

**Capital Improvements  
Joint Bond Review Committee**

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**JOINT BOND REVIEW COMMITTEE MEETING**

DATE: Tuesday, December 4, 2018  
TIME: 10:00 a.m.  
LOCATION: Room 105, Gressette Building

**AGENDA**

PAGE

1. Proposed Leases and Related Matters	
a. SC Department of Commerce Disaster Recovery Office 636 Rosewood Drive, Columbia.....	1
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**AGENCY:** Department of Administration  
Facilities Management and Property Services

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

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

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

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

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

**COMMITTEE ACTION:**

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

**ATTACHMENTS:**

- 1) Department of Administration, Facilities Management and Property Services Summary
- 2) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws
- 3) Letter from SC Department of Commerce, dated October 15, 2018

**JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

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**Meeting Scheduled for: December 4, 2018**

**Regular Agenda**

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**1. Submitted by:**

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

  
Ashlie Lancaster, Director  
Facilities Management and Property Services

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

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**3. Summary Background Information:**

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

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

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

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

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

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

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

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

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

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

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**6. List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- SC Department of Commerce Letter Dated October 15, 2018

**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) .



Henry McMaster  
Governor

SOUTH CAROLINA  
DEPARTMENT OF COMMERCE

Robert M. Hitt III  
Secretary

October 15, 2018

Ms. Ashlie Lancaster  
South Carolina Department of Administration  
Real Property Services  
1200 Senate Street, Suite 400  
Columbia, SC 29201

Dear Ms. Lancaster

The South Carolina Department of Commerce requests the Joint Bond Review Committee and the State Fiscal Accountability Authority to approve a five-year lease with PreCoat Metals Corporation for 17,600 square feet of the office space at our current location for the SC Disaster Recovery Office located at 636 Rosewood Drive, Columbia.

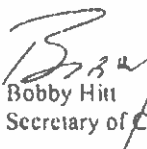
We received three proposals in responses to our solicitation. This location, which is the office's current location, gives our agency a competitive rate, access to necessary office equipment, security and the space to accommodate staff and contractors working with the Office. This lease will provide enough parking spaces to accommodate our staff, contractors and visitors.

This lease is for office space for employees of the SC Disaster Recovery Office within the Department of Commerce. The SC Disaster Recovery Office manages federal funds available to assist in recovery efforts due to flooding experienced in October 2015, 2016 Hurricane Matthew and 2018 Hurricane Florence. The SC Department of Commerce is committed to efficiently and effectively addressing the long-term needs of South Carolina's disaster-impacted residents and communities through programs designed to help homeowners, tenants, landlords, and local governments.

Chris Huffman, Chief Financial Officer, will attend any Joint Bond Review Committee and the State Fiscal Accountability Authority when this request is considered. The lease will be funded with federal funds through a combination of grants from the US Department of Housing and Urban Development and the US Federal Emergency Management Agency.

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

Sincerely,

  
Bobby Hitt  
Secretary of Commerce



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

**PROJECT/SUBJECT:** Proposed Lease  
SC Vocational Rehabilitation Department  
301 North Main Street, Greenville

The SC Vocational Rehabilitation Department requests review of its proposal to lease 30,538 rentable square feet on the 4<sup>th</sup> floor of the Landmark Building located at 301 North Main Street, Greenville, from Tower on Main, LLC for its Disability Determination Services regional office. The Vocational Rehabilitation Department has been in this location since November 1, 1998 and wishes to continue leasing the current space with a reduction of 5,133 square feet. The current lease expires on December 31, 2018.

The SC Department of Administration conducted a solicitation and received 2 proposals. The selected location represents the lowest bid.

The term of the proposed lease is 7 years beginning January 1, 2019, at a rate of \$18.57 per square foot for the first year, with increases of 3 percent annually thereafter, for a total payout of \$4,345,252. The rate includes all maintenance and operating costs and 98 parking spaces for staff and visitors.

The Department of Administration reports that lease payments will be made from federal funds and that funding for payments will be sufficient throughout the lease term according to the agency's submission. The Department of Administration reports that comparable rates for similar commercial space in the Greenville area range from \$20.00 to \$26.00 per square foot.

**COMMITTEE ACTION:**

Review and make recommendation regarding the proposed lease for the SC Vocational Rehabilitation Department.

**ATTACHMENTS:**

- 1) Department of Administration, Facilities Management and Property Services Summary
- 2) Sections 1-11-55 and 1-11-56 of the South Carolina Code of Laws
- 3) Letter from SC Vocational Rehabilitation Department dated October 26, 2018
- 4) Letter from Social Security Administration dated October 29, 2018
- 5) Letter from SC Vocational Rehabilitation Department dated October 25, 2018

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 4, 2018

Regular Agenda

**1. Submitted by:**

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



Ashlie Lancaster, Director  
Facilities Management and Property Services

**2. Subject:** SC Vocational Rehabilitation Department Lease- 301 N. Main Street in Greenville

**3. Summary Background Information:**

The SC Vocational Rehabilitation Department (Vocational Rehabilitation) requests approval to lease 30,538 rentable square feet on the fourth floor of the Landmark Building located at 301 North Main Street in Greenville from Tower on Main, LLC (Landlord) for their Disability Determination Services regional office. Vocational Rehabilitation has been in this location since November 1, 1998 and wishes to continue leasing the current space with a reduction of 5,133 square feet. This space accommodates all the needs of Vocational Rehabilitation, meets all Social Security Administration's case processing requirements, and meets the state space standards with a density of approximately 167 SF/person. Minor renovations are required with the reduction of space and will be funded by the Landlord. Vocational Rehabilitation's current lease at the location expires December 31, 2018.

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

The lease term will be seven (7) years commencing January 1, 2019. Rent will be \$18.57 per square foot for the first year of the lease, with three (3) percent annual escalations thereafter as shown on the chart below:

Year	Rate/SF	Annual Rent
1	\$18.57	\$567,090.72
2	\$19.13	\$584,191.92
3	\$19.70	\$601,598.64
4	\$20.29	\$619,616.04
5	\$20.90	\$638,244.24
6	\$21.53	\$657,483.12
7	\$22.17	\$677,027.52
<b>Total</b>		<b>\$4,345,252.20</b>

The rent includes all operating costs, as well as 98 parking spaces for staff and visitors. Lease payments will be made from federal funds, and there are adequate funds for the lease according

to the Budget Approval Form and multi-year plan submitted by the Agency, as well as the attached approval letter from the Social Security Administration.

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

Location	Rate/SF
55 Beattie Place	\$26.00
352 Halton Road	\$23.00
200 Verdae Boulevard	\$20.00

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

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**4. What is JBRC asked to do?** Approve the proposed lease for the SC Vocational Rehabilitation Department at 301 N. Main Street in Greenville.

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**5. What is recommendation of the Department of Administration?** Approve the proposed lease for the SC Vocational Rehabilitation Department at 301 N. Main Street in Greenville.

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**6. List of Supporting Documents:**

- SC Code of Laws Section 1-11-55 and 1-11-56
- SC Vocational Rehabilitation Department Letter Dated October 26, 2018
- Social Security Administration Letter Dated October 29, 2018

**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) .



October 26, 2018

Ms. Ashlie Lancaster  
Director  
SC Department of Administration  
Division of Facilities Management and Property Services  
1200 Senate Street, Suite 460  
Columbia, SC 29201

RE: Lease CL002564

Dear Ms. Lancaster:

The Disability Determination Services (DDS) of the South Carolina Vocational Rehabilitation Department is federally funded exclusively by The Social Security Administration. Our agency processes approximately 80,000 disability claims each year, serving constituents through offices in Charleston, Columbia, and Greenville. This includes approximately 2,000 S.C. Retirement Systems claims, 11,500 DHHS Medicaid Disability claims and 50 Homestead claims. The DDS Greenville Regional Office lease expires December 31, 2018 and negotiations by the Department of Administration have been undertaken to renew the lease at the current location at a slightly higher cost per square foot.

We respectfully request your continued assistance in obtaining JBRC and SFAA Board approval of this lease.

Sincerely,



Eric S. Moore  
Director of Administration

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Felicia W. Johnson, Interim Commissioner

The South Carolina Vocational Rehabilitation Department prepares and assists  
eligible South Carolinians with disabilities to achieve and maintain competitive employment

State Office • 1410 Boston Avenue • P.O. Box 15 • West Columbia, South Carolina 29170-0015 • scvrd.net  
803-896-6500 (Office) • 803-896-6553 (TTY) • 800-832-7526 (Toll free) • 803-896-6558 (Fax) • info@scvrd.net



## SOCIAL SECURITY

October 29, 2018


Ms. Shirley Jarrett  
Director  
Disability Determination Division  
Vocational Rehabilitation Department  
1244 Boston Avenue  
West Columbia, South Carolina 29171

Dear Ms. Jarrett,

This letter is officially notifying you that you have approval for renewing the lease for the Greenville DDS office located at the Tower on Maine Building, 301 North Main St. Greenville, SC 29601. The details outlined in the letter dated October 25, 2018 submitted by Ken Norris identifies cost savings and benefits for the staff and the public.

Your FY19 Annual Plan takes into consideration costs, as this is a \$30,000 reduction from the previous year's lease due to the reduction in the footprint. Thank you for your patience and feel free to contact me with any questions you may have

Sincerely,

  
Joann H. Strange  
Disability Program Administrator  
Atlanta Regional Office

Cc: Mr. Kenneth Norris  
Ms. Kalisha Grant





October 25, 2018

Ms. Joanne Strange, Disability Program Administrator  
 Social Security Administration Regional Office  
 61 Forsyth Street, SW  
 Suite 22T64  
 Atlanta, Georgia 30303

Dear Ms. Strange,

The current lease for the SC DDS Greenville Regional Office will expire on December 31, 2018. The DDS relocated into this space in January 1998. At that time, considerable improvements were made to accommodate SSA's cabling and work environment. Since then, upgrades and repairs have been made to accommodate SSA's security and computer standards. The following is an estimate of the original and more recent improvements:

1998	Electrical upgrades (dedicated outlets)	\$ 113,000.00
1998	Cabling	\$ 56,429.00
1998	LAN HVAC	\$ 2,995.00
1998	Transformer upgrade	\$ 1,500.00
Jan' 2005	LAN HVAC upgraded	\$ 11,500.00
Oct' 2007	Security locks were replaced and installed	\$ 682.00
Oct' 2011	A ramp and handrails installed	\$ 5,000.00
Aug' 2011	LAN heat sensors installed	\$ 250.00
*Jan' 2011	Cat-6 cabling upgrade*	\$ 38,348.00
Jan' 2011	Workspace environment renovated*	\$ 29,500.00
Nov' 2017	VoIP cabling installation	<u>\$ 31,047.00</u>
		\$ 290,251.00

\*Due to extensive hiring, facilitated by an increase in SSA disability applications, the office workspace, which was already in an open-landscape design, was renovated to accommodate additional staff and a redesigned workflow. The opportunity was also taken to upgrade the current computer cabling to category-6.

Currently, this office space is located in a safe, well-lighted, highly commercial section of the city, which easily accommodates claimants and is a centralized commute for the staff. The building has 24/7 security and building maintenance service. Most of the space on the 4th floor is occupied by the DDS, which makes it an uncomplicated location for claimants arriving for disability hearings and the hearing room is located outside of the primary DDS office facility.

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Felicia W. Johnson, Commissioner, SC Vocational Rehabilitation Department • Shirley Jarrett, DDS Director  
 Providing quality disability determination services to South Carolinians in a responsive, timely and cost effective manner  
 State Office • PO Box 80 • West Columbia, South Carolina 29171 • [dls.scvrd.net](http://dls.scvrd.net)  
 803-898-8400 (Office) • 800-888-6355 (Toll free) • 800-898-1545 (Fax)

The South Carolina DDS is a decentralized agency. In order to centralize the agency, significant changes would have to occur at a considerable cost. Since our budgeted workload cannot be further decreased, the current staff would have to be relocated from Charleston and Greenville or laid-off with additional staff hired. New or additional space would also have to be obtained in the Columbia area to accommodate almost two hundred additional employees. This action may also have political repercussions by alienating the SC constituents in the Greenville (Upstate) and Charleston (Low Country) areas. Relocation has been estimated to cost in excess of \$650,000, not including the cost of up fitting and leasing new property and the inordinate consumption of time and resources in relocating or hiring new staff. Consequently, it remains cost efficient and appropriate for the SC DDS to continue to operate as a decentralized agency. Also, relocation to another Greenville site would be at considerable cost, loss of productivity and highly counter-productive since this facility has met our needs for several years (DI 39527.010).

Currently, the Greenville Regional Office occupies 35,671 sq. ft. This was following an expansion project in 2010 which added 5,133 sq. ft. to the original footprint. Due to the heavy weight of attrition and a lack of hiring authority, the office will relinquish this additional space in the new lease, returning to its original footprint of 30,538 sq. ft.

Generally, the proposed is an all-inclusive lease, which includes all building operating costs. The basic rent includes, but is not limited to water, sewer, lighting, heating, ventilating, air conditioning, electricity, janitorial service, grounds maintenance and any other services necessary to maintaining and operating the facility. Additionally, 98 parking spaces are included for staff and claimants. The lease agreement has the standard cancellation clause for the lack of appropriations required by the State of South Carolina. Estimated costs over the 7-year term are as follows. \*Figures are rounded:

Year	Period	Annual Rent	Monthly Rent	Rent/Sq. Ft.	% Increase
1	01-01-2019 to 12-31-2019	\$567,090.72	\$47,257.56	\$18.57	
2	01-01-2020 to 12-31-2020	\$584,191.92	\$48,682.66	\$19.13	3%
3	01-01-2021 to 12-31-2021	\$601,598.64	\$50,133.22	\$19.70	3%
4	01-01-2022 to 12-31-2022	\$619,616.04	\$51,634.67	\$20.29	3%
5	01-01-2023 to 12-31-2023	\$638,244.24	\$53,187.02	\$20.90	3%
6	01-01-2024 to 12-31-2024	\$657,483.12	\$54,790.26	\$21.53	3%
7	01-01-2025 to 12-31-2025	\$677,027.52	\$56,418.96	\$22.17	3%

Subsequent to a request for bids submitted by SC Department of Real Property Services, the only respondent, other than our current landlord, proposed a rate of \$28.00 per sq. ft. with a 3.9% annual escalation rate.

The final lease approval process is being conducted through our parent agency and the SC Office of Real Property Services. This includes having the final lease provisions approved by the SC Joint Bond Review Committee (JBRC) and the SC State Fiscal Accountability Authority

*J. Strange, Page 3*

(SFAA). However, we need SSA authorization to proceed with the proposed lease in writing by November 9, 2018. If the authorization letter is not received timely, it may result in as much as a 6-month delay in the State approval process. The State and Federal Space Allocation forms are enclosed for your review. Please let me know if you need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Jarrett". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Shirley Jarrett, Director

SWJ/kra  
Enclosures

cc: Budget File

**AGENCY:** Department of Administration, Executive Budget Office

**PROJECT/SUBJECT:** Permanent Improvement Project and Related Financing  
Clemson University, Soccer Operations Complex Construction

Clemson University requests Phase II review to establish the construction budget for an approximately 13,000 square foot Soccer Operations Complex to house the functions of the men's and women's NCAA soccer programs. The project will be funded with athletic gifts and donations and Athletic Facilities Revenue Bonds.

Permanent Improvement Project. The project was established for Phase I in June 2018. The complex will be located adjacent to the recently constructed soccer practice fields and will include locker rooms, team common areas, coaches' offices, meeting rooms and storage rooms for each team, shared spaces including a lobby/event area, video analysis rooms, sports medicine areas, an outdoor plaza, and parking. The project will address inefficiencies incidental to the program's current non-contiguous locations and promote the university's compliance with Title IX by providing comparable facilities for men's and women's sports.

The facility will be used by 64 student athletes, 8 coaches, 8 student training staff and managers, and 2 sports medicine staff.

The new facility will be constructed to meet Two Green Globes Certification standards with a 30-year operational savings estimate of \$388,540, and a 30-year net payback of \$277,573 (net of administrative and equipment costs). Annual operating costs are estimated to increase by \$84,500 to \$89,646, and will be absorbed within existing budget and funded by athletic operating funds.

This request will add \$7,840,000 to the project, bringing the total budget to \$8,000,000, funded by \$4,000,000 in athletic gifts and donations, and \$4,000,000 in proceeds from the issuance of not exceeding \$4,250,000 Athletic Facilities Revenue Bonds.

Clemson anticipates execution of the construction contract in June 2019, and completion of construction in June 2020.

Athletic Facilities Revenue Bonds. Clemson proposes funding a portion of construction of the permanent improvement project with Athletic Facilities Revenue Bonds in an amount not exceeding \$4,250,000, including expenses associated with issuance of the bonds.

Title 59, Chapter 119 of the South Carolina Code of Laws authorizes Clemson University to issue Athletic Facilities Revenue Bonds for athletic facilities provided the debt is secured by a pledge of revenues derived from the operation of the Athletic Department, proceeds of admissions fees, and special student fees. Clemson does not impose, nor does it contemplate imposing, any special student fee. State law limits Clemson's total outstanding Athletic Facilities Revenue Bonds to \$200 million. Clemson has currently outstanding athletic revenue

indebtedness of \$137.9 million, which will increase to \$150.9 million following issuance of the proposed and other previously authorized but unissued debt.

The term of the proposed bonds will be 30 years, and debt service will be funded by net revenues of the Athletic Department and gross receipts from admissions fees. Pledged revenues totaled \$21,539,947 for the fiscal year ended June 30, 2018. Exhibit A included in the supporting documentation reflects the debt service requirements for all of Clemson's existing and proposed Athletic Facilities Revenue Bonds, with maximum composite debt service projected at \$10,673,321. Exhibit B included in the supporting documentation reflects that, holding FY 2016-17 revenues constant throughout the term, debt service coverage following issuance of the bonds is projected to range from 2.02 to 2.61 times annual debt service through June 30, 2045, with coverage increasing significantly in the final 4 years of the term.

Supporting documentation indicates that if pledged revenues are insufficient to meet debt service requirements, the Athletic Department could request additional support from IPTAY.

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

#### **COMMITTEE ACTION:**

- 1) Review and make recommendation regarding Clemson University's request for Phase II, Full Design and Construction of a soccer operations complex funded with \$4,000,000 in athletic gifts and donations and proceeds from the issuance of not exceeding \$4,250,000 in Athletic Facilities Revenue Bonds.
- 2) Pursuant to Section 59-119-940 of the South Carolina Code of Laws, review and make recommendation related to Clemson University's request for issuance of Athletic Facilities Revenue Bonds in an amount not to exceed \$4,250,000.

#### **ATTACHMENTS:**

- 1) Article 9 of Chapter 119, Title 59 of the South Carolina Code of Laws
- 2) Department of Administration Agenda Item Worksheet
- 3) A-1, A-49, Questionnaire, Project Budget, Green Globes Project Sustainability Cost Benefit Analysis
- 4) Letter from Pope Flynn, LLC, dated October 30, 2018 (including Bond Information Report and Exhibits A and B)

#### **AVAILABLE ON REQUEST:**

- 1) Bond Resolution adopted by Clemson Board of Trustees on April 16, 1999, providing for issuance of Athletic Facilities Revenue Bonds
- 2) Resolution adopted by Clemson Board of Trustees on April 20, 2018, authorizing issuance of not to exceed \$4,250,000 Athletic Facilities Revenue Bonds

**South Carolina Code of Laws**  
Title 59 - Education

Chapter 119  
Clemson University

Article 9  
Athletic Facilities Revenue Bonds

**SECTION 59-119-910.** Legislative findings and intention.

(A) The General Assembly finds that it is desirable to provide continuing and general statutory authority for Clemson University to incur debt for the purpose of, among other things, acquiring, constructing, renovating, and equipping certain athletic facilities, which debt is secured by a pledge of the revenues derived from the operation of the athletic department of Clemson University and by the proceeds of certain related admissions fees and special fees charged to students enrolled at Clemson University. Clemson University has demonstrated need for additional funds to provide for acquisition, construction, renovation, and equipping of such facilities. These facilities are needed to replace or renovate aging facilities and to provide additional facilities all to the end that the educational environment at Clemson University will be enhanced for the benefit of present and future students at Clemson University.

(B) Consideration has been given to this need and to the methods of funding it. It has been determined to be in the best interests of the people of this State to authorize Clemson University to acquire, construct, renovate, and equip additional such facilities and to incur indebtedness for these purposes which is payable from the revenues derived from the operation of these facilities and from related fees to the extent and under the conditions provided for in this article.

(C) Heretofore, pursuant to Acts 466 of 1957, 905 of 1960, 1277 of 1970, 1653 of 1972, 1303 of 1974, 760 of 1976, and 193 and 194 of 1983, the General Assembly has previously made provision for the issuance of revenue bonds of Clemson University for the purpose of financing and refinancing improvements to the football stadium on the campus of Clemson University known as Memorial Stadium. By this article, the General Assembly intends to amend and restate these acts for the purpose of broadening the scope of athletic facilities on the campus of Clemson University which may be financed or refinanced from the proceeds of bonds which are payable from revenues of the athletic department of Clemson University and related fees.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-920.** Definitions.

As used in this article:

(1) "Admissions fee" means the specially designated admissions fee or charge which may, in addition to other charges, be imposed by the trustees upon persons admitted to any event held at an athletic facility, for the purpose of providing funds to assist in the repayment of bonds.

(2) "Athletic department" means the athletic department of Clemson.

(3) "Athletic facilities" means all facilities designated by the trustees as intercollegiate athletic facilities now owned or hereafter acquired by Clemson.

(4) "Bond" or "bonds" means any note, bond, installment contract, or other evidence of indebtedness issued pursuant to this article.

(5) "Bond reserve fund" means the special fund which may be established by the trustees pursuant to this article, which must be in the custody of the State Treasurer or its corporate trust designee and which is primarily established for the purpose of providing a reserve with which to

meet the payment of the principal of and interest on bonds in the event that payments otherwise required from the debt service fund are insufficient to meet the payment of the principal and interest as and when they become due and payable.

(6) "Clemson" means Clemson University.

(7) "Debt service fund" means the fund established by this article for the payment of principal of and interest on bonds, which must be in the custody of the State Treasurer or its corporate trust designee.

(8) "Net revenues" means all revenues remaining after payment of the operating and maintenance expenses of the athletic department but before provision is made for depreciation, amortization, nonmandatory transfers, and interest expenses of the athletic department for a given fiscal year.

(9) "Prior acts" means Acts 446 of 1957, 905 of 1960, 1277 of 1970, 1653 of 1972, 1303 of 1974, 760 of 1976, and 193 and 194 of 1983.

(10) "Revenues" means all revenues or other income, including investment income, received by the athletic department from the operation of the athletic department and the athletic facilities, and all gifts, bequests, contributions, and donations received by the trustees or Clemson from any persons, including from any athletic booster organization, for use in connection with the operations of the athletic department, plus any other unrestricted revenues of the athletic department not otherwise pledged that may be made applicable by the trustees to the payment of the principal and interest of the bonds, including such revenues which may fall into the category of nonmandatory transfers as such term is used in generally accepted accounting principles, but excluding:

(i) gifts, bequests, contributions, and donations restricted to a particular purpose inconsistent with their use for the payment of the principal, premium, or interest on any obligations of the trustees or Clemson;

(ii) the proceeds of any borrowings;

(iii) state appropriations of any sort; and

(iv) revenues, income, receipts, and money received by the trustees or Clemson for purposes other than those related to the athletic department.

(11) "Special student fee" means the fee authorized by this article to be established by the trustees and which may be imposed upon persons in attendance at any academic session of Clemson in order to provide funds to assist in the repayment of bonds.

(12) "Authority" means the State Fiscal Accountability Authority.

(13) "Trustees" means the board of trustees of Clemson or any successor body.

**HISTORY:** 1997 Act No. 144, Section 1.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

**SECTION 59-119-930.** Authorization for additional, improvement of existing athletic facilities; bond proceeds; bond refunds; bond reserve funds; interest; issuance costs.

The trustees are authorized to acquire, construct, and equip additional athletic facilities and to improve, renovate, and equip existing athletic facilities to the extent they shall determine to be necessary, and the proceeds of bonds authorized by this article are made available for that purpose. The trustees also are authorized to refund bonds that may from time to time be outstanding pursuant to this article by exchange or otherwise. A portion of the proceeds of bonds issued for any of the above purposes also may be used to fund, establish, or replenish any bond reserve fund, to pay

interest on the bonds as provided in Section 59-119-1040(1), or to pay costs of issuance of the bonds or of any credit enhancement for the bonds as may be deemed necessary by the trustees.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-940.** Borrowings; limitations on bonds.

Upon receiving the approval of the State Fiscal Accountability Authority or the Department of Administration, as appropriate, and upon review by the Joint Bond Review Committee, the trustees may from time to time borrow such sums as necessary to accomplish the purpose of this article and to evidence such borrowings by bonds issued pursuant to this article in the aggregate principal amount as they determine, except that other provisions of this article to the contrary notwithstanding, there must not be outstanding at any time bonds issued pursuant to this article in the aggregate principal amount as they determine, except that other provisions of this article to the contrary notwithstanding, there must not be outstanding at any time bonds issued pursuant to this article in excess of two hundred million dollars.

HISTORY: 1997 Act No. 144, Section 1; 2004 Act No. 198, Section 1, eff April 26, 2004; 2007 Act No. 17, Section 1, eff May 8, 2007.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

Effect of Amendment

The 2004 amendment substituted "in the aggregate" for "in such aggregate" in two places and substituted "sixty million dollars" for "forty million dollars".

The 2007 amendment substituted "two hundred" for "sixty" million dollars.

**SECTION 59-119-950.** Bonds payable from revenues, fee proceeds; additional pledges; abandonment of use, disposal of facilities.

Bonds issued pursuant to this article are payable from the revenues or the net revenues as designated by the trustees, as well as from proceeds of the admission fee and the special student fee. Bonds issued pursuant to this article may be further secured by such additional pledges of other revenues or fees of Clemson as Clemson may be authorized to grant pursuant to other laws of this State. The trustees may abandon the use of any portion of the athletic facilities or sell or dispose of any portion of the athletic facilities upon the receipt of a written recommendation by the chief financial officer of Clemson to the effect that such action does not adversely affect the ability of Clemson to discharge its obligations to the holders of bonds issued pursuant to this article and upon such further conditions as prescribed in the resolution of the trustees providing for the issuance of bonds.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-960.** Pledge of state faith and credit prohibited; statement; personal liability.

The faith and credit of the State must not be pledged for the payment of the principal and interest of such bonds, and there must be on the face of each bond a statement plainly worded to that effect. Neither the trustees nor any other person signing the bonds is personally liable therefor.

HISTORY: 1997 Act No. 144, Section 1.



**SECTION 59-119-970.** Resolutions for issuance of bonds; maturation; interest rates; redemption; manner of call for redemption, notice.

In order to avail themselves of the authorizations set forth in this article, the trustees shall from time to time adopt resolutions providing for the issuance of bonds of Clemson, within the limitations herein mentioned, which resolutions shall prescribe the tenor, terms, and conditions of such bonds. Such bonds must be issued as serial or term bonds, maturing in equal or unequal amounts, at such times and on such occasions as the trustees determine. The last maturing bonds of any issue must be expressed to mature not later than fifty years from their date, and the first maturing bonds of any issue, issued pursuant to this article, shall fall due within five years from their date. The bonds shall bear such rates of interest, payable on such occasion, as the trustees shall prescribe, and the bonds must be in such denominations, must be payable in such medium of payment, and at such place as such resolutions prescribe. All bonds may be issued with a provision permitting their redemption on any interest payment date prior to their respective maturities. Bonds made subject to redemption prior to their stated maturities may contain a provision requiring the payment of a premium for the privilege of exercising the right of redemption, in such amount or amounts as the trustees shall prescribe in the resolutions authorizing their issuance. All bonds that are subject to redemption shall contain a statement to that effect on the face of each bond. The resolutions authorizing their issuance shall contain provisions specifying the manner of call for redemption and the notice of such call that must be given.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-980.** Tax exempt status.

The bonds authorized by this act and all interest to become due thereon have the tax exempt status prescribed by Section 12-2-50.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-990.** Investments.

It is lawful for all executors, administrators, guardians, and fiduciaries, all sinking fund commissions, the Public Employee Benefit Authority and the State Fiscal Accountability Authority, as cotrustees of the South Carolina Retirement System, and all other governmental entities within the State to invest any monies in their hands in such bonds.

HISTORY: 1997 Act No. 144, Section 1.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

**SECTION 59-119-1000.** Execution of bonds and coupons; authentication; bonds registerable as to principal and interest; changes.

The bonds and the coupons, if any, attached to such bonds, must be executed manually or by facsimile in the name of Clemson in such manner and by such persons as the trustees shall from time to time determine, and the seal of Clemson must be affixed to, or impressed, or reproduced on each bond. Any coupons attached to such bonds must be authenticated by the facsimile signature of one or more of the persons signing the bonds. Such bonds may, in the discretion of

the trustees, be registerable as to principal and interest on books kept therefor by or on behalf of Clemson, including by a corporate registrar. The delivery of the bonds so executed are valid notwithstanding changes in officers or in the seal occurring after such execution. Notwithstanding the foregoing, the bonds may, in the discretion of the trustees, be issued as fully registered, noncertificated, book-entry securities.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-1010.** Disposal of bonds; public sale, advertisement; discount or premium.

The bonds may be disposed of in such manner as the trustees shall determine, except that no privately negotiated sale without public advertisement may be made without the prior approval of the State Fiscal Accountability Authority. If the trustees shall elect to sell the bonds at public sale, at least one advertisement thereof shall appear in a newspaper of general circulation in the State not less than seven days prior to the occasion fixed for the opening of bids. The bonds may be sold at such discount or for such premium as may be determined by the trustees or their designee as being in the best interest of Clemson.

HISTORY: 1997 Act No. 144, Section 1.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

**SECTION 59-119-1020.** Bond proceeds; special funds; withdrawals; temporary investments.

The proceeds of all bonds must be delivered to the State Treasurer or its corporate trust designee and retained in a special fund or funds and applied solely to the purposes for which such bonds have been issued. Withdrawals from the fund must be made on the order or requisition of the university and must be in such form as the State Treasurer shall prescribe. The State Treasurer may make temporary investments of funds derived from the proceeds of bonds in the manner prescribed by law.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-1030.** Provisions for adequate payment of principal and interest; admissions, special student fees; debt service requirements; debt service fund.

To the end that provisions be made for the adequate payment of the principal of and interest on the bonds:

(1)(a) The trustees shall maintain in full force and effect any necessary admission fees or special student fee on a basis and in such amounts as will be sufficient, after taking into account net revenues and any other funds pledged to the payment of the bonds as provided under Section 59-119-1040(4), to provide for the payment of the principal of and interest on the bonds as the same mature and to provide the required reserve therefor in any bond reserve fund. It is the duty of Clemson to calculate the debt service requirements of the bonds not less frequently than annually and, if required at such time, appropriate revisions of any admission fees or special student fee must be made by the trustees if such revisions are required, after taking into account net revenues for the year, to make adequate provisions for the payment of the principal of and interest on the bonds and the maintenance of any required reserve in a bond reserve fund.

(b) The admissions fees and the special student fee, if any, shall bear such nomenclature as the trustees shall prescribe. The special student fee may, in the discretion of the trustees, be included as a part of any other fee. The trustees shall account for the receipt from any admissions fees and special student fee to the State Treasurer, for deposit by the State Treasurer in the debt service fund.

(c) Notwithstanding any other provisions of this article, until the earlier to occur of (i) May 1, 2000 or (ii) the earlier retirement or defeasance of the \$6,935,000 original principal amount Clemson University Stadium Refunding Revenue Bonds, Series 1992, any requirement under the Prior Acts for the trustees to impose an admissions fee or a special student fee shall remain in full force and effect.

(2) The trustees shall cause to be established with the State Treasurer or its corporate trust designee on or before the occasion of the delivery of any bonds pursuant to this article, a debt service fund into which must be deposited annually sufficient funds as provided in this article to meet the payment of principal of and interest on the bonds for such year.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-1040.** Provisions for adequate security of principal and interest payment.

To the end that the payment of the principal of and interest on the bonds authorized hereby are adequately secured, the trustees are empowered in their discretion:

(1) To issue bonds in such amount, within the limitations herein provided for, as the trustees consider necessary, it is lawful for the trustees to use a portion of the principal proceeds derived from any sale of bonds, except bonds issued to effect refunding of outstanding bonds, to meet the payment of interest on such bonds for a period equal to the period of construction or renovation of the athletic facilities to be financed with the proceeds of such bonds, plus a period not exceeding six months, it being recognized by the General Assembly, that until the athletic facilities to be constructed or renovated with the proceeds of the bonds are completed, an undue burden may be imposed upon then existing revenues or other sources of payment of the bonds.

(2) To impose admission fees and a special student fee upon such basis and in such amounts as the trustees shall determine.

(3) To pledge the revenues or the net revenues as designated by the trustees, and the proceeds of any admissions fees and special student fee, as security for the payment of such bonds, whether then or thereafter to be existing. However, any surplus of such revenues or net revenues available after the payment of costs of operation and maintenance of the athletic department and of athletic facilities and of debt service on such bonds, and the establishment of any debt service reserve obligation in a bond reserve fund under the proceedings providing for the issuance of such bonds, may be placed in a contingency and improvement fund for athletic facilities in order to restore depreciated or obsolete athletic facilities, to make improvements to such athletic facilities, to defray the cost of unforeseen contingencies with regard to such athletic facilities, to prevent defaults under such bonds or to redeem any of such bonds, or may be reflected in the opening balance of the operating fund of the department for the next succeeding fiscal year and used for any purpose approved by the trustees.

(4) To further secure the bonds with a pledge of any additional revenues or fees of Clemson as may be authorized under other laws of the State.

(5) To specify and limit the athletic facilities which may be made use of free of charge.

(6) To covenant to establish and maintain such system of rules as will ensure the continuous and effective use of the athletic facilities.

(7) To covenant that an adequate schedule of rates and charges for attendance at events held at any athletic facilities will be maintained, and that net athletic revenues plus any proceeds of the admissions fees and the special student fee will be sufficient, to:

(a) Pay the cost of operating and maintaining the athletic department and the athletic facilities, including the cost of fire, extended coverage and use, and occupancy insurance;

(b) Pay the principal and interest of the bonds as they respectively become due;

(c) Provide any necessary debt service coverage ratios;

(d) Create and maintain any bond reserve fund established to meet the payment of principal and interest of any of the bonds; and

(e) Create and at all times maintain an adequate reserve for contingencies and for major repairs and replacement of athletic facilities.

(8) To covenant against the mortgaging or disposing of the athletic facilities and against permitting or suffering any lien to be created thereon, equal or superior to any lien created thereon for the benefit of the holders of such bonds. However, the trustees are empowered to sell or dispose of athletic facilities as provided in Section 59-119-950, and to reserve the right, under such terms as they shall prescribe, to issue additional bonds on a parity with, or subordinate to, the bonds authorized by this article.

(9) To covenant as to the use of the proceeds derived from the sale of any bonds issued pursuant to this article.

(10) To provide for the terms, form, registration, exchange, execution, and authentication of bonds, and for the replacement of lost, destroyed, or mutilated bonds.

(11) To make covenants with respect to the operation of the athletic department and the athletic facilities.

(12) To covenant that all revenues or net revenues pledged for the payment of the bonds must be duly segregated into special funds and that such funds will be used solely for the purposes for which they are intended and for no other purpose.

(13) To covenant for the mandatory redemption of bonds on such terms and conditions as the resolutions authorizing such bonds shall prescribe.

(14) To provide for early defeasance of bonds through the establishment of special escrow accounts maintained by a corporate trustee, which may be the State Treasurer, of cash, or United States Government obligations, or obligations of agencies thereof, which escrows may be funded with proceeds of bonds issued hereunder or revenues or net revenues or other funds available to Clemson.

(15) To prescribe the procedure, if any, by which the terms of the contract with the bondholders may be amended, the number of bonds whose holders must consent thereto, and the manner in which consent shall be given.

(16) To covenant as to the maintenance of the athletic facilities, the insurance to be carried thereon, and the use and disposition of proceeds from any insurance policy.

(17) To prescribe the events of default and the terms and conditions upon which all or any bonds become or may be declared due before maturity, and the terms and conditions upon which such declaration and its consequences may be waived.

(18) To impose a statutory lien upon any athletic facilities as security for the payment of the bonds. The lien shall extend to such athletic facilities, to their appurtenances and extensions, to their additions, improvements, and enlargements to the extent specified in the resolutions and shall inure to the benefit of the holders of the bonds secured thereby. These athletic facilities shall remain subject to such statutory lien until the payment in full of the principal and interest of the bonds. Any holder of any of the bonds, or any of the coupons representing interest thereon, may, either at law or in equity, by suit, action, mandamus, or other proceedings, protect and enforce the statutory lien, and may, by suit, action, mandamus, or other proceedings enforce and compel

performance of all duties of the trustees, including the fixing of sufficient rates, the proper segregation of the revenues, and the proper application thereof. However, the statutory lien must not be construed to give any such bond or coupon holder authority to compel the sale of any of the athletic facilities or any part thereof.

(19) To covenant that if there be any default in the payment of the principal of or interest upon any of the bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the athletic department, with power to fix rates and charges for athletic facilities and other activities of the athletic department, and to apply the income and revenues of the athletic department to the payment of such bonds and the interest thereon.

(20) To establish on or before the occasion of the delivery of any bonds issued pursuant to this article a bond reserve fund and to cause the same to be maintained by the State Treasurer or its corporate trustee designee, and to that end, the trustees are empowered to utilize any monies available for the funding of any such bond reserve fund, including revenues or net revenues previously accumulated prior to the issuance of bonds or available proceeds of the admissions fee or the special student fee. In the discretion of the trustees, in lieu of cash, such a bond reserve fund may be funded with a surety bond, insurance policy, letter of credit, line of credit, or similar guarantee. At the discretion of the trustees, Clemson may purchase an insurance policy ensuring payment of both principal and interest on any issuance of bonds hereunder.

(21) With the consent of the State Treasurer, to appoint a corporate trustee and a paying agent for the bondholders, either of whom may be the State Treasurer, and to prescribe the manner in which revenues or net revenues, as well as proceeds of admissions fees and special student fees shall be utilized and disposed of. Any such corporate trustee shall serve in a fiduciary capacity as trustee for the bondholders under the resolutions of the trustees authorizing the issuance of bonds.

HISTORY: 1997 Act No. 144, Section 1.

**SECTION 59-119-1050.** Effectiveness of authorizations.

The authorizations granted by this act shall remain of full force and effect until they shall be rescinded by subsequent enactment, and no time limit is set for the issuance of bonds pursuant to this article.

HISTORY: 1997 Act No. 144, Section 1.

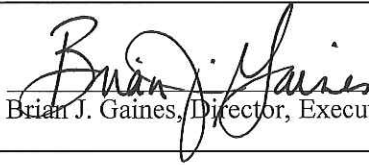
**JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

Meeting Scheduled for: **December 4, 2018**

**Regular Agenda**

**1. Submitted By:**

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

  
 Brian J. Gaines, Director, Executive Budget Office

**2. Subject:** Clemson University Soccer Operations Complex Construction (H12-9941)

**CHE Recommended Approval:** 11/1/18

<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 After</u> <u>Current</u> <u>Adjustment</u>
Revenue Bonds	-	-	-	4,000,000	4,000,000
Other, Athletic Gifts and Donations	160,000	-	160,000	3,840,000	4,000,000
All Sources	<u>160,000</u>	=	<u>160,000</u>	<u>7,840,000</u>	<u>8,000,000</u>

**3. Summary Background Information:**

To establish the construction budget to construct an approximately 13,000 square foot Soccer Operations Complex to house the day-to-day functions of the men's and women's NCAA soccer programs at Clemson. This project was included in Clemson University's FY17 CPIP with the priority 2 of 2 in FY19, estimated at \$8,000,000 and the FY18 CPIP with the priority 6 of 6 in FY19, estimated at \$8,000,000. This project was established in June 2018 for Phase I, which is now complete. The facility will be certified to Two Green Globes Certification standards with a projected energy savings of \$277,573 over a 30-year period. The facility will include locker rooms, team commons areas, coaches' offices, meeting rooms and storage areas for each team and shared spaces including the lobby/event area, video analysis rooms, sports medicine areas, outdoor plaza and parking. Currently, soccer operations are located in non-contiguous locations. Coaches' offices, locker rooms and training spaces are located on different floors of the Jervey Athletic Center and are separated from the locations of the practice soccer fields and Riggs Field, used for competition. The co-location of all player and coach operations is imperative to gain training efficiencies and foster the positive program culture and dynamics needed for continued growth of the men's and women's soccer programs. The new soccer complex will be used by approximately 64 student athletes, 8 student training staff and managers, 8 coaches, and 2 sports medicine staff. Per the university, the efficiencies found within a planned operations facility is the best way to attract and develop student athletes needed to compete on a national level. With the recent construction of soccer practice fields, it is most advantageous to locate the new complex adjacent to this site. The agency estimates that the completed project will cost approximately \$8,000,000 and will be funded with Athletic Facilities Revenue Bonds and Athletic Gifts and Donations with additional annual operating costs of \$84,500 in year 1, \$87,035 in year 2, and \$89,646 in year 3. The agency anticipates execution of the construction contract in June 2019 and completion of construction in June 2020.

**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 Executive Budget Office has determined that the item is complete and ready for JBRC review.

**6. List of Supporting Documents:**

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

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

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(For Department Use Only)
3-2019(A)
SUMMARY NUMBER
FORM NUMBER

**PERMANENT IMPROVEMENT PROJECT REQUEST**

1. AGENCY

Code H12 Name Clemson University  
 Contact Person John McEntire Phone 864-656-1238

2. PROJECT

Project # 9941 Name Soccer Operations Complex Construction  
 Facility # \_\_\_\_\_ Facility Name Soccer Operations Complex

County Code	39
New/Revised Budget	\$8,000,000.00

Project Type	Construct Additional Facility
Facility Type	Athletic

3. CPIP PROJECT APPROVAL FOR CURRENT FISCA

CCIP priority number 6 of 6 for FY 2019.

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

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

5. PROJECT DESCRIPTION AND JUSTIFICATION

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

This request is to establish the Phase II construction budget to construct an approximately 13,000 square foot Soccer Operations Complex to house the day-to-day functions of the men's and women's NCAA soccer programs at Clemson. The facility will include locker rooms, team commons areas, coaches' offices, meeting rooms and storage areas for each team and shared spaces including the lobby/event area, video analysis rooms, sports medicine areas, outdoor plaza and parking.

Currently, soccer operations are located in non-contiguous locations. Coaches' offices, locker rooms and training spaces are located on different floors of the Jervy Athletic Center and are separated from the locations of the practice soccer fields and Riggs Field, used for competition. The co-location of all player and coach operations is imperative to gain training efficiencies and foster the positive program culture and dynamics needed for continued growth of the men's and women's soccer programs. The efficiencies found within a planned operations facility is the best way to attract and develop student athletes needed to compete on a national level. With the recent construction of soccer practice fields, it is most advantageous to locate the new complex adjacent to this site.

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: Jun-18 Estimated Completion Date: December 2021  
 Estimated expenditures: Thru current FY: \$ 500,000.00 After current FY: \$ 7,500,000.00



8. ESTIMATES OF NEW/REVISED PROJECT COSTS

<b>PROJECT #</b>	9941
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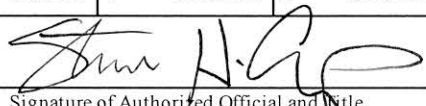
- |  |  |
|--|--|
| 1. _____ Land Purchase ---->                                       | Land: _____ Acres                            |
| 2. _____ Building Purchase ---->                                   | Floor Space: _____ Gross Square Feet         |
| 3. <u>\$800,000.00</u> Professional Services Fees                  |  |
| 4. _____ Equipment and/or Materials ---->                          | Information Technology \$ _____              |
| 5. _____ Site Development  |  |
| 6. <u>\$5,280,000.00</u> New Construction ---->                    | Floor Space: <u>13,000</u> Gross Square Feet |
| 7. _____ Renovations - Building Interior -->                       | Floor Space: _____ Gross Square Feet         |
| 8. _____ Renovations - Utilities                                   |  |
| 9. _____ Roofing - _____ Roof Age                                  |  |
| 10. _____ Renovations - Building Exterior                          |  |
| 11. _____ Other Permanent Improvements                             |  |
| 12. _____ Landscaping  |  |
| 13. _____ Builders Risk Insurance                                  |  |
| 14. <u>\$960,000.00</u> Other Capital Outlay                       |  |
| 15. _____ Labor Costs  |  |
| 16. _____ Bond Issue Costs   |  |
| 17. <u>\$256,000.00</u> Other: Project Mgmt, Inspections, IT, etc. |  |
| 18. <u>\$704,000.00</u> Contingency                                |  |
| <br>   |  |
| <u>\$ 8,000,000.00</u> TOTAL PROJECT BUDGET                        |  |

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

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) Capital Improvement Bonds, Gro __					8115		3043	3043
(1) Dept Capital Improvement Bonds Grou __					8115		3143	3143
(2) Institution Bonds								3235
(3) Revenue Bonds		\$ 4,000,000.00	\$ 4,000,000.00		8212	38800100		3393
(4) Excess Debt Service Type								3497
(5) Capital Reserve Fund					8895		3603	3603
(6) Appropriated State Program Source -					8895	68800100	1001	3600
(7) Federal						78800100		5787
(8) Athletic						88800100		3807
(9) Other (Specify)								
Athletic Gifts and Donations	\$ 160,000.00	\$ 3,840,000.00	\$ 4,000,000.00		7201	98800100	4907	3907
<b>TOTAL BUDGET</b>	<b>\$ 160,000.00</b>	<b>\$ 7,840,000.00</b>	<b>\$ 8,000,000.00</b>					

10 SUBMITTED BY:

  
 \_\_\_\_\_  
 Signature of Authorized Official and Title  
 Steven H. Crump, Interim Vice President and CFO

9/24/18  
 \_\_\_\_\_  
 Date

11 APPROVED BY:

(For Department Use Only)

\_\_\_\_\_  
 Authorized Signature and Title

\_\_\_\_\_  
 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.

\$8,000,000

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.

Athletic Facilities Revenue Bonds and Athletic Gifts and Donations

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.

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

Athletic Gifts and Donations are amounts received from individuals, corporations and other entities that are to be expended for their restricted purposes in support of the Athletic Department

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

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

Athletic Gifts and Donations as of 8/31/18 - \$32,400,000

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

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

N/A

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 student tuition or fee increase is required for construction of this facility. Existing tuition and fees, including the FY 18-19 increase, are sufficient to cover any costs associated with this project, although the identified funding sources are not generated from tuition and fees.

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.

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

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.

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

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

June 2019

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

June 2020

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

The men's and women's soccer teams will use the new facility to be constructed

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

The total square footage of the soccer operations complex construction is approximately 13,000 square feet and will include locker rooms, lounge and team commons areas, coaches' offices, meeting rooms and storage areas for each team and shared spaces including the lobby/event area, video analysis rooms, sports medicine area, outdoor plaza and parking

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.

N/A - New Construction

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

N/A - New Construction

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

Currently, soccer operations are located in non-contiguous locations. Coaches' offices, locker rooms and training spaces are located on different floors of the Jervey Athletic Center and are separated from the

locations of the practice soccer fields and Riggs Field, used for competition. To gain efficiencies in training and foster positive program culture and dynamics, the co-location of all player and coach operations is imperative for continued growth of the men's and women's soccer programs. The efficiencies found within a planned operations facility is the best way to attract and develop student athletes needed to compete on a national level

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 new soccer complex will be used by approximately 64 student athletes, 8 student training staff and managers, 8 coaches, and 2 sports medicine staff.

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.

N/A

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

N/A

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

N/A

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.

2017 and 2018 CPIP, Year One

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 economic impact of this project will be substantial. Approximately \$8 million in construction will mean a large number of jobs for architects, engineers, buildings, and tradesmen during the course of the project.

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


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

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 required by bond covenants, an Athletic Improvement Fund has been established and is funded with Athletic Operations funds to maintain and renovate facilities constructed with Athletic Facilities Revenue Bonds. As of 8/31/18, the Athletic Improvement Fund had an uncommitted balance of \$1,049,000

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.

N/A – see responses to questions 23 and 24





**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.

Athletics is fully self-supporting without any student fees or tuition

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.

N/A

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	\$0	\$88,338,000	\$5,407,000	\$12,345,000
2015-16	\$0	\$114,796,000	\$11,806,000	\$17,035,000
2016-17	\$0	\$153,329,000	\$48,563,000	\$16,397,000
2017-18	\$0	\$134,886,000	\$20,160,000	\$18,081,000
2018-19	\$0	\$135,897,000*	\$25,551,000*	\$15,540,000*
2019-20*	\$0	\$135,567,000*	\$18,451,000*	\$16,152,000*

\*Projection

No student tuition or fees are utilized for Athletics Permanent improvements. The table above lists the requested total activity for Athletics Revenues, of which the Athletics Improvement Fund is a subset.

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:**  
**Description:**

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				
2015-16				
2016-17				
2017-18				
2018-19				
2019-20*				

\*Projection

No other fund source may be redirected or utilized to Athletics permanent improvements. However, is an overview of the fund sources that may be utilized to support E&G and Auxiliary (excluding athletic) projects. The University's fee structure designates and utilizes Tuition, Matriculation and Other Debt Retirement & Plant improvement fees for E&G permanent improvement projects. These fees are utilized to fund permanent improvement projects through the Maintenance and Stewardship Fund and payment of debt service associated of State Institution Bonds. This fund source is also utilized to fund preventative maintenance and reinvestment in the University's facilities.

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	\$35,140,000	\$35,140,000	\$40,628,000	\$55,021,000
2015-16	\$39,504,000	\$39,504,000	\$26,633,000	\$68,452,000
2016-17	\$41,742,000	\$41,742,000	\$56,095,000	\$53,131,000
2017-18	\$48,143,000	\$48,143,000	\$50,461,000	\$52,613,000
2018-19	\$51,790,000*	\$51,790,000*	\$25,530,000*	\$37,039,000*
2019-20*	\$53,186,000**	\$53,186,000**	\$13,280,000**	\$39,014,000**

\*Projection

**Fund Source or Name:** Auxiliary Improvement Funds; Fund Source: Auxiliary Net Revenues  
**Description:** Fund established to maintain and reinvest in Auxiliary Facilities

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	\$58,653,000	\$52,201,000***	\$25,144,000	\$25,505,000
2015-16	\$62,317,000	\$55,462,000***	\$30,307,000	\$19,144,000
2016-17	\$68,185,000	\$60,684,000***	\$33,172,000	\$11,830,000
2017-18	\$70,107,000	\$62,395,000***	\$35,767,000	\$1,252,000
2018-19	\$88,289,000*	\$80,577,000***	\$30,189,000*	\$2,735,000*
2019-20*	\$88,905,000**	\$81,194,000***	\$23,752,000**	\$8,185,000**

\*Projection

\*\*2019-2020 projections based on 2018-2019 approved fee schedule

\*\*\* Represents estimated collection from student fees based on fund source. Not all auxiliary revenues generated by students is mandatory - For example, parking permits, bookstore purchases, vending purchases, upperclassmen housing, and upperclassmen dining meal plans are voluntary purchases. In FY18, approximately 1/3 of housing revenues and 40% of dining revenues were from upperclassmen.

Auxiliary Improvement Funds are funds established to maintain and reinvest in the University's auxiliary facilities. These funds are deposited from the net revenues of the University's auxiliary enterprises (Housing, Dining, Bookstore, Vending, etc) after payment of debt service associated with Auxiliary Revenue Bond debt service. The table above illustrates the historical and estimated auxiliary revenues as well as Permanent Improvement expenditures (including debt service).

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

N/A



# Clemson Soccer Operations Complex

## Budget Pricing

Total Square Footage 14,000.00 Sep-18

CSI Division	Item	Quantity	Unit	Unit Cost	Budget Cost	Cost / Total Sq. Footage	Remarks
1	General Conditions	10.00	mo	\$ 35,000.00	\$ 350,000.00	\$ 25.00	
2	Sitework	1.00	ls	\$ 150,000.00	\$ 150,000.00	\$ 10.71	
2	Sewer Connection	1.00	ls	\$ 50,000.00	\$ 50,000.00	\$ 3.57	
2	Gas Connection	1.00	ls	\$ 15,000.00	\$ 15,000.00	\$ 1.07	
2	Water Connection	1.00	ls	\$ 24,000.00	\$ 24,000.00	\$ 1.71	
2	Relocate Underground Power	1.00	ls	\$ 25,000.00	\$ 25,000.00	\$ 1.79	
2	Sidewalks, Site Retaining Walls and Turf Areas	1.00	ls	\$ 140,000.00	\$ 140,000.00	\$ 10.00	
2	Terrace Surfaces	3,500.00	sf	\$ 8.00	\$ 28,000.00	\$ 2.00	
2	Fire Pit and Seat Walls	1.00	ls	\$ 15,000.00	\$ 15,000.00	\$ 1.07	
2	Landscaping	1.00	ls	\$ 40,000.00	\$ 40,000.00	\$ 2.86	
2	Shade Trellis	1.00	ls	\$ 50,000.00	\$ 50,000.00	\$ 3.57	
2	Pervious Paving (Vehicles)	15,360.00	sf	\$ 8.00	\$ 122,880.00	\$ 8.78	
3	Concrete Foundations	14,000.00	sf	\$ 6.00	\$ 84,000.00	\$ 6.00	
3	Specialty Foundations	14,000.00	sf	\$ 13.00	\$ 182,000.00	\$ 13.00	
3	Concrete Slab	14,000.00	sf	\$ 6.00	\$ 84,000.00	\$ 6.00	
3	Masonry Stem Wall	3,200.00	sf	\$ 18.00	\$ 57,600.00	\$ 4.11	
4	Masonry	14,000.00	sf	\$ 18.00	\$ 252,000.00	\$ 18.00	
5	Light Gauge Metal Stud Framing System	14,000.00	sf	\$ 18.00	\$ 252,000.00	\$ 18.00	
5	Metal Stud Trusses	14,000.00	sf	\$ 8.00	\$ 112,000.00	\$ 8.00	
5	Metal Deck Roof System	14,000.00	sf	\$ 2.00	\$ 28,000.00	\$ 2.00	
5	Misc. Steel and Site Railings	14,000.00	sf	\$ 3.00	\$ 42,000.00	\$ 3.00	
6	Rough Carpentry	14,000.00	sf	\$ 0.50	\$ 7,000.00	\$ 0.50	
6	Casework, Vanities and Lobby Display Cases	14,000.00	sf	\$ 8.00	\$ 112,000.00	\$ 8.00	
6	Wood Lockers	1.00	ls	\$ 85,000.00	\$ 85,000.00	\$ 6.07	
7	Building Insulation	14,000.00	sf	\$ 1.75	\$ 24,500.00	\$ 1.75	
7	Fluid Applied Building Sealant	11,800.00	sf	\$ 2.50	\$ 29,500.00	\$ 2.11	
7	Caulking and Sealants	14,000.00	sf	\$ 1.00	\$ 14,000.00	\$ 1.00	
7	Membrane Roofing and Sheetmetal	2,000.00	sf	\$ 12.00	\$ 24,000.00	\$ 1.71	

7	Metal Roofing	12,000.00	sf	\$ 14.00	\$ 168,000.00	\$ 12.00
8	Frames, Doors and Hardware	31.00	ea	\$ 850.00	\$ 26,350.00	\$ 1.88
8	Metal Acoustical Panels	2,060.00	sf	\$ 28.00	\$ 57,680.00	\$ 4.12
8	Storefront Doors	6.00	ea	\$ 1,600.00	\$ 9,600.00	\$ 0.69
8	Storefront	2,640.00	ea	\$ 66.00	\$ 174,240.00	\$ 12.45
9	Drywall	14,000.00	sf	\$ 10.00	\$ 140,000.00	\$ 10.00
9	ACC. Ceiling Systems	11,000.00	sf	\$ 3.00	\$ 33,000.00	\$ 2.36
9	Carpet	8,000.00	sf	\$ 7.00	\$ 56,000.00	\$ 4.00
9	Hard Tile	6,000.00	sf	\$ 15.00	\$ 90,000.00	\$ 6.43
9	Paint	14,000.00	sf	\$ 3.50	\$ 49,000.00	\$ 3.50
10	Toilet Accessories	136.00	ea	\$ 150.00	\$ 20,400.00	\$ 1.46
10	Toilet partitions	10.00	ea	\$ 800.00	\$ 8,000.00	\$ 0.57
10	Sunshades	1.00	ls	\$ 25,000.00	\$ 25,000.00	\$ 1.79
10	Roller Shades	1.00	ls	\$ 20,000.00	\$ 20,000.00	\$ 1.43
13	Main Hall Display Walls (not graphics/installation)	1.00	ls	\$ 40,000.00	\$ 40,000.00	\$ 2.86
15	Plumbing	14,000.00	sf	\$ 15.00	\$ 210,000.00	\$ 15.00
15	HVAC w/ Web Based JC DDC System	14,000.00	sf	\$ 32.00	\$ 448,000.00	\$ 32.00
15	Fire Protection	14,000.00	sf	\$ 3.75	\$ 52,500.00	\$ 3.75
16	Electrical - Power	14,000.00	sf	\$ 14.00	\$ 196,000.00	\$ 14.00
16	Electrical - Lighting	14,000.00	sf	\$ 6.00	\$ 84,000.00	\$ 6.00
16	Electrical-Low Voltage Systems	14,000.00	sf	\$ 3.00	\$ 42,000.00	\$ 3.00
16	Electrical U/G Service	1.00	ls	\$ 50,000.00	\$ 50,000.00	\$ 3.57
16	Exterior Lighting	1.00	ls	\$ 40,000.00	\$ 40,000.00	\$ 2.86
					\$ -	\$ -
	Subtotal Cost				\$ 4,439,250.00	\$ 317.09
	5% Construction Contingency				\$ 221,962.50	\$ 15.85
	Payment & Performance Bond				\$ 44,392.50	\$ 3.17
	General Contractor Fee				\$ 282,336.30	\$ 20.17
<b>Total Budget</b>					<b>\$ 4,987,941.30</b>	<b>\$ 356.28</b>

## Project Sustainability Cost Benefit Analysis

Project: Clemson University Soccer Operations Facility  
 Date: 2018.09.12  
 Certification Level: 2 to 3 Green Globes (Pending) <sup>1</sup>  
 Building Area: 14,000 gsf  
 Prepared By: Whole Building Systems

### Administrative and Equipment Cost Summary

#### Certification Costs<sup>2</sup>

Registration Fees	\$	1,500
Green Globes NC Design Review and On-Site Assessment	\$	8,500
Assessor - Travel (Flat Fee)	\$	1,500
Plaque (16x16")	\$	1,075

#### Enhanced Design/Construction Support<sup>3</sup>

Green Globes Administration Costs (Includes: Design/construction guidance and project documentation development Athena Material Life Cycle Assessment Daylighting Calculations)	\$	32,000
Energy Modeling	\$	12,000
Full Building Commissioning (Includes: Design and Submittal Review OPR, BOD and Commissioning Plan Development Assistance Functional Testing of HVAC, BAS, Lighting Controls, Plumbing Systems Manual and Commissioning Report)	\$	28,500
Air Quality Testing	\$	3,700

#### Increased Equipment and Construction Costs<sup>4</sup>

Equipment Cost Estimate	\$	22,192
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<b>Total Cost for Certification</b>	<b>\$</b>	<b>110,967</b>
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### Operational Cost / Savings Summary

#### Baseline Annual Building Operation Costs<sup>5</sup>

	Annual Costs	30 Year Cost
Building Systems Utility Costs	\$ 31,643	\$ 949,305
Potable Water	\$ 2,562	\$ 76,867
Building Maintenance	\$ 6,160	\$ 184,800
<b>30 Year Baseline Cost</b>	<b>\$</b>	<b>1,210,972</b>

#### Certified Building Estimated Operational Costs<sup>6</sup>

	Annual Costs	30 Year Cost
Building Systems Utility Costs (25% Reduction)	\$ 23,733	\$ 711,979
Potable Water (35% Reduction)	\$ 2,314	\$ 69,411
Building Maintenance (20% Reduction)	\$ 4,928	\$ 147,840
Commissioning Energy Impact (15% Reduction) <sup>7</sup>	\$ (3,560)	\$ (106,797)
<b>30 Year Proposed Cost</b>	<b>\$</b>	<b>822,432</b>

<b>30 Year Savings Estimate</b>	<b>\$</b>	<b>388,540</b>
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## Project Sustainability Cost Benefit Analysis

Project: Clemson University Soccer Operations Facility  
 Date: 2018.09.12  
 Certification Level: 2 to 3 Green Globes (Pending) <sup>1</sup>  
 Building Area: 14,000 gsf  
 Prepared By: Whole Building Systems

### Simple Payback Analysis

30 Year Savings	\$	388,540
Total Administrative and Equipment Costs	\$	(110,967)
<b>30 Year Net Payback</b>	<b>\$</b>	<b>277,573</b>

### Notes and Data Sources

- 1 - Due to the preliminary nature of the design, final certification levels are not known at this time.
- 2 - Certifications based on a project specific quote from the GBCI good through 12/28/2018.
- 3 - Based on proposals provided by WBS to the project team.
- 4 - Initial construction costs are based on an estimate provided to WBS on 09.12.2018. Costs for systems affecting energy performance (e.g. lighting, HVAC, insulation, etc.) were then extracted from the total building cost and summed (\$443,840). Based on a study completed by Drexel University in 2014, Green Globes construction cost premiums for projects were assessed at 1.5% of total project costs. To develop conservative estimate due to the preliminary nature of this project's design, a premium of 4.5% (3x the Drexel study estimate) was applied to all energy impacting system construction costs and included as the cost premium for this analysis.
- 5 - Baseline utility costs were developed by entering building data into EPA's Energy Star Target Finder tool and converting resulting energy consumption estimates into project costs using an average \$0.0963/kWh rate. Water consumption is based on CBECS 2012 data for typical facilities with based on utility rates schedule from the City of Clemson as of 07/01/2018. Maintenance costs represent non-salary costs for custodial, repair, and "other" costs as outline by the American School and University 38th Annual Maintenance and Operations Cost Study.
- 6 - Savings estimates for energy, water, and maintenance are based on studies provided by the US Green Building Council that can be accessed here: <https://www.usgbc.org/articles/green-building-facts>
- 7 - Savings estimates for commissioning are based on a Lawrence Berkeley National Lab report that can be accessed here: [https://www.bcx.org/ncbc/2005/proceedings/19\\_Piette\\_NCBC2005.pdf](https://www.bcx.org/ncbc/2005/proceedings/19_Piette_NCBC2005.pdf)



Date: 2018.09.12 - DRAFT

Project Name: Clemson Soccer Complex

Prepared By: Whole Building Systems

Disclaimer: This document represents a draft, initial assessment early in the planning phase of this project. Actual results are likely to vary from what is provided below as the design is refined. No guarantees are made or implied that certification levels will match what is provided below.

# PROJECT CHECKLIST

PROJECT MANAGEMENT		Maximum Points: 50	Y	N	?	N/A
<b>1.1</b>	<b>Integrated</b>	<b>9</b>				
1.1.1	Pre-Design Meetings	3	3.0			
1.1.2	IDP Performance Goals	3	3.0			
1.1.3	IDP Progress Meeting for Design	3	3.0			
1.1.4	Capital Asset Plan & Business Case Summary (Federal only)	0				0.0
<b>1.2</b>	<b>Environmental</b>	<b>12</b>				
1.2.1	Environmental Management Systems (EMS)	3	3.0			
1.2.2	Clean Diesel Practices	2		2.0		
1.2.3	Building Materials and Building Envelope	2	1.0		1.0	
1.2.4	IAQ During Construction	5	2.0			3.0
<b>1.3</b>	<b>Commissioning</b>	<b>29</b>				
1.3.1	Pre-Commissioning	3	3.0			
1.3.2	Whole Building Commissioning	19	7.0	8.0	4.0	
1.3.3	Training	1	1.0			
1.3.4	Operations and Maintenance Manual	6	4.0		2.0	
Section Total			<b>30.0</b>	<b>10.0</b>	<b>7.0</b>	<b>3.0</b>

SITE		Maximum Points: 115	Y	N	?	N/A
<b>2.1</b>	<b>Development Area</b>	<b>30</b>				
2.1.1	Urban Infill and Urban Sprawl	10	5.0		5.0	
2.1.2	Greenfields, Brownfields and Floodplains	20	10.0	10.0		
<b>2.2</b>	<b>Ecological Impacts</b>	<b>32</b>				
2.2.1	Site Disturbance and Erosion	8	8.0			
2.2.2	Tree Integration	5	3.0	2.0		
2.2.3	Tree Preservation	4	4.0			
2.2.4	Heat Island Effect	13		2.0	11.0	
2.2.5	Bird Collisions	2			2.0	
<b>2.3</b>	<b>Stormwater Management</b>	<b>18</b>	10.0	8.0		
<b>2.4</b>	<b>Landscaping</b>	<b>28</b>	22.0	3.0	3.0	
<b>2.5</b>	<b>Exterior Light Pollution</b>	<b>7</b>			7.0	
Section Total			<b>62.0</b>	<b>25.0</b>	<b>28.0</b>	<b>0.0</b>

ENERGY		Maximum Points (this part): 135	Y	N	?	N/A
<b>3.1</b>	<b>Energy Performance</b>	<b>100</b>	20.0		80.0	
<b>3.2</b>	<b>Energy Demand</b>	<b>35</b>				
3.2.1	Passive Demand Reduction	19		13.0	6.0	
3.2.2	Power Demand Reduction	16			16.0	
Section Total			<b>20.0</b>	<b>13.0</b>	<b>102.0</b>	<b>0.0</b>



Date: 2018.09.12 - DRAFT

Project Name: Clemson Soccer Complex

Prepared By: Whole Building Systems

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## PROJECT CHECKLIST

WATER		Maximum Points: 110	Y	N	?	N/A
4.1	Water Consumption	42	10.0		24.0	8.0
4.2	Cooling Towers	9				9.0
4.3	Boilers and Water Heaters	4			4.0	
4.4	Water Intensive Applications	18				
4.4.1	Commercial Food Service Equipment	6				6.0
4.4.2	Laboratory and Medical Equipment	5				5.0
4.4.3	Laundry Equipment	4			4.0	
4.4.4	Special Water Features	3			3.0	
4.5	Water Treatment	3			3.0	
4.6	Alternate Sources of Water	5		5.0		
4.7	Metering	11		11.0		
4.8	Irrigation	18	6.0	12.0		
Section Total			16.0	28.0	38.0	28.0

MATERIALS & RESOURCES		Maximum Points: 125	Y	N	?	N/A
5.1	Building Assembly (Core & Shell including Envelope)	33	10.0		23.0	
5.2	Interior Fit-Out (including Finishes and Furnishings)	16			16.0	
5.3	Reuse of Existing Structures	26				
5.3.1	Facades	6				6.0
5.3.2	Structural Systems	6				6.0
5.3.3	Non-Structural Elements	14				14.0
5.4	Waste	9				
5.4.1	Construction Waste	7	6.0	1.0		
5.4.2	Operational Waste	2	1.5	0.5		
5.5	Building Service Life Plan	7			7.0	
5.6	Resource Conservation	6				
5.6.1	Minimized Use of Raw Materials	3			3.0	
5.6.2	Multi-Functional Assemblies	1	1.0			
5.6.3	Deconstruction and Disassembly	2			2.0	
5.7	Building Envelope - Roofing/Opening	10				
5.7.1	Roofing Membrane Assemblies and Systems	3	1.5		1.5	
5.7.2	Flashings	3	1.5		1.5	
5.7.3	Roof and Wall Openings	4	2.0		2.0	
5.8	Envelope - Foundation, Waterproofing	6				
5.8.1	Foundation Systems	4	3.5		0.5	
5.8.2	Below Grade Wall Slabs and Above Grade Horizontal Assemblies	2				2.0
5.9	Envelope - Cladding	5				
5.9.1	Exterior Wall Cladding Systems	3	2.0		1.0	
5.9.2	Rainscreen Wall Cladding	2				2.0
5.1	Envelope - Barriers	7				
5.10.1	Air Barriers	4	2.0		2.0	
5.10.2	Vapor Retarders	3				3.0
Section Total			31.0	1.5	59.5	33.0





Date: 2018.09.12 - DRAFT

Project Name: Clemson Soccer Complex

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# PROJECT CHECKLIST

ENERGY (cont'd)		Maximum Points (this part): 255	Y	N	?	N/A
<b>3.3</b>	<b>Metering,</b>	<b>12</b>				
3.3.1	Metering	8	2.0			6.0
3.3.2	Measurement and Verification	4			4.0	
<b>3.4</b>	<b>Building</b>	<b>31</b>				
3.4.1	Thermal Resistance and Transmittance	10				10.0
3.4.2	Orientation	5				5.0
3.4.3	Fenestration Systems	16				16.0
<b>3.5</b>	<b>Lighting</b>	<b>36</b>				
3.5.1	Lighting Power Density	10	10.0			
3.5.2	Interior Automatic Light Shut-off Controls	3	3.0			
3.5.3	Light Reduction Controls	4		4.0		
3.5.4	Daylighting	8	3.0	2.0	3.0	
3.5.5	Controls for Daylighted Zones	6			6.0	
3.5.6	Exterior Luminaires and Controls	5	5.0			
<b>3.6</b>	<b>HVAC Systems</b>	<b>59</b>				
3.6.1	Building Automation System	10			10.0	
3.6.2	Cooling Equipment	13			13.0	
3.6.3	Cooling Towers	8				8.0
3.6.4	Heat Pumps	6			6.0	
3.6.5	Heating Equipment	8			8.0	
3.6.6	Condensate Recovery	3				3.0
3.6.7	Steam Traps	2				2.0
3.6.8	Domestic Hot Water Heaters	3	3.0			
3.6.9	Variable Speed Control of Pumps	6				6.0
<b>3.7</b>	<b>Other HVAC</b>	<b>32</b>				
3.7.1	Minimizing Re-heat and Re-cool	6	3.0	3.0		
3.7.2	Air Economizers	3	1.0		2.0	
3.7.3	Fans and Ductwork	7	6.5	0.5		
3.7.4	Demand Controlled Ventilation	10	2.0		8.0	
3.7.5	Variable Refrigerant Flow Systems	6				6.0
<b>3.8</b>	<b>Other Energy</b>	<b>11</b>				
3.8.1	Elevators and Escalators	5				5.0
3.8.2	Other Energy Efficient Equipment	6			6.0	
<b>3.9</b>	<b>Renewable</b>	<b>50</b>				
3.9.1	On-site Renewable Energy	32		32.0		
3.9.2	Off-site Renewable Energy	18			18.0	
<b>3.10</b>	<b>Energy Efficient</b>	<b>24</b>	13.0		11.0	
		<b>Section Total</b>	<b>51.5</b>	<b>41.5</b>	<b>95.0</b>	<b>67.0</b>

EMISSIONS		Maximum Points: 50	Y	N	?	N/A
<b>6.1</b>	<b>Heating</b>	<b>18</b>				18.0
<b>6.2</b>	<b>Cooling</b>	<b>29</b>				
6.2.1	Use of New or Existing Cooling Equipment	0				
6.2.2	Ozone-Depleting Potential	10			10.0	
6.2.3	Global Warming Potential	10			10.0	
6.2.4	Leak Detection	9			6.0	3.0
<b>6.3</b>	<b>Janitorial Equipment</b>	<b>3</b>	3.0			
		<b>Section Total</b>	<b>3.0</b>	<b>0.0</b>	<b>26.0</b>	<b>21.0</b>



Date: 2018.09.12 - DRAFT

Project Name: Clemson Soccer Complex

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# PROJECT CHECKLIST

INDOOR ENVIRONMENT		Maximum Points: 160	Y	N	?	N/A
<b>7.1</b>	<b>Ventilation</b>	<b>37</b>				
7.1.1	Ventilation Air Quantity	11	7.0		4.0	
7.1.2	Air Exchange	8	8.0			
7.1.3	Ventilation Intakes and Exhausts	8	7.0	1.0		
7.1.4	CO2 Sensing and Ventilation Control Equipment	5			5.0	
7.1.5	Air Handling Equipment	5	5.0			
<b>7.2</b>	<b>Source Control and Measurement of Indoor Pollutants</b>	<b>46</b>				
7.2.1	Volatile Organic Compounds	10	10.0			
7.2.2	Leakage, Condensation and Humidity	8	8.0			
7.2.3	Access for HVAC Maintenance	4	4.0			
7.2.4	Carbon Monoxide Monitoring	4			4.0	
7.2.5	Wet Cooling Towers	2	2.0			
7.2.6	Domestic Hot Water Systems	2	2.0			
7.2.7	Humidification and Dehumidification Systems	3	3.0			
7.2.8	Pest and Contamination Control	3	2.5	0.5		
7.2.9	Other Indoor Pollutants (Tobacco, Radon)	8		1.0	6.0	1.0
7.2.10	Ventilation and Physical Isolation for Specialized Activities	2	2.0			
<b>7.3</b>	<b>Lighting Design and Systems</b>	<b>30</b>				
7.3.1	Daylighting	17			17.0	
7.3.2	Lighting Design	13	7.0		6.0	
<b>7.4</b>	<b>Thermal Comfort</b>	<b>18</b>				
7.4.1	Thermal Comfort Strategies	12	8.0	1.0		3.0
7.4.2	Thermal Comfort Design	6	4.0		2.0	
<b>7.5</b>	<b>Acoustic Comfort</b>	<b>29</b>				
7.5.1	Acoustic Comfort Design	18			18.0	
7.5.2	Mechanical, Plumbing, and Electrical	11			11.0	
Section Total			<b>79.5</b>	<b>3.5</b>	<b>73.0</b>	<b>4.0</b>

Totals		Y	N	?	N/A
Maximum Pts.	844.0	293.0	122.5	428.5	156.0
Yes	34.7%	35-54% : 1 Green Globe			
Uncertain	50.8%	55-69% : 2 Green Globes			
No	14.5%	70-84% : 3 Green Globes			
		85-100% : 4 Green Globes			





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October 30, 2018

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

Re: Not Exceeding \$4,250,000 of Athletic Facilities Revenue Bonds, Series 2019 of Clemson University, South Carolina (the "Bonds")

Dear Rick:

On behalf of Clemson University, we respectfully request that the Joint Bond Review Committee review the proposed issuance of the Bonds pursuant to Section 59-119-940 of the Code of Laws of South Carolina 1976, as amended, at its December 2018 meeting, currently scheduled for December 4, 2018. In furtherance of such review, please find enclosed each of the follow items:

1. Information detailing the proposed financing in accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, and amended on September 13, 2016;
2. A copy of a bond resolution adopted by the Board of Trustees of Clemson University (the "Board of Trustees") on April 16, 1999 providing for the issuance of Athletic Facilities Revenue Bonds of Clemson University; and
3. A copy of a series resolution adopted by the Board of Trustees on October 19, 2018, authorizing the issuance of the Bonds, subject to review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Gary T. Pope, Jr.", written over a horizontal line.

Gary T. Pope, Jr.

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

## Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$4,250,000 of Clemson University  
Athletics Facilities Revenue Bonds, Series 2019

October 30, 2018

*Revenues Pledged to Pay the Bonds.* Clemson University's Athletic Facilities Revenue Bonds are payable from, and are secured by a pledge of, the Net Revenues of the Athletic Department and the gross receipts from the imposition of the Admissions Fee and any Special Student Fee ("Pledged Revenues"). The University does not impose, nor does it contemplate imposing, any Special Student Fee. Such Pledged Revenues for the fiscal year ended June 30, 2018, totaled \$21,178,772. The estimated debt service requirements on all existing, authorized, and proposed Athletic Facilities Revenue Bonds are attached as Exhibit A. Exhibit B reflects estimated maximum annual debt service of \$10,673,321 in the fiscal year ending June 30, 2024, and debt service coverage ranging from 2.02 to 26.91 times annual debt service.

*New Revenue Generation.* The primary purpose of this project is to enhance efficiency of soccer operations and to assist in meeting the University's Title IX obligations by providing comparable facilities for men's and women's sports. There is no direct additional revenue expected in connection with this facility, however renewed interest in Clemson's nationally leading soccer programs is anticipated to generate additional fundraising, sponsorship, and merchandising opportunities. While such revenues are expected, the University is not relying on the expectation of such revenues in determining its ability to service the bonds.

*Other Funds Available to Pay Bonds.* The University prudently and rigorously manages both its athletic debt portfolio and operations to ensure that athletic Pledged Revenues remain well in excess of debt service obligations. Over the past 5-years these Pledged Revenues have yielded debt service coverage of 2 to 4 times annual debt service. In the improbable event that athletic Pledged Revenues were insufficient to pay debt service, the University's Athletic Department could request additional support from IPTAY. Student tuition and fees would not be used to pay debt service on the bonds.

*No Special Student Fees. No Credit of the State. No Mortgage.* No Special Student Fee is currently imposed or contemplated. Neither the full faith and credit of Clemson University nor the State of South Carolina has been pledged to the payment of Athletic Facilities Revenue Bonds. Further, no mortgage or lien has been or will be given on any real property of Clemson University. Currently an Admissions Fee is charged on certain tickets to athletic events.

Exhibit A

Athletic Facilities Revenue Bonds - Debt Service					
Debt Service on Proposed Bond					
Issue					
Fiscal Year	Debt Service		Debt Service		Total Composite
	Existing Debt	On Authorized	Principal	Interest	
	Service	but Unissued			Debt Service
		Bonds			
6/30/2019	\$ 9,597,204	\$ 93,638	\$ -	\$ 41,025	\$ 9,731,866
6/30/2020	9,598,704	559,550	80,000	164,100	10,402,354
6/30/2021	9,598,554	560,850	85,000	162,500	10,406,904
6/30/2022	9,729,984	557,050	85,000	160,800	10,532,834
6/30/2023	9,758,784	561,350	85,000	158,250	10,563,384
6/30/2024	9,867,271	560,350	90,000	155,700	10,673,321
6/30/2025	9,869,771	559,200	90,000	153,000	10,671,971
6/30/2026	7,445,471	560,800	95,000	149,400	8,250,671
6/30/2027	7,442,206	557,000	100,000	145,600	8,244,806
6/30/2028	7,446,806	558,000	105,000	141,600	8,251,406
6/30/2029	7,440,056	558,600	110,000	137,400	8,246,056
6/30/2030	7,449,606	558,800	115,000	133,000	8,256,406
6/30/2031	7,439,556	558,600	115,000	128,400	8,241,556
6/30/2032	7,441,581	558,000	120,000	123,800	8,243,381
6/30/2033	7,445,431	557,000	125,000	119,000	8,246,431
6/30/2034	7,442,756	560,600	130,000	114,000	8,247,356
6/30/2035	7,447,506	558,600	135,000	108,800	8,249,906
6/30/2036	7,444,044	561,200	140,000	103,400	8,248,644
6/30/2037	7,443,319	558,200	145,000	97,800	8,244,319
6/30/2038	7,443,150	559,800	155,000	92,000	8,249,950
6/30/2039	7,447,763	560,800	160,000	85,800	8,254,363
6/30/2040	7,443,800	556,200	165,000	79,400	8,244,400
6/30/2041	7,445,938	561,200	170,000	72,800	8,249,938
6/30/2042	7,434,488	560,400	180,000	66,000	8,240,888
6/30/2043	7,439,888	559,000	185,000	58,800	8,242,688
6/30/2044	7,440,588	557,000	195,000	51,400	8,243,988
6/30/2045	7,446,388	559,400	200,000	43,600	8,249,388
6/30/2046	1,640,925	561,000	210,000	35,600	2,447,525
6/30/2047	671,938	556,800	220,000	27,200	1,475,938
6/30/2048	-	557,000	225,000	18,400	800,400
6/30/2049	-	556,400	235,000	9,400	800,800
Totals	<u>\$ 219,203,474</u>	<u>\$ 16,862,388</u>	<u>\$ 4,250,000</u>	<u>\$ 3,137,975</u>	<u>\$ 243,453,837</u>

## Exhibit B

Fiscal Year	FY18 Revenues		Coverage Ratio Based on FY18 Pledged Revenues	Pro Forma		Pro Forma Coverage Ratio
	Composite Debt Service	Pledged to Debt Service		Pledged Revenues	Total Pro Forma Pledged Revenues	
6/30/2019	\$ 9,731,866	\$ 21,539,947	2.21	\$ -	\$ 21,539,947	2.21
6/30/2020	10,402,354	21,539,947	2.07	-	21,539,947	2.07
6/30/2021	10,406,904	21,539,947	2.07	-	21,539,947	2.07
6/30/2022	10,532,834	21,539,947	2.05	-	21,539,947	2.05
6/30/2023	10,563,384	21,539,947	2.04	-	21,539,947	2.04
6/30/2024	10,673,321	21,539,947	2.02	-	21,539,947	2.02
6/30/2025	10,671,971	21,539,947	2.02	-	21,539,947	2.02
6/30/2026	8,250,671	21,539,947	2.61	-	21,539,947	2.61
6/30/2027	8,244,806	21,539,947	2.61	-	21,539,947	2.61
6/30/2028	8,251,406	21,539,947	2.61	-	21,539,947	2.61
6/30/2029	8,246,056	21,539,947	2.61	-	21,539,947	2.61
6/30/2030	8,256,406	21,539,947	2.61	-	21,539,947	2.61
6/30/2031	8,241,556	21,539,947	2.61	-	21,539,947	2.61
6/30/2032	8,243,381	21,539,947	2.61	-	21,539,947	2.61
6/30/2033	8,246,431	21,539,947	2.61	-	21,539,947	2.61
6/30/2034	8,247,356	21,539,947	2.61	-	21,539,947	2.61
6/30/2035	8,249,906	21,539,947	2.61	-	21,539,947	2.61
6/30/2036	8,248,644	21,539,947	2.61	-	21,539,947	2.61
6/30/2037	8,244,319	21,539,947	2.61	-	21,539,947	2.61
6/30/2038	8,249,950	21,539,947	2.61	-	21,539,947	2.61
6/30/2039	8,254,363	21,539,947	2.61	-	21,539,947	2.61
6/30/2040	8,244,400	21,539,947	2.61	-	21,539,947	2.61
6/30/2041	8,249,938	21,539,947	2.61	-	21,539,947	2.61
6/30/2042	8,240,888	21,539,947	2.61	-	21,539,947	2.61
6/30/2043	8,242,688	21,539,947	2.61	-	21,539,947	2.61
6/30/2044	8,243,988	21,539,947	2.61	-	21,539,947	2.61
6/30/2045	8,249,388	21,539,947	2.61	-	21,539,947	2.61
6/30/2046	2,447,525	21,539,947	8.80	-	21,539,947	8.80
6/30/2047	1,475,938	21,539,947	14.59	-	21,539,947	14.59
6/30/2048	800,400	21,539,947	26.91	-	21,539,947	26.91
6/30/2049	800,800	21,539,947	26.90	-	21,539,947	26.90

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

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

The Department of Administration has submitted 20 Permanent Improvement Project Proposals on behalf of agencies, as follows:

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

**COMMITTEE ACTION:**

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

**ATTACHMENTS:**

Project Requests Worksheet - Summary 3-2019

**JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

Capital Budget Office

SUMMARY 3-2019

Summary of Permanent Improvement  
Project Actions Proposed by Agencies  
September 6, 2018 through November 1, 2018

Forwarded to JBRC 11/26/2018

**Permanent Improvement Projects**

**Summary Background Information:**

**Establish Project for A&E Design**

- (a) Summary 3-2019: JBRC Item 1. (H27) University of South Carolina - Columbia  
Project: 6127, Jones PSC Biology Labs Renovation  
Included in Annual CPIP: Yes – 2017 CPIP Priority 1 of 4 in FY19 (estimated at \$2,500,000) &  
2018 CPIP Priority 3 of 11 in FY19 (estimated at \$6,500,000)  
JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/1/18

Ref: Supporting document pages 1-9

<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, Institutional Capital Project	-	-	-	97,500	97,500
All Sources	=	=	=	<u>97,500</u>	<u>97,500</u>

Funding Source: \$97,500 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: Establish project and budget for \$97,500 (Other, Institutional Capital Project Funds) to renovate the first floor 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. The project will gut the basement and first floor at the south wing of Jones PSC. The demolition will include abatement of asbestos and lead paint on these two floors. The first floor upfit will provide four modern teaching labs, three prep rooms, a classroom, a collaborative study area, faculty offices and accessible toilet rooms. New mechanical HVAC construction on the fourth level will support the renovated spaces below. 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 13,100 square feet. Based on 10 lab sessions per week, 90 students will utilize the lab spaces. Other collaboration and faculty office spaces will accommodate an additional 40 students and faculty. The 2018 CPIP amount has increased from the 2017 CPIP because the scope of work contemplated in the 2017 CPIP was to convert 3

deteriorated Chemistry Labs to become modern Biology Labs with little change expected for the room configuration. The university commissioned a feasibility study in 2018 that thoroughly considered several renovation options. Also, the report concluded that the required scope of asbestos removal must be increased to include the basement below the level of the renovation project and include removal of much of the existing walls that configure the first-floor space. The revised estimated budget anticipates this enlarged scope of work and allows for prudent contingency and cost escalation. The agency estimates total project costs at \$6,500,000 with no additional annual operating costs.

- (b) Summary 3-2019: JBRC Item 2. (H27) University of South Carolina - Columbia  
 Project: 6128, Strom Thurmond Wellness Ctr Intramural Recreation Fields Synthetic Turf Install  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 4 of 11 in FY19 (estimated at \$1,850,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/1/18

Ref: Supporting document pages 10-18

<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, Strom Thurmond W/F Center Maintenance Reserve	-	-	-	27,750	27,750
All Sources	=	=	=	<u>27,750</u>	<u>27,750</u>

Funding Source: \$27,750 Other, Strom Thurmond Wellness and Fitness Maintenance Reserve Funds, which are available to the university from a student recreation fee. Annually the university Board of Trustees adopts the tuition and fee schedule for the University of South Carolina students as part of the annual budget development process. The full fee is \$105 per semester, which was first implemented at that level in 2002 and has not increased since that time.

Request: Establish project and budget for \$27,750 (Other, Strom Thurmond W/F Center Maintenance Reserve Funds) to replace the natural grass turf surface of three outdoor recreation fields located adjacent to the Strom Thurmond Wellness Center. The fields are used by the student population for intramural athletics. The existing turf will be removed, the land regraded, and a new artificial turf system will be installed with engineered drainage. The project installs approximately 200,000 square feet of synthetic turf. Approximately 5,000 students use the space for intramural sports and sport club participants annually. In 2016-17, there were 1,374 teams participating in intramural sports. This represents a ten-year increase of 41%. Sport Club participants increased by 161% to 5,015 over the same period. The agency estimates total project costs at \$1,850,000 with additional annual operating cost savings of \$66,000 in years 1 thru 3.



- (c) Summary 3-2019: JBRC Item 3. (H27) University of South Carolina – Columbia  
 Project: 6129, Williams Brice Stadium Renovations  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 3 of 6 in FY20 (estimated at \$6,000,000) &  
 2018 CPIP Priority 1 of 11 in FY19 (estimated at \$21,000,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/1/18

Ref: Supporting document pages 19-26

<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>
Athletic, Operating	-	-	-	420,000	420,000
All Sources	=	=	=	<u>420,000</u>	<u>420,000</u>

Funding Source: \$420,000 Athletic, Operating Funds, which are generated from Athletic revenues which consist of ticket sales, SEC Conference Distributions, Gamecock Club contributions, seat premiums, corporate sponsorships, gifts and other donations. Athletic funds are auxiliary funds of the university and are self-supporting.

Request: Establish project and budget for \$420,000 (Athletic, Operating Funds) to make improvements to areas at the south, east and west zones of the stadium. The Phase I A&E pre-design budget request is 2.00% of the estimated cost to complete the project and the additional amount will be used to provide for the cost of Construction Manager at Risk services. In the South End Zone area, the scope of work will renovate and adapt the vacated Crews Building following the opening of the Football Operations Center. A significant portion of the first floor of the Crews Building will be adapted for hosting recruitment meetings and dining for approximately 300 persons. The remaining portion will be adapted to become an interior conditioned concessions area capable of accommodating approximately 500 fans. The exterior area under the south stands will be renovated to provide new accessible toilet rooms and concessions. Also, at the field level, a new space for approximately 350 fans will be created below new lounge seating near the southwest corner of the stadium. The second floor of the Crews Building will be renovated as an event space. New accessible toilet rooms and concessions will be added at the base of the southeast ramp for fans seated in the southeast corner of the stadium. In the West-Side 100 level, the scope of work will renovate and expand an existing scholarship lounge at the north end to become a space for fans seated in sections 101 through 109 and an additional 300 pass-holders. New concession areas will be constructed, and minor toilet room improvements will occur within the space. In the East-side 400-level, the existing concourse that currently has scholarship lounges will be fully enclosed and conditioned to provide a space for approximately 3,300 fans. New concession areas and toilet rooms will occur within the space. The project takes advantage of team spaces made available with the completion of the Football Operations Center. The university reports that the project also improves older spaces that have lagged other improvements at Williams Brice Stadium and are the most frequent source of complaints by fans. The total conditioned square footage of Williams Brice Stadium and the Crews Building is approximately 103,000 square feet. The total square footage of the portion to be renovated is approximately 95,000 square foot which includes enclosing and conditioning square footage not included in the original 103,000 square feet. No new space is being added to the facility. Existing unconditioned stadium space is being enclosed. An estimated 10,000 fans will utilize the renovated spaces. The 2018

CPIP amount has increased from the 2017 CPIP because the “Williams Brice Stadium Renovations” project expands upon and renames, the “Crews Building Renovation” listed in the 2017 CPIP. The agency estimates total project costs at \$21,000,000 with additional annual operating costs of \$45,500 in years 1 thru 3.

- (d) Summary 3-2019: JBRC Item 4. (H59) Greenville Technical College  
 Project: 6147, Bldg. 802 Roof Replacement and Building Air Conditioning  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 2 of 2 in FY19 (estimated at \$3,520,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: 11/1/18

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, Local College Plant	-	-	-	114,775	114,775
All Sources	=	=	=	<u>114,775</u>	<u>114,775</u>

Funding Source: \$114,775 Other, Local College Plant Funds, which are the accumulation of appropriated funds from Greenville County, which are used to perform maintenance and renovations to physical facilities of Greenville Technical College.

Request: Establish project and budget for \$114,775 (Other, Local College Plant Funds) to proceed with Phase I schematic design to replace the roof, reinforce structural support of roof system for HVAC units, air condition vehicle lab areas, and replace outdated glass windows and doors around the facility. The Phase I A&E pre-design budget request is 2.40% of the estimated cost to complete the project and the additional amount will be used to cover the costs for the pre-design services for roof and building envelope architect, mechanical engineer pre-design services for the HVAC system, and a Certified Asbestos & Lead Paint Project Designer will also be needed to complete the Phase I services for this multiple disciplined project. The building was constructed in 1955 and the current roof is greater than 35 years old and is deteriorating to a level patching is no longer effective. The existing roof system is a “recovery” roof system consisting of a coverboard and two-ply (SBS) modified bitumen roof system that was installed over a gravel surfaced built up roof system. The roof decks that exist are gypsum fill over and sheet rock form, metal, and wood. The new roof to be installed will be a two-ply modified bitumen roof system and will come with a 20-year manufacturer’s warranty and a 3-year contractors warranty. The windows are original from the initial construction and need replacement along with abatement of the lead paint on them. The vehicle lab areas are not conditioned, and students are subjected to high temperature and humidity levels while working on vehicles during lab exercises. Per the college, conditioning of vehicle labs is vital to a successful learning environment. The exterior of the building is in major need of pointing of mortar and sealant to ensure proper operation of new HVAC system. The building is 74,397 square feet and is utilized by 10 faculty and 200 students for Automotive Maintenance Technology, Diesel Maintenance Technology, and Robotics as part of the Mechanical Engineering academic program. The Phase I estimated cost to complete the project is \$1,071,000 higher than the 2018 CPIP amount because the CPIP was an estimated amount based on general conditions such as square feet with the assumption that the building envelope was in satisfactory condition. Once the assessment studies were conducted by a certified roofing and building specialist and a mechanical engineer performed an HVAC assessment, the cost soared. The agency estimates total project costs at \$4,591,000 with additional annual operating costs of \$3,990 in years 1 thru 3.

- (e) Summary 3-2019: JBRC Item 5. (E24) Office of the Adjutant General  
 Project: 9814, Hodges Readiness Center Erosion Repairs  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 15 of 8 in FY19 (estimated at \$351,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 37-44

<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	-	-	-	2,550	2,550
Federal, National Guard Bureau	-	-	-	2,550	2,550
All Sources	=	=	=	<u>5,100</u>	<u>5,100</u>

Funding Source: \$2,550 Appropriated State. \$2,550 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: Establish project and budget for \$5,100 (Appropriated State and Federal, National Guard Bureau Funds) for all labor, materials, and equipment to replace the existing inadequately sized Storm Water System Outfall with new stormwater pipes and boxes with backfill to repair the erosion at the existing stormwater outfall channel. The existing system is original to the approximately 20-year-old Hodges Armory that is occupied by approximately 150 soldiers with Company B of the 151<sup>st</sup> Signal Battalion. Stormwater has eroded the existing channel along the South side of the property and cut a 25’ deep gully at the stormwater outfall that extends for approximately 100’. These repairs are required to correct existing problems and prevent any future erosion on the site. The agency estimates total project costs at \$345,100 with additional annual operating costs of \$1,000 in years 1 thru 3.

- (f) Summary 3-2019: JBRC Item 6. (E24) Office of the Adjutant General  
 Project: 9815, Statewide Stand-Alone Facility Entrance Security Improvements  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 7 of 18 in FY19 (estimated at \$5,818,719)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 45-52

<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	-	-	-	87,280	87,280
All Sources	=	=	=	<u>87,280</u>	<u>87,280</u>

Funding Source: \$87,280 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: Establish project and budget for \$87,280 (Federal, National Guard Bureau Funds) to improve the security of the SCARNG’s Stand-Alone Facilities (SAF) required per NGB Directive I&E-HPG.2018. This project will harden the primary and one (1) secondary entrance of each facility to level 5 ballistic properties. This work includes adding conduit and CAT-6 cables for an AiPhone, access card reader, security cameras, and electronic locking mechanism w/110-volt power supply and electronic hinge for door position. Also, the balance of entrances will be changed to exit only with audible alarm hardware. This work applies to 55 readiness centers across the state. The average age of the facilities is over 50 years old and are utilized by soldiers assigned to each facility along with civilian employees and the public since facilities are rentable. The agency estimates total project costs at \$5,818,719 with additional annual operating cost of \$5,000 in years 1 thru 3.

- (g) Summary 3-2019: JBRC Item 7. (H67) South Carolina Educational Television  
 Project: 9517, SCETV Various Bldgs. – Guaranteed Energy, Water & Wastewater Conservation Services  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 1 of 3 in FY19 (estimated at \$13,200,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 53-59

<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, Spectrum Auction	-	-	-	192,899	192,899
All Sources	=	=	=	<u>192,899</u>	<u>192,899</u>

Funding Source: \$192,899 Other, Spectrum Auction Funds, which are funds authorized by the 2018-19 Appropriations-Bill H.4950, Part IB, in Section 8. The Educational Television Commission is authorized to receive and retain up to \$35,000,000 of the proceeds from the Federal Communication Commission TC Auction and place them in a segregated, restricted account. These processed shall be used to fund capital needs, including broadcast industry standards changes, existing equipment repair, maintenance and replacement needs, and operational costs.

Request: Establish project and budget for \$192,899 (Other, Spectrum Auction Funds) to begin Phase I design work for participation in the South Carolina Energy Offices' PEER program for multiple building sites including the SCETV Headquarters TCC Building on 1041 George Rogers Blvd. in Columbia. Per the agency, the contracting method is compliant with the state procurement process for energy performance contracting. The Phase I pre-design services will further define the energy measures, their associated guaranteed costs and financing terms for the Guaranteed Energy Savings Contract. Energy measures include lighting and water conservation upgrades, HVAC upgrades and replacements, building controls and energy management upgrades, revenue generating tower and transmission asset upgrades. The cost of the energy performance measures and design services for the GESC and the Phase I services are to be paid from the savings and revenues realized over the term of the 12-15 year contract term. Phase I costs will be included in the final contract costs and funded by savings. The buildings and infrastructure included in this project are to 20 to 30 years old and range from 750 to 155,000 square feet. These facilities are utilized by 150 people. The agency estimates total project costs at \$13,200,000 with additional annual operating cost savings of 1,011,903 in years 1 thru 3.

## Establish Construction Budget

- (h) Summary 3-2019: JBRC Item 8. (H27) University of South Carolina - Columbia  
 Project: 6123, Barnwell Exterior Renovation  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 5 of 9 in FY18 (estimated at \$1,500,000) & 2018 CPIP Priority 2 of 11 in FY19 (estimated at \$1,650,000)  
 JBRC/SFAA Phase I Approval: March 2018 (estimated at \$1,500,000)

CHE Recommended Approval: 11/1/18

Ref: Supporting document pages 60-73

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Institutional Capital Project	22,500	-	22,500	1,627,500	1,650,000
All Sources	<u>22,500</u>	=	<u>22,500</u>	<u>1,627,500</u>	<u>1,650,000</u>

Funding Source: \$1,650,000 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 \$1,650,000 (add \$1,627,500 Other, Institutional Capital Project Funds) to establish the Phase II construction budget to address the following exterior envelope maintenance needs at Barnwell College which were identified in a detailed building condition assessment completed April 2016: 1) Replace the deteriorated low-sloped metal roof, repair rotten wood sheathing. 2) Repair the perimeter slate roof with new underlayment. 3) Replace the internal gutter and all downspouts. 4) Repair the architectural metal entablature and wood framed substrate. 5) Repair molding and plaster column capitals. 6) Repair cementitious stucco, clean, re-seal/caulk joints and repaint the entire building exterior. Barnwell College was constructed in 1910 and is 58,623 square feet. However, the building systems being addressed in this project are 40 years old. The existing roof is a combination of low-slope metal in the center and sloped slate at the perimeter which is predominant. The existing roof leaks on the flat roof, in some areas of the slate roof and the gutter. The project is needed to resolve these leaks before more significant damage occurs to the structure and finishes. Part of the new roof will replace the oxidized metal roof with copper or aluminum which will not oxidize and is anticipated to last 30 to 40 years. The remainder, and predominant part of the roof will include removal of the existing slate, application of a new waterproof membrane, and reinstallation of the existing slate. Slate roofs with modern membrane underlayments are considered to be 60-year-plus roofs. The new roof will come with a 20-year warranty. The facility houses the Psychology, Language and Literature, History, Anthropology and other departments within the College of Arts and Sciences. The building has classrooms, faculty offices and administration space and is utilized by approximately 7,000 students. The 2018 CPIP amount has increased by \$1,150,000 from the 2017 CPIP because the Phase I design effort enabled a more thorough evaluation of the projected costs by roof and building envelope engineers. The agency estimates total project costs at \$1,650,000 with no additional annual operating costs. The agency anticipates execution of the construction contract in April 2019 and completion of construction in December 2019.

- (i) Summary 3-2019: JBRC Item 9. (H29) University of South Carolina - Aiken  
 Project: 9552, USC Aiken Maintenance Building  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 2 of 2 in FY20 (estimated at \$2,000,000) &  
 2018 CPIP Priority 1 of 2 in FY19 (estimated at \$2,000,000)  
 JBRC/SFAA Phase I Approval: May 2018 (estimated at \$2,000,000)

CHE Recommended Approval: 11/1/18

Ref: Supporting document pages 74-85

<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, USC Aiken Institutional	30,000	-	30,000	2,770,000	2,800,000
All Sources	<u>30,000</u>	=	<u>30,000</u>	<u>2,770,000</u>	<u>2,800,000</u>

Funding Source: \$2,800,000 Other, USC Aiken Institutional Funds, which are received from a variety of sources including tuition and fees and sales and services activities.

Request: Increase budget to \$2,800,000 (add \$2,770,000 Other, USC Aiken Institutional Funds) to establish the Phase II construction budget to construct a new building for the Facilities Maintenance and Supply staff and their associated equipment at the periphery of campus. Currently, these offices and equipment areas are adjacent to an academic building in the core of campus. Due to its prime location in the core of campus, the university has plans to repurpose the existing maintenance facility for a Scholars Academy and other academic programs. The new maintenance facility will be located remote from the core of campus. The facility will be similar in size to the existing building. The new approximately 14,000 square foot pre-engineered metal facility will accommodate approximately 25 staff. Since less than 10,000 gross square feet in the facility will be conditioned, the facility will not be constructed to meet LEED Silver or Green Globes certification standards. The Phase II estimated cost to complete the project has increased by \$800,000 from the 2017 CPIP, 2018 CPIP, and from the Phase I amount because the Phase I design effort refined the scope and enabled a better estimate, especially related to site work costs and the cost of the pre-engineered steel building. The university estimates that the completed project will cost approximately \$2,800,000 with additional annual operating costs of \$18,000 in years 1 thru 3. The agency anticipates execution of the construction contract in June 2019 and completion of construction in December 2019.



- (j) Summary 3-2019: JBRC Item 10. (D50) Department of Administration  
 Project: 6002, Roof Repair & Protective Coating DSS Harden St.  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 2 of 10 in FY18 (estimated at \$500,000) &  
 2018 CPIP Priority 0 of 4 in FY19 (estimated at \$650,000)  
 JBRC/SFAA Phase I Approval: May 2018 (estimated at \$650,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 86-101

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Depreciation Reserve	8,250	-	8,250	641,750	650,000
All Sources	<u>8,250</u>	=	<u>8,250</u>	<u>641,750</u>	<u>650,000</u>

Funding Source: \$650,000 Other, Depreciation Reserve Funds, which is derived from the rent account which receives rent charged to agencies.

Request: Increase budget to \$650,000 (add \$641,750 Other, Depreciation Reserve Funds) to establish Phase II to proceed with full design and construction for the roof repair, Exterior Insulation and Finish Systems (EIFS) repair/clean, wet seal windows, repair damaged windows, replace window seals, and replace joints in EIFS/window areas on the Harden Street/DSS Building in Columbia. The 64,311 square foot DSS Harden Street Building is 30 years old and needs extensive repairs including roof repair, glass curtain-wall repair and stucco system curtain-wall repair. The stucco repair will be done with an application that will contain a drainage cavity behind the foam insulation as well as a water-resistive barrier applied directly onto the supporting substrate. The A&E firm will be liable for any errors or omissions in the design of the repair. The exterior cladding scope of work is estimated at \$310,000 and includes cleaning of the EIFS cladding on the entire building, repairs to the EIFS at damaged locations, and repairs to the windows and curtainwall. The roofing system repairs are estimated at \$225,000 and include coating the entire roof surface and base flashings with aluminum roof coating, replacing approximately 1,000 square feet of wet insulation materials, repairing blisters in cap sheet and base flashings, sealing around flood light fixtures, replacing loose, missing, or corroded coping cap fasteners, sealing joints of steel structural column and base interfaces, remove pitch pocket and install new liquid flashing membrane, installation of new pvc condensate lines routed from HVAC to nearest drains, raise curb at roof scuttle, re-secure loose counterflashing at mechanical units, reflash roof drains, repair open laps in membrane and base flashings, replace conduit brackets at coping and seal at ends of standing seam of metal coping caps. The building is utilized by 300 employees and visitors daily. This project was included in the FY17-18 CPIP with an estimated cost of \$500,000. However, this amount did not include inspection fees, asbestos abatement and contingency funds. The agency estimates that the completed project will cost approximately \$650,000 with no additional annual operating costs. The agency anticipates execution of the construction contract in August 2019 and completion of construction in December 2019.

- (k) Summary 3-2019: JBRC Item 11. (J12) Department of Mental Health  
 Project: 9761, CCS Dialysis Room Conversion at McLendon  
 Included in Annual CPIP: No  
 JBRC/SFAA Phase I Approval: August 2018 (Correct Care cost estimated at \$400,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 102-110

<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>
Tenant Funds	-	-	-	-	-
All Sources	=	=	=	=	=

Funding Source: Tenant Funds. Correct Care Recovery Solutions shall be funding this project.

Request: To establish Phase II to renovate the decommissioned dialysis unit next to the McLendon Building located at the Crafts-Farrow State Hospital Campus in Columbia. The building, constructed in 1985, is approximately 2,100 square feet and is a stand-alone building attached to the existing McLendon facility by one wall. The construction is steel with open web bar joists, EPDM roof, masonry walls, building mechanicals are 1 single packaged gas/electric roof top unit with general exhaust, electrical, sanitary and domestic water are supplied by the facility. The renovated space shall have 10 single patient rooms with common and ancillary spaces. The building is leased to Correct Care to operate for SC DMH and SC DOC. These new units will be occupied by SCDOC patients in accordance with an agreement that was structured at the end of 2017 without exceeding the licensed bed count. The space will be utilized to house 10 SCDC patients and 5 support staff. The renovated space shall be of noncombustible construction with windows added for new patient rooms and the backdoor of the space relocated to facilitate the new construction. Roof, building structure, plumbing, mechanical and electrical systems will be reused as much as possible while updating the space usage requirements. All work shall be in accordance with state and local codes. The Phase II estimated cost to complete the project has increased by \$280,000 because Correct Care hired a construction manager instead of doing the work in-house, as well as, they added the costs of a 3<sup>rd</sup> party inspection service along with the requirement for contingency funds. The agency estimates total project costs to be incurred by Correct Care at \$680,000 with no additional annual operating costs to be incurred by the state. The agency anticipates execution of the construction contract in January 2019 and completion of construction in October 2019.

- (l) Summary 3-2019: JBRC Item 12. (J12) Department of Mental Health  
 Project: 9767, SCDMH Tucker Center Chiller Replacement  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 11 of 13 in FY19 (estimated at \$520,000)  
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$500,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 111-119

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
Other, Capital Improvement & Maintenance	7,500	-	7,500	1,092,500	1,100,000
All Sources	<u>7,500</u>	=	<u>7,500</u>	<u>1,092,500</u>	<u>1,100,000</u>

Funding Source: \$1,100,000 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: Increase budget to \$1,100,000 (add \$1,092,500 Other, Capital Improvement & Maintenance Funds) to establish Phase II to replace the existing 2, 350-ton air cooled chiller units at the C M Tucker Jr. Nurse Care Center. The units are approximately 11 years old and have been damaged due to a brick security wall surrounding the units restricting air flow across the coils. The lack of air flow across the coils, and age, are causing multiple failures making the units unreliable. There is no redundancy, and a recent feasibility study shows the units are undersized for the existing building load. The plan is to replace the 2 chillers with 2, 390-ton air-cooled units, remove a large portion of the security wall and replace it with a chain link fence, and provide an additional connection for a 3<sup>rd</sup> chiller or an emergency rental chiller connection in the case of an emergency. The chillers supply chilled water to cool 4 buildings on the campus for a total of 214,207 square feet that house 135 long term nursing home patients, 90 VA long term nursing home patients and 240 staff and support personnel. The Phase I estimate was \$600,000 lower than the Phase II estimate because the original plan was to replace the chillers 1 for 1. Upon further examination, it was determined that removing part of the wall including relocating a gas line and gas meter just outside the wall to expand the area for 2 larger chillers and provisions for a possible 3<sup>rd</sup> chiller at a later date was the better option. The project also includes upgrading the electrical services and new pumps. The agency estimates total project costs at \$1,100,000. The agency anticipates execution of the construction contract in February 2019 and completion of construction in June 2019.

- (m) Summary 3-2019: JBRC Item 13. (R60) Department of Employment and Workforce  
 Project: 9528, David Building – VAV and DDC Controls Upgrade  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 2 of 2 in FY19 (estimated at \$400,000) & 2018 CPIP Priority 1 of 5 in FY19 (estimated at \$1,013,835)  
 JBRC/SFAA Phase I Approval: May 2018 (estimated at \$1,013,835)

CHE Recommended Approval: N/A

Ref: Supporting document pages 120-140

<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, DEW Contingency Assessment	11,662	-	11,662	1,007,450	1,019,112
All Sources	<u>11,662</u>	=	<u>11,662</u>	<u>1,007,450</u>	<u>1,019,112</u>

Funding Source: \$1,019,112 Other, DEW Contingency Assessment Funds, which was established by the Legislature in 1986 in response to federal budget cuts which would have forced office closing and reductions in staff. The contingency assessment portion of the taxes accounted for in the special revenue fund which is used primarily to fund administrative costs and employment services.

Request: Increase budget to \$1,019,112 (add \$1,007,450 Other, DEW Contingency Assessment Funds) for Phase II design and construction services for the replacement of 154 HVAC variable air volume (VAV) cabinets and pneumatic controls in the Robert E. David Building. The project will require asbestos abatement due to the large amount of asbestos duct tape mastic. The variable air volume (VAV) cabinets and pneumatic controls are not functional and are at the end of their service life. VAV cabinet replacement parts are not available, the pneumatic controls are obsolete and should be replaced with more energy efficient current technology digital controls, and most of the equipment cannot be repaired. Building temperatures are difficult to maintain resulting in uncomfortable office space in many areas of the building. The building was constructed in 1975, making it 43 years old, and is 104,076 square feet. The building houses approximately 350 staff on a regular basis. The agency estimates that the completed project will cost approximately \$1,019,112 with an additional annual operating cost savings of \$14,000 in year 1 and \$28,000 in years 2 and 3. The agency anticipates execution of the construction contract in June 2019 and completion of construction in June 2020.

**Phase II Increase**

- (n) Summary 3-2019: JBRC Item 14. (E24) Office of the Adjutant General  
 Project: 9793, Armory Revitalization (Annualized)  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 1 of 18 in FY19 (estimated at \$15,050,000)  
 JBRC/SFAA Phase II Approval: November 2016 (estimated at \$10,500,000)  
 Admin. Phase II Increase Approval: September 2018 (estimated at \$13,500,000)  
 JBRC Staff Letter 3 CSOF Approval: September 2018 (estimated at \$13,500,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 141-149

<u>Source of Funding</u> <u>Detail</u>	<u>Original Budget</u> <u>Amount</u>	<u>Cumulative</u> <u>Changes Since</u> <u>Original Budget</u>	<u>Current Budget</u>	<u>Current Budget</u> <u>Adjustment</u> <u>Requested</u>	<u>Total Budget</u> <u>After Current</u> <u>Adjustment</u>
FY16 Capital Reserve	5,000,000	-	5,000,000	-	5,000,000
FY19 Capital Reserve	-	1,750,000	1,750,000	1,250,000	3,000,000
Federal	5,500,000	1,250,000	6,750,000	1,250,000	8,000,000
All Sources	<u>10,500,000</u>	<u>3,000,000</u>	<u>13,500,000</u>	<u>2,500,000</u>	<u>16,000,000</u>

Funding Source: \$8,000,000 FY16 & FY19 Capital Reserve Funds. \$8,000,000 Federal Funds, which are Construction and Facilities Management Office’s Master Cooperative Agreement funds.

Request: Increase budget to \$16,000,000 (add \$3,000,000 Capital Reserve & Federal, National Guard Bureau Funds) to complete significant repairs at ten (10) Readiness Centers (aka; Armories) that are in the worst conditions of disrepair of the 63 RCs, and are chosen based on the A/E’s assessment/design. The centers include Greenwood, Lancaster, Greenville, Florence, Sumter, Clemson, Laurens, Union, Hartsville, and Easley. Each armory is an average of 65,000 square feet and over 50 years old. Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include; 1) Roof replacement or repairs. Roofs will be replaced at Florence, Sumter, Easley, Laurens, Clemson, Union and Hartsville because each roof is approximately 40+ years old. Five armories have built-up bituminous roofing systems and two have standing seam metal roofs and all will be replaced with the same roofing material. All roofs will come with a minimum 20-year warranty. 2) HVAC systems maintenance and/or repairs. 3) Replacing existing exterior windows, doors and storefront systems. 4) Interior renovations of latrines, kitchen, lighting, fire suppression, carpeting/flooring, painting of interior & exterior walls. 5) Electrical system upgrades. 6) Site improvements and repairs of parking lots, stormwater systems, security fencing, security lighting. 7) Foundation, structure and exterior wall repairs. In most cases, items require replacement since they have exceeded their service life. In accordance with Federal law, the State of South Carolina is obligated to the National Guard Bureau to provide operation and maintenance funding for those facilities as long as there is a federally recognized unit assigned to the facilities. The agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed. 3 of the 10 facilities (Greenwood, Lancaster and Greenville), have been out for bid and awarded. The next phase of projects (Florence, Sumter and Easley), are aimed to award bid in the 1<sup>st</sup> quarter of 2019 and begin

construction by 3<sup>rd</sup> quarter of 2019. The agency reports the total projected cost of this project through this fiscal year is \$19,100,000 and will increase over the next 3 years to equal a total of approximately \$39,800,000 in the final year of FY2020-2021 with no additional annual operating costs. The agency also reports the estimated completion of construction is December 2022.

- (o) Summary 3-2019: JBRC Item 15. (J12) Department of Mental Health  
 Project: 9736, Harris Hospital HVAC and Sprinkler Renovations  
 Included in Annual CPIP: Yes – 2017 CPIP Priority 1 of 5 in FY18 (estimated at \$13,089,595) &  
 2018 CPIP 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)

CHE Recommended Approval: N/A

Ref: Supporting document pages 150-159

<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	12,969,595	13,089,595	2,287,217	15,376,812
All Sources	<u>120,000</u>	<u>12,969,595</u>	<u>13,089,595</u>	<u>2,287,217</u>	<u>15,376,812</u>

Funding Source: \$15,376,812 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 \$15,376,812 (add \$2,287,217 Other, Capital Improvement & Maintenance Funds) to add back items to the construction contract that were previously value engineered out in order to meet the approved budget for the HVAC and fire sprinkler renovations at the Patrick B. Harris Psychiatric Hospital in Anderson, SC. The construction contract was awarded in FY17 and the contractor issued a letter on February 26, 2018 agreeing to hold their pricing for one year on the value engineered out items should DMH find the funds to add them back in the project. The items being added back into the contract are Lodge A HVAC & sprinkler replacement, installing new underground chilled water and hot water piping, and replacement of the air handling units in the Physical Plant building. By adding back these items, they will have a complete HVAC and sprinkler renovation for the facility. The scope of work 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 that the completed project will cost approximately \$15,376,812 with annual operating cost savings of \$30,000 in year 1 and \$60,000 in years 2 and 3. The agency also reports completion of construction in October 2020.

**Preliminary Land Acquisition**

- (p) Summary 3-2019: JBRC Item 16. (P24) Department of Natural Resources  
 Project: 9984, Richland – Wateree River WMA Land Acquisition (TCF)  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 2 of 16 in FY20 (estimated at \$3,000,000)  
 JBRC/SFAA Phase I Approval: N/A

CHE Recommended Approval: N/A

Ref: Supporting document pages 160-171

<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, Hunter Education Range Grant	-	-	-	20,000	20,000
All Sources	=	=	=	<u>20,000</u>	<u>20,000</u>

Funding Source: \$20,000 Federal, Hunter Education Range Grant Funds, which is income provided to the states and insular areas fish and wildlife agencies for projects to provide instruction in firearm operation and safety, wildlife management, nature conservation, ethics, game laws, outdoor survival, and wilderness first aid. Funds may also be used for the development and operations of archery and shooting range facilities. The Hunter Education Program is part of the Wildlife Restoration Program, which is administered by the US Fish and Wildlife Service and obtains funds from excise taxes on firearms, ammunition, archery equipment and arrow components.

Request: Establish project and budget for \$20,000 (Federal, Hunter Education Range Grant Funds) to procure investigative studies required to adequately evaluate property prior to purchase. The agency is considering the acquisition of approximately 781 acres of land located in eastern Richland County. The land, which adjoins the DNR’s Wateree River Wildlife Management Area (WMA), is being offered by The Conservation Fund of Arlington, VA. The acquisition opportunity for the land developed earlier than was anticipated in the CPIP. The property is located approximately 15 miles east of Columbia on US Hwy 378 in eastern Richland County and borders the west side of the Wateree River WMA. It contains upland and wetland areas, ponds, controlled impoundments, and open fields. Ten structures are on the site, including two residences, a log cabin and garage, a guest cabin, skinning shed, storage building, paddock and two pole sheds, which would be incorporated into the operation of the property. The main residence and the guest residence are approximately 78 years old. The log cabin and remaining buildings are approximately 38 years old. The existing buildings would not be renovated. The property would be used to develop a regional skeet and trap event facility for youth and adult shooting events and as a Take One/Make One youth hunting area. Dove fields, waterfowl impoundments, and other hunting and fishing areas would also be established for use by the public. Further, the site would be utilized as a training site by DNR law enforcement staff in the future. The agency estimates the land acquisition cost at \$2,820,000 with additional annual operating costs of \$17,175 in year 1, and \$27,051 in years 2 and 3.



**Final Land Acquisition**

- (q) Summary 3-2019: JBRC Item 17. (P24) Spartanburg Community College  
 Project: 6145, Spartanburg Cherokee County Campus Land Acquisition  
 Included in Annual CPIP: No – The property owners did not present the opportunity to purchase this property until Spring 2018.  
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$317,000)

CHE Recommended Approval: 11/1/18

Ref: Supporting document pages 172-208

<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, College Plant	20,000	-	20,000	297,000	317,000
All Sources	<u>20,000</u>	=	<u>20,000</u>	<u>297,000</u>	<u>317,000</u>

Funding Source: \$317,000 Other, College Funds, which are defined as the total revenue and fund balance less college capital expenses, less college plant fund carryforward projects resulting in the remaining college revenue and fund balance.

Request: Increase budget to \$317,000 (add \$297,000 Other, College Plant Funds) and to complete the acquisition of approximately approximately 3.71 acres on SC Hwy 11 which adjoins the SCC campus. The property is just northwest of the main campus drive which enters from SC Hwy 11. The college desires to acquire the property which will allow a future opportunity to provide an additional entrance drive directly in front of the Freightliner operation thereby offloading the Freightliner service vehicles traffic from the main Hwy 11 entrance drive. The college has its Cherokee County Campus in Gaffney, SC within the boundaries of SC Hwy 11 and Peachoid Road. Presently situated on the campus are five (5) buildings (Freightliner Service Center, Parris Industry & Business Training Center, Peeler Academic Building, Center for Advanced Manufacturing & Industrial Technologies, and Cherokee Public Schools’ Institute of Innovation). The property is being offered for sale by Pioneer Realty Investment, Inc., for the purchase price of \$297,000. An appraisal completed on October 19, 2018 by Marion R. Griffin & Co., Inc., valued the property at \$297,000. A Phase I Environmental Site Assessment was completed by S&ME on October 26, 2018 and revealed no evidence of a REC or a CREC. The agency estimates the land acquisition cost at \$317,000 with additional annual operating costs of \$10,000 in years 1 thru 3. The agency anticipates completing the land acquisition in December 2018.

- (r) Summary 3-2019: JBRC Item 18. (P24) Department of Natural Resources  
 Project: 9983, Greenville-Blackwell Heritage Preserve Land Acquisition  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 13 of 17 in FY19 (estimated at \$990,000)  
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$990,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 209-239

<u>Source of Funding Detail</u>	<u>Original Budget Amount</u>	<u>Cumulative Changes Since Original Budget</u>	<u>Current Budget</u>	<u>Current Budget Adjustment Requested</u>	<u>Total Budget After Current Adjustment</u>
Federal, US Fish & Wildlife Service	-	-	-	787,500	787,500
Other, Heritage Land Trust	20,000	-	20,000	177,500	197,500
Other, Naturaland Trust	-	-	-	5,000	5,000
All Sources	<u>20,000</u>	=	<u>20,000</u>	<u>970,000</u>	<u>990,000</u>

Funding Source: \$787,500 Federal, US Fish & Wildlife Service Fund, which are Cooperative Endangered Species Conservation Funds that provide grants to state and territories to participate in a wide array of voluntary conservation projects. \$197,500 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. \$5,000 Other, Naturaland Trust Funds, are donations received by Naturaland to offer grants for protection of land in the Blue Ridge mountains.

Request: Increase budget to \$990,000 (add \$970,000 Federal, US Fish & Wildlife Service, Other Heritage Land Trust and Other, Naturaland Trust Funds) to complete the acquisition of 55.6 acres of land in northern Greenville County. The property adjoins the DNR's Blackwell Heritage Preserve and is offered by Joe C. McKinney, Jr. of Greenville, SC for \$970,000. The property is located approximately 5 miles northeast of Travelers Rest. It adjoins the northwest side of the Heritage Preserve (HP) and south side of Flat Creek. The tract contains rolling topography, upland pine areas and bottomland hardwoods. It contains the bunched arrowhead, a federally endangered plant species, and the dwarf-flowered heartleaf, a federally threatened species. Bunched arrowhead is one of the rarest plants on earth, existing only in Greenville County and Henderson County, North Carolina. They are located in Piedmont seepage forests, which are rare wetland communities that provide naturally occurring slow flows of water needed to sustain them. More than 750 bunched arrowhead plants have been found on the tract. Once acquired, the land will be managed as part of Blackwell HP and will be open to the public for outdoor recreational activities. An appraisal was conducted on February 16, 2018 by Stone & Associates to meet the grant application requirements and established the fair market value at \$970,000. A Phase I Environmental Site Assessment was completed by Carolina Environmental & Geological Company, LLC on October 19, 2018 and revealed no environmental hazards. Therefore, a Phase II Environment Site Assessment is not recommended at this time. The agency estimates the land acquisition cost at \$990,000 with no additional annual operating costs. The agency anticipates completing the land acquisition in February 2019.

- (s) Summary 3-2019: JBRC Item 19. (P24) Department of Natural Resources  
 Project: 9985, Greenville-Tall Pines Land Acquisition  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 14 of 17 in FY19 (estimated at \$4,020,000)  
 JBRC/SFAA Phase I Approval: October 2018 (estimated at \$4,020,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 240-279

<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, Fish & Wildlife Protection (Timber)	20,000	-	20,000	500,000	520,000
Other, Heritage Land Trust	-	-	-	500,000	500,000
Other, SC Conservation Bank	-	-	-	3,000,000	3,000,000
All Sources	<u>20,000</u>	=	<u>20,000</u>	<u>4,000,000</u>	<u>4,020,000</u>

Funding Source: \$520,000 Other, Fish & Wildlife Protection (Timber) Funds, which is income derived from timber harvests on DNR lands that is placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. \$500,000 Other, Heritage Land Trust Funds, which provides for the department to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. \$3,000,000 Other, SC Conservation Bank Funds, which are funds provided to improve the quality of life in South Carolina through the conservation of significant natural resource lands, wetlands, historical properties, and archaeological sites.

Request: Increase budget to \$4,020,000 (add \$4,000,000 Other, Fish & Wildlife Protection (Timber), Other Heritage Land Trust, and Other, SC Conservation Bank Funds) and to complete the acquisition of approximately 1,757 acres of land in northwestern Greenville County. The property is located on the north and south sides of Moody Bridge Road, in Greenville County, approximately 8 miles north of Travelers Rest. The tract contains upland and wetland areas, four lakes, numerous streams, and frontage along the South Saluda River. The property provides habitat for fish, deer, quail, turkey and small game. After acquisition, the property will be managed to enhance fish and wildlife habitat and provide outdoor recreational opportunities to the public. The property is offered for sale by the Conservation Fund of Arlington, VA for a proposed purchase price of \$4,000,000. An appraisal completed on October 15, 2018 by Stone & Associates valued the property at \$6,150,000. A Phase I Environmental Site Assessment was completed by Emerald, Inc. on October 16, 2018 and revealed no evidence of Recognized Environmental Conditions (REC's). The agency estimates the land acquisition cost at \$4,020,000 with additional annual operating costs of \$19,000 in year 1, \$9,000 in year 2 and \$9,333 in year 3. The agency anticipates completing the land acquisition in March 2019.

- (t) Summary 3-2019: JBRC Item 20. (P20) Clemson University Public Service Activities  
 Project: 9553, Clemson Experimental Forest Land Exchange  
 Included in Annual CPIP: Yes – 2018 CPIP Priority 2 of 2 in FY19 (estimated at \$20,000)  
 JBRC Staff Phase I Approval: June 2018 (estimated at \$20,000)

CHE Recommended Approval: N/A

Ref: Supporting document pages 280-330

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

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

Request: To revise the project scope to provide for final approval for a like value land exchange between Clemson University and TXG Capital. The land exchange will allow Clemson to acquire 20 acres of land adjacent to the G.H. Aull Natural Area of the Clemson Experimental Forest (CEF) in Pendleton in exchange for 4.5 acres Clemson owns on Lake Hartwell in Oconee County near Highway 123 and Jacobs Road. The 20-acre property Clemson will acquire, valued at approximately \$370,000, will benefit Clemson by providing legal access to a portion of the CEF which does not currently exist. It will also open a significant natural area of the CEF that has never been harvested or farmed, making it an area of vital interest to university programs for research, teaching, education, and demonstration activities. The 4.5-acre property Clemson will swap, valued at approximately \$380,000, is landlocked by Lake Hartwell and property TXG Capital acquired to construct the Epoch Clemson student housing project. Access to the property is limited over a gated dirt road, railroad crossing and easement through the Epoch development. While the property is part of the CEF, it does not align with the CEF mission for teaching, research and education due to the remote location, parcel size, difficulty to access, and inability to easily manage the timber resources. The swap will be a like value swap with TXG Capital providing Clemson with cash for the difference in the two appraised values of \$10,000. The agency estimates that the land acquisition will cost approximately \$20,000 and no additional annual operating costs will result from the project.

**JOINT BOND REVIEW COMMITTEE**  
 Meeting of December 4, 2018

**Item Number 4**

**AGENCY:** Joint Bond Review Committee

**PROJECT/SUBJECT:** Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, January 29, 2019.

**2019**

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

**COMMITTEE ACTION:**  
 Schedule next meeting.

**ATTACHMENTS:**  
 None