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SC BUDGET AND CONTROL BOARD

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COMMITTEE

June 19, 2013

MEMORANDUM

TO: Budget and Control Board Office Directors
FROM: Delbert H. Singleton, Jr.
SUBJECT: Summary of Board Actions at June 18, 2013, Board Meeting

This listing of actions is an unofficial summary of the Board actions taken at the referenced meeting. The minutes of the meeting are presented in a separate, more detailed document, which becomes official when approved by the Board at a subsequent meeting.

1. Acting as the State Education Assistance Authority, petitioned the Budget and Control Board to allocate to the State Education Assistance Authority \$30,000,000 of the state ceiling for calendar year 2013;
2. Acting as the State Education Assistance Authority, adopted a resolution authorizing the State Treasurer to make arrangements necessary for the offering and sale of South Carolina State Education Assistance Authority Student Loan Revenue Bonds, Series 2013 Series, in a principal amount not exceeding \$30,000,000, and other matters incident thereto;
3. Adopted the Budget and Control Board agenda as amended after carrying over Regular Session Item 2, (f) for Clemson University;
4. Approved the minutes of the May 8, 2013, Budget and Control Board meeting;
5. Approved the following notification of the assignment of bond counsel for conduit issues and special assignment of bond counsel for which Board approval was requested:

CONDUIT ISSUES: (For ratification of Issuer's Counsel only)

Description of Issue	Agency/Institution (Borrower)	Borrower's Counsel	Issuer's Counsel
\$400,000,000 SC JEDA	Palmetto Health	Jones Day	Howell, Linkous & Nettles
\$14,085,000 SC JEDA	FMU Student Housing, LLC	Haynsworth Sinkler Boyd	Nexsen Pruet
\$6,500,000 SC JEDA	Partners in Hope	Pope Zeigler	Haynsworth Sinkler Boyd

SPECIAL ASSIGNMENT OF BOND COUNSEL:

Description of Issue	Agency/Institution	Approved Bond Counsel
Facilities Improvement Revenue Bonds	Parks, Recreation and Tourism	Pope Zeigler, LLC

6. Approved the following easement in accordance with SC Code of Laws as requested by the Division of General Services:
 - (a) County Location: Saluda
From: Budget and Control Board
To: SCE&G
Consideration: \$700
Description/Purpose: To grant a 0.038 acre easement for the installation, operation and maintenance of a gas main across the Little Saluda River. The easement is part of a project to construct a new natural gas pipeline for the expansion of service in Saluda County. Consideration is \$500 plus \$200 per acre for easements across navigable waterways and submerged lands.

7. Concurred and acquiesced in granting the following easement in accordance with SC Code of Laws as requested by the Division of General Services:
 - (b) County Location: Marlboro
From: Department of Natural Resources
To: Marlboro Electric Cooperative
Consideration: \$1
Description/Purpose: To grant a 0.31 acre utility easement for the installation, operation and maintenance of an electric line from Beauty Spot Road to public dove fields within the Lake Wallace Wildlife Management Area. The easement is being sought by the Department of Natural Resources for the benefit of the property.

8. Approved the following real property conveyances as recommended by the Division of General Services:
 - (a) **Agency:** Budget and Control Board (Dept. of Parks, Recreation & Tourism)
Acreage: 1.03± acres
Location: Between Hammond Road and Redcliffe Road
County: Aiken
Purpose: To convey a 1.03-acre tract of land in exchange for a 5.72-acre conservation easement to expand the existing Hammond Family Cemetery located at the Redcliffe Plantation State Historic Site.

Price/Transferred To: Property exchange between PRT and the Hammond Family with the conservation easement PRT will acquire having a greater appraised value (\$48,500) than the property the Hammond Family will acquire (\$2,500).

(b) **Agency:** **Budget and Control Board** (Adjutant General)
Acreage: 7.6± acres
Location: 123 Gossett Drive in Williamston
County: Anderson
Purpose: To transfer a surplus National Guard Armory to a political subdivision pursuant to Joint Resolution R22, H3426.
Price/Transferred To: N/A / Town of Williamston

(c) **Agency:** **Budget and Control Board** (Adjutant General)
Acreage: 5± acres
Location: 843 Miller Road in Mullins
County: Marion
Purpose: To transfer a surplus National Guard Maintenance Shop to a political subdivision pursuant to Joint Resolution R25, H3586.
Price/Transferred To: N/A / City of Mullins

9. Approved the following proposals to issue revenue bonds:

a. **Issuing Authority:** Jobs-Economic Development Authority
Amount of Issue: Not Exceeding \$375,000,000 Hospital Refunding and Improvement Revenue Bonds (\$204,695,068 refunding involved)
Allocation Needed: -0-
Name of Project: Palmetto Health
Employment Impact: maintain at least 7,562 jobs, create 251 jobs within 12 months of completing the project and create a total of 270 within 24 months of completing the project
Project Description: Finance the cost of the acquisition, construction, renovation and equipping of certain health care facilities of Palmetto Health in Richland County, South Carolina including without limitation an approximately 186,000-square foot building to be used as an approximately 76-bed hospital and routine capital expenditures at Palmetto Health's hospitals in Richland County, South Carolina; current refund all or a portion of the outstanding amount of the (A) \$84,950,000 South Carolina Jobs-Economic Development Authority Hospital Refunding Revenue Bonds (Palmetto Health Alliance), Series 2003A (the "Series 2003A Bonds"), (B) \$120,000,000 South Carolina Jobs-Economic Development Authority Hospital Improvement Revenue Bonds (Palmetto Health), Series 2007 (the "Series 2007 Bonds"), (C) \$67,500,000 maximum

principal amount South Carolina Jobs-Economic Development Authority Hospital Improvement Revenue Bonds (Palmetto Health), Series 2010A (the "Series 2010A Bonds"), (D) \$47,500,000 maximum principal amount South Carolina Jobs-Economic Development Authority Hospital Improvement Revenue Bonds (Palmetto Health), Series 2010B (the "Series 2010B Bonds"), (E) \$10,000,000 maximum principal amount South Carolina Jobs-Economic Development Authority Hospital Improvement Revenue Bonds (Palmetto Health), Series 2010C (the "Series 2010C Bonds"), and (F) \$90,000,000 maximum principal amount South Carolina Jobs-Economic Development Authority Hospital Improvement Revenue Bonds (Palmetto Health), Series 2010D (the "Series 2010D Bonds" and, together with the Series 2003A Bonds, the Series 2007 Bonds, the Series 2010A Bonds, the Series 2010B Bonds and the Series 2010C Bonds, the "Prior Bonds"); fund one or more debt service reserve funds; pay a portion of interest on the Bonds; provide working capital; and pay certain costs of issuance with respect to the Bonds and the refunding of the Prior Bonds.

Note: *private sale, for public reoffering thereafter*
Bond Counsel: David J. Kates, Jones Day

- b. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: Not Exceeding \$6,500,000 Healthcare Facilities Revenue Bond Anticipation Notes
Allocation Needed: -0-
Name of Project: Partners in Hope, Inc.
Employment Impact: expected to provide employment for approximately 23 people within 12 months and a total of 33 people within 24 months when the project is placed in full operation
Project Description: acquisition of land and construction, furnishing, and equipping of a 38,986 square-foot 60-bed assisted living facility and senior center to be located on an 11.12 acre site on Watson-Heritage Road in Loris
Note: *underwriting by a financial institution for public distribution thereafter*
Bond Counsel: Josiah C. T. Lucas, Pope Zeigler, LLC

10. In accord with Code Section 1-11-500 et seq., granted the following tentative ceiling allocation from the state pool prior to July 1 because the positive impact upon the State is of such significance that approval of the allocation prior to July 1 is warranted:

SEAA Student Loan Revenue Bonds, \$30,000,000.

11. Received as information an update on the Identity Theft RFP;

12. With exception of item (f) that was carried over, approved the following permanent improvement project establishment requests and budget revisions which have been reviewed favorably by the Joint Bond Review Committee:

Establish Project for A&E Design

- (a) Summary 7-2013: JBRC Item 1. College of Charleston
Project: 9652, Addlestone Library Adaptation
Funding Source: \$75,000 Other, Capital Improvement Project Funds which are revenues generated by the \$744 per semester Capital Improvement Fee that are in excess of the current annual debt service related to Academic and Administrative Facilities Bonds.
Request: Establish project and budget for \$75,000 (Other, Capital Improvement Project Funds) to begin design work to make adaptations to the interior of the Addlestone Library at the College of Charleston. The eight-year old library was designed with the flexibility to use compact shelving in order to make adaptations to the floor space as space needs change. The work will include installing 35,000 linear feet of compact shelving for the general book collection, adding 168 general purpose seats, three new group study rooms and a new 50-seat modular lecture/classroom, and expanding seating in the Special Collections reading room. These adaptations are needed to increase space for rare books and manuscripts provided by the SC Historical Society, to provide students and faculty with space to more effectively collaborate on digital projects, and to meet library seating needs, which currently can only accommodate 13% of the student body at one time. The agency's internal estimated cost of this project, prior to A&E pre-design being done, is \$5 million. The proposed sources of funds for construction are Other, Capital Improvement Project Funds and Other, Private funds.
- (b) Summary 7-2013: JBRC Item 2. Clemson University
Project: 9911, CU-ICAR Advanced Powertrain Lab Upgrade
Funding Source: \$75,000 Other, Maintenance and Stewardship Funds which are comprised of tuition, matriculation and other debt retirement and plant transfer revenues that are restricted to support capital investments and that are not formally obligated to fund debt service in the current period.
Request: Establish project and budget for \$75,000 (Other, Maintenance and Stewardship Funds) to begin design work to upgrade the Advanced Powertrain Lab at the Campbell Graduate Engineering Center on Clemson's ICAR campus. The work in the 1,900 square foot lab will include replacing the lab floor to provide additional foundations to support new equipment, upfitting the interior to create three testing chambers or cells, and upgrading electrical power, transformer, HVAC, and information technology systems to support the space. The center currently has only one test cell which has become a bottleneck. The upgrade to provide three new test cells will enable work on the integration of alternative powertrains and investigations of advanced internal combustion engine technologies, energy storage and vehicle electrification. It will prepare the Campbell Graduate Engineering Center for expected further expansion of activities in

powertrain research. The agency's internal estimated cost of this project, prior to A&E pre-design being done, is \$2.3 million. The proposed source of funds for construction is Other, Maintenance and Stewardship Funds.

- (c) Summary 7-2013: JBRC Item 3. Coastal Carolina University
Project: 9599, Williams Brice Renovation
Funding Source: \$34,500 Other, Renovation Reserve/Plant Expansion funds which derive from a \$150 per fulltime student per semester fee to be used for renovations, repairs, additions to existing facilities and for acquisitions for plant expansion.
Request: Establish project and budget for \$34,500 (Other, Renovation Reserve/Plant Expansion funds) to begin design work to renovate portions of the Williams Brice Building at Coastal Carolina. The work on the recreation and academic facility will include replacing a portion of the roof, replacing the HVAC system, main switchgear and floor and wall tiles at the pool, and upfitting the interior to include painting, installing new carpet and replacing ceiling tiles. The building is 41 years old and the renovations will address maintenance needs of the facility. The agency's internal estimated cost of this project, prior to A&E pre-design being done, is \$2.3 million. The proposed source of funds for construction is Other, Renovation Reserve/Plant Expansion funds.
- (d) Summary 7-2013: JBRC Item 4. Vocational Rehabilitation Department
Project: 9597, Walterboro VR Center Reroofing
Funding Source: \$11,000 Other, Work Training Center Program Income which is revenue generated by production contracts in work training centers, offset by client wages and other production costs.
Request: Establish project and budget for \$11,000 (Other, Work Training Center Program Income funds) to begin design work to reroof the Walterboro VR Center for the Department of Vocational Rehabilitation (VR). The work will include removing the existing roof, applying a new vented built-up roofing system with associated flashings and metal work, and removing asbestos-containing soffit material. The roof is approximately 24 years old, well past its life expectancy, and has developed leaks that have been repaired. It needs to be replaced before water deteriorates the roof decking, ceiling and building contents. The agency's internal estimated cost of this project, prior to A&E pre-design being done, is \$410,000. The proposed source of funds for construction is Other, Work Training Center Program Income funds.
- (e) Summary 7-2013: JBRC Item 5. Department of Mental Health
Project: 9727, Roddey Nursing Home Roof Replacement
Funding Source: \$50,000 Other, Legal Settlement funds which are one time funds received from legal settlements with the chemical providers in the Fire Retardant Treated Wood mediation settlement agreements for Roddey, Morris Village and Bryan Psychiatric Hospital.

Request: Establish project and budget for \$50,000 (Other, Legal Settlement funds) to begin design work to replace the roof on the Department of Mental Health's Roddey Nursing Home in Columbia. The work will include replacing the purlins, plywood decking, fascia framing, metal fascia and shingles. The existing roof is 22 years old, leaking, and in poor condition. When it was reroofed in 1991, plywood deck and shingles were installed over existing fire retardant treated wood (FRTW) decking. The FRTW purlins and deck are splitting and cracking at numerous locations and need to be replaced or the FRTW materials will continue to deteriorate over time, creating a safety issue. The agency's internal estimated cost of this project, prior to A&E pre-design being done, is \$4 million. The proposed source of funds for construction is Other, Legal Settlement funds.

Establish Construction Budget

- (f) Summary 7-2013: JBRC Item 6. Clemson University **CARRIED OVER**
Project: 9903, Watt Innovation Center Construction
Funding Source: \$30,543,000, which includes \$27,043,000 Institution Bond that is general obligation debt of the State backed by a pledge of University tuition and fees and \$3,500,000 Other, Private Gift funds which are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes.
Request: Increase budget to \$30,543,000 (add \$30,300,000: \$27,043,000 Institution Bond and \$3,257,000 Other, Private Gift funds) to construct an approximately 70,000 square foot cutting edge facility at Clemson. The project was established in June 2012 for pre-design work which is now complete. The work will include constructing a new facility for teaching and research in science, technology and engineering that will include studios, smart classrooms and project areas with flexible infrastructure to serve the needs of an increasingly diverse student community and to accommodate current and emerging technologies with minimal cost and effort. The new facility is needed to address key University goals of providing for student leadership and related opportunities, to leverage the university's information technology investments and assets, and to introduce teaching and research modules based on the university's core competencies and marketplace relevance. It also addresses the campus's less than adequate classroom space. The facility will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a negative cost benefit of \$320,000 based on preliminary figures, but Clemson staff anticipate the negative benefit will be negligible once the design nears completion. The agency reports the total projected cost of this project is \$30,543,000 and additional annual operating costs ranging from \$240,000 to \$254,616 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is August 2013 and for completion of construction is December 2015. (See Attachment 1 for this agenda for additional annual operating costs.)

- (g) Summary 7-2013: JBRC Item 7. University of South Carolina
Project: 9905, Hamilton College Renovation
Funding Source: \$15,000,000, which includes \$14,700,000 Other, Institutional Capital Project Funds which are generated from a portion of tuition and fees designated for Bond and Renovation Reserve and \$300,000 Capital Improvement Bond funds authorized in 1997 and previously approved for use in this project.
Request: Increase budget to \$15,000,000 (add \$14,700,000 Other, Institutional Capital Project Funds) to renovate the two wings of Hamilton College at USC. The project was established in April 2001 for design work but has been delayed because of lack of funding for a comprehensive renovation. The full renovation of the Pendleton Street wing will include reconfiguring interior space, installing an intermediate floor within existing space and adding an elevator and, in the Pendleton and Pickens Street wings, additional work will include upgrading the HVAC system, connecting to the central steam and chilled water systems, installing a fire sprinkler system, upgrading the fire alarm system, and restoring windows. The renovation will create a three-story comprehensive unit to consolidate departmental offices, classrooms and programs for the College of Social Work, currently located in five buildings across campus, and will address deferred maintenance needs. The renovation will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor air quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of \$751,623 over 30 years. The agency reports the total projected cost of this project is \$15 million and additional annual operating costs ranging from \$94,865 to \$109,865 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is April 2014 and for completion of construction is August 2015. (See Attachment 2 for this agenda for additional annual operating costs.)
- (h) Summary 7-2013: JBRC Item 8. University of South Carolina
Project: 6090, Indoor Practice Facility Construction
Funding Source: \$14,550,000, which includes \$12,100,000 Athletic Revenue Bond funds which are bonds authorized to raise money to provide permanent financing for the costs of construction, enlargement of, and improvements to Williams-Brice Stadium and other athletic facilities and \$2,450,000 Athletic Operating funds which are generated from athletic revenues consisting of ticket sales, SEC Conference distributions, Gamecock Club contributions, seat premiums, and corporate sponsorships.
Request: Increase budget to \$14,550,000 (add \$14,340,000: \$12,100,000 Athletic Revenue Bond and \$2,240,000 Athletic Operating funds) to construct an indoor football practice facility for USC. The project was established in November 2011 for pre-design work which is now complete. The work will include constructing a 100,280 square foot building large enough to contain a regulation size football field and tall enough to accommodate field goal kicking with support facilities including restrooms, storage and training rooms, and parking. The building will provide a safe environment for

student-athletes to practice during inclement weather including storms or extreme heat and humidity when heat exhaustion is possible and will also occasionally serve as a practice facility for soccer, baseball and softball. The facility will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of \$1,516,704 over 30 years. The agency reports the total projected cost of this project is \$14,550,000 and additional annual operating costs of \$387,683 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2014 and for completion of construction is February 2015. (See Attachment 3 for this agenda for additional annual operating costs.)

- (i) Summary 7-2013: JBRC Item 9. University of South Carolina
Project: 6098, Sumwalt Laboratory Renovations
Funding Source: \$1,934,000 Other, Institutional funds which are funds available to the University from a variety of sources including tuition and fees, sales and services activities, and other miscellaneous sources.
Request: Increase budget to \$1,934,000 (add \$1,905,500 Other, Institutional funds) to renovate approximately 5,070 square feet in the Sumwalt Building at USC to provide three additional teaching labs. The project was established in January 2013 for pre-design work which is now complete. The work will include demolishing existing partitions and fixtures, installing new partitions, ceilings, finishes, lab equipment and furniture, and reconfiguring the mechanical, electrical and plumbing systems to accommodate the new lab functions. Additional lab space is needed to meet current student demand for introductory and intermediate science lab courses in the College of Arts and Sciences. Energy savings and conservation measures will include installing mechanical supply and exhaust systems with variable volume technology to reduce airflow when space load requirements are satisfied. The agency reports the total projected cost of this project is \$1,934,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is December 2013 and for completion of construction is July 2014.
- (j) Summary 7-2013: JBRC Item 10. University of South Carolina
Project: 6099, Broadcast Studio Construction
Funding Source: \$1,500,000, which includes \$1,200,000 Other, Institutional funds which are funds available to the University from a variety of sources including tuition and fees, sales and services activities and other miscellaneous sources and \$300,000 Other, Private funds which are donations and gifts to the University.
Request: Increase budget to \$1,500,000 (add \$1,477,500: \$1,177,500 Other, Institutional and \$300,000 Other, Private funds) to construct a broadcast studio adjacent to the Health Sciences Building that will be renovated to house the College of Mass Communications and Information Studies at USC. The project was established in January 2013 for pre-design work which is now complete. The work will include

demolishing an existing greenhouse and constructing a 1,315 square foot facility with an open studio, an office/green room, restrooms and storage areas. The existing single studio is used by the capstone senior program and broadcast classes that require studio production time which creates scheduling challenges and results in studio time not being available for other uses. The new studio will act as a communications hub that will serve the university as a whole while enhancing the curriculum and student experience by creating additional opportunities to practice live reporting techniques. Energy savings and conservation measures will include the installation of energy efficient lighting, occupancy sensors, and mechanical systems, tinted window glass, rigid insulation, and low flow plumbing fixtures. The agency reports the total projected cost of this project is \$1,500,000 and additional annual operating costs of \$15,966 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is September 2014 and for completion of construction is July 2015. (See Attachment 4 for this agenda for additional annual operating costs.)

- (k) Summary 7-2013: JBRC Item 11. University of South Carolina
Project: 6103, Carolina Stadium Repairs
Funding Source: \$4,965,000 Athletic Operating funds which are generated from athletic revenues consisting of ticket sales, SEC Conference distributions, Gamecock Club contributions, seat premiums and corporate sponsorships.
Request: Establish project and budget for \$4,965,000 (Athletic Operating funds) to stabilize, replace and repair construction in the left field corner at USC's Carolina Stadium which has been subject to cracking and settlement. The project is being established for design and construction in response to an emergency procurement which was recently bid. The work will include removing existing concourse slab seating and associated fixtures in the left field concourse area, installing a micropile system for structural support and sub-soil stabilization, installing new concrete slabs, metal pipe and grout infill, and expanding the dewatering system. Extensive investigations have been conducted since water infiltration in the left field grounds area and cracking and settlement in the left field concourse area were observed. Repairs are required to stabilize sub-surface voids with grout injection, stabilize the structure, and control groundwater movements throughout the left field area. Energy savings and conservation measures are not applicable to this repair project. The agency reports the total projected cost of this project is \$4,965,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the first construction contract is June 2013 and for completion of all construction is February 2014.
- (l) Summary 7-2013: JBRC Item 12. Governor's Office - Veterans Affairs
Project: 9522, MJ Dolly Cooper Veterans Cemetery Areas I and J Expansion
Funding Source: \$2,452,465 Federal funds which come from a grant from the Federal Department of Veterans Affairs specifically for this project.

Request: Increase budget to \$2,452,465 (add \$2,201,941 Federal funds) to add additional crypts at the MJ Dolly Cooper Veterans Cemetery in Anderson for the Governors Office Department of Veterans Affairs. The project was established in May 2011 for pre-design work, increased to do additional design work during 2012, and was recently bid to meet federal VA requirements for funding. The work will include constructing an additional 1,995 double depth, in-ground crypts in existing Areas I and J and installing in-ground irrigation systems in Areas H, I and J, a drainage system, and a retaining wall. The work is needed because all in-ground crypts have been exhausted. The additional crypts will provide for burial of up to 3,990 veterans and eligible dependents. Energy savings and conservation measures are not applicable to this site development project. The agency reports the total projected cost of this project is \$2,452,465 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is June 2013 and for completion of construction is January 2014.

- (m) Summary 7-2013: JBRC Item 13. Governor's School for the Arts and Humanities
Project: 9513, SCGSAH Administration Building Construction
Funding Source: \$2,250,000 which includes \$1,250,000 Appropriated State funds previously approved for this project from FY 12-13 Proviso 90.20, \$600,000 Appropriated State funds carried forward to FY 12-13 and \$400,000 Other, Foundation Gift funds from the Governor's School for the Arts Foundation.
Request: Increase budget to \$2,250,000 (Add \$1,000,000: \$600,000 Appropriated State and \$400,000 Other, Foundation Gift funds) to construct a welcome center and administration building for the Governor's School for the Arts and Humanities in Greenville. The project was established in October 2012 for pre-design work which is now complete. The 11,413 square foot facility will be the welcome center for prospective students and donors and will include enrollment and outreach spaces, administrative offices, the print shop, and programmatic and presentation space for the dance and drama programs. Currently, visitors must walk through campus with no supervision to find the admissions and outreach offices. The new facility will allow visitors to access these offices without entering the main part of campus. It will strengthen the dance and drama programs and free up space in existing buildings for the new film and animation programs. Energy savings and conservation measures will include the installation of energy efficient building envelope, lighting and mechanical systems. The agency reports the total projected cost of this project is \$2,250,000 and additional annual operating costs of \$9,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is September 2013 and for completion of construction is July 2014. (See Attachment 5 for this agenda for additional annual operating costs.)
- (n) Summary 7-2013: JBRC Item 14. Department of Mental Health
Project: 9703, Bryan Hospital C&A Renovation and Addition

Funding Source: \$13,759,850 Other, Operating Revenue funds which are Medicaid fee-for-service earned revenues from DMH contracts with Health and Human Services to provide Medicaid clinical services.

Request: Increase budget to \$13,759,850 (add \$12,953,850 Other, Operating Revenue funds) to renovate and construct new space at the Bryan Psychiatric Hospital for the Department of Mental Health's Child and Adolescent (C&A) programs. The project was established in September 2006 to originally construct a new facility and revised in October 2012 to begin pre-design work to renovate Bryan Hospital instead, which is now complete. The work will include constructing approximately 21,000 square feet of new space to house C&A admissions and administration and reconfiguring, renovating and improving building systems in five existing buildings to provide housing, classrooms, dining and activity spaces for the C&A programs. The work is needed to relocate the C&A programs from the Bull Street campus because of excessive costs to renovate Hall Institute buildings and to make available 18 additional acres on the Bull Street campus to be sold. Energy savings and conservation measures will include the installation of energy efficient roof, wall, and window insulation, energy efficient HVAC components, lighting and power systems, and low flow plumbing fixtures. The agency reports the total projected cost of this project is \$13,759,850 and annual operating cost savings of \$335,057 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is March 2014 and for completion of construction is April 2015. (See Attachment 6 for this agenda for annual operating cost savings.)

Increase Budget

(o) Summary 7-2013: JBRC Item 15. State Museum

Project: 9501, Observatory/Planetarium/Theater Construction

Funding Source: \$21,034,478, which includes \$20,534,478 Capital Improvement Bond, Capital Reserve Fund, Appropriated State and Other, Foundation funds previously approved for the project and \$500,000 Other, Foundation Cash funds provided by the State Museum Foundation from funds raised during its comprehensive capital campaign for construction and operational needs for this project.

Request: Increase budget to \$21,034,478 (add \$500,000 Other, Foundation Cash funds) to provide additional funding to complete the observatory, planetarium and theater at the State Museum. The project construction budget was established in June 2010 and the project is under construction. Since that time, additional design and project bids have determined additional funds are needed due to four factors, underestimated scope in theatrical and exhibit lighting, sound quality requirements in the 4D theater and planetarium, the complexity of construction in the outer dome of the planetarium, and changes in fire protection requirements. The additional funds will be provided from donations to the State Museum Foundation that are restricted by donors to support the construction and operational needs of the project. Energy savings and conservation measures will include the installation of energy efficient HVAC and lighting systems

and low flow plumbing fixtures. The agency reports the total projected cost of this project is \$21,034,478 and additional annual operating costs of \$1.6 million will result in the three years following project completion. The agency also reports the project is currently under construction and the projected date for completion of the construction contract is May 2014. (See Attachment 7 for this agenda for additional annual operating costs.)

13. Approved the proposed lease of 17,764 SF of space for the College of Charleston at 50 George Street in Charleston from Charleston College Housing, LLC, for ten (10) years beginning on August 30, 2013, with two potential ten (10) year renewal periods. The exercise of the renewal periods must be approved by the Board;
14. Denied the proposed lease of 41,000 SF of space for the College of Charleston at Fountain Walk at 360 Concord Street in Charleston from R. E. R. Investors, Limited Company;
15. Approved the proposed ten year (10) year lease for Health and Human Services from AMOMMARC I, LLC, and AAC Columbia Limited Partnership 141,031 rentable square feet in the basement and mezzanine areas and all 14 floors of the Tower building and 7,200 rentable square feet of receiving space in the Theatre building located at 1801 Main Street in Columbia, commonly known as Jefferson Square;
16. Adopted a resolution making provision for the issuance and sale of not exceeding \$14,000,000 Principal Amount Athletic Facilities Revenue Bonds, Series 2014A of the University of South Carolina, and Athletic Facilities Revenue Bond Anticipation Notes;
17. Agreed to meet at 10:00 a.m. on Tuesday, August 13, 2013, in Room 252, Edgar A. Brown Building;
18. As requested by the Department of Commerce, took the following actions concerning The Boeing Company's Phase II expansion in Charleston County:
 - a. Adopted the resolution to approve the issuance of not to exceed \$120,000,000 in General Obligation State Economic Development Bonds and effect the issuance of the bonds;
 - b. Approved a bridge financing loan between state agencies proposed in the Inter-Agency Agreement and approve the form of the Inter-Agency Agreement;
 - c. Approved the acquisition of real property by Public Railways to support Boeing's Phase II expansion; and
 - d. Approved the lease of real property by Public Railways to Boeing, including an option to Boeing to purchase the property, pursuant to a Ground Lease to be finalized. The Ground Lease and option to purchase is subject to review and approval of the Division

of General Services. The Division shall notify Board members of receipt of the Ground Lease and option to purchase; and

19. Approved the Department of Commerce entering into the proposed property transaction and settling the outstanding litigation; and that information about the acquisition and settlement will be made public after finalization of the agreements and conclusion of due diligence associated with the real property acquisition.