received at its May 30th meeting. MUSC request JBRC review for approval at their July 2019 meeting and SFAA review for approval at their August 2019 meeting.

Extension Lease Term:

Lease Term:	10 Years
Renewal Option:	2 Two Terms, 5 Years
Square Footage:	6,800
Lease Type:	Modified
	Landlord – taxes, insurance, building maintenance including room, ext walls, parking lot, foundation
	Tenant – utilities, janitorial
Cost per SF:	\$29.50
Increase:	10%, Year 6
Annual Rent:	\$200,600

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Rachel Jones".

Rachel Jones
Medical University of South Carolina
Leasing Manager

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

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

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

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

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

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

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

Code Commissioner's Note

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

Effect of Amendment

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

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

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

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

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

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

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

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

Effect of Amendment

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

AGENCY: Department of Administration
Executive Budget Office

PROJECT/SUBJECT: Permanent Improvement Project with Financing Component
College of Charleston
Simons Center for the Arts Renovation

The College of Charleston requests Phase II review to establish full design and construction for renovation and expansion of the Simons Center for the Arts. The project will be funded with Academic and Administrative Facilities Bonds, non-recurring state appropriations, college fees, and capital project institutional funds.

Permanent Improvement Project. The project was established in June 2012 with a Phase I budget of \$315,000 funded by college fees, with a Phase I increase in May 2015 of \$529,781 funded by FY2015 non-recurring state appropriations. This request will increase the project budget to \$50 million, funded by \$45 million in proceeds from the issuance of Academic and Administrative Facilities Bonds, \$529,781 in non-recurring state appropriations, \$315,000 in college fees, and \$4,155,219 in capital project institutional funds.

The project provides for a satellite central energy plant for power to this building and two adjacent structures; a black box theatre; expanded storage and studio space; renovated support spaces for performance areas; renovation of the Emmett Robinson Theatre; upgrades to studios; new computer and design labs; a production studio; and faculty and staff offices. The current facility was constructed in 1979, and no significant renovations have been made since its original construction. The building requires infrastructure renovation and replacement, upgrades to meet current building and accessibility codes, and alterations to meet current and future program needs.

The facility currently houses curricular programs for Art History, Art Management, Music, Studio Art, and Theatre and Dance, with 40 faculty and staff members occupying permanent office space. Approximately 90 faculty will use instructional and communal space, with more than 5,000 students using the building. The College estimates that more than 235,000 art experiences were presented by the School of the Arts during 2018. The facility supports the arts community and performance space for the Spoleto and Piccolo Spoleto Festivals.

The project will be constructed to achieve at least Two Green Globes Certification standards with anticipated energy savings of \$605,258 over a 30-year period.

Execution of the construction contract is expected to occur in November 2020, with construction completed in August 2022.

Academic and Administrative Facilities Bonds. The College proposes funding a portion of the permanent improvements with not exceeding \$50 million in Academic and Administrative Facilities Bonds, including expenses associated with issuance of the bonds.

The College is authorized pursuant to Article 5 of Title 59, Chapter 130 (College of Charleston Academic and Administrative Facilities Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing certain academic and administrative buildings as defined in the Act. The College projects that, following issuance of these Bonds, the outstanding principal amount of all Revenue Bonds (including \$65,380,000 Higher Education Revenue Bonds issued pursuant to Title 59, Chapter 147) will not exceed \$245.09 million.

The Bonds will be payable from and secured solely by a pledge of a Capital Improvement Fee and revenues from the operation of all Higher Education Facilities as described in the Series 2019A Bond Resolution (collectively, “Net Revenues” as defined in the College’s General Bond Resolution).

The College currently imposes an \$878 per semester per full-time student Capital Improvement Fee that is subject to change at the discretion of the Board of Trustees, of which \$483 is pledged to bonds currently outstanding. Upon issuance of the proposed Bonds, an additional \$139 will be pledged, for a total of \$622 of the Capital Improvement Fee pledged to bonds outstanding.

The College states that no increases in student fees or tuition are needed to support the project but notes that the College has historically directed a portion of tuition to the Capital Improvement Fee, which first funds debt service for Academic and Administrative Facilities Bonds, with excess revenue utilized to cash-fund capital improvement projects. Over the last 5 Academic Years, the Capital Improvement Fee has been increased 3 times, from \$781 per student per semester in Academic Year 2014-15 to \$878 per student per semester in Academic Year 2018-19. Total revenue collected from imposition of the Capital Improvement Fee was \$17.5 million for the Academic Year 2018-19, and net revenue pledged to Revenue Bonds totaled \$24.547 million for the Fiscal Year ended June 30, 2018.

The term of the proposed bonds will be 30 years. Section II.D included in the supporting documentation reflects the debt service requirements for all of the College’s existing and proposed Revenue Bonds, with maximum composite debt service projected at \$18,274,115. Based on current collections, revenue coverage of debt service following issuance of the bonds is projected to range from 1.34 to 1.76 times through FY2036-37, with coverage increasing in the later years of the term.

Supporting documentation indicates that no other funds are on deposit or otherwise available to meet debt service requirements.

The full faith and credit of neither the College nor the State will be pledged to the payment of the proposed bonds. Furthermore, no mortgage or lien will be given on any real property of the College.

COMMITTEE ACTION:

1. Review and make recommendation regarding the College of Charleston's request to establish Phase II full design and construction for renovation and expansion of the Simons Center for the Arts, to be funded by \$45 million in proceeds from the issuance of Academic and Administrative Facilities Revenue Bonds, \$529,781 in non-recurring state appropriations, \$315,000 in college fees, and \$4,155,219 in capital project institutional funds.
2. Pursuant to Article 5 of Title 59, Chapter 130 (College of Charleston Academic and Administrative Facilities Bond Act), review and make recommendation regarding the College of Charleston's request for issuance of not exceeding \$50 million in Academic and Administrative Facilities Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. A-1, A-49, Questionnaire, Project Budget, and other supporting documents.
3. Letter from College of Charleston, dated July 10, 2019 (including Bond Information Report and Exhibits).

AVAILABLE UPON REQUEST:

1. Article 5 of Title 59, Chapter 130 (College of Charleston Academic and Administrative Facilities Bond Act)
2. Bond Resolution adopted by the Board of Trustees of the College of Charleston dated April 16, 2002 authorizing the issuance, from time to time, of Higher Education Facilities Revenue Bonds.
3. Authorizing Resolution adopted by the Board of Trustees of the College of Charleston on April 12, 2019, authorizing the President of the College of Charleston (or his designee) to make arrangements necessary for the offering and sale of not exceeding \$50,000,000 Academic and Administrative Facilities Revenue Bonds.
4. Draft copy of a bond resolution adopted by the Board of Trustees of the College of Charleston on April 12, 2019, authorizing the issuance of \$50,000,000 Academic and Administrative Facilities Revenue Bonds, subject to review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority.

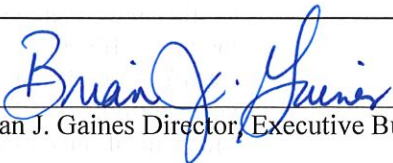
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: July 30, 2019

Regular Agenda

1. Submitted By:

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


Brian J. Gaines Director, Executive Budget Office

2. Subject:

College of Charleston – Simons Center for the Arts Renovation

3. Summary Background Information:

Establish Construction Budget & Change Source of Funds

(H15) College of Charleston

Project: 9650, Simons Center for the Arts Renovation

Included in Annual CIP: Yes – 2018 CIP Priority 5 of 7 in FY19 (estimated at \$47,000,000)

JBRC/B&CB Phase I Approval: June 2012 (estimated at \$21,000,000)

Admin. Phase I Increase Approval: May 2015 (estimated at \$21,000,000)

CHE Recommended Approval: 6/6/19

<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>
Revenue Bonds	-	-	-	45,000,000	45,000,000
Appropriated State, FY15 Proviso 118.16 (nonrecurring)	-	529,781	529,781	-	529,781
Other, College Fees	315,000	-	315,000	-	315,000
Other, Capital Project Institutional	-	-	-	4,155,219	4,155,219
All Sources	<u>315,000</u>	<u>529,781</u>	<u>844,781</u>	<u>49,155,219</u>	<u>50,000,000</u>

Funding Source: \$45,000,000 Revenue Bonds. \$529,781 Appropriated State, FY15 Proviso 118.16 (nonrecurring) Funds. \$315,000 Other, College Fee Funds, which are a portion of the student bill not specifically earmarked/dedicated for debt service, auxiliary enterprises, or student clubs or activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. \$4,155,219 Other, Capital Project Institutional Funds, which are revenues generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds issued under SC 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.

Request: Increase budget to \$50,000,000 (add \$49,155,219 Revenue Bonds and Other, Capital Project Institutional Funds) to establish Phase II for the development of construction/bid documents and approval of the construction budget. This project will provide for the renovation and expansion of the Simons Center for the Arts. The building requires infrastructure renovation/replacement, upgrades to meet current building accessibility codes and space utilization alterations to

meet current and future program needs. Specifically, the project will provide a small central energy plant to power this building and two adjacent structures; a state-of-the-art black box theater; expanded storage and studio space for the costume shop; renovated support spaces for performance areas; renovated Emmett Robinson Theater; upgrades to printmaking, sculpture, and painting studios; new computer and design labs; a radio and music production studio; and faculty/staff offices. This project will be constructed to meet two Green Globes Certification standards with anticipated energy savings of \$605,258 over a 30 year period. The building was constructed in 1979 and is 40 years old. Mechanical, electrical and plumbing systems are original to the building. No significant renovations have occurred since the original construction. The agency estimates total project costs at \$50,000,000 with additional annual operating cost savings of \$59,640 in year 1, \$62,030 in year 2, and \$64,510 in year 3. The agency anticipates execution of the construction contract in November 2020 and completion of construction in August 2022.

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 item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement Project Phase II approval
2. Bond Documents

FOR DEPARTMENT USE ONLY

CHE _____
 JBRC _____
 SFAA _____
 JBRC Staff _____
 ADMIN Staff _____
 A-1 Form Mailed _____
 SPIRS Date _____
 Summary _____

RECEIVED*By Jennifer LoPresti at 1:51 pm, Jun 25, 2019***(For Department Use Only)**

1-2020 (A)

SUMMARY NUMBER**FORM NUMBER****PERMANENT IMPROVEMENT PROJECT REQUEST**

1. AGENCY Code H15 Name College of Charleston
 Contact Person Michael Turner, Director of Facilities Planning, turnerm@cofc.edu Phone 843.953.2039

2. PROJECT Project # 9650 Name Simons Center for the Arts Renovation - Phase II
 Facility # 31 Facility Name Simons Center for the Arts

County Code	10 - Charleston
New/Revised Budget	\$50,000,000.00

Project Type	3 - Repair/Renovate Existing Facilities/Systems
Facility Type	2 - Program/Academic

3. CIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CIP priority number 2 of 11 for FY 2020.

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

Establish Project	☐	Decrease Budget	☐	Close Project	☐
Establish Project - CIP	☐	Change Source of Funds	☒	Change Project Name	☐
Increase Budget	☒	Revise Scope	☐	Cancel Project	☐

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 project will provide for the renovation and expansion of the Simons Center for the Arts, which was originally constructed in 1979. The building requires infrastructure renovation/replacement, upgrades to meet current building/accessibility codes and space utilization alterations to meet current and future program needs. Specifically, the project will provide: a satellite central energy plant to power this building and two adjacent structures; a state-of-the-art black box theatre; expanded storage and studio space for the costume shop; renovated support spaces for performance areas; renovated Emmett Robinson Theatre; upgrades to printmaking, sculpture, and painting studios; new computer and design labs; a radio and music production studio; and faculty/staff offices.

Phase I pre-design and project phasing planning is complete. The current request will allow for the development of construction/bid documents and approval of the construction budget.

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: June 2012 Estimated Completion Date: August 2022
 Estimated Expenditures: Thru Current FY: \$1,590,000.00 After Current FY: \$48,410,000.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #

9650

1. _____ Land Purchase ---->
2. _____ Building Purchase ---->
3. 4,060,000.00 Professional Services Fees
4. 1,500,000.00 Equipment and/or Materials ---->
5. _____ Site Development
6. 2,136,200.00 New Construction ---->
7. 31,391,470.00 Renovations - Building Interior ---->
8. 5,266,419.00 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. 2,610,000.00 Other: FFE, Inspections, Permits, Safety, Hazmat Tests
18. 3,035,911.00 Contingency

Land: _____ Acres
 Floor Space: _____ Gross Square Feet

Information Technology \$1,500,000.00

Floor Space: 24,675 Gross Square Feet
 Floor Space: 66,025 Gross Square Feet

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

\$50,000,000.00 TOTAL PROJECT BUDGET

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		8115		3043	3043
			0.00					
(1) Dept. CIB, Group			0.00		8115		3143	3143
			0.00					
(2) Institution Bonds			0.00					3235
			0.00					
(3) Revenue Bonds		45,000,000.00	45,000,000.00		8115	38800100	3393	3393
			0.00					
(4) Excess Debt Service			0.00					3497
			0.00					
(5) Capital Reserve Fund			0.00		8895		3603	3603
			0.00					
(6) Appropriated State	529,781.00		529,781.00		8895	68800100	1001	3600
			0.00					
(7) Federal			0.00			78800100		5787
			0.00					
(8) Athletic			0.00			88800100		3807
			0.00					
(9) Other (Specify)								
College Fees	315,000.00		315,000.00		5001	98800100	3036	3907
Capital Project Inst. Funds		4,155,219.00	4,155,219.00		8214	98800100	4910	3907
			0.00					
TOTAL BUDGET	\$844,781.00	\$49,155,219.00	\$50,000,000.00					

10. SUBMITTED BY:

Paul Patnick EVP/CFO
 Signature of Authorized Official and Title

4/22/19
 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 H15 Name College of Charleston

2. PROJECT Project # 9650 Name Simons Center for the Arts Renovation - Phase II

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)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) FY 22-23	\$	\$	\$ 59,640.00	\$ 59,640.00
2) FY 23-24	\$	\$	\$ 62,030.00	\$ 62,030.00
3) FY 24-25	\$	\$	\$ 64,510.00	\$ 64,510.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).
 Cost savings will be returned to E&G general operating fund.

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

☒

YES

☐

NO

N/A

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

COST FACTORS

AMOUNT

1.	Estimated 22% reduction in annual energy consumption	\$40,320.00
2.	Estimated 30% reduction in annual water consumption	6,370.00
3.	Estimated 10% reduction in annual maintenance costs	12,950.00
4.		
5.		
6.		
7.		
8.		
TOTAL		\$59,640.00

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. None

9. Submitted By: Paul Petruik EVP/CFD
 Signature of Authorized Official and Title

4/22/15
 Date

1. Provide the total projected cost of the project. Attach a summary of the costs prepared during the A&E pre-design phase to support the total cost.

The total projected cost is \$50,000,000, based upon the Budget Summary and detailed Independent Cost Estimate provided with this questionnaire.

2. Identify the source(s) of funds for construction. If any private or federal funds are included, attach a letter guaranteeing the availability of the funds.

Phase One: Sources of project funds were Appropriated State Funds and College Fees.

Phase Two: Sources of project funds are Academic and Administrative Facilities Revenue Bonds, and Capital Project Institutional Funds (CPIF)

3. Describe and define each fund source to be used for construction. Cite any statutory authority, including the code section other provision of law for use of the funds for permanent improvement projects. If the source includes any fee, provide the name of the fee, the fee amount, the frequency of collection and when the fee was first implemented.

Academic and Administrative Facilities Revenue Bonds: Authorized by Title 59, Chapter 130, Article 5, Code of Laws of South Carolina, 1976. A portion of the Capital Improvement Fee funds revenue bond debt service. Currently, \$483 of the \$878 per semester fee is pledged to funding revenue bond debt service. The College, with appropriate approvals, established the Capital Improvement Fee in fiscal year 1971-72. A Schedule of Outstanding Bond Debt is provided under Question Four of the Higher Education Supplemental Questionnaire.

Capital Project Institutional Funds: (CPIF)- 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. Currently, \$395 of the \$878 per semester fee is available to fund the CPIF. The College, with appropriate approvals, established the Capital Improvement Fee in fiscal year 1971-72. A Chart of Capital Improvement Fee Trended Data is provided under Question Three of the Higher Education Supplemental Questionnaire.

4. Provide the current uncommitted balance of funds for each source described above.

As of April 19, 2019, the uncommitted balance of the Capital Project Institutional Fund is \$10,415,208

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

The College of Charleston Board of Trustees approved the bond package at their April 12, 2019 meeting. The College will request bond approval at the same time Phase II construction approval is requested for this project at meetings scheduled for May 30, 2019 (CHE F&FC), July 30, 2019 (JBRC) and August 13, 2019 (SFAA).

6. If a student fee is used to fund debt service, provide the current amount of the fee collected annually or by semester. Specify which.

Currently, \$483 of the \$878 per semester Capital Improvement Fee funds revenue bond debt service. An additional \$139 of the Capital Improvement Fee will be pledged in relation to the 2019 revenue bonds. The existing Capital Improvement Fee at its current level will support the existing debt service and will not need to be increased to fund the debt service.

7. Indicate whether or not the use of any funds for construction will require an increase in any student fee or tuition. Describe any increase in student fees effected in prior years that has contributed to the availability of these funds.

No increases in student fees or tuition are anticipated.

8. If the project qualifies for the JBRC policy requirement to meet the LEED certification/Green Globes certification as the conservation measure, please attach the findings of a cost-benefit analysis showing the anticipated energy savings over the life of the project. Additionally, attach the checklist of items to be included to achieve LEED points or a description of the energy measures to achieve LEED.

This project will seek Green Globes Certification of at least two globes. A Cost-Benefit Analysis is attached.

In accordance with the SC Code of Laws, Title 48 (Environmental Protection and Conservation), Chapter 52 (Energy Efficiency), Article 8 (Energy Independence and Sustainable Construction Act of 2007) states, "All major facility projects in this State must be designed, constructed, and at least certified as receiving two globes using the Green Globes Rating System or receiving the LEED Silver standard".

The College chose to pursue a Green Globes, Two Globes Certification over LEED Silver Certification based on the recommendation of the project's architectural firm. Green Globes uses a more holistic approach to certification than LEED, which uses a point system. During previous LEED projects, the sustainability elements within the construction stage proved difficult to control and often obligated the College to add expensive aspects to the project solely for meeting point quotas.

On past projects, choosing Green Globes certification over LEED resulted in an initial cost savings of 15% - 20%, although the long-term savings will be comparable to a LEED Silver certification.

9. If the project does not qualify for the JBRC policy requirement to meet the LEED certification/Green Globes certification as the construction measure, provide what savings/conservation measures will be implemented within the project. Explain the energy savings measures to be implemented as part of this project. If there are no energy savings measures included, state that and explain why.

In accordance with the SC Code of Laws, this project will seek Green Globes Certification of at least two globes.

10. Provide the projected date (month and year) for execution of the construction contract.

November 2020 – A detailed design and construction schedule is included as a separate document.

11. Provide the projected date (month and year) for completion of construction.

August 2022 – A detailed design and construction schedule is included as a separate document.

12. Describe the programs that will use the constructed or renovated space.

The facility currently houses curricular programs for Art History, Arts Management, Music, Studio Art and Theatre & Dance. All of these programs, along with supporting faculty/staff offices, will inhabit the facility once renovated.

13. Provide the total square footage of the building to be renovated or constructed.

The building is currently 80,587 gross square feet. 66,025 GSF of existing space will be renovated. 14,562 GSF of existing space will be selectively demolished and rebuilt in the existing footprint. 10,113 GSF of additional space will be constructed in/over an existing courtyard. Newly renovated/constructed GSF will be 90,700.

14. If a portion of the building is to be renovated, provide the square footage of the portion that will be included in the renovation.

All remaining portions of the building (after selective demolition) will be renovated. This equates to 66,025 gross square feet.

15. Provide the current age of the building and building systems to be renovated or replaced.

Constructed in 1979, the building is 40 years old. Mechanical, electrical and plumbing systems are original to the building. No significant renovations have occurred since original construction. The most recent CHE Building Condition Survey (2017) rated this building with a CHEMIS Condition Code of 33 out of a possible 100 points.

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

An expanded main lobby will enable the College to meet current space per occupant codes for assembly space outside of the renovated 310-seat Emmet Robinson Theatre, 264-seat Recital Hall and 150-seat Black Box Theatre. The newly constructed state-of-the-art Black Box Theatre will replace a makeshift facility carved from a former rehearsal room. This space and the aforementioned theatre and recital hall will serve the College of Charleston student body as well as the Charleston arts community by providing revenue generating performance space for the Piccolo Spoleto Festival and Spoleto Festival USA. The

remaining additional assignable areas will have two classrooms shared by Art History and Arts Management, an expanded 60-seat classroom for Music, a shared open-access computer lab, expanded theatre teaching and support spaces, and the addition of a Studio Arts digital teaching lab. Currently, some classes for these programs are held in other E&G buildings due to lack of space in the Simons Center. With the newly constructed space, as well as more efficient space utilization in the renovated space, we hope to reutilize space in other buildings for other growing programs and create opportunities for interaction between arts programs by co-locating them. The satellite central energy facility will relieve overcapacity from the main energy plant and provide service to the Simons Center as well as the adjoining Cato Center for the Arts and adjacent College Lodge Residence Hall. The self-contained facility will negate the need for under-street piping and subsequent repairs that usually involve public street closures and pavement resurfacing.

17. Provide an estimate of the numbers of students, faculty, staff and clients that are expected to utilize the space associated with the project or building.

The facility will house a minimum of 35 faculty and 5 staff in permanent office space. About 55 roster faculty and 35 adjunct faculty will use instructional and communal space. A snapshot of the Spring 2018 semester showed 5,072 enrolled students using the building (over half of our 10,042 student body at the time). 800 of those students were undergraduate art majors. About 720 guests may attend performances in our theatre and performance hall at any given time.

The 2018 School of the Arts Annual Report states, "The School of the Arts presented more than 220 lectures, exhibitions, recitals, theatrical productions, and other events during the year. Some of these events were single presentations, while others were part of series or production runs. Well over 150 of these events were available to students, faculty, staff and members of the community at no admission charge. The estimated number of art experiences that the School of the Arts presented during the year totaled 235,258.

Over 4,700 students, teachers, parents and school administrators were able to enjoy opera for children through the College of Charleston Opera program's performances of Billy Goats Gruff.

In the spring 2018 semester, the School opened its doors for statewide auditions for the South Carolina Governor's School for the Arts and Humanities and the statewide competition of the South Carolina National Association of Teachers of Singing. Other organizations that the School hosted included the Charleston Symphony Orchestral League. Almost 1,000 people took part in these spring semester events."

18. If the construction cost increased significantly from the internal estimate and/or from the total estimated cost provided on the CPIP (30% or more), provide what factors caused the cost to increase.

Not applicable.

19. If the contingency is more than 10%, explain why.

Not applicable. Contingency is calculated at 9%.

20. If funds are being transferred from another project, provide the current status of the project from which funds are being transferred.

Not applicable.

21. Indicate whether or not the project has been included in a previous year's CPIP. If so, provide the last year the project was included and year for which it was proposed.

The project was priority 5 of 7 in year 1 in the College of Charleston CPIP for FY 2018-19. The project is priority 2 of 11 in the CPIP for 1019-20. (This project first appeared in the 2008 CPIP submittal for execution during the 2010-11 fiscal year.)

22. Provide the economic impact of the project or project request, including job creation and retention. If there is no economic impact, provide an explanation.

The project will require an architectural/engineering firm and a construction firm. Both entities employ individuals throughout the Lowcountry and State. The School of the Arts hosted 70 revenue generating events in fiscal year 2017-18 and hopes to increase attendance with newly renovated/constructed facilities.

23. Discuss how maintenance of this facility construction/renovation will be addressed and funded.

Operation and maintenance of the building will continue to be funded by College Fees as part of the College's overall operations and maintenance of its facilities.

24. Provide the name of any account from which costs of deferred maintenance are addressed and its current uncommitted balance. Indicate the sources used to fund the account.

As of April 19, 2019, the uncommitted balance of the Renovation Reserve Fund was \$9,547,652. The Renovation Reserve Fund is financed by College Fees. College Fees is that portion of the student bill not specifically earmarked/dedicated for debt service, auxiliary enterprises, or student clubs and activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. The College has historically averaged commitments of approximately \$4M of College Fees to the Renovation Reserve Fund annually, based on CHE's projections of the College's deferred maintenance needs over a twenty-year period. Deposits beyond the \$4M per year vary based on urgent maintenance needs and additional resources available.

25. If funding for maintenance of this facility construction/renovation has not yet been determined, discuss the steps that have been taken to address and fund maintenance of this and other facilities owned or managed by the agency or institution.

Not applicable.

TO BE PROVIDED FOR HIGHER EDUCATION PROPOSALS

1. Indicate whether or not the use of any funds for construction will require an increase in any student fee or tuition. Describe any increase in student fees effected in prior years that has contributed to the availability of these funds.

No increases in student fees or tuition are needed to support the renovation of the Simons Center. As noted above, funding for the project is from a FY2015 dedicated state appropriation, \$315,000 in college fees previously transferred to the project, Capital Project Institutional Funds, and the anticipated issuance of Academic and Administrative Revenue Bonds. The College has historically directed a portion of tuition to its Capital Improvement Fee which is used to fund first, the debt service related to Academic and Administrative Revenue Bonds and, with excess revenue generated by the fee, cash-fund capital improvement projects.

2. If the use of any funds for construction includes any student fee, provide the name of the fee, the fee amount, the frequency of collection and when the fee was first implemented.

Capital Improvement Fee: This fee is collected each semester to fund permanent capital improvements to the College's buildings and infrastructure. Revenues from this fee are divided to fund debt service related to permanent improvement projects and build the College's Capital Project Institutional Fund (CPIF). The College, with appropriate approvals, established the Capital Improvement Fee in fiscal year 1971-72.

3. Provide a five-year history of each component within the institution's tuition and fee structure designated or utilized for permanent improvements. Identify the tuition or fee component per student, per semester; the total revenue collected during the academic year; and the fund balance at fiscal year end, all delineated by academic year. Include a projection for the ensuing academic year, and any future academic years in which the fee is projected to increase. Use the following format in responding to this question and provide as many tables as are necessary to promote a clear understanding of the relationship of tuition and fee revenue designated by the institution for permanent improvements, maintenance and other facility-related expense, including debt service.

Academic Year	Amount per student per semester	Total Revenue Collected During Academic Year	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15	\$781	\$16,373,664	\$18,232,613	\$24,474,046
2015-16	\$804	\$16,872,882	\$18,950,594	\$22,591,548
2016-17	\$804	\$16,857,187	\$2,982,111	\$40,622,374
2017-18	\$844	\$16,946,522	\$13,002,962	\$46,408,902
2018-19	\$878	\$17,532,631	\$23,854,812	\$40,086,721
2019-20*	\$878	\$17,803,038	\$12,491,349	\$45,398,410

*Projection

Fee Name for Chart on Preceding Page: Capital Improvement Fee

Description: This fee is collected each semester to fund permanent capital improvements to the College's buildings and infrastructure. Revenues from this fee are divided to fund debt service related to permanent improvement projects and build the College's Capital Project Institutional Fund (CPIF). The College, with appropriate approvals, established the Capital Improvement Fee in fiscal year 1971-72.

Notes:

1. Revenues reflect funds generated by the Capital Improvement Fee portion of the student bill.
2. Expenditures reflect funds used for debt service and amounts used to cash-fund projects.
3. Fund Balance in this chart has NOT been reduced to reflect amounts committed for projects not yet established and / or on the Five Year Capital Improvement Plan.

Supplemental Chart: College of Charleston Capital Improvement Fee Trended Data

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
	Actual	Actual	Actual	Actual	Projected	Projected
Capital Improvement Fee (Included in Tuition and Fees) - Per Semester	\$ 781	\$ 804	\$ 804	\$ 844	\$ 878	\$ 878
Capital Improvement Fee Pledged to Outstanding Bond Issues	\$ 483	\$ 483	\$ 483	\$ 483	\$ 483	\$ 622
Revenue Generated from Capital Improvement Fee	\$ 16,373,664	\$ 16,872,882	\$ 16,857,187	\$ 17,289,846	\$ 17,803,038	\$ 17,803,038
Capital Improvement Fee Revenue Pledged	\$ 10,126,094	\$ 10,136,321	\$ 10,126,892	\$ 9,894,545	\$ 9,793,699	\$ 12,612,175
Academic and Administrative Facilities Revenue Bonds Debt Service	\$ 6,941,055	\$ 8,411,847	\$ 9,437,734	\$ 9,190,259	\$ 9,184,009	\$ 12,491,349
CPIF (Excess Capital Improvement Fee)	\$ 9,432,609	\$ 8,461,035	\$ 7,419,453	\$ 8,099,587	\$ 8,619,029	\$ 5,311,689

Note 1: The \$12,491,349 includes \$2,819,970 anticipated maximum annual debt service on the Simons Center Renovation bond issue.

4. Identify any other funds not specifically designated that may be utilized or redirected for permanent improvements, maintenance and other facility-related expense, including debt service. Provide a five-year history of total collections, by fund; amounts applied to or for permanent improvements, maintenance and other facility-related expense, including debt service; and the fund balance at fiscal year end, delineated by academic year. Include a projection for the ensuing academic year, and any future academic years in which the revenue is projected to increase. Describe any portion of the source that originates from any tuition or fee component. Include all permanent improvements without regard to Joint Bond Review Committee or State Fiscal Accountability approval requirements. Use the following format in responding to this question and provide as many tables as are necessary to provide a complete and comprehensive response for each fund.

Fund Source or Name: Academic and Administrative Facilities Revenue Bonds

Description: Authorized by Title 59, Chapter 130, Article 5, Code of Laws of South Carolina, 1976. A portion of the Capital Improvement Fee funds revenue bond debt service. Currently, \$483 of the \$878 per semester fee is pledged to funding revenue bond debt service. The College, with appropriate approvals, established the Capital Improvement Fee in fiscal year 1971-72.

Supplemental Chart: College of Charleston Outstanding Revenue Bond Debt Schedule

Fiscal Year	Academic and Administrative Facilities Revenue Bonds					Higher Education Facilities Revenue Bonds				Total All
	Series 2011A	Series 2013B	Series 2014A	Series 2017B	Total	Series 2012A	Series 2013A	Series 2017A	Total	
TIC	4.152%	3.330%	3.795%	3.129%		2.951%	2.990%	3.136%		
2020	2,254,659	1,892,056	3,232,088	2,292,756	9,671,559	1,744,869	663,488	3,105,275	5,513,632	15,185,191
2021	2,251,809	1,887,456	3,232,338	2,293,756	9,665,359	1,740,744	660,738	3,106,775	5,508,257	15,173,616
2022	2,253,059	1,891,256	3,229,588	2,297,006	9,670,909	1,740,994	662,688	3,109,525	5,513,207	15,184,116
2023	2,253,259	1,886,006	3,228,838	2,292,256	9,660,359	1,739,394	664,188	3,103,275	5,506,857	15,167,216
2024	2,254,421	1,885,606	3,229,838	2,294,756	9,664,621	1,746,744	660,238	3,103,275	5,510,257	15,174,878
2025	2,252,671	1,878,206	3,232,338	2,299,006	9,662,221	1,739,744	660,988	3,109,025	5,509,757	15,171,978
2026	2,252,921	1,877,556	3,231,088	2,294,756	9,656,321	1,744,394	661,288	3,105,025	5,510,707	15,167,028
2027	2,253,521	1,875,706	3,231,088	2,292,256	9,652,571	1,733,794	661,138	3,106,525	5,501,457	15,154,028
2028	2,251,921	1,875,863	3,230,688	2,291,256	9,649,728	1,730,744	664,238	3,108,025	5,503,007	15,152,735
2029	2,253,121	1,877,763	3,231,625	2,291,506	9,654,015	1,731,494	661,688	3,109,275	5,502,457	15,156,472
2030	2,251,921	1,878,038	3,228,613	2,292,756	9,651,328	1,728,994	657,263	3,105,025	5,491,282	15,142,610
2031	2,251,731	1,874,713	3,231,513	2,294,956	9,652,913	1,728,131	657,313	3,108,175	5,493,619	15,146,532
2032	2,253,463	1,872,663	3,229,838	2,290,506	9,646,470	1,733,625	655,925	3,105,988	5,495,538	15,142,008
2033	2,255,150	1,873,688	3,230,888	2,292,225	9,651,951		658,813	3,108,275	3,767,088	13,419,039
2034	2,257,750	1,870,431	3,231,938	2,292,069	9,652,188			3,107,800	3,107,800	12,759,988
2035	2,255,500		3,232,625	2,297,556	7,785,681			3,106,169	3,106,169	10,891,850
2036	2,254,750		3,230,313	2,298,200	7,783,263			3,106,500	3,106,500	10,889,763
2037	2,257,500		3,230,000	2,293,200	7,780,700			3,105,000	3,105,000	10,885,700
2038			3,230,600		3,230,600				-	3,230,600
2039			3,232,400		3,232,400				-	3,232,400
2040			3,230,200		3,230,200				-	3,230,200
2041			3,229,000		3,229,000				-	3,229,000
2042			3,233,600		3,233,600				-	3,233,600
2043			3,228,600		3,228,600				-	3,228,600
2044			3,229,200		3,229,200				-	3,229,200
	40,569,127	28,197,007	80,768,845	41,290,778	190,825,757	22,583,665	9,249,994	55,918,932	87,752,591	278,578,348
Authorized by Title 59, Chapter 130, Article 5, Code of Laws of South Carolina, 1976. A portion of the Capital Improvement Fee funds revenue bond debt service on certain academic and administrative facilities. Currently, \$483 of the \$878 per semester fee is pledged to funding revenue bond debt service.						Auxiliary Revenue Bonds are payable solely from and secured by a pledge of Auxiliary Enterprise Revenues of the College's residence halls, food service, and parking, and from additional funds from the Capital Improvement Fee imposed by the Board of Trustees.				

Note: "TIC" = True Interest Cost

Fund Source or Name: Capital Project Institutional Funds (CPIF)

Description: 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. Currently, \$395 of the \$878 per semester fee is available to fund the CPIF. The College, with appropriate approvals, established the Capital Improvement Fee in FY 1971-72.

Fund Source or Name: Renovation Reserve Fund

Description: The Renovation Reserve Fund is financed by College Fees. College Fees is that portion of the student bill not specifically earmarked/dedicated for debt service, auxiliary enterprises, or student clubs and activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. The College has historically averaged commitments of approximately \$4M of College Fees to the Renovation Reserve Fund annually, based on CHE's projections of the College's deferred maintenance needs over a twenty-year period. Deposits beyond the \$4M per year vary based on urgent maintenance needs and additional resources available.

NOTE: Amounts included in "Total Revenue Collected during Academic Year" column below include funds returned to the Renovation Reserve Fund from projects being closed in the fiscal year.

Academic Year	Total Revenue Collected During Academic Year	Portion Collected From Tuition or Fee Revenues	Amount Expended for Permanent Improvements	Fund Balance at Year End
2014-15	\$0	\$0	\$11,412,538	\$0
2015-16	\$2,430,544	\$0	\$88,457	\$2,342,087
2016-17	\$6,311,051	\$5,000,000	\$107,404	\$8,545,734
2017-18	\$2,676,304	\$2,500,000	\$640,000	\$10,582,038
2018-19	\$0	\$0	\$1,034,386	\$9,547,652
2019-20*	\$0	\$4,000,000	\$4,000,000	\$9,547,652

*Projection

- Describe the fund sources reflected above that will be utilized to support the project that is the subject of this Phase I proposal.

Academic and Administrative Facilities Revenue Bonds: Authorized by Title 59, Chapter 130, Article 5, Code of Laws of South Carolina, 1976. A portion of the Capital Improvement Fee funds revenue bond debt service. Currently, \$483 of the \$878 per semester fee is pledged to funding revenue bond debt service. It is estimated that an additional \$139 will be pledged to support debt service on bonds issued to fund this project. The College, with appropriate approvals, established the Capital Improvement Fee in fiscal year 1971-72.

Capital Project Institutional Funds (CPIF)-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. Currently, \$395 of the \$878 per semester fee is available to fund the CPIF. The College, with appropriate approvals, established the Capital Improvement Fee in fiscal year 1971-72.

LIOLLIO ARCHITECTURE

EXECUTIVE SUMMARY

This report outlines the findings and recommendations of a Phase 1 analysis for the renovation and expansion of the Simons Center for the Arts at the College of Charleston located at 54 St. Philip Street in Charleston, SC. The report is provided to assist the College of Charleston with documenting the design and construction requirements to meet the current and projected program needs of the School of the Arts and to submit to the State of South Carolina for approval to proceed into Phase 2 of design. The report includes a condition assessment, program report, conceptual design documents, sustainability elements summary, cost estimate and construction schedule recommendations. The report is broken into sections as outlined in the table of contents. Refer to the owner's most recent hazardous materials report for additional information.

The condition assessment report conducted in 2013 was broken down into categories of immediate safety concerns, code issues / requirements, deferred maintenance and utilities / infrastructure needs. The program report was developed through multiple workshops with the administration, directors, chairs and faculty of the School of the Arts (SOTA) to identify the current needs of each department. The program information was then developed into schematic floor plans that have been reviewed and revised through multiple workshops with SOTA to maximize efficiency and verify program needs are being met.

In 2018, the design team was notified that the College's central energy plant has reached capacity during peak months, and in order to accommodate the renovation and expansion to Simons, a supplemental mini central energy plant would be required as part of the expansion. The revised drawings accommodate this requirement and those costs have been broken out as a separate line item as they relate to campus infrastructure improvements. The design team also worked with the CofC physical plant during 2018 to identify cost savings opportunities and revised the plans accordingly to offset construction escalation costs. The information developed from the workshops as outlined in the included condition assessment, program report and updated OSE schematic drawings was used to provide a design team estimate of anticipated total project costs.

Since the time of the 2013 Condition Assessment, the College has identified and addressed these key maintenance and safety issues:

1. AHU-14 has been replaced
2. Robinson Theatre rigging, catwalk, and fly loft ladder have been replaced and the deluge fire protection system re-connected.
3. Supplemental ventilation has been provided in the Sculpture Shop and Scene Shop.

Based on the results of this report, the estimated project costs for the schematic design of this project, including owner, design and construction contingencies, are within the allocated project costs provided by the College of Charleston.

College of Charleston - Simons Center

WT estimate analysis (revised 01/08/2019)

HGA

	Based on 2020 costs per WT revised estimate ddt. 01-08-2019		
Construction Cost (including CEP) - 2020 Start			\$38,419,089
IT/AV/TLT	1	Isum	\$1,450,000
Theater AV Equipment & Systems (Black Box Theatre ONLY)	1	Isum	\$750,000
FFE	1	Isum	\$750,000
Moving & Storage	1	Isum	\$100,000
OSE Permits & Inspections	1	Isum	\$80,000
Public Safety	1	Isum	\$70,000
Misc.	1	Isum	\$25,000
LEED Certification / Commissioning	1	Isum	\$200,000
Tap/Impact Fees	1	Isum	\$75,000
Hazardous Materials Abatement (Allowance per Owner)	1	Isum	\$150,000
CM Pre-construction Services	1	Isum	\$160,000
Professional Service Fees	12.50%		\$4,802,386
Sub-Total Soft Costs	17%		\$8,612,386
Owners Contingency	6.31%		\$2,968,525
Total Project Cost - 2021			\$50,000,000

RMF + LIOLLIO

College of Charleston
Simons Center for the Arts Renovation/Expansion
State Project #: H15-9650-PG

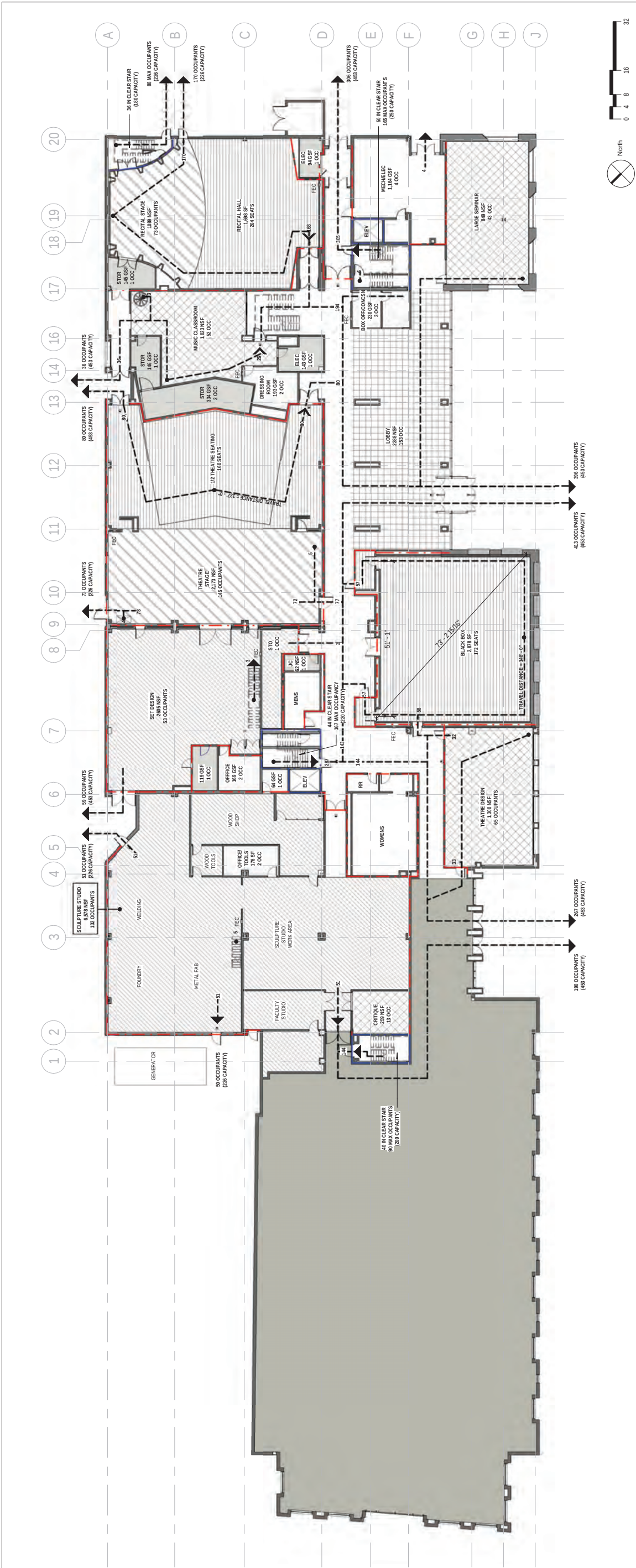
COST-BENEFIT ANALYSIS

In accordance with the SC Energy Independence and Sustainable Construction Act of 2007, the project will meet a Green Globes, Two Globes Certification. Below is a preliminary Cost-Benefit Analysis as produced at the conclusion of the Phase I Design Process. All costs are estimated and based on campus averages. Energy Modeling was not a part of the Phase I Scope of Work. Baseline energy costs and savings are provided below.

Building Area (Gross Square Footage)					90,700
Administrative & Equipment Cost Summary					
Project Registration Fees					\$ 1,500.00
USGBC LEED Administration Fees					8,000.00
A/E LEED Design Phase Fees, Energy Model					75,000.00
Commissioning (EAp1 Fundamental & EAc3 Enhanced)					125,000.00
Contractor Overhead Costs (Whiting-Turner)					586,607.00
Increased Div 01-33 Equipment & Construction Costs					136,000.00
TOTAL COST					\$ 932,107.00
Estimated Operational Cost Summary of Typical Baseline Building					
	Square Footage	Cost / SF	Annual Cost	30-Year Cost	
Energy (lighting, HVAC, appliances, plug-loads, etc.)	90,700	\$ 1.75	\$ 158,725.00	\$ 8,902,081.74	
Water	90,700	0.20	18,140.00	1,017,380.77	
Maintenance	90,700	1.20	108,840.00	6,104,284.62	
Total Costs			\$ 285,705.00	\$ 8,571,150.00	
Estimated Operational Cost Summary of Proposed LEED Silver Certified Building					
	Square Footage	Cost / SF	Annual Cost	30-Year Cost	
Energy (goal - minimum 22% reduction for existing building renovation)	90,700	\$ 1.37	\$ 123,805.50	\$ 6,943,623.76	
Water (goal - 30% reduction)	90,700	0.14	12,698.00	712,166.54	
Maintenance (goal - 10% reduction)	90,700	1.08	97,956.00	5,493,856.16	
Total Costs			\$ 234,459.50	\$ 7,033,785.00	
Payback Analysis					
Operational Costs Savings				\$ 1,537,365.00	
Total Premium Administrative & Equipment Costs for Certification				\$ (932,107.00)	
Net Savings				\$ 605,258.00	

Assume 4% annual utility escalation.
Increased equipment & construction costs include: High Efficiency HVAC & Controls, High Efficiency Lighting & Controls, Sustainable Material Selections, Low VOC Products, Increased Construction Protocol
Using the LEED rating system, a major facility project must earn at least forty percent of the available points for energy performance under "EA Credit: Optimize Energy Performance".

April 6, 2019



LIFE SAFETY PLAN LEGEND

SYMBOLS	# OCC.	EGRESS OCCUPANT LOAD	OCCUPANCY TYPES	CODE REFERENCE
	ROOM NAME, SF, AND OCCUPANT LOAD			1004.1.1.3 Adjacent Stories. Other than for the egress components designed for convergence in accordance with Section 1005.6, the occupant load from separate stories shall not be added.
	PRIMARY EGRESS		ASSEMBLY (A-3) UNCONCENTRATED, 1:15 NET	
	1 HR RATED WALL		ASSEMBLY (A-1) FIXED SEATS, # OF SEATS	
	2 HR RATED WALL		ASSEMBLY (A-1) STAGES & PLATFORMS, 1:15 NET	
	EXIT SIGN		BUSINESS (B) 1:100 GROSS	
	FIRE EXTINGUISHER CABINET		EDUCATION (E) SHOP, 1:50 NET	
	FIRE EXTINGUISHER, BRACKET MOUNTED		EDUCATION (E) CLASSROOM, 1:20 NET	
			ACCESSORY SUPPORT 1:300 GROSS	
			NOT IN CONTRACT (NIC)	



147 Wappoo Creek Drive
Suite 400
Charleston, SC 29412
P 843.762.2222

HGA

NOT FOR
CONSTRUCTION

△	Revision	Date	Description

COLLEGE OF CHARLESTON

SIMONS CENTER FOR THE
ARTS RENOVATION &
EXPANSION

54 ST. PHILIP STREET
CHARLESTON, SC 29401

State Project Number:	H15-9650-ML
Project Number:	18704
Checked By:	JGC AMC
Drawn By:	ACD EMC
Date:	12/07/2018
Scale:	

G101

FIRST FLOOR LIFE
SAFETY PLAN

July 10, 2019

Mr. F. Richard Harmon, Jr.
Senate Finance
111 Gressette Building
Columbia, SC 29202

Re: Not exceeding \$50,000,000 principal amount of Academic and Administrative Facilities Revenue Bonds, Series 2019A of the College of Charleston

Dear Rick:

On behalf of the College of Charleston (the "College"), we respectfully request that the Joint Bond Review Committee review the proposed issuance of the Bonds pursuant to Title 59, Chapter 130, Article 5, Code of Laws of South Carolina 1976, as amended, at its July 30, 2019 meeting. In furtherance of such review, please find enclosed each of the following 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 general bond resolution adopted by the Board of Trustees of the College (the "Board of Trustees") and effective on April 16, 2002 entitled: "THE COLLEGE OF CHARLESTON GENERAL BOND RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF HIGHER EDUCATION FACILITIES REVENUES BONDS OF THE COLLEGE OF CHARLESTON; PRESCRIBING THE FORM OF BONDS; LIMITING THE PAYMENT OF THE BONDS SOLELY TO CERTAIN DESIGNATED REVENUES AND PLEDGING THE REVENUES TO SUCH PAYMENT; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING" authorizing the issuance, from time to time, of Higher Education Facilities Revenue Bonds, upon the adoption of a bond resolution.

3. A copy of an authorizing resolution adopted by the Board of Trustees on April 12, 2019 entitled: "A RESOLUTION AUTHORIZING THE PRESIDENT OF THE COLLEGE OF CHARLESTON (OR HIS DESIGNEE) TO MAKE ARRANGEMENTS NECESSARY FOR THE OFFERING AND SALE OF NOT EXCEEDING \$50,000,000 ACADEMIC AND ADMINISTRATIVE FACILITIES REVENUE BONDS, SERIES 2019A OF THE COLLEGE OF CHARLESTON", authorizing the issuance of the Bonds, subject to review by the Joint Bond Revenue Committee and approval by the State Fiscal Accountability Authority.

4. A draft copy of a bond resolution adopted by the Board of Trustees on April 12, 2019 entitled: "SERIES 2019A BOND RESOLUTION AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$50,000,000 ACADEMIC AND ADMINISTRATIVE FACILITIES

NOT EXCEEDING \$50,000,000 ACADEMIC AND ADMINISTRATIVE FACILITIES REVENUE BONDS, SERIES 2019A OF THE COLLEGE OF CHARLESTON; TO PROVIDE FOR THE USE OF THE PROCEEDS; TO PROVIDE FOR THE TERMS AND CONDITIONS UPON WHICH THE SERIES 2019A BONDS WILL BE ISSUED; TO PROVIDE FOR THE REPAYMENT THEREOF AND SECURITY THEREFOR; AND TO PROVIDE FOR OTHER MATTERS IN CONNECTION THEREWITH”, authorizing the issuance of the Bonds, subject to review by the Joint Bond Revenue Committee and approval by the State Fiscal Accountability Authority.

As always, thank you for your most capable assistance and, should you need anything further, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Paul Patrick". The signature is stylized with a large, flowing "P" and a cursive "Patrick".

Paul Patrick
Chief of Staff

cc: Rion D. Foley, Esq., Burr Forman McNair
Mr. Kevin Kibler, Senior Assistant State Treasurer, Office of State Treasurer

**JOINT BOND REVIEW COMMISSION DEBT FINANCING APPLICATION
COLLEGE OF CHARLESTON
SUPPLEMENTAL INFORMATION**

I. AMOUNT AND TYPE OF BOND

Provide the principal amount, the legal or common description of the bond class, and statutory reference authorizing the indebtedness.

A. Principal amount of debt and legal description

The College of Charleston
Not-Exceeding \$50,000,000 principal amount
Academic and Administrative Facilities Revenue Bonds
Series 2019A

B. Statutory Authorization

The College is an institution of higher education of the State, authorized by Title 59, Chapter 130, Article 5, Code of Laws of South Carolina, 1976, as amended (the “Academic Act”) to issue academic and administrative facilities revenue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing certain academic and administrative buildings as defined under the Academic Act and constituting Higher Education Facilities under the General Bond Resolution.

II. ISSUED AND OUTSTANDING AND PROPOSED REVENUE BOND DEBT

A. Composite issued and outstanding Revenue Bonds by Act and Series

College of Charleston			
Bond Description	Series	Par Amount Outstanding	Final Maturity
Academic & Administrative Facilities Act	Series 2011A	27,685,000	4/1/2037
Higher Education Facilities Act	Series 2012A	18,150,000	4/1/2032
Higher Education Facilities Act	Series 2013A	7,265,000	4/1/2033
Academic & Administrative Facilities Act	Series 2013B	21,685,000	4/1/2034
Academic & Administrative Facilities Act	Series 2014A	51,005,000	4/1/2044
Higher Education Facilities Act	Series 20017A	39,965,000	4/1/2037
Academic & Administrative Facilities Act	Series 20017B	29,335,000	4/1/2037
Total Par Amount of Debt Outstanding		195,090,000	

B. Composite Issued and Outstanding Revenue Bond Debt Service

FYE	Principal	Interest	Total D/S	Net Revenue ¹	Debt Service Coverage Ratio	Bond Balance	Rate of Retirement
6/30/2019	-	-	-	-	-	195,090,000	-
6/30/2020	7,545,000	7,640,190	15,185,190	24,547,000	1.62	187,545,000	3.87%
6/30/2021	7,840,000	7,333,615	15,173,615	24,547,000	1.62	179,705,000	7.89%
6/30/2022	8,170,000	7,014,115	15,184,115	24,547,000	1.62	171,535,000	12.07%
6/30/2023	8,505,000	6,662,215	15,167,215	24,547,000	1.62	163,030,000	16.43%
6/30/2024	8,870,000	6,304,878	15,174,878	24,547,000	1.62	154,160,000	20.98%
6/30/2025	9,275,000	5,896,978	15,171,978	24,547,000	1.62	144,885,000	25.73%
6/30/2026	9,670,000	5,497,028	15,167,028	24,547,000	1.62	135,215,000	30.69%
6/30/2027	10,075,000	5,079,028	15,154,028	24,547,000	1.62	125,140,000	35.86%
6/30/2028	10,465,000	4,687,734	15,152,734	24,547,000	1.62	114,675,000	41.22%
6/30/2029	10,880,000	4,276,471	15,156,471	24,547,000	1.62	103,795,000	46.80%
6/30/2030	11,300,000	3,842,609	15,142,609	24,547,000	1.62	92,495,000	52.59%
6/30/2031	11,680,000	3,466,531	15,146,531	24,547,000	1.62	80,815,000	58.58%
6/30/2032	12,075,000	3,067,006	15,142,006	24,547,000	1.62	68,740,000	64.76%
6/30/2033	10,775,000	2,644,038	13,419,038	24,547,000	1.83	59,965,000	70.29%
6/30/2034	10,500,000	2,259,988	12,759,988	24,547,000	1.92	47,465,000	75.67%
6/30/2035	9,015,000	1,876,850	10,891,850	24,547,000	2.25	38,450,000	80.29%
6/30/2036	9,345,000	1,544,763	10,889,763	24,547,000	2.25	29,105,000	85.08%
6/30/2037	9,715,000	1,170,700	10,885,700	24,547,000	2.25	19,390,000	90.06%
6/30/2038	2,455,000	775,600	3,230,600	24,547,000	7.60	16,935,000	91.32%
6/30/2039	2,555,000	677,400	3,232,400	24,547,000	7.59	14,380,000	92.63%
6/30/2040	2,655,000	575,200	3,230,200	24,547,000	7.60	11,725,000	93.99%
6/30/2041	2,760,000	469,000	3,229,000	24,547,000	7.60	8,965,000	95.40%
6/30/2042	2,875,000	358,600	3,233,600	24,547,000	7.59	6,090,000	96.88%
6/30/2043	2,985,000	243,600	3,228,600	24,547,000	7.60	3,105,000	98.41%
6/30/2044	3,105,000	124,200	3,229,200	24,547,000	7.60	-	100.00%
Total	195,090,000	83,488,337	278,578,337				

¹Net Revenues as defined in the General Bond Resolution of the College of Charleston and reported in the FY 2018 CAFR

C. Proposed Academic and Administrative Facilities Revenue Bonds, Series 2019A

FYE	Principal	Interest	Total Debt Service	Bond Balance	Rate of Retirement
6/30/2020	-	1,062,500	1,062,500	50,000,000	-
6/30/2021	-	2,125,000	2,125,000	50,000,000	0.00%
6/30/2022	965,000	2,125,000	3,090,000	49,035,000	1.93%
6/30/2023	1,005,000	2,083,988	3,088,988	48,030,000	3.94%
6/30/2024	1,045,000	2,041,275	3,086,275	46,985,000	6.03%
6/30/2025	1,090,000	1,996,863	3,086,863	45,895,000	8.21%
6/30/2026	1,135,000	1,950,538	3,085,538	44,760,000	10.48%
6/30/2027	1,185,000	1,902,300	3,087,300	43,575,000	12.85%
6/30/2028	1,235,000	1,851,938	3,086,938	42,340,000	15.32%
6/30/2029	1,290,000	1,799,450	3,089,450	41,050,000	17.90%
6/30/2030	1,345,000	1,744,625	3,089,625	39,705,000	20.59%
6/30/2031	1,400,000	1,687,463	3,087,463	38,305,000	23.39%
6/30/2032	1,460,000	1,627,963	3,087,963	36,845,000	26.31%
6/30/2033	1,520,000	1,565,913	3,085,913	35,325,000	29.35%
6/30/2034	1,585,000	1,501,313	3,086,313	33,740,000	32.52%
6/30/2035	1,655,000	1,433,950	3,088,950	32,085,000	35.83%
6/30/2036	1,725,000	1,363,613	3,088,613	30,360,000	39.28%
6/30/2037	1,795,000	1,290,300	3,085,300	28,565,000	42.87%
6/30/2038	1,875,000	1,214,013	3,089,013	26,690,000	46.62%
6/30/2039	1,955,000	1,134,325	3,089,325	24,735,000	50.53%
6/30/2040	2,035,000	1,051,238	3,086,238	22,700,000	54.60%
6/30/2041	2,125,000	964,750	3,089,750	20,575,000	58.85%
6/30/2042	2,215,000	874,438	3,089,438	18,360,000	63.28%
6/30/2043	2,305,000	780,300	3,085,300	16,055,000	67.89%
6/30/2044	2,405,000	682,338	3,087,338	13,650,000	72.70%
6/30/2045	2,510,000	580,125	3,090,125	11,140,000	77.72%
6/30/2046	2,615,000	473,450	3,088,450	8,525,000	82.95%
6/30/2047	2,725,000	362,313	3,087,313	5,800,000	88.40%
6/30/2048	2,840,000	246,500	3,086,500	2,960,000	94.08%
6/30/2049	2,960,000	125,800	3,085,800	-	100.00%
Total	50,000,000	39,643,575	89,643,575	-	

D. Composite Issued, Outstanding and Proposed Series 2019A Bonds

FYE	Principal	Interest	Total D/S	Net Revenue ¹	Debt Service Coverage Ratio	Bond Balance	Rate of Retirement
6/30/2020	7,545,000	8,702,690	16,247,690	24,547,000	1.51	237,545,000	3.08%
6/30/2021	7,840,000	9,458,615	17,298,615	24,547,000	1.42	229,705,000	6.28%
6/30/2022	9,135,000	9,139,115	18,274,115	24,547,000	1.34	220,570,000	10.00%
6/30/2023	9,510,000	8,746,203	18,256,203	24,547,000	1.34	211,060,000	13.88%
6/30/2024	9,915,000	8,346,153	18,261,153	24,547,000	1.34	201,145,000	17.93%
6/30/2025	10,365,000	7,893,841	18,258,841	24,547,000	1.34	190,780,000	22.16%
6/30/2026	10,805,000	7,447,566	18,252,566	24,547,000	1.34	179,975,000	26.57%
6/30/2027	11,260,000	6,981,328	18,241,328	24,547,000	1.35	168,715,000	31.16%
6/30/2028	11,700,000	6,539,672	18,239,672	24,547,000	1.35	157,015,000	35.94%
6/30/2029	12,170,000	6,075,921	18,245,921	24,547,000	1.35	144,845,000	40.90%
6/30/2030	12,645,000	5,587,234	18,232,234	24,547,000	1.35	132,200,000	46.06%
6/30/2031	13,080,000	5,153,994	18,233,994	24,547,000	1.35	119,120,000	51.40%
6/30/2032	13,535,000	4,694,969	18,229,969	24,547,000	1.35	105,585,000	56.92%
6/30/2033	12,295,000	4,209,951	16,504,951	24,547,000	1.49	93,290,000	61.94%
6/30/2034	12,085,000	3,761,301	15,846,301	24,547,000	1.55	81,205,000	66.87%
6/30/2035	10,670,000	3,310,800	13,980,800	24,547,000	1.76	70,535,000	71.22%
6/30/2036	11,070,000	2,908,376	13,978,376	24,547,000	1.76	59,465,000	75.74%
6/30/2037	11,510,000	2,461,000	13,971,000	24,547,000	1.76	47,955,000	80.43%
6/30/2038	4,330,000	1,989,613	6,319,613	24,547,000	3.88	43,625,000	82.20%
6/30/2039	4,510,000	1,811,725	6,321,725	24,547,000	3.88	39,115,000	84.04%
6/30/2040	4,690,000	1,626,438	6,316,438	24,547,000	3.89	34,425,000	85.95%
6/30/2041	4,885,000	1,433,750	6,318,750	24,547,000	3.88	29,540,000	87.95%
6/30/2042	5,090,000	1,233,038	6,323,038	24,547,000	3.88	24,450,000	90.02%
6/30/2043	5,290,000	1,023,900	6,313,900	24,547,000	3.89	19,160,000	92.18%
6/30/2044	5,510,000	806,538	6,316,538	24,547,000	3.89	13,650,000	94.43%
6/30/2045	2,510,000	580,125	3,090,125	24,547,000	7.94	11,140,000	95.45%
6/30/2046	2,615,000	473,450	3,088,450	24,547,000	7.95	8,525,000	96.52%
6/30/2047	2,725,000	362,313	3,087,313	24,547,000	7.95	5,800,000	97.63%
6/30/2048	2,840,000	246,500	3,086,500	24,547,000	7.95	2,960,000	98.79%
6/30/2049	2,960,000	125,800	3,085,800	24,547,000	7.95	-	100.00%
Total	245,090,000	123,131,912	368,221,912				

¹Net Revenues as defined in the General Bond Resolution of the College of Charleston and reported in the FY 2018 CAFR

III. NEW REVENUE GENERATION

Describe new revenues to be generated by the facilities constructed, including both one-time and recurring revenues. These revenues are to be incorporated into the chart of coverage referenced above.

The renovation and Expansion of the Simons Center for the Arts (the “Series 2019A Project”) is not anticipated to directly generate any new or additional revenue for the College. The use of the Series 2019A Project will primarily be educational and administrative in nature with the benefit or purpose of the Series 2019A Project to otherwise enhance the College’s course offerings to its students and further advance interest and study in the Arts.

IV. OTHER FUNDS AVAILABLE TO PAY BONDS

Describe any other funds on deposit or otherwise available to repay the bonds, and whether or not they are pledged to the payment of debt service.

There are no other funds on deposit or otherwise available to repay the Series 2019A Bonds. The Series 2019A Bonds will be repaid from and secured solely by a pledge of the (i) Capital Improvement Fee described in Section 2.1F of the Series 2019A Bond Resolution, and (ii) revenues derived from the operation of all Higher Education Facilities as described in Section 2.1E of the Series 2019A Bond Resolution. The Capital Improvement Fee and Higher Education Facilities are collectively “Net Revenues” as defined in the College of Charleston’s General Bond Resolution.

V. STATEMENT OF OBLIGATION

Provide a statement addressing all of the following,

- A. Whether any special student fee is currently being imposed, increased contemporaneously with issuance, or contemplated for increase in the future to pay or offset debt service requirements of this or future bonds;

The College currently imposes a \$878 per semester per full-time student “capital improvement fee” which is subject to change at the discretion of the Board of Trustees (the “Capital Improvement Fee”). \$483 of this Capital Improvement Fee is currently pledged to bonds outstanding under the General Bond Resolution. Upon issuance of the Series 2019A Bonds, an additional \$139 will be pledged to bonds outstanding under the General Bond Resolution bringing the total amount to \$622 of the Capital Improvement Fee pledged to bonds outstanding under the General Bond Resolution.

B. Whether the full faith and credit of the State are being pledged to the repayment of the bond; and
The Series 2019A Bonds do not constitute an indebtedness of the State of South Carolina within the meaning of any constitutional or statutory limitation nor do they constitute a pledge of the full faith and credit of the State or of its political subdivisions.

- C. Whether any mortgage or lien has been or will be given on any real property or improvements owned by the state or the agency.

The College is not granting a mortgage or lien on any real property or improvements owned by the State or the College in connection with the Series 2019A Project and proposed issuance of the Series 2019A Bonds.

JOINT BOND REVIEW COMMITTEE
Meeting of July 30, 2019

Item Number 4

AGENCY: Department of Administration
Capital Budget Office

PROJECT/SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 29 Permanent Improvement Project Proposals on behalf of agencies, as follows:

- 8 Establish Phase I, Pre-Design Budget
- 11 Establish Phase II, Construction Budget
- 2 Increase Phase II, Construction Budget
- 1 Source of Funds Change
- 5 Preliminary Land Acquisitions
- 2 Final Land Acquisitions

COMMITTEE ACTION:

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

ATTACHMENTS:

Project Requests Worksheet - Summary 1-2020

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Capital Budget Office

SUMMARY 1-2020

Summary of Permanent Improvement
Project Actions Proposed by Agencies
April 27, 2019 through July 12, 2019

Forwarded to JBRC 07/19/2019

Permanent Improvement Projects

Summary Background Information:

Establish Project for A&E Design

- (1) Summary 1-2020: (H09) The Citadel
Project: 9621, Supplemental Housing
Included in Annual CPIP: No – The decision to replace this facility was made after the 2018 CPIP submission.
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 6/6/19

Ref: Supporting document pages 1-12

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Barracks Maintenance Reserve	-	-	-	23,453	23,453
All Sources	=	=	=	<u>23,453</u>	<u>23,453</u>

Funding Source: \$23,453 Other, Barracks Maintenance Reserve Funds, which come from Barracks (dormitory) profits. Each year the profits from the Barracks (dormitories) are swept into the Barracks Maintenance Reserve Account.

Request: Establish project and budget for \$23,453 (Other, Barracks Maintenance Reserve Funds) to begin Phase I A&E pre-design to replace the current, 20-year-old, 16 bed modular trailer (VTR) with a 50-52 bed, R-2 modular unit for supplemental housing. The current facility is 2,514 square feet and the new facility will be 8,000 square feet. The demand for the new facility is to house overflow students from the barracks during the fall semester until normal attrition allows for those students to move into the barracks. The remainder of the school year the facility will be used by visiting teams and athletic teams at The Citadel during campus closures over Thanksgiving, Christmas, and spring furloughs, as well as graduation in May, as needed. 10 staff members will oversee the students but are not housed in this space. The agency estimates total project costs at \$1,563,533 with additional annual operating costs of \$10,125 in year 1, \$13,500 in year 2, and \$14,000 in year 3.

- (2) Summary 1-2020: (H15) College of Charleston
 Project: 9668, McAlister Residence Hall 2021 Renovation
 Included in Annual CIP: Yes – 2018 CIP Priority 1 of 7 in FY19 (estimated at \$10,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 8/1/19.

Ref: Supporting document pages 13-26

<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, Housing Revenue	-	-	-	480,000	480,000
All Sources	=	=	=	<u>480,000</u>	<u>480,000</u>

Funding Source: \$480,000 Other, Housing Revenue, which is a self-supporting auxiliary enterprise generated primarily through the Student Housing Fee paid only by students who reside in on-campus housing. The Student Housing Fee is on a sliding scale based on the amenities, number of beds per room, and location of the residence hall or historic home.

Request: Establish project and budget for \$480,000 (Other, Housing Revenue Funds) to repair significant moisture intrusion/damage and indoor air quality issues from failing roofing, window, exterior finishes, HVAC and exhaust systems in McAlister Residence Hall. The entire TPO membrane roof requires replacement, as well as all windows and 75% of exterior stucco. Structural repairs will be made to areas damaged by moisture intrusion. General repairs will be applied to support angles, expansion joints, exposed rebar, concrete (block, pre-cast and poured) and secondary steel. The project will replace approximately 130 individual VTAC HVAC units with a centralized variable flow refrigerant delivery system to increase energy efficiency, reliability, maintenance access and to alleviate the “heat tunnel” effect created by the current air discharge design. The project will also repair/clean existing HVAC ductwork, replace moisture damaged interior sheetrock and supported metal framing studs, replace all exterior stair/breezeway railings (rusting and increasingly dangerous), replace damaged/obsolete elevator control systems and cab finishes, replace all lighting with LED fixtures, replace plumbing fixtures and select piping, repair/replace damaged doors, repair/replace damaged millwork, upgrade telecommunications fiber/controls, replace/refresh all interior and exterior finishes and replace all furnishings. The 152,142 gross square foot residence hall was constructed in 2002 and is 17 years old. The facility will house 535 undergraduate students per academic year, plus one Residence Hall Director, 3-4 administrative staff, 3-4 facilities staff during regular business hours. In November 2016, a project was established of similar scope but has recently been withdrawn after Phase I forensic investigation and destructive testing revealed moisture intrusion/damage was far worse than originally anticipated. The 2018 CIP was completed prior to the results of the Phase I investigations and therefore the total estimated cost to complete the project was significantly less at that time. The agency estimates total project costs at \$32,000,000 with additional annual operating cost savings of \$15,214 in years 1 thru 3.

- (3) Summary 1-2020: (H27) University of South Carolina - Columbia
 Project: 6130, Taylor House Maintenance Renovation
 Included in Annual CPIP: Yes – 2018 CPIP Priority 5 of 7 in FY20 (estimated at \$1,500,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 6/6/19

Ref: Supporting document pages 27-36

<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	-	-	-	24,500	24,500
All Sources	=	=	=	<u>24,500</u>	<u>24,500</u>

Funding Source: \$24,500 Other, Private Gift Funds, which are funds received specifically designated for this work.

Request: Establish project and budget for \$24,500 (Other, Private Gift Funds) to complete a significant amount of interior historic restoration and building systems replacement on the Taylor House. The work will include architectural restoration of floors, walls, decorative plaster, fireplaces, and the monumental stair. Infrastructure work will include mechanical systems, electrical systems, fire sprinklers and other core work as the budget will permit. The Taylor House was originally constructed in 1908 and is 111 years old. The facility is 8,076 square feet and the entire building will be renovated. 20 staff members and 20 clients are expected to use the space associated with the building. The agency estimates total project costs at \$1,630,000 with no additional annual operating costs.

- (4) Summary 1-2020: (H27) University of South Carolina - Columbia
 Project: 6131, Thornwell College Maintenance Renovation
 Included in Annual CIP: Yes – 2018 CIP Priority 11 of 11 in FY19 (estimated at \$12,000,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 6/6/19

Ref: Supporting document pages 37-46

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Housing Maintenance Reserve	-	-	-	165,000	165,000
All Sources	=	=	=	<u>165,000</u>	<u>165,000</u>

Funding Source: \$165,000 Other, Housing Maintenance Reserve Funds, which are derived from the Housing operating budget which includes housing fees and revenues generated by laundry operations, conferences, and interest.

Request: Establish project and budget for \$165,000 (Other, Housing Maintenance Reserve Funds) to comprehensively renovate the residential portion of Thornwell College. The scope will include replacement of mechanical and electrical infrastructure and replacement of interior finishes, the addition of electronic access door hardware to unit entrances, and windows will be evaluated to determine if they require replacement. The residence hall has not been renovated in decades and requires systems replacement and new finishes to be consistent with the quality and functionality of other university housing. Thornwell College was constructed in 1913 and is 106 years old. The total square footage is 38,421 square feet with the residential portion affected by this work being 22,486 square feet. The East Office Annex portion will not be renovated. 60 students will reside in the building. The agency estimates total project costs at \$12,000,000 with additional annual operating cost savings of \$17,532 in years 1 thru 3.

- (5) Summary 1-2020: (H27) University of South Carolina - Columbia
 Project: 6133, Campus Village Residential Development
 Included in Annual CPIP: No – The previous procurement methodology was a lease rather than a permanent improvement project and therefore not included in the 2018 CPIP.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: Pending CHE Board Approval on 8/1/19.

Ref: Supporting document pages 47-58

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u> <u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Private Gifts	-	-	-	1,200,000	1,200,000
All Sources	=	=	=	<u>1,200,000</u>	<u>1,200,000</u>

Funding Source: \$1,200,000 Other, Private Gift Funds, which were privately funded by the successful offeror, at his own risk, and who was selected from a previous Design/Build/Finance/Operate/Maintain solicitation approved by the USC Board of Trustees and coordinated with the SC Office of the State Engineer.

Request: Establish project and budget for \$1,200,000 (Other, Private Gift Funds) to redevelop 9 acres of property owned by the university to include the demolition of Cliff Apartments and the construction of four residential buildings and a parking facility and all associated site work. Campus Village is envisioned as a comprehensive and transformational student residence project achieving numerous campus objectives consistent with the vision of the 2018 Master Plan. These objectives include responding to enrollment growth, eliminating the abatement and maintenance of Cliff Apartments, reimagine a predominantly barren surface parking lot and create a village surrounded by green space, provide on-site amenities, and a site plan which strengthens the South Marion Street pedestrian promenade connecting Campus Village and the Athletics Village. Four residential buildings totaling 525,000 gross square feet and a 175-car transportation hub/parking facility will be constructed for a total gross constructed of approximately 636,090 gross square feet. The facilities will be designed and constructed to meet two Green Globes certification standards. An estimated 2,000 students will utilize the space associated with the project. The agency estimates total project costs at \$210,000,000 with additional annual operating costs of \$3,827,021 in year 1, \$3,922,697 in year 2, and \$4,020,764 in year 3.

- (6) Summary 1-2020: (D50) Department of Administration
 Project: 6021, Dennis Bldg. – 6th Floor AG Office Renovations
 Included in Annual CPIP: No – At the time the 2018 CPIP was submitted this project was not confirmed by the agency.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 59-70

<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, Attorney General, Unrestricted Revenue for Agency Operations (Statute 1-7-85)	-	-	-	8,620	8,620
All Sources	=	=	=	<u>8,620</u>	<u>8,620</u>

Funding Source: \$8,620 Other, Attorney General, Unrestricted for Agency Operations (Statute 1-7-85), which is funds from other legal penalties and cost recovery.

Request: Establish project and budget for \$8,620 (Other, Attorney General, Unrestricted Revenue for Agency Operation Funds) to obtain the preliminary A&E design and cost estimate for the Attorney General's 6th floor office renovations to the Dennis Building at 1000 Assembly Street in Columbia. The project scope will be to reconfigure existing offices and establish a new large file storage area. The work will include demolition and new construction, which includes architectural work, painting, flooring replacement, limited HVAC work, and electrical work to include new devices for power/data and fire alarm re-work as required. The space included in this renovation is 13,107 square feet of the approximately 247,543 gross square foot 38-year-old Dennis Building. The office space houses the Criminal Division agency personnel. The agency estimates total project costs at \$574,633 with no additional annual operating costs.

- (7) Summary 1-2020: (J12) Department of Mental Health
 Project: 9779, Veterans Victory House Chiller Replacement
 Included in Annual CPIP: No – This project came up as an emergency after the 2018 CPIP submission.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 71-80

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	-	-	-	10,500	10,500
All Sources	=	=	=	<u>10,500</u>	<u>10,500</u>

Funding Source: \$10,500 Other, Capital Improvement & Maintenance Funds, authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance.

Request: Establish project and budget for \$10,500 (Other, Capital Improvement & Maintenance Funds) to begin Phase I design to replace 2 of the 3, 320-ton air cooled chillers in the VA Veteran's Victory House Nursing Home located in Walterboro. The units serve 2 buildings, the Nursing home and the Support building, which were both built in 2006 and total 138,348 square feet. The existing chillers are 13 years old and have had several issues recently making them unreliable. All 3 units are out of warranty and parts are becoming difficult to find. Currently, rental chillers are being used to assist in cooling the facility. The facility is utilized by 220 Veteran Nursing Home patients and 225 staff. The agency estimates total project costs at \$700,000 with no additional annual operating costs.

- (8) Summary 1-2020: (N04) Department of Corrections
 Project: 9762, Leath CI – Boiler Replacement
 Included in Annual CPIP: Yes – 2018 CPIP Priority 3 of 7 in FY20 (Capital Renewal for Mechanical and Electrical Equipment & Systems Projects estimated at \$4,000,000 – Boiler Replacement estimated at \$900,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 81-88

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY19 Carryforward	-	-	-	13,500	13,500
All Sources	=	=	=	<u>13,500</u>	<u>13,500</u>

Funding Source: \$13,500 Appropriated State, FY19 Carryforward Funds.

Request: Establish project and budget for \$13,500 (Appropriated State, FY19 Carryforward Funds) to begin Phase I pre-design to replace one (1) of the two (2) existing boilers at Leath Correctional Institution. The boiler system has surpassed its expected lifespan and is unrepairable. The two (2) hot water recirculating heating boilers provide heat for the institution. Both boilers are original to the institution constructed in 1991 and have surpassed their expected lifespan. Although both boiler systems have surpassed their expected lifespan, the second boiler continues to function and does not require replacement at this time. Based on an engineering evaluation and feasibility analysis of the heating system, the most economic and efficient replacement is to install a new clear-fire condensing boiler. The existing boiler plant building is approximately 4,320 square feet. This boiler provides heat for the entire facility, which is approximately 246,000 square feet. The work will be accomplished by a general/mechanical contract and SCDC's in-house/inmate labor forces. Leath Correctional Institution houses up to 877 inmates and has an average of 150 staff members. This project was included in the 2018 CPIP as a FY20 need, however, the current state of the boiler system requires replacement as soon as possible. It was originally anticipated to last another few years before any major repairs would be required. The agency estimates total project costs at \$900,000 and additional annual operating costs/savings have not yet been determined.

Establish Construction Budget

- (9) Summary 1-2020: (H09) The Citadel
Project: 9618, Daniel Library HVAC Replacement
Included in Annual CPIP: Yes – 2018 CPIP Priority 2 of 2 in FY19 (estimated at \$2,340,000)
JBRC/SFAA Phase I Approval: October 2018 (estimated at \$2,770,000)

CHE Recommended Approval: Pending CHE Board Approval on 8/1/19.

Ref: Supporting document pages 89-102

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Gifts	41,550	-	41,550	3,008,450	3,050,000
All Sources	<u>41,550</u>	=	<u>41,550</u>	<u>3,008,450</u>	<u>3,050,000</u>

Funding Source: \$3,050,000 Other, Gifts, which are funds donated to The Citadel.

Request: Increase budget to \$3,050,000 (add \$3,008,450 Other, Gift Funds) to begin Phase II final design and construction for the replacement of the existing HVAC system at Daniel Library. The scope of work includes asbestos abatement and replacement of the storm lines, chilled water lines, five new air-handling units and controls, and the installation of a new specialized air handling unit in the archive area. Daniel Library is a 3-story masonry building constructed in 1959 and is approximately 56,075 square feet. The original HVAC systems are still in operation although they had an expected lifespan of only 20 years. The building houses the library, Citadel museum, faculty and staff offices, the rare book room and archives. The existing HVAC system is in poor condition with antiquated controls which are beyond repair. Per the college, the deteriorated condition of the HVAC systems has a negative effect on interior air quality for the students and faculty. System failures would preclude the use of the building and cause damage to the contents and historic artifacts due to humidity and temperature. This project is needed to provide proper heating and air-conditioning in all three floors of the building. The library is available to 3,300 students, 1,000 employees, and countless visitors. The estimated cost to complete the project has increased from the Phase I submission due to increasing the construction contingency from 5% to 10% and adding costs to cover new International Building Codes (IBC) being adopted prior to construction starting. The agency estimates total project costs at \$3,050,000 with additional annual operating cost savings of \$6,900 in years 1 thru 3. The agency anticipates execution of the construction contract in September 2020 and completion of construction in May 2021.

- (10) Summary 1-2020: (H27) University of South Carolina - Columbia
 Project: 6127, Jones PSC Biology Labs Renovation I
 Included in Annual CIP: Yes – 2018 CIP Priority 3 of 11 in FY
 JBRC/SFAA Phase I Approval: December 2018 (estimated at \$6,500,000)

CHE Recommended Approval: 6/6/19

Ref: Supporting document pages 103-116

<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, Institutional Capital Project	97,500	-	97,500	6,702,500	6,800,000
All Sources	<u>97,500</u>	=	<u>97,500</u>	<u>6,702,500</u>	<u>6,800,000</u>

Funding Source: \$6,800,000 Other, Institutional Capital Project Funds, which are generated from the portion of tuition and fees designated for State Institution Bonds. These funds pay debt service first and the remainder is used for capital improvements.

Request: Increase budget to \$6,800,000 (add \$6,702,500 Other, Institutional Capital Project Funds) to begin Phase II design and construction to gut and renovate the first floor, south wing, of Jones PSC to adapt space currently allocated to aged chemistry teaching labs to become modern biology teaching labs for the College of Arts and Sciences. Associated work will also occur in the basement, on the fourth floor and in shafts that connect these floors to support the first-floor work. The demolition will include abatement of asbestos and lead paint. The first floor upfit will provide four modern teaching labs, three prep rooms, a classroom, a collaborative study area, student study rooms, and accessible toilet rooms. New mechanical HVAC construction on the fourth level will support the renovation on the first floor. Per the university, this project follows a long-range plan for adding and improving science teaching labs that addresses a shortfall of labs made more acute by enrollment growth. Enrollment in biology labs is projected to increase. The Jones Physical Sciences Center is 192,503 square feet and the portion to be renovated is approximately 13,100 square feet. Based on 10 lab sessions per week, 960 students will utilize the lab spaces. Other classroom, collaboration and study group spaces will accommodate an additional 118 students and faculty. The project contingency is 17.70% of the estimated cost to complete the project due to the concern of unforeseen conditions including structural, MEP, and hazardous materials which could create changes in scope during construction. Additionally, the complex nature of the project may deter bidders resulting in limited competition and higher bids. The project has extensive mechanical and plumbing work, and, in the university's recent experience, these trades are in high demand which is escalating bids. Lastly, renovation work in this location will be difficult to access and stage without disrupting academic and research areas which must remain operational during the renovation. The agency estimates total project costs at \$6,800,000 with additional annual operating cost savings of \$16,165 in years 1 thru 3. The agency anticipates execution of the construction contract in April 2020 and completion of construction in August 2021.

- (11) Summary 1-2020: (H51) Medical University of South Carolina
 Project: 9848, Basic Science Building Air Handler Units 4 and 4A Replacement
 Included in Annual CIP: Yes – 2018 CIP Priority 1 of 4 in FY19 (Capital Renewal Projects estimated at \$25,000,000 – Air Handler Units 4 and 4A estimated at \$1,200,000)
 JBRC/SFAA Phase I Approval: May 2019 (estimated at \$1,200,000)

CHE Recommended Approval: Pending CHE Board Approval on 8/1/19.

Ref: Supporting document pages 117-126

<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, FY19 Deferred Maintenance	18,000	-	18,000	1,182,000	1,200,000
All Sources	<u>18,000</u>	=	<u>18,000</u>	<u>1,182,000</u>	<u>1,200,000</u>

Funding Source: \$1,200,000 Other, FY19 Deferred Maintenance, which are investment fund deferred maintenance funds. The university adopted RMC (Responsibility Centered Management) in fiscal year 2013 as the budget model. This budgeting model allocates all state appropriations and tuition/fees to the colleges and allocates all grant indirect cost recoveries to the grantee's college or unit. MUSC does not charge a separate plant improvement fee to the students. Under RCM, a Strategic Investment Fund has been created based on a percentage tax on certain college revenue streams. Approximately \$4 million of the Strategic Investment Fund retained by central administration is used to fund facilities and deferred maintenance. The source of funding varies each year and is dependent on what each college has identified as available funding.

Request: Increase budget to \$1,200,000 (add \$1,182,000 FY19 Deferred Maintenance Funds) to proceed with Phase II full design and construction to replace the Air Handler Units #4 and #4A in the Basic Science Building. Both units are 23+ years old, past their useful life and need to be replaced. It is anticipated that these units can be replaced with a single larger unit. The building is 47 years old. There are 8 total air handler units in the building, all varying ages. The 335,663 square foot building houses 300 to 400 faculty and staff. Additionally, the building is a major academic building with 400 to 500 students entering it daily. The 2 air handler units being replaced serve approximately 11,700 square feet of the facility. The agency estimates total project costs at \$1,200,000 with no additional annual operating costs. The agency anticipates execution of the construction contract in February 2020 and completion of construction in November 2020.

- (12) Summary 1-2020: (H59) Horry-Georgetown Technical College
 Project: 6144, Renovation of Grand Strand Buildings 100, 200 & 300 and Campus Infrastructure
 Included in Annual CIP: Yes – 2018 CIP Priority 1 of 2 in FY19 (estimated at \$10,000,000)
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$8,120,000)

CHE Recommended Approval: Pending CHE Board Approval on 8/1/19.

Ref: Supporting document pages 127-144

<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, College	120,000	-	120,000	6,805,869	6,925,869
Other, Myrtle Beach Air Force Base Re- Development Authority	-	-	-	1,000,000	1,000,000
Other, Horry County Transportation Committee	-	-	-	525,640	525,640
All Sources	<u>120,000</u>	<u>=</u>	<u>120,000</u>	<u>8,331,509</u>	<u>8,451,509</u>

Funding Source: \$6,925,869 Other, College Funds, which are the cumulative excess of revenues over expenses. The college does not impose any fee to its Plant Fund or for capital projects. The Plant Funds are simply the excess of revenues over expenses accumulated over time for the purpose of funding capital projects and for meeting local matching requirements. \$1,000,000 Other, Myrtle Beach Air Force Base Re-Development Authority, which is a private entity from which the college received a fixed amount of funds for this project. \$525,640 Other, Horry County Transportation Committee, which is a county funding entity from which the college received a fixed amount of funds for this project.

Request: Increase budget to \$8,451,509 (add \$8,331,509 Other College, Other, Myrtle Beach Air Force Base Re-Development Authority, and Other Horry County Transportation Committee Funds) to renovate and extend the useful lives of buildings 100, 200, and 300 on the college's Grand Strand Campus and improve the overall campus infrastructure. The buildings were originally donated to the college by the former Myrtle Beach Air Force Base in the mid 1990s and include 140,000 square feet of classroom, lab, student services, and faculty office space that support 30 programs of study and more than 3,000 students. The structures range in age from 27 to 65 years old, lack energy efficient mechanical/electrical systems, require improvements to existing storm water systems and telecommunications/utility infrastructures, needs improvement to the sidewalk and road infrastructures, and otherwise are not conducive to modern instructional techniques. The renovations include weatherizing the building envelope, replacing existing windows, roof and drainage systems, improving stormwater systems, upgrading HVAC systems, modernizing selected interior spaces, making landscape improvements, repairing and replacing sidewalks and parking spaces, improving exterior lighting, and upgrading/modernizing components of the telecommunications and utility infrastructure and better ensuring compliance with ADA guidelines. The Phase II estimated cost to complete the project has increased by \$331,509 from the Phase I estimate for increased contingency, increased site work, and increased size and configuration of selected parking areas. The agency estimates total project costs at \$8,451,509 with additional annual operating cost savings of \$21,000 in year 1, and \$84,000 in years 2 and 3. The agency anticipates execution of the construction contract in March 2020 and completion of construction in October 2021.

- (13) Summary 1-2020: (J12) Department of Mental Health
 Project: 9768, SCDMH Midlands Center Multi-Zone HVAC Unit Replacement
 Included in Annual CPIP: No – This issue was not a known problem until after the 2018 CPIP submission.
 JBRC Staff Phase I Approval: November 2018 (estimated at \$240,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 145-154

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	3,600	-	3,600	296,400	300,000
All Sources	<u>3,600</u>	=	<u>3,600</u>	<u>296,400</u>	<u>300,000</u>

Funding Source: \$300,000 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest-bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Increase budget to \$300,000 (add \$296,400 Other, Capital Improvement & Maintenance Funds) to replace a 30-ton multi-zone unit for the leased Midlands Center facility in Columbia. The unit is 49 years old and is failing. It has outlived its useful lifespan and needs to be replaced. The project will also include some ductwork and controls as needed. The building was built in 1970 and is 9,005 square feet. The facility services up to 93 mental health outpatients a day and has 45 staff/support personnel. The Phase II estimated cost to complete the project has increased by \$60,000 from the Phase I estimate due to the age of the system and the extent of the replacement/repair. The agency estimates total project costs at \$300,000 with additional annual operating cost savings of \$7,500 in years 1 thru 3. The agency anticipates execution of the construction contract in September 2019 and completion of construction in December 2019.

- (14) Summary 1-2020: (N04) Department of Corrections
 Project: 9740, Campbell – Renovate Housing Unit for Office Space
 Included in Annual CIP: No – The project should have been included on the 2018 CIP but was removed based on other critical agency safety and security needs.
 JBRC/SFAA Phase I Approval: May 2017 (estimated at \$1,700,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 155-164

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State, FY16 & FY19 Carryforward	25,100	-	25,100	324,900	350,000
Other, Canteen	-	-	-	1,700,000	1,700,000
All Sources	<u>25,100</u>	=	<u>25,100</u>	<u>2,024,900</u>	<u>2,050,000</u>

Funding Source: \$350,000 Appropriated State, FY16 & FY19 Carryforward Funds. \$1,700,000 Other, Canteen Funds, which is revenue derived wholly from the canteen operations within the Department of Corrections on behalf of the inmate population, which may be retained and expended by the department for the continuation of the operation of said canteens and the welfare of the inmate population or, at the discretion of the Director, used to supplement costs of operations.

Request: Increase budget to \$2,050,000 (add \$2,024,900 Appropriated State, FY16 & FY19 Carryforward Funds and Other, Canteen Funds) to establish Phase II design and construction to renovate the inmate housing unit at Campbell Pre-Release Center for use as office space. The housing unit has not been used for housing inmates since the Pre-Release Center closed in 2015. The scope of work converts the institutional housing structure to general office use which will facilitate procurement and human resource services outside the security fence boundary but still within the SCDC Broad River Complex. Approximately 35 staff members will be assigned to offices and standing cubicles. The 11,150 square foot facility is approximately 27 years old. The Phase II estimated cost to complete the project has increased by \$350,000 from the Phase I estimate because the Phase I estimate was provided by in-house agency staff prior to any design work, whereas, the Phase II estimate was provided by a third-party architect. Although agency staff make every attempt to provide the most accurate estimate, the agency cannot always account for all renovation costs prior to actual design. The agency estimates total project costs at \$2,050,000 with no additional annual operating costs. The agency anticipates execution of the construction contract in December 2019 and completion of construction in December 2020.

(15) Summary 1-2020: (N04) Department of Corrections

Project: 9748, Lieber CI – Video Surveillance System

Included in Annual CPIP: No - The agency continues to have an immense infrastructure to house an incarcerated inmate population. Due to the unpredictability of available funding, projects arise out of emergency or change in security needs as predicated by the actions of inmates or the ever-changing inmate population.

JBRC/SFAA Phase I Approval: October 2018 (estimated at \$1,063,425)

CHE Recommended Approval: N/A

Ref: Supporting document pages 165-174

<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, FY18 & FY19 Carryforward	15,950	-	15,950	1,047,182	1,063,132
All Sources	<u>15,950</u>	=	<u>15,950</u>	<u>1,047,182</u>	<u>1,063,132</u>

Funding Source: \$1,063,132 Appropriated State. FY18 & FY19 Carryforward Funds.

Request: Increase budget to \$1,063,132 (add \$1,047,182 Appropriated State, FY18 & FY19 Carryforward Funds) to establish Phase II design and construction for the installation of equipment and dedicated network infrastructure at Lieber Correctional Institution. The items to be installed include fiber optic cable, upgrading existing analog cameras with IP digital cameras, video servers, switches and network racks, additional cameras to provide constant surveillance of the inmate population, securing rooms for the equipment throughout the institution, multiple video management workstations and monitors, interfacing with other security systems such as the perimeter fence detection system, and enhanced recording for evaluation of security events, all of which will enhance the safety and security of the Lieber Correctional Institution. The video surveillance system will be installed in all the housing units and inmate common areas – both for interior and exterior applications. The installation will be accomplished utilizing SCDC's in-house/inmate labor forces. Lieber Correctional Institution was constructed in 1986, making it 33 years old, and can house up to 1,379 inmates and is staffed by approximately 235 individuals. The entire institution will be affected by this project and is 361,000 square feet. The agency estimates total project costs at \$1,063,425.00 with no additional annual operating costs. The agency anticipates execution of the construction contract in October 2019 and completion of construction in November 2020.

(16) Summary 1-2020: (N04) Department of Corrections

Project: 9758, Perry CI – Shaw Industries Facilities Improvements

Included in Annual CPIP: No – The outside contractors using these buildings are responsible for the renovation and repairs to the inside shells of the building for the setup of their manufacturing processes. The agency does not know their time tables for these types of projects as they are funded through their resources.

JBRC/SFAA Phase I Approval: May 2019 (estimated at \$601,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 175-186

<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, Shaw Industries Group (constr. Related gift)	9,015	-	9,015	780,985	790,000
All Sources	<u>9,015</u>	=	<u>9,015</u>	<u>780,985</u>	<u>790,000</u>

Funding Source: \$790,000 Other, Shaw Industries Group Funds. This project will be fully funded and paid directly by the Shaw Industries Group with no cost to the agency.

Request: Increase budget to \$790,000 (add \$780,985 Other, Shaw Industries Group Funds) to begin Phase II final design and construction for renovations of the existing SCDC Prison Industries building at Perry Correctional Institution for additional area for processing hardwood finishing line and support equipment. The scope of work includes a 3,000A switch gear, an additional new dock roll-up door, dock levelers, trailer restraints, dock shelters, concrete pad for dust collector, enclosing a ground level dock area and parking lot improvements. The design and construction work will be accomplished by licensed design professionals and contractors procured and paid by Shaw Industries Group. There will be no cost to SCDC. SCDC receives an annual revenue from the industries operations and provides work for the inmates. The existing 38-year-old Prison Industries building located within the Perry Correctional Institution is 35,634 square feet with 3,625 square feet being renovated and 837 of additional space being added. The facility is utilized by 4 Shaw employees, 4 state employees and 40 inmate workers. The agency estimates total project costs for the Shaw Industries Group at \$790,000 and additional annual operating costs have not yet been determined. The agency anticipates execution of the construction contract in September 2019 and completion of construction in October 2019.

Establish Construction Budget, Revise Scope & Change Source of Funds

- (17) Summary 1-2020: (H29) University of South Carolina - Aiken
 Project: 9553, USC Aiken Penland HVAC Renovation
 Included in Annual CPIP: Yes – 2018 CPIP Priority 1 of 2 in FY19 (estimated at \$4,000,000)
 JBRC/SFAA Phase I Approval: May 2018 (estimated at \$1,500,000)

CHE Recommended Approval: 6/6/19

Ref: Supporting document pages 187-198

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY19 Capital Reserve	-	-	-	3,500,000	3,500,000
Other, USC Aiken Institutional	22,500	-	22,500	(22,500)	-
Aiken Institutional Capital Project	-	-	-	500,000	500,000
All Sources	<u>22,500</u>	=	<u>22,500</u>	<u>3,977,500</u>	<u>4,000,000</u>

Funding Source: \$3,500,000 FY19 Capital Reserve Funds. \$500,000 Other, Aiken Institutional Capital Project Funds, which are generated from the portion of tuition and fees designated for State Institution Bonds. These funds pay debt service first and the remainder is used for capital improvements.

Request: Increase budget to \$4,000,000 (add \$3,977,500 FY19 Capital Reserve and Other, Aiken Institutional Capital Project Funds) and revise the project scope to replace the entire mechanical HVAC system in the Robert E Penland Administration Building constructed in 1973. The original scope of work only included replacing a significant portion of the HVAC system. This work will include replacing air handlers, ductwork, VAV boxes and digital controls. Additionally, the project scope will include installing a sprinkler system, replacing the fire alarm system and provide new lighting. The work will require existing suspended ceilings be removed to access the plenum to remove the existing HVAC system and install a new system. New ceilings will be reinstalled. The occupants of the building will be relocated in two phases. The existing HVAC system is original to the 58,447 square foot, 46-year-old building and has reached the end of its serviceable life. The system is vulnerable to failure at any time. This campus administration and academic programs facility accommodates approximately 100 faculty and staff and 675 students. The Phase I request included a reduced scope of work due to funding constraints. With state funds currently available, the Phase II request includes the original intended scope of work reflected in the 2018 CPIP. The agency estimates total project costs at \$4,000,000 with additional annual operating cost savings of \$37,400 in year 1, and \$40,800 in years 2 and 3. The agency anticipates execution of the construction contract in December 2019 and completion of construction in August 2020.

Establish Construction Budget & Revise Scope

- (18) Summary 1-2020: (E24) Office of the Adjutant General
 Project: 9817, Statewide Act of Nature Repairs
 Included in Annual CPIP: No – This is an unforeseen project due to Hurricane Florence.
 JBRC/SFAA Phase I Approval: January 2019 (estimated at \$816,850)
 Admin. Change Source of Funds Approval: May 2019 (estimated at \$816,850)

CHE Recommended Approval: N/A

Ref: Supporting document pages 199-222

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Appropriated State	3,750	11,250	15,000	1,052,296	1,067,296
Federal, National Guard Bureau	11,250	(11,250)	-	-	-
All Sources	<u>15,000</u>	=	<u>15,000</u>	=	<u>1,067,296</u>

Funding Source: \$1,067,296 Appropriated State.

Request: Increase budget to \$1,067,296 and revise the project scope (add \$1,052,296 Appropriated State Funds) to proceed with Phase II construction for the restoration of armories effected by Hurricane Florence. The Sumter facility is being removed from this project and will be completed under project E24-9793 with the full Sumter Renovation. This project will make repairs to the readiness centers in Marion, Mullins and Manning that were impacted by Hurricane Florence on September 12, 2018. Hurricane Florence made landfall in New Bern, North Carolina and the Pee Dee Region of our state experienced hurricane force and tropical storm force winds, 20 inches of rain and flooding. The President declared a state of emergency for the state and ordered federal aid to supplement state and local recovery efforts. The Pee Dee Region Readiness Centers suffered significant damage from the hurricane, which is impacting South Carolina National Guard mission readiness and soldier morale. The 17,271 square foot 39-year-old Marion center repairs include replacing the caulking and sealing around windows in the readiness center and other minor repairs. The 25,520 square foot 31-year-old Mullins center repairs include replacing mortar (re-grouted) on the drill hall wall, water proofing wall, removing mold from walls, painting of walls, replacing floor tiles and other minor repairs. The 25,960 square foot 23-year-old Manning center repairs include covering window sills with metal, water proofing walls, clean and paint interior walls, replace damaged ceiling tiles, and replace carpet/floor tiles and other minor repairs. Each readiness center is utilized by approximately 100 soldiers. They are also rentable to the public with approved requests. The Phase II estimated cost to complete the project has increased by \$250,446 from the Phase I estimate due to the need to install numerous items that were not predicted in the first cost estimate. Some of the significant items include moisture probes, replacement of ceiling tile with scrubable acoustical paneling, painting of tectum roof deck, clean and install gutters, and disinfect facility with EPA registered products for mold and mildew. The agency estimates total project costs at \$1,067,296 with no additional annual operating costs. The agency anticipates execution of the construction contract in September 2019 and completion of construction in June 2020.

Phase II Increase & Change Source of Funds

- (19) Summary 1-2020: (H18) Francis Marion University
 Project: 9574, FMU Honors Learning Center Construction
 Included in Annual CPIP: Yes – 2018 CPIP Priority 2 of 2 in FY19 (estimated at \$3,455,932)
 Admin. Phase I Approval: November 2016 (estimated at \$3,100,000)
 Admin. Phase II Approval: November 2018 (estimated at \$3,155,932)

CHE Recommended Approval: 6/6/19

Ref: Supporting document pages 223-232

<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>
Capital Improvement Bonds (trans from 9538)	-	255,932	255,932	-	255,932
FY15-16 Capital Reserve Funds	500,000	-	500,000	-	500,000
FY16-17 Appropriated State, Proviso 118.16 (nonrecurring)	200,000	-	200,000	-	200,000
FY18-19 Appropriated State, Proviso 118.15 (nonrecurring)	-	2,100,000	2,100,000	-	2,100,000
FY15-16 Appropriated State, Proviso 118.14 (nonrecurring) (trans from 9538)	-	100,000	100,000	-	100,000
Other, FMU Maintenance Reserve	-	-	-	1,144,068	1,144,068
All Sources	<u>700,000</u>	<u>2,455,932</u>	<u>3,155,932</u>	<u>1,144,068</u>	<u>4,300,000</u>

Funding Source: \$255,932 Capital Improvement Bonds. \$500,000 FY15-16 Capital Reserve Funds. \$200,000 FY16-17 Appropriated State - Proviso 118.16 (nonrecurring) Funds. \$2,100,000 FY18-19 Appropriated State – Proviso 118.15 (nonrecurring) Funds. \$100,000 FY15-16 Appropriated State – Proviso 118.14 (nonrecurring) Funds. \$1,144,068 Other, FMU Maintenance Reserve Funds, which is a capital maintenance reserve and includes revenue received from a \$100 per full time student tuition fee, as well as a \$100 facility fee to support reserve funding for capital maintenance/operational needs as needed.

Request: Increase budget to \$4,300,000 and change source of funds (add \$1,144,068 Other, FMU Maintenance Reserve Funds) to cover cost above the university's original estimate. The university has completed the short-listed Design-Build teams' presentation and interview process. They will request for concurrence in posting "Notice of Intent to Award Design-Build Contract", as such, postured to go into negotiations with the selection committees agreed upon Design-Build Team. Two of the three Design-Build teams presented cost well above the university's estimate. The new Honors Learning Center program/academic facility will have 15,000 square feet and will include multi-purpose instructional classrooms, faculty offices and seminar/conference rooms for the FMU Honors program, the McNair Center for Research and Service, FMU International

Programs as well as for other university classes and associated spaces. The project will be constructed to two Green Globes certification standards with anticipated energy savings of \$483,750 over 30 years. Per the university, the center will enhance teaching and learning for Francis Marion students and will assist the university in better meeting the needs of the Pee Dee region and the state of SC. The agency estimates total project costs at \$4,300,000 with additional annual operating costs of \$132,500 in years 1 thru 3. The agency anticipates execution of the construction contract in August 2019 and completion of construction in August 2020.

Phase II Increase

- (20) Summary 1-2020: (E24) Office of the Adjutant General
Project: 9797, McEntire AASF Runway Centerline Improvement
Included in Annual CPIP: No – The funding was not available for this project until after the 2018 CPIP submission.
JBRC Staff Letter Phase I Approval: January 2017 (estimated at \$214,000)
JBRC Staff Letter Phase II Approval: August 2017 (estimated at \$214,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 233-242

<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	22,916	191,084	214,000	271,630	485,630
All Sources	<u>22,916</u>	<u>191,084</u>	<u>214,000</u>	<u>271,630</u>	<u>485,630</u>

Funding Source: \$485,630 Federal, National Guard Bureau, which is funding identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau.

Request: Increase budget to \$485,630 (add \$271,630 Federal, National Guard Bureau) to cover the cost of taxi-way repairs which was not previously available. The initial project was established and funded specifically for repairs to the centerline of the taxi-way, in addition to repairs to a portion of the taxi-way located next to the main runway utilized by the SC Air National Guard. An evaluation by the SC Air National Guard has shown significant damage from the taxiway to the main runway. These repairs are needed to reduce foreign object debris being drawn into the aircraft engines. The project was established to evaluate and repair cracks along centerline of Runway 05-23, 18-inches on both side of the centerline. The runway is approximately 3,420 linear feet long. An evaluation of Runway 05-23 indicates severe cracking of the concrete along the centerline of the runway for approximately 18-inches, both sides. As the centerline of the runway receives the majority of impact by both fixed-wing and rotary aircraft, this area of the runway needs to be repaired to prevent the dislodging of broken materials and possible damage to aircraft. Over 300 aviation personnel utilize the runway which is over 50 years old. The agency estimates total project costs at \$485,630 with no additional annual operating costs. The agency anticipates execution of the construction contract in October 2019 and completion of construction in February 2020.

- (21) Summary 1-2020: (J12) Department of Mental Health
 Project: 9736, Harris Hospital HVAC and Sprinkler Renovations
 Included in Annual CIP: Yes – 2018 CIP Priority 1 of 13 in FY19 (estimated at \$14,604,534)
 JBRC/SFAA Phase I Approval: December 2014 (estimated at \$8,100,000)
 JBRC/SFAA Phase II Approval: June 2016 (estimated at \$10,300,000)
 JBRC/SFAA Phase II Increase Approval: August 2017 (estimated at \$13,089,595)
 JBRC/SFAA Phase II Increase Approval: December 2018 (estimated at \$15,376,812)

CHE Recommended Approval: N/A

Ref: Supporting document pages 243-250

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	120,000	15,256,812	15,376,812	791,000	16,167,812
All Sources	<u>120,000</u>	<u>15,256,812</u>	<u>15,376,812</u>	<u>791,000</u>	<u>16,167,812</u>

Funding Source: \$16,167,812 Other, Capital Improvement & Maintenance Funds, which is authorized by Proviso 35.7 to allow an interest-bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance.

Request: Increase budget to \$16,167,812 (add \$791,000 Other, Capital Improvement & Maintenance Funds) due to recent ligature resistant requirements and insufficient contingency funds needed to complete the renovations at the Patrick B. Harris Psychiatric Hospital in Anderson, SC. The project design is almost three years old and ligature resistant requirements to the facility have been change ordered in where possible. Due to this project being value engineered at the time of the award, the project only had 1.80% contingency funds available. The last project increase raised the contingency to 4.7%. This increase should put the contingency at 8.50% and leave \$730,713.13 remaining after the last change order adding ligature resistant sprinkler heads where semi-recessed were planned to go. Since sprinkler heads are a part of this scope of work it makes sense to include them so they don't have to go back and change them out in another project at a greater cost. All other ligature resistant items will be addressed in a separate ligature resistant project in 2020. The project scope replaces the 31-year-old HVAC distribution system, which is original to the building, including ductwork, underground chilled water piping, controls, and the energy plant's cooling towers. The existing fire sprinkler system is also original to the building and has experienced failures at piping joints, valves, and fittings. The facility is a 175,300-gross-square-foot acute inpatient hospital with 200 licensed beds and current operating capacity of 131 beds. It is currently utilized by 626 students, 311 staff and 777 clients. The agency estimates total project costs at \$16,167,812 with additional annual operating cost savings of \$30,000 in year 1, and \$60,000 in years 2 and 3. The agency anticipates completion of construction in October 2020.

Change Source of Funds

- (22) Summary 1-2020: (H17) Coastal Carolina University
 Project: 9548, Smith Science Building Renovation
 Included in Annual CIP: No
 JBRC/B&CB Phase II Approval: May 2006 (estimated at \$825,000)
 JBRC/B&CB Phase II Increase Approval: September 2007 (estimated at \$2,025,000)
 JBRC/SFAA Phase II Increase Approval: June 2015 (estimated at \$7,150,000)

CHE Recommended Approval: Pending CHE Board Approval on 8/1/19.

Ref: Supporting document pages 251-254

<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>
Institution Bonds	825,000	(825,000)	-	-	-
Appropriated State, FY15 Proviso 118.16 (nonrecurring)	-	1,000,000	1,000,000	-	1,000,000
Other, Renovation Reserve	-	3,966,600	3,966,600	(3,966,600)	-
Other, Institutional Capital Project	-	2,183,400	2,183,400	(2,183,400)	-
Other, Penny Sales Tax	-	-	-	6,150,000	6,150,000
All Sources	<u>825,000</u>	<u>6,325,000</u>	<u>7,150,000</u>	=	<u>7,150,000</u>

Funding Source: \$1,000,000 Appropriated State, FY15 Proviso 118.16 (nonrecurring) Funds.
 \$6,150,000 Other, Penny Sales Tax Funds, which are funds received for a Local
 Option Sales tax approved in November 2008, and which begin in March 2009
 for 15 years. The university receives 13.3% of the sales tax collections paid
 monthly averaging \$9.9 million per year over the last 5 years.

Request: To request change source of funds in order to allocate Renovation Reserve and
 Institutional Capital Project Funds for ongoing maintenance and other
 renovation projects. The funds will be replaced with Penny Sales Tax Funds
 received. Although this project was approved for construction in 2007,
 renovations to this building were put on hold as funding was secured and two
 new science buildings were constructed so that these renovations could be
 considered as part of a comprehensive package to address the needs of the
 science department at the university. The approximately 40,000 square foot
 facility is over 35 years old and had not undergone major renovations in that
 time. The project originally included only HVAC repairs, roof repairs, electrical
 upgrades and window replacements. The scope revision in 2015 added interior
 work to reconfigure portions of the building to allow for the reconfiguration of
 lab and office spaces as well as the abatement of asbestos found in floor tile,
 floor mastic and glue. The project addresses maintenance issues, including
 replacement of the roof, replacement of windows, repair of trim work and the
 repair of masonry cracks. Interior improvements include selective demolition to
 allow for the reconfiguration of space and the construction of a new 400 square
 foot entryway as well as interior cosmetic improvements. The facility houses the
 Physics, Mathematics and Psychology departments and the renovation includes

state of the art teaching labs, classrooms, tutoring areas, office space to accommodate 68 faculty and staff, 13 lab/classrooms, conference rooms and lounges. This renovation completes the construction and reconfiguration of the science complex. The agency estimates total project costs at \$7,150,000 with additional annual operating cost savings of \$12,500 in year 1, and \$25,000 in years 2 and 3. This project is complete and will be ready for closure in September 2019.

Preliminary Land Acquisition

- (23) Summary 1-2020: (H24) South Carolina State University
 Project: 9655, SC State PSA Building Acquisition (Anderson Cluster)
 Included in Annual CPIP: No – The opportunity to acquire the facility did not become available until May 2019.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: This is a PSA project and does not require CHE approval.

Ref: Supporting document pages 255-266

<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, USDA Facilities Grant	-	-	-	20,000	20,000
All Sources	=	=	=	<u>20,000</u>	<u>20,000</u>

Funding Source: \$20,000 Federal, USDA/NIFA 1890 Facility Grant Funds.

Request: Establish project and budget for \$20,000 (Federal, USDA Facilities Grant Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The university is considering the acquisition of a 57-year-old, 9,461 square foot office building located on 1.13 acres of land at 309 W. Whitner St. in Anderson SC, to replace current rental space where the Anderson Cluster Public Service Activity Center is located and has outgrown. The property is currently being offered for sale by the Department of Employment and Workforce through the Department of Administration, Real Property Services for \$345,000. This acquisition will provide the opportunity for the university to obtain additional space at a reasonable cost. This facility will house the existing staff and volunteers, as well as, provide an opportunity for the university to increase program offerings and services to the residents of the upstate of South Carolina. It will also provide administrative and programmatic space required to deliver PSA activities in the area of 4-H and youth development, family life and nutrition, small farm and natural resources, community development and other lifelong learning opportunities. If acquired, the facility will require upgrades/replacement to the HVAC, flooring, and paint, which is estimated to cost \$120,000. The facility will house 8 staff and serve 3,000 clients. The agency estimates the land acquisition cost at \$365,000 with additional annual operating costs of \$31,191 in year 1 and \$62,382 in years 2 and 3.

- (24) Summary 1-2020: (H27) University of South Carolina - Columbia
 Project: 6132, Intramural Recreation Fields
 Included in Annual CPIP: Yes – 2018 CPIP Priority 6 of 11 in FY19 (estimated at \$4,925,000)
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 6/6/19

Ref: Supporting document pages 267-278

<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, Wellness Fee Reserves	-	-	-	20,000	20,000
All Sources	=	=	=	<u>20,000</u>	<u>20,000</u>

Funding Source: \$20,000 Other, Wellness Fee Reserve Funds, which are a component of full-time student tuition. The Student Wellness Fee is \$105 per semester. \$36 of the fee is dedicated to debt service for the state institution bonds previously issued to build the Strom Thurmond Fitness and Wellness Center. The remaining \$69 supports operations and a maintenance reserve.

Request: Establish project and budget for \$20,000 (Other, Wellness Fee Reserve Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The university is considering the acquisition of 300 acres of property adjacent to the Congaree River. The land is at the west end of National Guard Road adjacent to the river. The land is flat and ideal for recreation and practice fields. It is being offered for sale by the university foundation for a proposed purchase price of \$3,250,000. Per the university, they have a significant shortage of intramural recreation fields. The 2018 University Master Plan designates this property as an appropriate site for Intramural Recreation Fields and a golf team practice facility. The Master Plan calculated the current and future deficiency of recreation fields and this land with future site future development will respond to this need. Per the university, the cost of this land is certain to be significantly less than land in the central business district and/or immediately adjacent to campus. Natural turf will be used for the fields. Currently the university leases recreation fields and would like to terminate those leases at their earliest opportunity so the lease cost can be reallocated to maintain the many more fields that can be developed on 300 acres. The agency estimates the land acquisition cost at \$3,300,000 with additional annual operating costs of \$4,167 in year 1 and \$10,000 in years 2 and 3.

- (25) Summary 1-2020: (P24) Department of Natural Resources
 Project: 9995, Lancaster-Liberty Hill WMA Land Acquisition (TIR Tract)
 Included in Annual CIP: Yes – 2018 CIP Priority 17 of 17 in FY19 (estimated at unknown)
 JBRC/SFAA 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, Fish & Wildlife Protection - Timber	-	-	-	20,000	20,000
All Sources	=	=	=	<u>20,000</u>	<u>20,000</u>

Funding Source: \$20,000 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: Establish project and budget for \$20,000 (Other, Fish & Wildlife Protection - Timber Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of approximately 593 acres of land in Lancaster County. The property is being offered by The Conservation Fund of Arlington Virginia for \$1,800,000. The property is located four miles northwest of the Liberty Hill community and is west of SC Highway 97. The DNR's Liberty Hill WMA adjoins the tract on the north, east and south sides. The tract contains forested uplands, high bluffs, granite outcrops, and Piedmont streams. The property provides habitat for deer, turkey and small game. Non-game species, including the golden eagle, have been documented on the adjoining WMA. After it is acquired, the property will be managed as part of the Liberty Hill WMA and be open to the public for outdoor recreational opportunities, including bird watching, hiking, hunting and fishing on the adjacent Catawba River. The agency estimates the land acquisition cost at \$1,820,000 with no additional annual operating costs.

- (26) Summary 1-2020: (P24) Department of Natural Resources
 Project: 9996, Aiken-Stoney Bluff Heritage Preserve Land Acquisition (38AK0854)
 Included in Annual CIP: No – The land was not available at the time the 2018 CIP was submitted.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 289-298

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

Funding Source: \$20,000 Other, Heritage Land Trust Fund, 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 \$20,000 (Other, Heritage Land Trust Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of approximately 129 acres of land in Aiken County. The property is being offered by Tom Taylor of Greenville SC for \$750,000. The property is in northwestern Aiken County approximately 10 miles northwest of Aiken. The property is characterized by rolling topography with 25% mixed pine and hardwood areas, 60% open grasslands, and 15% in freshwater ponds, streams, and hardwood bottomland. There is currently one mobile home on this parcel. The owner has agreed to move the mobile home off the property prior to the acquisition. This property contains the nationally renowned Stoney Bluff alkaline glaze stoneware site (38AK0854), also known as the “Dave Site”. It provides habitat for deer, turkey, small game, waterfowl and many other plant and animal species. After the land is acquired, it will be managed as the Stoney Bluff Heritage Preserve. The preserve will have varying degrees of public access. The management plan will reflect the sensitivity of the resources protected on this site and public access will be provided accordingly. The agency estimates the land acquisition cost at \$770,000 with additional annual operating costs of \$5,000 in year 1.

- (27) Summary 1-2020: (P24) Department of Natural Resources
 Project: 9997, Edgefield-Horse Creek Heritage Preserve Land Acquisition (38ED0221)
 Included in Annual CIP: No – The land was not available at the time the 2018 CIP was submitted.
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 299-308

<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	-	-	-	10,000	10,000
All Sources	=	=	=	<u>10,000</u>	<u>10,000</u>

Funding Source: \$20,000 Other, Heritage Land Trust Fund, 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 \$20,000 (Other, Heritage Land Trust Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of approximately 134.77 acres of land in Aiken County. The property is being offered by Michael Fulford of Trenton SC for \$950,000. The property is in southeastern Edgefield County approximately 2.5 miles southeast of Trenton. The property is characterized by rolling topography with 60% in 4-year-old longleaf pines, 10% mixed pine and hardwoods, 10% bottomland hardwoods, and 10% in a freshwater pond which is fed by Horse Creek. There is one 3,000 square foot structure on the property which would be utilized by the department. The property contains the historically alkaline glaze stoneware Baynam Site (38ED0221). It provides habitat for deer, turkey, small game, waterfowl, and many other plant and animal species. After the land it acquired, it will be managed as the Horse Creek Heritage Preserve. The preserve will have varying degrees of public access. The management plan will reflect the sensitivity of the resources protected on this site and public access will be provided accordingly. The agency estimates the land acquisition cost at \$970,000 with additional annual operating costs of \$7,460 in year 1, and \$4,920 in years 2 and 3.

Final Land Acquisition

- (28) Summary 17-2020: (P24) Department of Natural Resources
 Project: 9990, Horry-Waccamaw River HP Land Acquisition (Mossy Oak Tract)
 Included in Annual CIP: Yes – 2018 CIP Priority 17 of 17 in FY19 (estimated at unknown)
 JBRC/SFAA Phase I Approval: May 2019 (estimated at \$488,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 309-328

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Heritage Land Trust	20,000	-	20,000	468,000	488,000
All Sources	<u>20,000</u>	=	<u>20,000</u>	<u>468,000</u>	<u>488,000</u>

Funding Source: \$488,000 Other, Heritage Land Trust, which provides for the department to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas.

Request: Increase budget to \$488,000 (add \$468,000 Other, Heritage Land Trust Funds) to complete the acquisition of approximately 225 acres of land located in eastern Horry County. The property is located approximately 2 miles south of Longs in eastern Horry County adjoins the Waccamaw River HP on the east and west sides and the north side of the Waccamaw River. The land, which adjoins DNR's Waccamaw River Heritage Preserve (HP) / Wildlife Management Area (WMA), is being offered by The Mossy Oak Preserve, Inc. of Murrells Inlet, SC for \$468,000. An appraisal was completed by E. F. Hucks & Associates, Inc. on November 12, 2018 and valued the property at \$520,000. A Phase I Environmental Site Assessment was completed by Carolina Environmental & Geological Company, LLC on June 7, 2019 and revealed no evidence of environmental hazards, and therefore a Phase II Environmental Site Assessment is not recommended at this time. Most of the property contains bottomland hardwoods, with a small area of upland pine and a portion of a Carolina Bay. It provides habitat for deer, bear, turkey, small game and waterfowl. Acquisition of the tract will secure an important inholding within the preserve. After the land is acquired, it will be managed as part of the Waccamaw River Heritage Preserve/WMA and will be open to the public for hunting, fishing, hiking and view wildlife. The agency estimates the land acquisition at \$488,000 with no additional annual operating costs. The agency anticipates completing the land acquisition in December 2019.

- (29) Summary 1-2020: (P24) Department of Natural Resources
 Project: 9991, Horry-Waccamaw River HP Land Acquisition (Waccamaw Farm & Timber)
 Included in Annual CIP: Yes – 2018 CIP Priority 17 of 17 in FY19 (estimated at unknown)
 JBRC/SFAA Phase I Approval: May 2019 (estimated at \$695,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 329-345

<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, Heritage Land Trust	20,000	-	20,000	675,000	695,000
All Sources	<u>20,000</u>	=	<u>20,000</u>	<u>675,000</u>	<u>695,000</u>

Funding Source: \$695,000 Other, Heritage Land Trust, which provides for the department to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas.

Request: Establish project and budget for \$695,000 (Other, Heritage Land Trust Funds) to complete the acquisition of approximately 300 acres of land located in eastern Horry County. The property is located approximately 2 miles south of Longs in eastern Horry County adjoins the Waccamaw River HP on the east and west sides and the north side of the Waccamaw River. The land, which adjoins DNR's Waccamaw River Heritage Preserve (HP) / Wildlife Management Area (WMA), is being offered by Waccamaw Farm & Timber Company, Inc. of Longs, SC for \$675,000. An appraisal was completed by E. F. Hucks & Associates, Inc. on November 12, 2018 and valued the property at \$750,000. A Phase I Environmental Site Assessment was completed by Carolina Environmental & Geological Company, LLC on June 7, 2019 and revealed no evidence of environmental hazards, and therefore a Phase II Environmental Site Assessment is not recommended at this time. Approximately half of the property contains upland pine areas and the remainder consists of bottomland hardwoods. It provides habitat for deer, bear, turkey, small game and waterfowl. An access road also traverses the site. Acquisition of the tract will connect two large portions of the preserve. After the land is acquired, it will be managed as part of the Waccamaw River Heritage Preserve/WMA and will be open to the public for hunting, fishing, hiking and view wildlife. The agency estimates the land acquisition at \$695,000 with no additional annual operating costs. The agency anticipates completing the land acquisition in December 2019.

JOINT BOND REVIEW COMMITTEE
Meeting of July 30, 2019

Item Number 5

AGENCY: Joint Bond Review Committee

PROJECT/SUBJECT: Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, October 15, 2019.

2019

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

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

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

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None