



South Carolina Commission on Higher Education

Mr. Tim M. Hofferth, Chair
Ms. Dianne C. Kuhl, Vice Chair
Mr. Paul O. Batson, III
Mr. Devron H. Edwards
Dr. Bettie Rose Horne
Mr. Kenneth W. Kirkland
Ms. Allison Dean Love
Dr. Louis B. Lynn
Vice Admiral Charles Munns, USN (ret.)
Mr. Kim F. Phillips
Ms. Terrye C. Seckinger
Dr. Jennifer B. Settlemeyer
Dr. Evans Whitaker

Mr. Gary S. Glenn
Interim Executive Director

TO: Ms. Dianne Kuhl and Members of the Finance & Facilities Committee
FROM: Mr. Gary S. Glenn, Interim Executive Director and Director of Fiscal Affairs
SUBJECT: Committee Meeting, December 1, 2016
DATE: November 23, 2016

A meeting of the Finance & Facilities Committee is scheduled to **be held in the Commission's Main Conference Room at 9:30 a.m. on Thursday, December 1.** The agenda and materials for the meeting are enclosed.

If you have any questions about the materials, please contact me at (803) 737-2155. We look forward to meeting with you on December 1.

Enclosures

AGENDA

COMMITTEE ON FINANCE & FACILITIES

DECEMBER 1, 2016

9:30 A.M.

MAIN CONFERENCE ROOM

SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION

1122 LADY STREET, SUITE 300

COLUMBIA, SC 29201

- 1. Introductions**
- 2. Approval of Minutes of February 23, 2016**
- 3. Approval of Minutes of October 24, 2016**
- 4. Approval of Minutes of November 3, 2016**
- 5. Interim Capital Projects**
 - A. The Citadel
 1. Boat Center Redevelopment – Increase Budget and Establish Construction Budget
 - B. Horry-Georgetown Technical College
 1. Acquisition of Construction Trades Building - Conway – Final Building and Land Acquisition
- 6. Lease Approval**
 - A. University of South Carolina
 1. Park Place Columbia Student Housing – New Lease Approval
- 7. Financial Evaluation Matrixes**
- 8. Other Business (*For Information, No Action Required*)**
 - A. List of Capital Projects and Leases Processed by Staff for November

MINUTES
COMMITTEE ON FINANCE AND FACILITIES
FEBRUARY 23, 2016
4:15 P.M.
MAIN CONFERENCE ROOM
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
1122 LADY STREET, SUITE 300
COLUMBIA, SC 29201

Committee Members Present

Commissioner Hood Temple, Chair
Commissioner Dianne Kuhl
Commissioner Paul Batson
Commissioner Clark Parker (phone)
Commissioner Kim Phillips (phone)

Guests Present

Chairman Tim Hofferth
Commissioner Bettie Rose Horne (phone)
Commissioner Jennifer Settlemyer (phone)
Ms. Stacie Bowie
Dr. David DeCenzo
Mr. Eddie Dyer

Mr. Matt Hogue
Mr. Tim Meacham

Staff Present

Mr. Gary Glenn
Mr. Clay Barton
Ms. Julie Carullo (phone)
Ms. Carrie Eberly
Ms. Trena Houpp
Dr. John Lane
Ms. Yolanda Myers
Ms. Vickie Pratt
Ms. Beth Rogers

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

I. Call to Order

Commissioner Temple called the meeting to order at 4:15 p.m. Ms. Myers introduced guests in attendance. It was confirmed that Commissioner Louis Lynn had requested and had been granted an excused absence.

II. Interim Capital Project

The following project was presented:

A. Coastal Carolina University

1. Brooks Stadium Addition – Establish Construction Budget

Commissioner Hood Temple asked that a motion be made to pass this project without recommendation to the full Commission for consideration and debate.

With no further questions, it was moved (Temple), seconded (Batson), and voted to approve the motion as proposed.

With no further business, Commissioner Temple adjourned the meeting at 4:21 p.m.

Respectfully submitted,

Morgan O'Donnell
Recorder

**Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*

MINUTES
COMMITTEE ON FINANCE AND FACILITIES
OCTOBER 24, 2016
10:00 A.M.
MAIN CONFERENCE ROOM
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
1122 LADY STREET, SUITE 300
COLUMBIA, SC 29201

Committee Members Present

Commissioner Hood Temple, Chair
Commissioner Dianne Kuhl (phone)
Commissioner Paul Batson
Commissioner Ken Kirkland
Commissioner Kim Phillips (phone)

Mr. Rick Kelly
Mr. Kevin O'Connell
Mr. Steve Osborne
Ms. Carol Routh
Mr. Jeff Tallant
Mr. Ray Tanner
Dr. Walter Tobin
Mr. Greg Weigle
Ms. Helen Zeigler

Guests Present

Chairman Tim Hofferth
Commissioner Terrye Seckinger
Commissioner Charles Munns
Ms. Beth Bell
Mr. Billy Boan
Mr. Tim Drueke
Mr. Charlie FitzSimons
Mr. Kim Huff
Mr. Michael Hughes

Staff Present

Mr. Gary Glenn
Ms. Camille Brown
Ms. Carrie Eberly
Ms. Yolanda Myers
Mr. Morgan O'Donnell

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

I. Call to Order

Commissioner Temple called the meeting to order at 10:05 a.m. Ms. Myers introduced guests in attendance. It was confirmed that Commissioner Louis Lynn had requested and had been granted an excused absence.

II. Approval of Minutes of Meeting on September 1, 2016

A motion was made (Batson), seconded (Phillips) and carried to approve the minutes of the September 1, 2016 meeting.

III. Financial Evaluation Matrixes

Commissioner Kuhl discussed the financial evaluation list and the components that should go on this list. A few additions to this list were proposed to include the building condition assessment code, private funding from foundations, and space utilization. Commissioner Temple discussed the importance of these data indicators going forward with the evaluation of capital projects. Chairman Hofferth discussed the list and noted how the list will allow facts and data to guide the decisions on

projects. The Chairman further stated that he would meet with the college presidents to discuss the information on the list.

Mr. Glenn mentioned additional data that could be beneficial to review. This included debt retirement, the ten-year enrollment trend by class, enrollment criteria for in-state students, and number of applications received versus how many applicants were accepted and ultimately enrolled at the institution. Other items included were trends in adjunct faculty, occupancy rates in dorms and dorm fees, as well as meal plan fees. Maintenance and institutional reserve account trends were mentioned. The ten-year trend in excess debt service was added to this list.

Commissioner Temple stated that this document is fluid and is a flexible document and will be refined over the next months. He added that the focus on this financial matrix is the trending information and not a snapshot in time.

With no further questions, it was moved (Batson), seconded (Kirkland), and voted to approve the concept of the model of the financial evaluation matrixes as proposed.

IV. Interim Capital Projects

The following projects were presented and discussed:

A. University of South Carolina

1. Football Operations Facility Construction – Change Source of Funds, Establish Construction Budget

Mr. Glenn described the Football Operations Facility Construction project. This project was considered in January, 2016. As Commissioner Kuhl had asked for this project to be brought back outside of the consent agenda, it was being considered for Phase II approval. At the Phase I request in January, the projected budget for Phase II was \$3m in cash and \$47m in athletic revenue bonds. Through negotiations with the University, that funding plan had been refined to include additional promises and obligations. The project now had \$6m in cash, an increase from the original \$3m, and a \$44m bond. \$14m had been pledged to the University for this project over time, and the University has promised to back these pledges from money from their UnderArmour and media related athletic revenue contracts. These funds would be placed in an escrow account and would be retained until the bonds would be called in ten years. In the interim, these funds would gain interest which also would be used to pay toward the bond. An additional agreement was made to reduce in-state athletic fees by \$1m each year for the next ten years saving. The University agreed to reduce any combination of the \$69 debt service fee or the \$104 intercollegiate athletic fee and hold those fees constant over the next ten years for in-state students. This fee reduction would be implemented beginning in the Fall 2017 semester.

Commissioner Batson applauded the leadership of the Commission and the University for working together to come up with an innovative solution to reducing fees with this project. Commissioner Kirkland discussed the equity and cash flow of the project, and stated that the project funding was much better than initially proposed in January. He then added that he would have liked to have seen more equity put into the deal.

Commissioner Temple and Commissioner Kuhl discussed the similarities and differences between this project and the Clemson Football Operations Facility project. Commissioner Kuhl stated that she wanted to see the expenses and revenues of the athletic programs. Ray Tanner discussed ticket

sales and the revenues of the athletic program. Commissioner Hofferth stated that he supports this deal but, like Commissioner Kirkland, would have liked to have seen more upfront cash in it. Commissioner Hofferth discussed the evaluation of projects and how that process is changing and will continue to change. He then described how the evaluation of projects is moving in a different direction and how the data from the financial matrixes will allow decision makers to make more informed decisions.

Commissioner Munns discussed the appropriateness of whether the project was needed in terms of what athletics does for this state. Commissioner Munns stated that this project was priced at the right level, and that the funding is appropriate for this type of project. Commissioner Seckinger asked about whether the USC board had voted on the tuition fee changes as agreed upon with this project. Rick Kelly stated that the USC board is aware of the fee structure change and the board was expected to adopt the change in June 2017.

Commissioner Hofferth stated if this project is approved, then the conditions under which the project was approved would be asterisked on the A1 so JBRC can see the conditions. Commissioner Seckinger emphasized the need to work together to keep costs down and discussed the importance of the financial dashboards to help with this goal and to keep everyone better informed.

With no further questions, it was moved (Phillips), seconded (Kirkland), and voted to approve the Football Operations Facility Construction project as proposed.

B. Medical University of South Carolina

1. MUSC/SCEO PEER Program Energy Performance Contract 2016 – Establish Project

Mr. Glenn described the MUSC/SCEO PEER Program Energy Performance Contract project. This request was for the University to enter into an energy performance contract with AMERESCO. AMERESCO would provide an investment grade audit to identify potential energy cost savings at the University. Phase II of the project would be funded through the State Treasurer's Office Master Lease program which would provide financing for the energy conservation measures that are proposed by the contractor. Mr. Glenn added that this is a contract with guaranteed results and the contractor is on the hook for the energy savings that the contractor states they can save the University.

With no further questions, it was moved (Batson), seconded (Kuhl), and voted to approve the MUSC/SCEO PEER Program Energy Performance Contract 2016 project as proposed.

C. College of Charleston

1. McAlister Residence Hall Renovation – Establish Project

Mr. Glenn stated this request was to establish the project for Phase I. This project would address HVAC issues, structural deficiencies, and well as refreshing the residence's hall exterior, interior, flooring, furniture and plumbing. The elevators would also be upgraded. The HVAC units are discharging hot air into the corridors which requires the use of fans to disperse the air. Additionally, there was water intrusion which affects the health and safety of the students in the building. A new HVAC system would be installed on the roof.

With no further questions, it was moved (Phillips), seconded (Batson), and voted to approve the McAlister Residence Hall Renovation project as proposed.

D. Orangeburg-Calhoun Technical College

1. OCtech Health Sciences and Nursing Building – Establish Construction Budget

Mr. Glenn described the Health Sciences and Nursing Building project. This project received significant funding from state support and local support. The funding sources include \$5m from the State Capital Reserve Fund, \$1m from appropriated state funds, a federal grant of approximately \$1.9m, contributions from Orangeburg and Calhoun counties of \$532K, College Funds of approximately \$3.5m, and private donations of \$325K. This project is for the construction of the new Health Sciences and Nursing Building on the College's campus. The College has a need for additional classroom and laboratory needs for the nursing and health sciences programs as these programs are continuing growth in the state and at the technical colleges. The College has been forced to use space in nearby industrial bays for its various health programs. That space needs to be returned to the manufacturing programs which are also growing significantly. The proposed design includes three large tiered classrooms, an eight station nursing simulation lab, a twenty-nine bed nursing skills lab, an instructional computer lab, an assessment center, as well as faculty offices and student study space. The proposed design is 32,669-square-feet.

Commissioner Temple commented on the funding and need for this project and stated that this project had the right blend of funding for this project coming from private donations, funding from county support, and from state funds.

Commissioner Batson expressed his support for this project and asked Dr. Walter Tobin to comment on the need for this project and how long the College had been working on this project. Dr. Tobin spoke on the growth of the programs and the use of clinical sites to support this growth. Commissioner Kirkland stated that this project was on the radar back in 2015 and the College recognized that this project was relevant years ago. Commissioner Kirkland also commented on the funding sources that the College came up with to fund this project.

Commissioner Kuhl commented on the fact that the College had planned for this project. Commissioner Kuhl asked whether the College was looking at any type of bridge program or agreement with any of the four-year programs with RN to BSN programs. Dr. Tobin stated that the College had relationships with USC-Upstate, the University of South Carolina, and Clemson University, and an agreement was just entered into with Claflin University.

With no further questions, it was moved (Batson), seconded (Kirkland), and voted to approve the OCtech Health Sciences and Nursing Building project as proposed.

V. Lease approval

A. Medical University of South Carolina

2. 99 WestEdge Parking Garage – New Lease Approval

Mr. Glenn stated that this lease is for parking spaces. This was a new lease for approximately 322 parking spaces at the 99 WestEdge parking garage. The new lease was to replace parking spaces that would be lost due to a development project in that area. The per space cost per month starts at \$122.

The write-up of this project states that this is a twenty-year lease, but the Commission recently learned that the General Services Division of the Department of Administration had asked MUSC to negotiate a five-year initial lease with potential three five-year extensions. MUSC asked that this get

approved as a five-year lease. MUSC stated that they would come back for CHE approval for each of the five-year extensions since they would have to renegotiate the terms for each extension. Accordingly, years one through five of the lease were being considered for approval at this meeting.

Commissioner Batson asked who would be using the parking spaces. Mr. Greg Weigle, Chief Facilities Officer at MUSC, responded that everyone uses these spaces and the spaces would be assigned based on the location of where the people were located. Faculty, staff and students would be assigned to these spaces. Commissioner Batson further asked if there were fees charged to use these spaces. Mr. Weigle responded that there was a fee with a current average of \$128 per month per space.

With no further questions, it was moved (Kirkland), seconded (Batson), and voted to approve the 99 WestEdge Parking Garage lease as proposed.

VI. Discussion of Tuition and Required Fee Information

Mr. Glenn stated that he had intended to discuss the tuition and fee schedules. It was determined that two technical colleges showed significant increases in tuition increases. We pulled the data and found that this may be a more intensive issue than we initially thought. Mr. Glenn described how the schools were charging tuition and fees and how these charges were evolving from how they were charged in prior years. The plan is to encourage the conversation to move toward the cost of fifteen hours since that is what it will cost in order to graduate in four years. The Commissioners then discussed the aspects of using twelve versus fifteen hours and discussed other fees such as parking and dormitory fees.

VII. Other Business (For Information, No Action Required)

A. List of Capital Projects & Leases Processed by Staff for September

Mr. Glenn noted that there was nothing out of the ordinary on the staff approvals for September.

With no further business, Commissioner Temple adjourned the meeting at 11:54 a.m.

Respectfully submitted,

Morgan O'Donnell
Recorder

**Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*

MINUTES
COMMITTEE ON FINANCE AND FACILITIES
NOVEMBER 3, 2016
11:45 A.M.
MAIN CONFERENCE ROOM
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION
1122 LADY STREET, SUITE 300
COLUMBIA, SC 29201

Committee Members Present

Commissioner Dianne Kuhl
Commissioner Paul Batson
Commissioner Ken Kirkland
Commissioner Louis Lynn
Commissioner Kim Phillips

Mr. Michael Hughes
Mr. Rick Kelly
Ms. Angie Leidinger
Mr. Mike LeFever
Ms. Carol Routh
Ms. Helen Zeigler

Guests Present

Chairman Tim Hofferth
Commissioner Terrye Seckinger
Ms. Amber Barnes
Ms. Beth Bell
Ms. Stacie Bowie (phone)
Mr. Billy Boan
Mr. Derek Gruner

Staff Present

Mr. Gary Glenn
Ms. Camille Brown
Ms. Carrie Eberly
Dr. John Lane
Ms. Sarah Hearn
Ms. Elizabeth Jablonski
Mr. Morgan O'Donnell

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

I. Call to Order

Commissioner Kuhl called the meeting to order at 11:45 a.m. Ms. Jablonski introduced guests in attendance.

II. Election of Chair and Vice Chair

Commissioner Kuhl expressed the collective sense of loss following the resignation of Chairman Temple and thanked him for his service on the Finance and Facilities Committee. Commissioner Kuhl asked for nominations for a new chairperson. Commissioner Batson echoed Commissioner Kuhl's comments regarding Commissioner Temple.

A motion was then made (Batson), seconded (Phillips) and voted to nominate Commissioner Kuhl as new Chair of the Finance and Facilities Committee.

A motion followed (Phillips), seconded (Batson) and voted to nominate Commissioner Kirkland as new Vice Chair of the Finance and Facilities Committee.

Commissioner Lynn asked how long the terms last for Chair and Vice Chair. Commissioner Kuhl responded that the leadership is refreshed every year. Commissioner Hofferth stated that the Committee can vote continuation of terms.

III. Approval of Minutes of October 24, 2016

Mr. Glenn stated that the minutes were not able to be completed, and asked that the minutes be carried over to the next meeting to be approved.

A motion was made (Kuhl), seconded (Lynn) and voted to defer the minutes to the next meeting.

IV. Other Business (For Information, No Action Required)

A. FY 2016-17 CHE Quarterly Budget Report

Mr. Glenn presented the budget report for the first quarter. Mr. Glenn stated that we are still waiting for a couple of invoices for the scholarship programs from the Fall 2016 period and that there is more difficulty paying these funds this year due to funding moving from state appropriations to lottery. General funds are available at the start of the fiscal year, whereas the first portion of lottery funds were not available until the end of the first quarter. As a result, we had to hold some of the scholarship invoices until we received the cash to cover them. Mr. Glenn stated that the Commission was working with the Executive Budget Office for assistance going forward due to being almost out of cash after having just received the first quarter cash. Mr. Glenn stated that the remaining expenditures were routine at this point.

B. List of Capital Projects & Leases Processed by Staff for October

Mr. Glenn noted that there were three staff approvals for September. One was a preliminary land study. The others were projects that were funded with state appropriations and were legislatively authorized. Commissioner Kuhl asked what the USC land will be purposed for. Mr. Glenn stated that this was the building that they have been renting for some time. Mr. Derek Gruner stated that this is the old SC Arts Commission building on the corner of Main and Barnwell Street. USC had been leasing this building for around three to four years, and was seeking to purchase this building since the State surplused the building the past summer. The base rent USC is paying will be used toward the purchase price due to the lease agreement between USC and the State. Commissioner Lynn asked why the documentation stated that this was a land acquisition and doesn't reference the building. Mr. Gruner stated that the permanent improvement project language just calls the project a land acquisition, but the project is for the land and building. This is a terminology issue for permanent improvement projects. Mr. Glenn stated that this was for the preliminary studies, which includes the appraisal, environmental studies, and building condition assessment. Commissioner Seckinger asked if there was always an environmental study done on each piece of property. Mr. Glenn stated that the study was required for all land purchases.

With no further business, Commissioner Kuhl adjourned the meeting at 12:03 p.m.

Respectfully submitted,

Morgan O'Donnell
Recorder

**Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*

THE CITADEL

PROJECT NAME: Boat Center Redevelopment
REQUESTED ACTION: Establish Construction Budget
REQUESTED ACTION AMOUNT: \$2,000,000
INITIAL CHE APPROVAL DATE: 6/2/2016

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Professional Service Fees	\$210,000	\$114,020	\$324,020
Equipment and/or Materials	\$0	\$120,000	\$120,000
Site Development	\$330,000	\$554,634	\$884,634
New Construction	\$1,470,000	\$1,275,446	\$2,745,446
Other Permanent Improvements	\$100,000	(\$100,000)	\$0
Other, Dredging	\$840,000	(\$14,100)	\$825,900
Contingency	\$50,000	\$50,000	\$100,000
<i>Total</i>	<i>\$3,000,000</i>	<i>\$2,000,000</i>	<i>\$5,000,000</i>

<u>Source of Funds</u>	<u>Phase I (Pre-Design)</u>	<u>Phase II (Construction)</u>	<u>Total Proposed Budget</u>
Private Donations	\$3,000,000	\$2,000,000	\$5,000,000
<i>Total</i>	<i>\$3,000,000</i>	<i>\$2,000,000</i>	<i>\$5,000,000</i>

DESCRIPTION:

The University requests approval to increase the budget by \$2,000,000 on the project to re-construct the Citadel Marina and Boating Center. The original budget estimate for Phase I was developed internally and documentation from Phase I acknowledged that the \$3,000,000 budget was subject to change based upon the final design. The 7,759 square foot Boat Center house was constructed in 1920. The facility has outlived its useful life expectancy and numerous improvements are required to meet the college's intended purpose and use. The structure has termite damage and the interior finishes have not been updated since the 1970s. The deteriorated condition of the existing facility has a negative impact on the facility's use. Furthermore, the existing marina channel is unnavigable during periods of low tide and cannot support activities such as boating and sailing.

Renovation of the existing facility was considered, but deemed cost prohibitive to meet flood requirements. The relocation of the marina to another location was also considered, but did not provide the same access and amenities required.

The projected date for execution of the construction contract is August 2017 and for completion of construction in December 2018.

E&G MAINTENANCE NEEDS:

Based on Fall 2013 data, the Boating Center has a current condition code of 78 with physical condition, maintainability, and structural condition rated 3 out of 5.

ANNUAL OPERATING COSTS/SAVINGS:

There are no additional operating costs associated with this project.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

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

(For Department Use Only)
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY Code H09 Name The Citadel
 Contact Person Kathleen Dille Phone 843-953-7063

2. PROJECT Project # 9617 Name Boat Center Redevelopment
 Facility # 22 Facility Name Boat Center

County Code	10 - Charleston
New/Revised Budget	\$5,000,000.00

Project Type	2 - Construct Additional Facilities
Facility Type	6 - Athletic/Recreational

3. CPIP PROJECT APPROVAL FOR CURRENT FISCAL YEAR
 CPIP priority number 3 of 4 for FY 16-17.

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 A-1 (Phase Two) for The Citadel Boat Center seeks approval to acquire professional A&E services to prepare complete design and construction documents and furthermore acquire construction services for facilities to support sailing and crew rowing programs at The Citadel. The scope of work includes engineering services for demolition of existing shop and storage structures; construction design and construction for a new boathouse, classroom/club meeting space and new waterfront floating docks.

The existing boathouse is a wooden residential structure that requires extensive rehabilitation to continue use as a meeting space. The existing boat storage and maintenance facilities are non-compliant with construction in a flood prone location. This project would construct new facilities for the waterfront to support sailing and rowing as club activities and provide recreational use by all cadets and staff.

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: 15JUN2016 Estimated Completion Date: 31DEC2018
 Estimated Expenditures: Thru Current FY: \$2,308,634.00 After Current FY: \$2,691,366.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	9617
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- 1. _____ Land Purchase ---->
 - 2. _____ Building Purchase ---->
 - 3. 324,020.00 Professional Services Fees
 - 4. 120,000.00 Equipment and/or Materials ---->
 - 5. 884,634.00 Site Development
 - 6. 2,745,446.00 New Construction ---->
 - 7. _____ Renovations - Building Interior ---->
 - 8. _____ Renovations - Utilities
 - 9. _____ Roofing - _____ Roof Age
 - 10. _____ Renovations - Building Exterior
 - 11. _____ Other Permanent Improvements
 - 12. _____ Landscaping
 - 13. _____ Builders Risk Insurance
 - 14. _____ Other Capital Outlay
 - 15. _____ Labor Costs
 - 16. _____ Bond Issue Costs
 - 17. 825,900.00 Other: DREDGING
 - 18. 100,000.00 Contingency
- \$5,000,000.00 TOTAL PROJECT BUDGET

Land: 1.14 Acres
 Floor Space: _____ Gross Square Feet
 Information Technology _____
 Floor Space: 8,000 Gross Square Feet
 Floor Space: _____ Gross Square Feet

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

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) Gifts Gifts	45,000.00	4,955,000.00	5,000,000.00 0.00 0.00		7602	98800100	3036	3907
TOTAL BUDGET	\$45,000.00	\$4,955,000.00	\$5,000,000.00					

10. SUBMITTED BY:

Joseph L Garcia

 Col Joseph Garcia, VP for Finance and Business
 Signature of Authorized Official and Title

11/3/16

 Date

11. APPROVED BY:

(For Department Use Only) _____
 Authorized Signature and Title

 Date

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

1. AGENCY Code H09 Name The Citadel

2. PROJECT Project # 9617 Name Boat Center Redevelopment

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

COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2017-18	\$	\$	\$	\$ 0.00
2) 2018-19	\$	\$	\$	\$ 0.00
3) 2019-20	\$	\$	\$	\$ 0.00

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

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

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

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

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

9. Submitted By: Joseph L Garcia 11/3/16
Col. Joseph Garcia, VP Finance/Business Date
 Signature of Authorized Official and Title

THE CITADEL BOAT CENTER REDEVELOPMENT PROJECT H09-D057-PG

PERMANENT IMPROVEMENT PROJECT INFORMATION FOR PHASE II CONSTRUCTION BUDGET

1. What is the total projected cost of the project and what is it based on? Please attach a summary of the costs prepared during the A&E pre-design phase to support the total cost.
Total cost is projected to be \$5 Million. Summary and individual cost estimates are provided.
2. What is/are the source(s) of funds for the construction? If any private or federal funds are included, please attach a letter guaranteeing the availability of the funds.
Project is funded by Gifts to The Citadel by a private donor to support this recreational opportunity for the Cadets and the greater Citadel community. Letter is attached.
3. What is your agency/institution's definition of each fund source to be used for construction? (If any type of fee makes up a portion of the source, what is the fee called, what is the fee amount, and when it was put in place. If there is a statutory authority authorizing the use of the funds for capital projects, please cite the code section.)
In this project, the definition of the Fund Source is 'Gift'. There are no fees that make up a part of this Gift amount.
4. What is the current uncommitted balance of funds for each source listed in 3 above?
The uncommitted balance is \$4,457,045.61 .
5. If institution or revenue bonds are included as a source, when were the bonds issued? If not issued yet, when is the bond resolution expected to be brought for B&C Board approval?
No institution or revenue bonds included as a source.
6. If a student fee is used to fund debt service, what is the current amount of the fee annually or by semester? Please specify which.
No student fees are used to fund debt service.
7. Will the use of any funds for construction require an increase in any student fee or tuition?
If so, please explain in detail.
No there is no plan to increase student fees as a result of this project
8. Will the project be LEED certified for energy savings and conservation and if so, at what level will it be certified? For projects requiring or using LEED certification, please attach the required cost-benefit analysis and a checklist of items to be used to achieve LEED points or a description of the energy measures to achieve LEED.
Project will be certifiable to LEED Silver. Cost Benefit Analysis and Checklist are attached. On demand water heating, programmable thermostats, LED lighting where feasible, increased attention to building envelope and its thermal performance - these are but a few of the good sense measures that will be incorporated at nominal costs.

9. What energy savings/conservation measures will be implemented within the project if the project will not be LEED certified? For projects that do not require/use LEED, please provide a paragraph on energy savings measures to be implemented as part of the project. If there are no energy savings measures included, please state that and explain why.
Not Applicable; Building will be LEED certified.
10. What is the projected date (month and year) for execution of the construction contract?
Construction contract is expected to be awarded AUG2017.
11. What is the projected date (month and year) for completion of construction?
Construction is estimated to be completed DEC2018.
12. What program(s) are to be included in the constructed or renovated space?
While the project specifically supports team aquatic sports - sailing, crew and paddle sports - the facility will support Citadel club organizations requiring meeting or banqueting space.
13. What is the total square footage of the building to be renovated or constructed?
Total square footage is 8,000 SF (Total conditioned and un-conditioned space).
14. If a portion of the building is to be renovated, what is the square footage of the portion that will be included in the renovation?
Not Applicable. Project will be all new construction.
15. What is the current age of the building or building systems to be renovated?
Not Applicable; there is no renovation of existing – all construction will be new facility construction.
16. If any new space is being added to the facility, please provide demand/usage data to support the need.
Not Applicable; No additional space is being added to an existing facility. The functions currently housed in several facilities are being consolidated into a more efficient single structure that provides for multiple uses.
17. What are the estimated numbers of students, faculty, staff and/or clients that are expected to use the space affected by the project or the entire building? (Answer for as many as are applicable.)
50 students and up to 5 faculty and 5 staff will regularly use the space for instruction and club meetings. Occasionally, there will be an estimated 100+ person occupancy in the meeting/banquet space.
18. If the construction cost increased significantly from the internal estimate (30% or more), what factors caused the cost to increase?
Not Applicable; the estimated cost of construction is less than 30% of our internal estimate.
19. If the contingency is more than 10%, please explain why.
Not Applicable; contingency is less than 10%.
20. If funds are being transferred from another project, what is the current status of the project from which funds are being transferred?
Not Applicable; No funds are being transferred from another project.

21. Has the project been included in a previous year's CPIP? If so, what was the last year the project was included and for which year, 1-5?
3 of 4 in FY 16/17.
22. What are the economic impacts of the project, including job creation and retention? If there are none, please explain.
Project will be managed by The Citadel Auxiliary Services. They will market, staff and maintain the facility. There will be need for a facility manager, aquatics director and boat maintenance position as the project matures with sailing and crew training.
23. How will your agency/institution address and fund maintenance of this facility construction/renovation?
Project is designed to be self-sustaining, that is to say, revenues from renting the facility for receptions and banquets will be allocated to a maintenance account.
24. If your agency/institution has a deferred maintenance account, what is the name of the account and what is its current uncommitted balance?
Citadel Deferred Maintenance Fund: \$ 39,793.56 as of 02 NOV 2016.
25. If how maintenance will be addressed and funded for this facility construction/renovation has not been determined yet, what steps are in place to begin to address how your agency/institution will fund maintenance to this and other agency/institution facilities?
Not Applicable; A maintenance plan has been established.

Transmittal

To: Col Joseph L. Garcia, VP for Finance and Business

Thru: Col Thomas G. Philipkosky, Senior VP for Operations & Admin

Thru: Ltc Ward Logan, Director of Financial Services

Thru: Lt Col Jay Beam, AVP for Facilities and Engineering

Thru: Mary R. Game, Facilities Finance Director

Thru: Carla McIntyre, Construction Management Accountant

From: Kathleen M. Dille, Resident Architect

Cc: Ms. Yolanda Myers, CHE; Jennifer LoPresti, EBO

Date: November 3, 2016

Re: Boat Center Redevelopment H09-9617

This A-1 (Phase Two) for The Citadel Boat Center seeks approval to acquire professional A&E services to prepare complete design and construction documents and to further acquire construction services for facilities to support sailing and crew rowing programs at The Citadel. The scope of work includes engineering services for demolition of existing shop and storage structures; construction design and construction for a new boathouse, classroom/club meeting space and new waterfront floating docks.

The existing boathouse is a wooden residential structure that requires extensive rehabilitation to continue use as a meeting space. The existing boat storage and maintenance facilities are non-compliant with construction in a flood prone location. This project would construct new facilities for the waterfront to support sailing and rowing as club activities and provide recreational use by all cadets and staff.

The A-1 total is \$ 5,000,000 and the funding source is Gifts.

Note: This transmittal to be placed in the permanent project file.



COL Joseph L. Garcia
VP for Finance & Business
The Citadel
171 Moultrie Street
Charleston SC, 29409

Re: Gifts supporting The Citadel Boat Center Redevelopment Project

COL Garcia:

The Citadel Foundation has received gifts totaling of \$5,012,865 to fund the Boat Center Redevelopment Project. To date we have transferred to The Citadel \$888,587 leaving a balance of \$4,124,278 available to fund the project.

This letter is to confirm that The Citadel Foundation has funds provided by our donor adequate to cover the projected requirement as outlined by The Citadel for this project.

Sincerely,

A handwritten signature in black ink that reads "Shannon Mease". The signature is fluid and cursive.

Shannon Mease
Chief Financial Officer

cc: Ms. Jennifer LoPresti
Capitol Budgeting Manager
Executive Budget Office
SC Department of Administration

Mr. Gary Glenn
Interior Executive Director and Director of Director of Fiscal Affairs
SC Commission of Higher Education

PROJECT COST SUMMARY

Citadel Boat Center Redevelopment

Project Costs:

Dredging	\$825,900
Demolition and Site Prep Costs	\$884,634
New Waterside Facilities	\$1,142,088
New Shoreside Facilities	\$1,603,358
Equipment	\$120,000
Engineering/CM	\$324,020
Contingency	\$100,000
Total:	\$5,000,000

Funding: \$5,000,000

Balance \$0



LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name: The Citadel Boat Center
Date: 10.10.2016

Y	?	N
1		

Credit Integrative Process 1

6 1 9 Location and Transportation 16		
		Credit LT-1 LEED for Neighborhood Development Location 16
1		Credit LT-2 Sensitive Land Protection 1
1	1	Credit LT-3 High Priority Site 2
2	3	Credit LT-4 Surrounding Density and Diverse Uses 5
	6	Credit LT-5 Access to Quality Transit 5
1		Credit LT-6 Bicycle Facilities 1
1		Credit LT-7 Reduced Parking Footprint 1
1		Credit LT-8 Green Vehicles 1

5 1 4 Sustainable Sites 10		
Y		Prereq SS-p1 Construction Activity Pollution Prevention Required
1		Credit SS-1 Site Assessment 1
1	1	Credit SS-2 Site Development - Protect or Restore Habitat 2
1		Credit SS-3 Open Space 1
	3	Credit SS-4 Rainwater Management 3
1	1	Credit SS-5 Heat Island Reduction 2
1		Credit SS-6 Light Pollution Reduction 1

4 2 5 Water Efficiency 11		
Y		Prereq WE-p1 Outdoor Water Use Reduction Required
Y		Prereq WE-p2 Indoor Water Use Reduction Required
Y		Prereq WE-p3 Building-Level Water Metering Required
2		Credit WE-1 Outdoor Water Use Reduction 2
2	2	Credit WE-2 Indoor Water Use Reduction 6
	2	Credit WE-3 Cooling Tower Water Use 2
	1	Credit WE-4 Water Metering 1

14 5 14 Energy and Atmosphere 33		
Y		Prereq EA-p1 Fundamental Commissioning and Verification Required
Y		Prereq EA-p2 Minimum Energy Performance Required
Y		Prereq ea-p3 Building-Level Energy Metering Required
Y		Prereq EA-p4 Fundamental Refrigerant Management Required
3	3	Credit EA-1 Enhanced Commissioning 6
11	4	Credit EA-2 Optimize Energy Performance 18
	1	Credit EA-3 Advanced Energy Metering 1
	2	Credit EA-4 Demand Response 2
	3	Credit EA-5 Renewable Energy Production 3
	1	Credit EA-6 Enhanced Refrigerant Management 1
	2	Credit EA-7 Green Power and Carbon Offsets 2

10 1 2 Materials and Resources 13		
Y		Prereq MR-p1 Storage and Collection of Recyclables Required
Y		Prereq MR-p2 Construction and Demolition Waste Management Planning Required
3	2	Credit MR-1 Building Life-Cycle Impact Reduction 5
1	1	Credit MR-2 Building Product Disclosure and Optimization - Environmental Product Declarations 2
2		Credit MR-3 Building Product Disclosure and Optimization - Sourcing of Raw Materials 2
2		Credit MR-4 Building Product Disclosure and Optimization - Material Ingredients 2
2		Credit MR-5 Construction and Demolition Waste Management 2

12 3 1 Indoor Environmental Quality 16		
Y		Prereq IE-p1 Minimum Indoor Air Quality Performance Required
Y		Prereq IE-p2 Environmental Tobacco Smoke Control Required
2		Credit IE-1 Enhanced Indoor Air Quality Strategies 2
2	1	Credit IE-2 Low-Emitting Materials 3
1		Credit IE-3 Construction Indoor Air Quality Management Plan 1
1	1	Credit IE-4 Indoor Air Quality Assessment 2
1		Credit IE-5 Thermal Comfort 1
2		Credit IE-6 Interior Lighting 2
2	1	Credit IE-7 Daylight 3
1		Credit IE-8 Quality Views 1
1		Credit IE-9 Acoustic Performance 1

1 0 5 Innovation 6		
	5	Credit IN-1 Innovation 5
1		Credit IN-2 LEED Accredited Professional 1

2 1 1 Regional Priority 4		
1		Credit RP-1 Regional Priority: Optimize Energy Performance (EA-2) 1
1		Credit RP-2 Regional Priority: Specific Credit 1
	1	Credit RP-3 Regional Priority: Specific Credit 1
	1	Credit RP-4 Regional Priority: Specific Credit 1

55	14	41	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

COST-BENEFIT ANALYSIS

The Citadel Boat Center

LEED VERSION:	LEED v4
RATING SYSTEM:	BD+C New Construction
CERTIFICATION LEVEL:	Silver

DESIGN CRITERIA (Based on Conceptual Design)	
	Area
Conditioned Building Area	4000 sf
Unconditioned Areas (ground floor & porches)	5500 sf

ESTIMATED DESIGN AND CONSTRUCTION COSTS				
	Standard Project		LEED Project	
	\$/sf	Cost	\$/sf	Cost
Estimated Construction Cost				
Conditioned Area	\$230.00	\$920,000.00	\$260.00	\$1,040,000.00
Unconditioned Area	\$100.00	\$550,000.00	\$115.00	\$632,500.00
Subtotal Bldg Costs		\$1,470,000.00		\$1,672,500.00
Stework and Landscaping		\$375,000.00		\$300,000.00
Total Construction Costs		\$1,845,000.00		\$1,972,500.00
A & E Design Fees	7.50%	\$138,375.00	8.25%	\$162,731.25
LEED Registration & Certification Fees				\$3,275.00
Commissioning Authority Fees				\$24,000.00
Energy Modeling				\$18,750.00
Life-Cycle Assessment				\$5,000.00
LEED Administration & Documentation				\$22,500.00
Total Design & Certification Costs		\$138,375.00		\$236,256.25
ESTIMATED PROJECT TOTAL COST		\$1,983,375.00		\$2,208,756.25
ESTIMATED PREMIUM FOR LEED PROJECT				\$225,381.25

ANNUAL ESTIMATED ANNUAL OPERATING COSTS					
	unit	Standard Project		LEED Project	
		unit cost	Cost	\$/sf	Cost
Energy -Conditioned Space (26% Reduction)	sf	\$0.83	\$3,320.00	\$0.61	
Energy - Unconditioned Space (26% Reduction)	sf	\$0.31	\$1,694.00	\$0.22	
Ste Lighting (75% Reduction)	ls		\$750.00		\$187.50
Water (50% Reduction)	sf	\$0.15	\$600.00	\$0.08	\$300.00
Grounds Maintenance (20% Reduction)	ls		\$2,500.00		\$2,000.00
Building Maintenance (10% Reduction)	ls	\$0.95	\$9,025.00	\$0.86	\$8,122.50
TOTAL ANNUAL OPERATING COSTS			\$17,889.00		\$10,610.00
ESTIMATED SAVINGS OVER 30-YEAR LIFE CYCLE					\$218,370.00



485 Cape Hill, Suite 200
 485 Charleston, South Carolina 29412

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Consultants

Legend

Notes

This drawing is not to be used for construction purposes unless approved and sealed by the Engineer of Record and signed by the contractor. The contractor shall be responsible for obtaining all necessary permits and for securing all applicable permits. All applicable permits have been obtained.

NOT FOR CONSTRUCTION

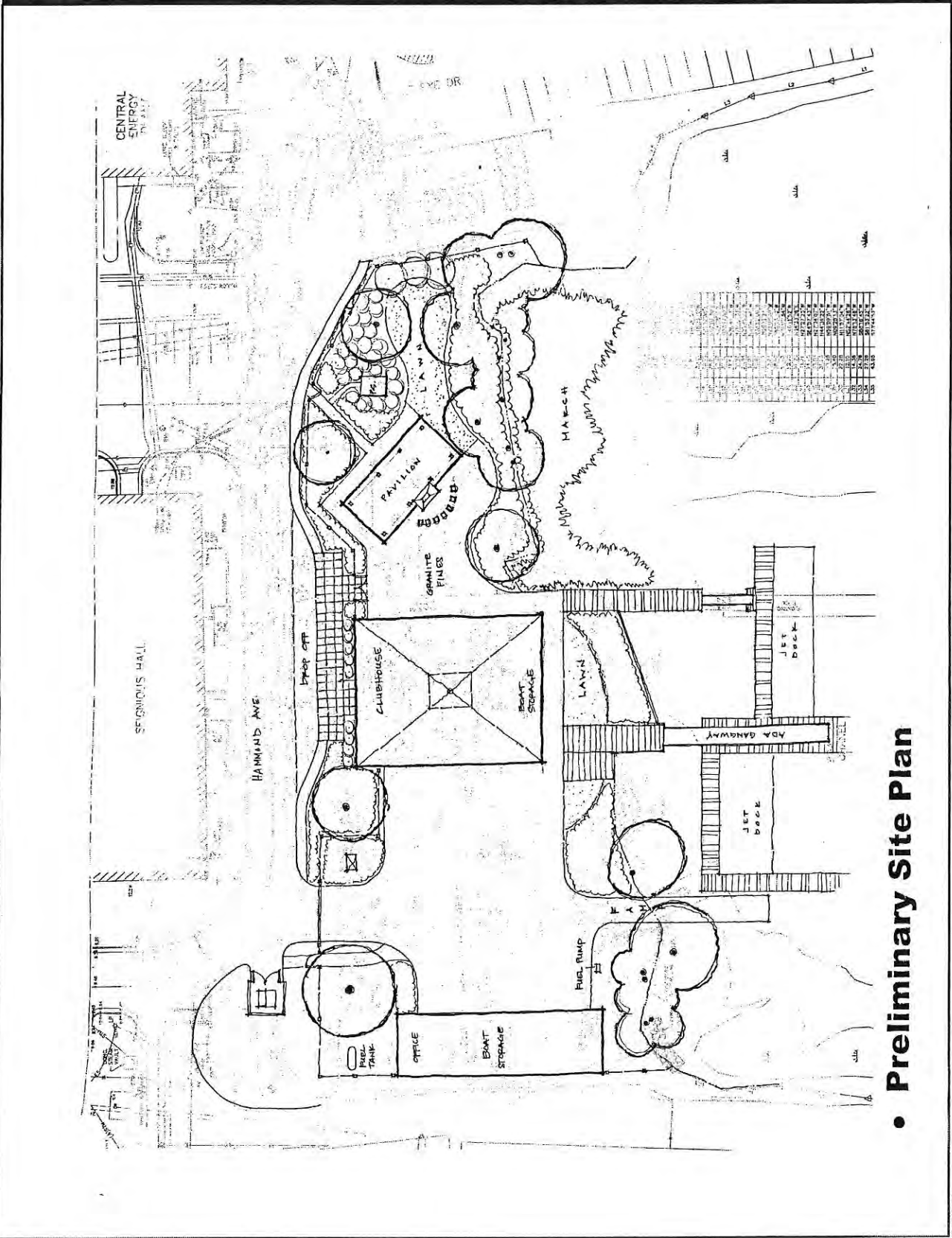
Revision	By	Notes	Drawn	Checked	Date



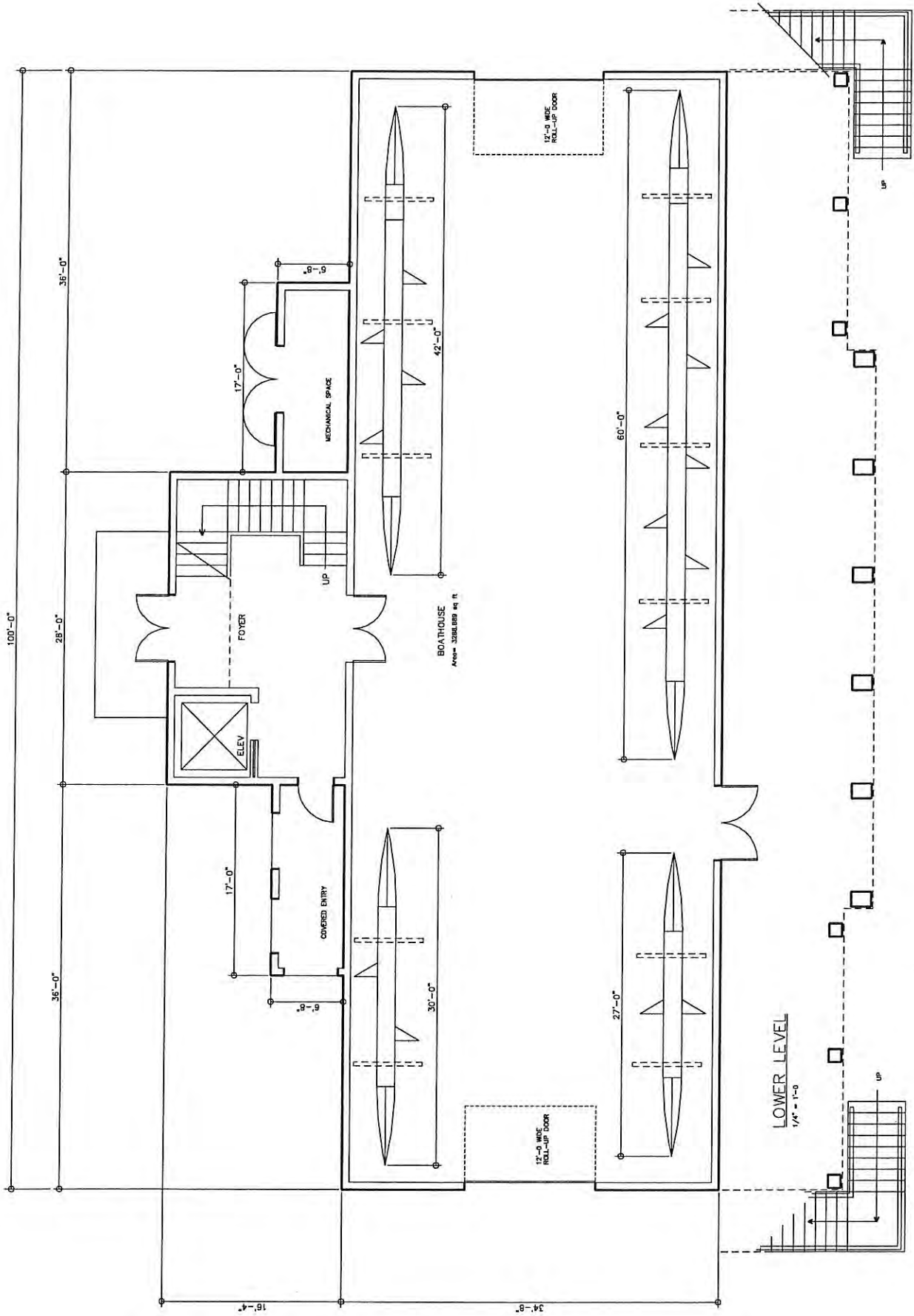
Client/Project
 THE CITADEL
 BOAT CENTER
 CHARLESTON, SOUTH CAROLINA
 Title

Project No. 178420713
 Scale 1" = 20'
 Drawing No. Sheet
 Revision

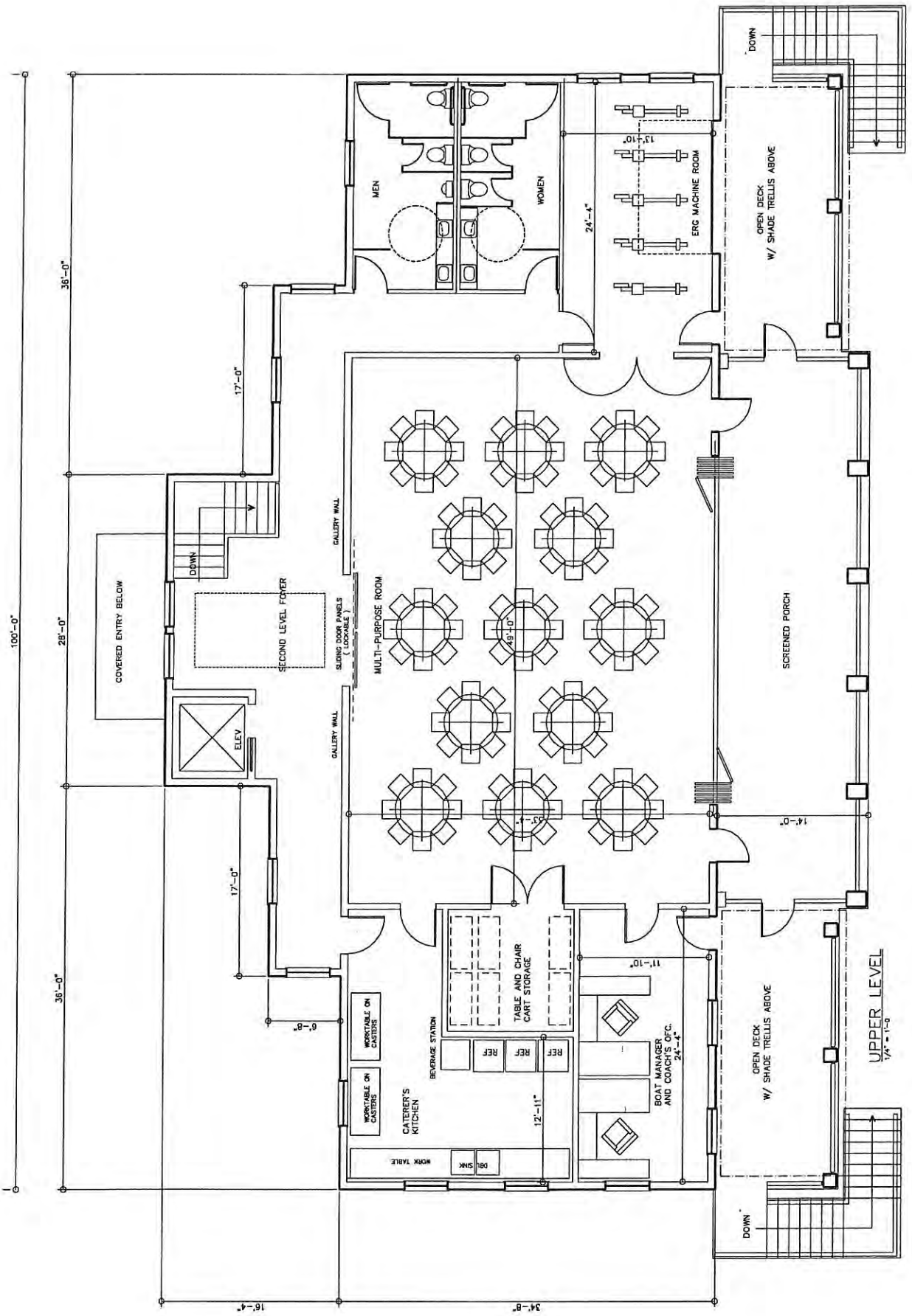
C2 of



• Preliminary Site Plan



• Preliminary Concept for Boat House



• Preliminary Concept for Boat House

• **Cost Estimates**

BUILDING SUMMARY
Master Plan
 FOR
The Citadel Boat Center
City of Charleston
 Charleston County, SC

Client:
Stantec
 4969 Centre Pointe Drive Suite 200
 North Charleston SC 29418

Cost Estimator:
Aiken Cost Consultants
 1010 East North Street
 Greenville, SC 29601

Project Data	
Project Code:	STC4
Mid Point of Construction:	Apr 2017
Owners Budget:	Unknown
ACC Last Estimate:	NA

Project The Citadel Boat Center

LEVEL 2 GROUP ELEMENTS Level 3 Elements	Element			
	Quantity	Unit	Rate (\$)	Cost
Clubhouse & Boat Storage	7929	SF	189	\$1,500,891
A10 Foundations	6000	SF	34.75	208,501
B10 Roof Structure	6000	SF	23.63	141,781
B20 Exterior Closure	3542	SF	69.02	244,458
B30 Roofing	6000	SF	11.45	68,692
C10 Interior Construction	3965	SF	34.81	137,987
C20 Staircases	1	LS	35,000.00	35,000
C30 Finishes	3965	SF	21.31	84,489
D10 Elevators	2	STP	42,947.31	85,895
D20 Plumbing	3965	SF	22.05	87,410
D30 HVAC	3965	SF	38.91	154,263
D40 Fire Protection	7929	SF	5.56	44,085
D50 Electrical	7929	SF	19.02	150,772
E10/20 Equipment & Furnishings	7929	SF	7.26	57,557

Boat Storage & Office	3000	SF	137	\$410,837	REDUCED Scope of Work ESTIMATED \$146,500
A10 Foundations	3000	SF	34.75	104,250	
B10 Structure	3000	SF	23.63	70,890	
B20 Exterior Closure	1200	SF	83.33	99,995	
B30 Roofing	3000	SF	11.45	34,346	
C10 Interior Construction	400	SF	36.46	14,584	
C30 Finishes	2000	SF	3.57	7,135	
D20 Plumbing	400	SF	10.06	4,025	
D30 HVAC	400	SF	28.19	11,276	
D40 Fire Protection	2000	SF	5.56	11,120	
D50 Electrical	2000	SF	25.22	50,435	
E10/20 Equipment & Furnishings	400	SF	6.95	2,780	

Open-Air Pavillion	1200	SF	163	\$195,645	REDUCED Scope of Work **Pavillion Deleted**
A10 Foundations	1200	SF	34.75	41,700	

Project		The Citadel Boat Center			
LEVEL 2 GROUP ELEMENTS		Element			
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost
B10 Structure		1200	SF	23.63	28,356
B20 Exterior Closure		500	SF	64.79	32,396
B30 Roofing		1200	SF	11.45	13,738
C10 Interior Construction		240	SF	23.63	5,671
C30 Finishes		1200	SF	15.02	18,022
D20 Plumbing		540	SF	13.90	7,506
D30 HVAC		540	SF	34.75	18,765
D40 Fire Protection		1200	SF	5.56	6,672
D50 Electrical		1200	SF	19.02	22,818
Sitework					\$884,634
G10 SITE PREPARATION		5000	SY	37	184,973
G20 SITE IMPROVEMENTS		5000	SY	75	374,661
G30 SITE MECHANICAL UTILITIES		1	AL	250,000	250,000
G40 SITE ELECTRICAL UTILITIES		1	AL	75,000	75,000

Project Cost including GC Field Overhead

REDUCED Scope of Work Total
ESTIMATED \$2,532,025

The above unit prices INCLUDE the following:

Fees & Permits	General Contractor Home Office Expense	General Contractor's Profit
Bond	Escalation to Mid Point of Construction	Sub-Contractor OH&P
State Sales Tax		
Design Contingency		

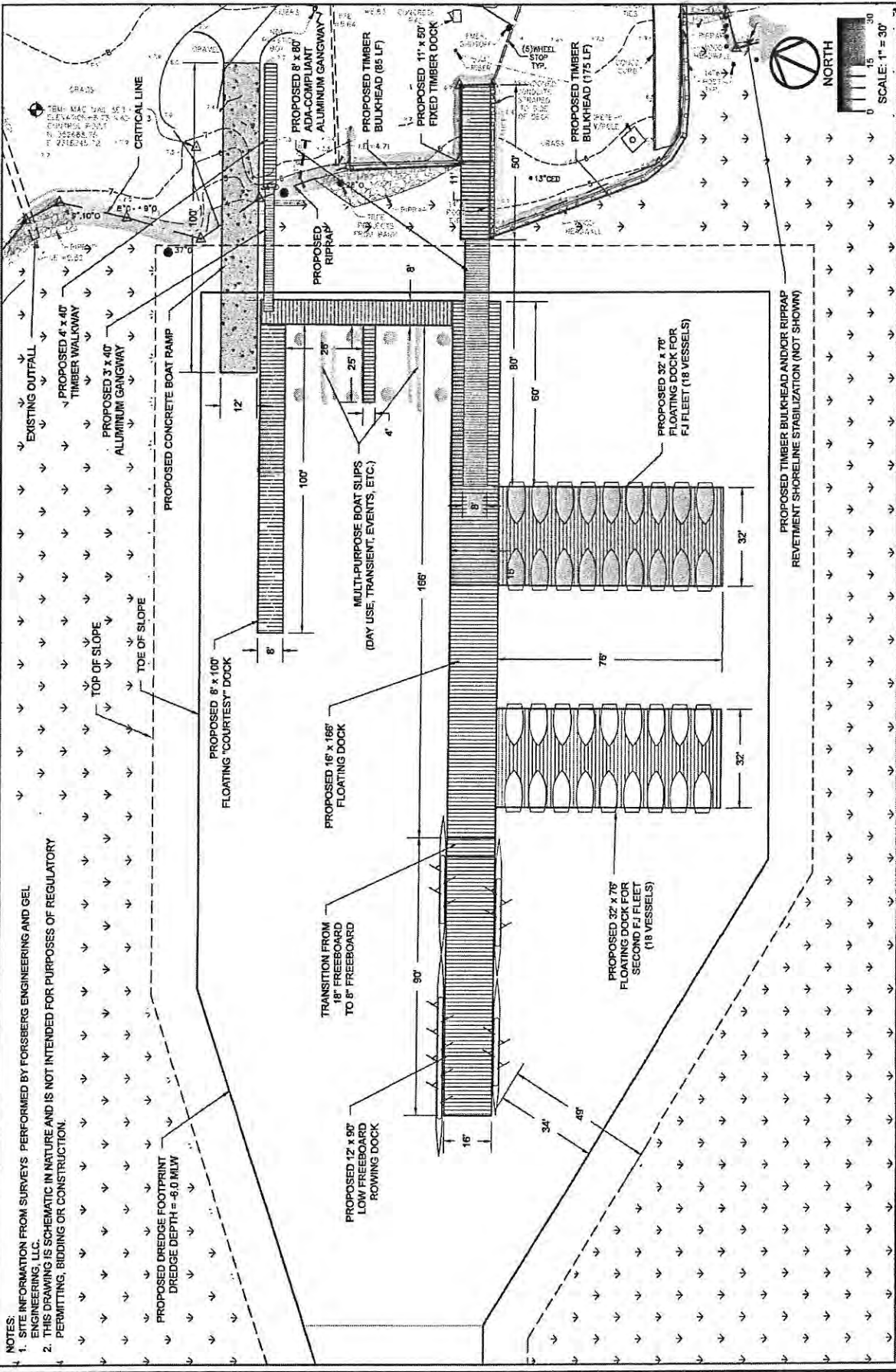
The following items are EXCLUDED from this estimate:

Design Fees	Boat Dock
Inhouse Costs	
Finance Costs	

FIG 1	Sheet No.	Date	04/28/2016
Drawn by:	JMS	Checked by:	
Revisions			

CONCEPTUAL MARINA REDEVELOPMENT PLAN
 CITADEL BOAT CENTER
 CHARLESTON, THE SOUTH CAROLINA
 THE CITADEL

shfr
WATERFRONT SOLUTIONS
 801 RUFFALO AVENUE
 CHARLESTON, SC 29405
 (803) 301-2042



NOTES:
 1. SITE INFORMATION FROM SURVEYS PERFORMED BY FORSBERG ENGINEERING AND GEL ENGINEERING, LLC.
 2. THIS DRAWING IS SCHEMATIC IN NATURE AND IS NOT INTENDED FOR PURPOSES OF REGULATORY PERMITTING, BIDDING OR CONSTRUCTION.

• **Floating Dock Replacement**

Floating Dock Replacement Estimate

Opinion of Probable Construction Costs

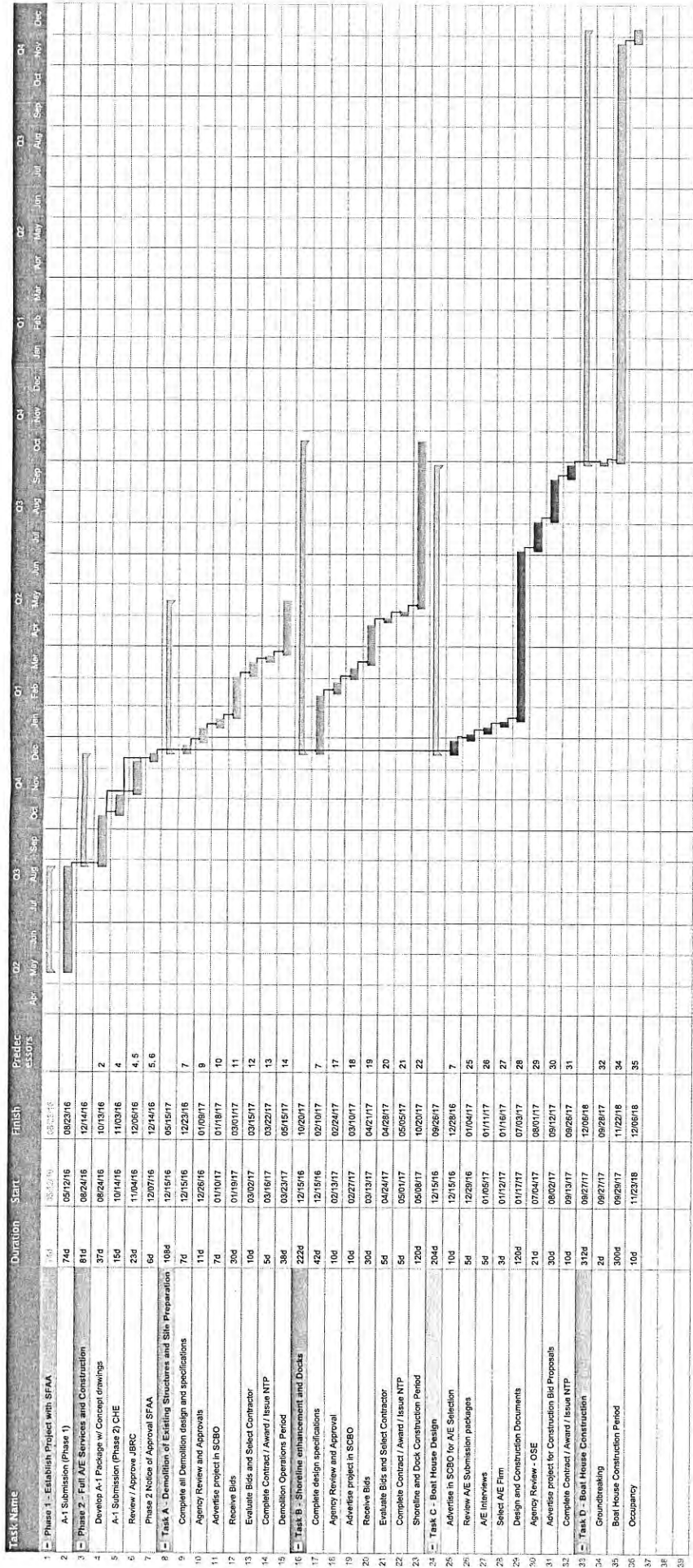
Citadel Boat Center - Alternative B
30 August 2016

ITEM	DESCRIPTION	UNIT	Phase 1			Phase 2			Phase 3			Phase 4		
			QUANTITY	UNIT COST	ITEM COST	QUANTITY	UNIT COST	ITEM COST	QUANTITY	UNIT COST	ITEM COST	QUANTITY	UNIT COST	ITEM COST
HARD COSTS - MARINA														
1	Mobilization/demobilization	ls	1	\$25,000	\$25,000	1	\$25,000	\$25,000	1	\$25,000	\$25,000	1	\$25,000	\$25,000
2	Demolition	ls	1	\$20,000	\$20,000			\$0	1	\$0	\$0			\$0
3	Fixed Access Pier - New	sf	600	\$100	\$60,000			\$0			\$0			\$0
4	Fixed Timber Walkway	sf	128	\$40	\$5,120			\$0			\$0			\$0
5	Floating Docks - Typ. (incl. anchor system)	sf	4,908	\$90	\$441,720			\$0			\$0			\$0
6	Floating Dock - Low Freeboard (incl. anchor system)	sf		\$90	\$0	1,440	\$129,600	\$129,600			\$0			\$0
7	Gangway (8' x 80')	ea	1	\$70,000	\$70,000			\$0			\$0			\$0
8	Gangway (3' x 40')	ea	1	\$15,000	\$15,000			\$0			\$0			\$0
9	Boatlifts	ea	4	\$20,000	\$80,000			\$0			\$0			\$0
10	Electrical	slip	4	\$3,500	\$14,000			#VALUE!			#VALUE!			\$0
11	Potable water	slip	4	\$750	\$3,000	1	\$750	\$750	4	\$3,000	\$12,000	2	\$3,000	\$6,000
12	Fire suppression cabinets	ea	3	\$1,000	\$3,000	1	\$3,000	\$3,000	2	\$1,000	\$2,000	2	\$2,000	\$4,000
13	Fire suppression cart	ea	1	\$10,000	\$10,000			\$0			\$0			\$0
14	Concrete Boat Ramp (incl. riprap)	sf	1,200	\$60	\$72,000			\$0			\$0			\$0
15	Timber Bulkhead	lf	255	\$500	\$127,500			\$0			\$0			\$0
16	Rip Rap Revetment	cy	27	\$200	\$5,400			\$0			\$0			\$0
17	Subtotal				\$951,740			#VALUE!			#VALUE!			#VALUE!
18	Contingency		10.0%		\$95,174	10.0%	\$95,174	\$95,174	10.0%	\$95,174	\$95,174	10.0%	\$95,174	\$95,174
19	Soft Costs		10.0%		\$95,174	7.0%	\$66,622	\$66,622	7.0%	\$66,622	\$66,622	5.0%	\$47,587	\$47,587
TOTAL COST					\$1,142,088			\$1,142,088			\$1,142,088			\$1,142,088

• Floating Dock Replacement

Scope of Work Phase 1 Construction as shown
ESTIMATED \$1,142,088

The Citadel Boating Center



HORRY-GEORGETOWN TECHNICAL COLLEGE

PROJECT NAME: Acquisition of Construction Trades Building - Conway
REQUESTED ACTION: Final Building and Land Acquisition
REQUESTED ACTION AMOUNT: \$330,200
INITIAL CHE APPROVAL DATE: 8/22/2016

<u>Project Budget</u>	<u>Previous</u>	<u>Change</u>	<u>Revised</u>
Land Purchase	\$0	\$330,200	\$330,200
Professional Service Fees	\$10,000	\$0	\$10,000
<i>Total</i>	<i>\$10,000</i>	<i>\$330,200</i>	<i>\$340,200</i>

<u>Source of Funds</u>	<u>Phase I (Pre-Design)</u>	<u>Phase II (Construction)</u>	<u>Total Proposed Budget</u>
College Plant Funds	<i>\$10,000</i>	<i>\$330,200</i>	<i>\$340,200</i>
<i>Total</i>	<i>\$10,000</i>	<i>\$330,200</i>	<i>\$340,200</i>

DESCRIPTION:

Horry-Georgetown Technical College has completed the design work for the acquisition of the Construction Trades building, which is an approximately 7,500-square-foot commercial/light industrial building and .64 acres of land in Horry County. The location is in the business park within 1 mile from the College’s Conway campus. The project was established in August 2016 for preliminary land studies, a building condition assessment, and an appraisal, which are now complete.

The building will be used to support the College’s plumbing, electrical, and construction trades programs. Local contractors have requested the College add/expand these programs to address the shortage of skilled workers in these fields. Starting salaries are roughly \$30,000. The College currently leases this building to support these programs and desperately requires this space to meet local workforce training needs. Both the local county and school district have endorsed the College’s acquisition of this property and have no issues with the value of the property being removed from the local tax base. The College has no debt and will not increase its tuition or impose any fees associated with the acquisition of this property. The annual operating costs of maintaining this property are estimated to be \$18,750 and will be absorbed into the institution’s operating budget through increased enrollment in these programs. The appraised value of the property is \$360,000, but the College has negotiated a sales price of \$350,000. Because the College has been leasing this space since July, the seller has agreed to apply the cumulative lease payments of \$19,800 to the selling price for a net outlay of \$330,200.

E&G MAINTENANCE NEEDS:

Not Applicable

ANNUAL OPERATING COSTS/SAVINGS:

There are additional annual operating costs of \$18,750 associated with this project resulting from utilities. The current annual rent is \$39,600, which equates to \$3,300 monthly, and the College

has been leasing this facility for six months. The College will no longer have these lease payments once the building is acquired.

RECOMMENDATION:

Staff recommends approval of this project as proposed.

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

(For Department Use Only)
SUMMARY NUMBER
FORM NUMBER

PERMANENT IMPROVEMENT PROJECT REQUEST

1. AGENCY Code H59 Name Horry Georgetown Technical College
 Contact Person Harold Hawley Phone (843) 349-5279

2. PROJECT Project # 6126 Name Acquisition of Construction Trades Building - Conway
 Facility # _____ Facility Name _____

County Code	26 - Horry
New/Revised Budget	\$340,200.00

Project Type	1 - Purchase Land/Buildings
Facility Type	2 - Program/Academic

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

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

Establish Project	<input type="checkbox"/>	Decrease Budget	<input type="checkbox"/>	Close Project	<input type="checkbox"/>
Establish Project - CPIP	<input type="checkbox"/>	Change Source of Funds	<input 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.)

Horry Georgetown Technical College seeks permission to acquire a 7,500 square foot commercial/light industrial building and approximately .64 acres of land located in the Business Park within 1 mile from its Conway campus. The building will be used to support the College's plumbing, electrical, and construction trades programs. Local contractors have requested the College add/expand these programs to address the shortage of skilled workers in these fields. Starting salaries in these fields are roughly \$30,000 annually. The College has no readily available space to support adding these programs and desperately requires this space to meet local workforce training needs. Both the County and School District have endorsed the College's acquisition of this property and have no issues with the value of the property being removed from the local tax base. The College has no debt and will not increase its tuition or impose any fees associated with the acquisition of this property. The annual operating costs of maintaining this property are estimated to be \$18,750 and will be absorbed into the institution's operating budget. The appraised value of the property is \$360,000, but the College has negotiated a sales price of \$350,000. Because the College has been leasing the space since July, the seller has agreed to apply the cumulative lease payments of \$19,800 to the selling price for a net outlay of \$330,200.
 Net Outlay: \$350,000 - 6 (3,300/month) = \$330,200

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: September 2016 Estimated Completion Date: December 2016
 Estimated Expenditures: Thru Current FY: \$340,200.00 After Current FY: \$0.00

8. ESTIMATES OF NEW/REVISED PROJECT COSTS

PROJECT #	6126
------------------	------

- 1. 330,200.00 Land Purchase ---->
 - 2. _____ Building Purchase ---->
 - 3. 10,000.00 Professional Services Fees
 - 4. _____ Equipment and/or Materials ---->
 - 5. _____ Site Development
 - 6. _____ New Construction ---->
 - 7. _____ Renovations - Building Interior ---->
 - 8. _____ Renovations - Utilities
 - 9. _____ Roofing - _____ Roof Age
 - 10. _____ Renovations - Building Exterior
 - 11. _____ Other Permanent Improvements
 - 12. _____ Landscaping
 - 13. _____ Builders Risk Insurance
 - 14. _____ Other Capital Outlay
 - 15. _____ Labor Costs
 - 16. _____ Bond Issue Costs
 - 17. _____ Other: _____
 - 18. _____ Contingency
- \$340,200.00 TOTAL PROJECT BUDGET

Land: 0.64 Acres
 Floor Space: 7,500 Gross Square Feet
 Information Technology _____
 Floor Space: _____ Gross Square Feet
 Floor Space: _____ Gross Square Feet

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

9. PROPOSED SOURCE OF FUNDING

Source	Previously Approved Amount	Increase/Decrease	Original/Revised Budget	Transfer to/from Proj. #	Rev Object Code	Treasurer's ID Number	Rev Sub Fund	Exp Sub Fund
(0) CIB, Group			0.00 0.00		8115		3043	3043
(1) Dept. CIB, Group			0.00 0.00		8115		3143	3143
(2) Institution Bonds			0.00 0.00					3235
(3) Revenue Bonds			0.00 0.00					3393
(4) Excess Debt Service			0.00 0.00					3497
(5) Capital Reserve Fund			0.00 0.00		8895		3603	3603
(6) Appropriated State			0.00 0.00		8895	68800100	1001	3600
(7) Federal			0.00 0.00			78800100		5787
(8) Athletic			0.00 0.00			88800100		3807
(9) Other (Specify) College Funds (1)	10,000.00	350,000.00 (19,800.00)	350,000.00 (9,800.00) 0.00			98800100		3907
TOTAL BUDGET	\$10,000.00	\$330,200.00	\$340,200.00					

Note (1) College Funds are excess revenues over expenses.

10. SUBMITTED BY:

Handwritten Signature

 Signature of Authorized Official and Title

10-26-16

 Date

11. APPROVED BY:

(For Department Use Only) _____
 Authorized Signature and Title

_____ Date

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

1. AGENCY Code H59 Name Horry Georgetown Technical College

2. PROJECT Project # _____ Name Acquisition of Construction Trades Building - Conway

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

COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS / SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 17	\$ 18,750.00	\$	\$	\$ 18,750.00
2) 18	\$ 19,750.00	\$	\$	\$ 19,750.00
3) 19	\$ 20,750.00	\$	\$	\$ 20,750.00

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

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

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

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Utilities (electrical, water, sewer, gas)</u>	<u>\$18,750.00</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$18,750.00</u>

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

9. Submitted By: *Shoshel Hawley* VP-CFO 10-26-16
Signature of Authorized Official and Title Date

REQUEST TO ACQUIRE REAL PROPERTY

South Carolina Code Section 1-11-58 requires the Department of Administration to review its central listing of surplus real property to determine if an agency's need for real property can be met from existing state-owned property. In order to comply with this statutory requirement, you are requested to complete the following form and send it to the Capital Budgeting Unit, 1205 Pendleton Street, Edgar A. Brown Building, Suite 529, Columbia, South Carolina 29201, prior to submitting an A-1 form to establish a project for a new land acquisition.

Agency Code: H59 Agency Name: Horry Georgetown Technical College

Contact Person: Harold Hawley Phone: (843) 349-5279 Date: 6/23/2016

Statement of Need: (Explain why the property is needed, not the purpose it will be used for):
Local employers have requested the College expand its plumbing, electrical, and
construction trades program. The College has no readily available commercial space to
support adding/expanding these programs.

Amount of Land Needed: +/- 1 Acre County in which land is needed: Horry

Preferred Location: Commercial and/or light industrial space within 1 mile from the College's Conway campus.

Suitable Alternate Locations: 5,000-10,000 sq. feet of commercial space within 5 miles of
the College's Conway campus and preferably in a business or industrial park.

Briefly describe the type of property needed in sufficient detail to enable our review of the records of available surplus property to ascertain whether such property may be suitable for your needs:

The College needs 5,000-10,000 sq. feet of commercial and/or light industrial space
within 5 miles of its Conway campus, ideally in a business or industrial park. Building
should have 12 ft. or higher ceilings, garage (bay) doors, and commercial grade
electrical and utility service.

FOR DEPARTMENT USE ONLY:

Identification of property located on surplus property lists which may meet the above need:

Notified agency of property(ies): Name: _____ Date: _____

ADMIN Representative Initials: _____ Date: _____

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

RESOLUTION R-61-16

A RESOLUTION PROVIDING SUPPORT FOR THE ACQUISITION BY HORRY GEORGETOWN TECHNICAL COLLEGE OF PROPERTY LOCATED IN THE ATLANTIC CENTER INDUSTRIAL PARK.

WHEREAS, by letter dated June 24, 2016, Horry Georgetown Technical College (HGTC) has requested that Horry County Council provide it a letter of support for the purchase by HGTC of the commercial building and land (property) located at 209 Daytona Street, in the Atlantic Center Industrial Park (letter attached); and

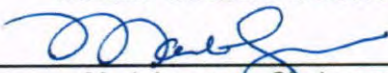
WHEREAS, the property currently is privately owned, and the policy of the South Carolina Joint Bond Review Committee for land acquisitions is to require state agencies (such as HGTC) to include as part of the documentation to be submitted for permanent improvement projects, letters of support from the local school board and county council if the property being acquired will be removed from the tax rolls; and

WHEREAS, County Council feels that the loss in tax revenue is more than offset by the benefit to HGTC and concomitant benefit to the community as a whole.

NOW, THEREFORE, BE IT RESOLVED, by virtue of the power and authority granted to the County by the Constitution and General Assembly of the State of South Carolina, County Council hereby agrees to provide the requested letter of support, in substantially the same form as that attached herewith, for Horry Georgetown Technical College's acquisition of property located at 209 Daytona Street, as hereinabove described.

AND IT IS SO RESOLVED this 12th day of July, 2016.

HORRY COUNTY COUNCIL




Mark Lazarus, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Jimmy Washington, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Harold Phillips, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Jody Prince, District 10
Al Allen, District 11

Attest:



Patricia S. Hartley, Clerk to Council



July 19, 2016

H. Neyle Wilson, President
Horry Georgetown Technical College
P.O. Box 261966
Conway, SC 29528-6066

Dear President Wilson:

On behalf of Horry County Schools, we are aware that Horry Georgetown Technical College (HGTC) desires to acquire the commercial building and land located at 209 Daytona Street in Conway, South Carolina (PID 151-42-01-040). We recognize that the college's acquisition will remove the property from the existing tax base.

Please let it be known that Horry County Schools endorses HGTC's efforts to acquire the property outlined above and has no issues with that acquisition. We wish you success in your efforts.

Sincerely,

A handwritten signature in blue ink that reads "Rick Maxey".

Rick Maxey, Ph.D.
Superintendent

rgs

July 26, 2016

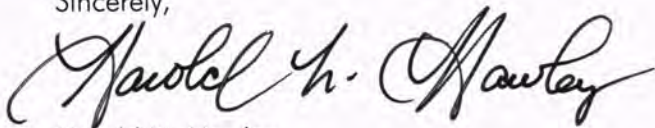
Department of Administration
Executive Budget Office
1205 Pendleton Street, Suite 529
Columbia, SC 29201

To Whom It May Concern:

Horry Georgetown Technical College is seeking permission to acquire a 7,500 square foot commercial/light industrial building and approximately .64 acres of land located in a business park within one mile from its Conway Campus. The building will be used to support the College's plumbing, electrical, and construction trades programs. Local contractors have requested the College add/expand these programs to address the shortage of skilled workers. Starting salaries in these fields are roughly \$25,000 - \$30,000 (plus benefits in many cases) annually. The College has no readily available space to support adding these programs and desperately requires this space to meet local workforce training needs.

Both Horry County and Horry County Schools have endorsed the College's acquisition of this property and have no issues with the value of the property being removed from the local tax base (enclosures). The College has no debt, and will not increase its tuition or impose any fees associated with the acquisition of this property. The annual operating costs of maintaining this property are estimated to be \$18,750 and will be absorbed into the institution's operating budget.

Sincerely,

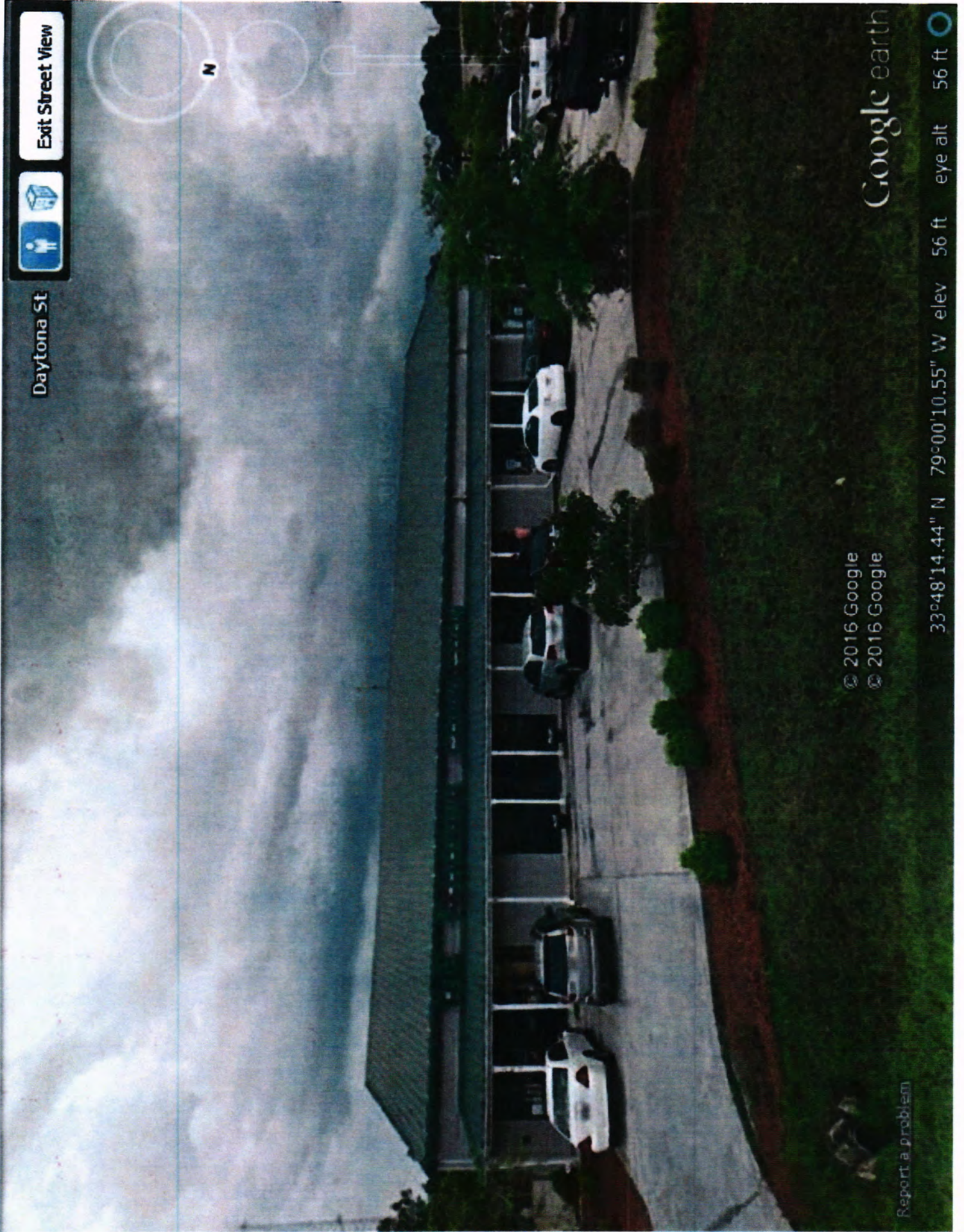


Harold N. Hawley
Vice President for Finance and Business Affairs

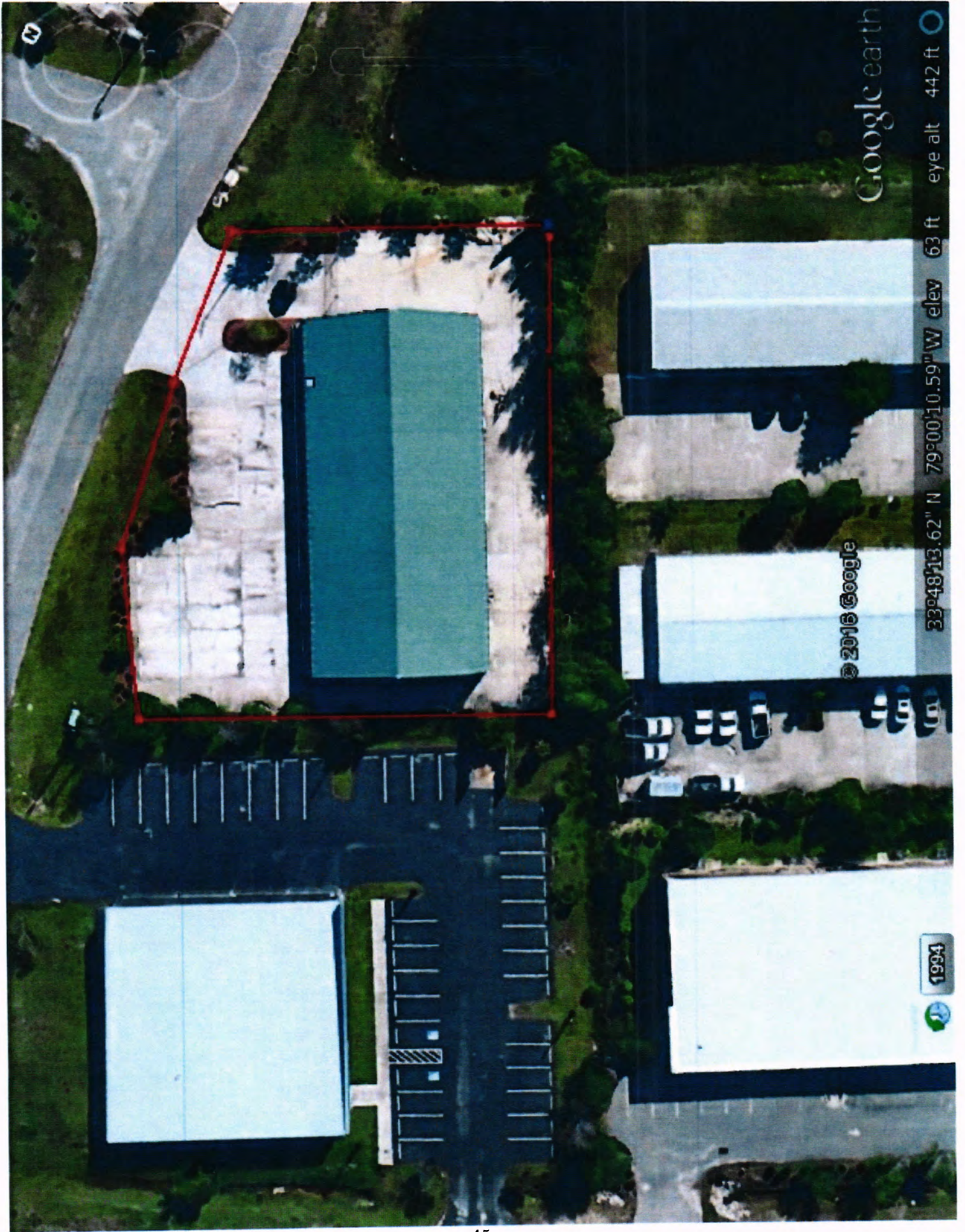
/dlb

Enclosures

c Dr. Rick Maxey, Horry County Schools
Mr. Mark Lazarus, Horry County Council
H. Neyle Wilson, President, HGTC







**REPORT OF
BUILDING CONDITION ASSESSMENT PHASE I
SERVICE PLUMBING TECHNOLOGY BUILDING
209 DAYTONA STREET
CONWAY, SOUTH CAROLINA**

Prepared for:
Horry-Georgetown Technical College
2050 US Highway 501 East,
Conway, South Carolina 29526

Prepared
by:



GS₂ ENGINEERING, INC.
241 Business Park Blvd
Columbia, South Carolina 29203
GS 2 Project No.16-8858-F
August 17, 2016

August 17, 2016

Horry-Georgetown Technical College
2050 US Highway 51 East
Conway, South Carolina 29526

Attention: Mr. Neil McCoy, Executive Director of Capital Projects

**Subject: Report of Building Condition Assessment - Phase I
Service Plumbing Technology Building
209 Daytona Street
Conway, South Carolina
GS2 Project 16-8858-F**



Corporate - Columbia Branch Office
241 Business Park Boulevard
Columbia, South Carolina 29203

Charleston Branch Office
4301 Dorchester Road, Suite 12A
North Charleston, South Carolina 29405

Florence Field Testing Office
2426 Third Loop Road, Suite A
Florence, South Carolina 29501

Myrtle Beach Field Testing Office
1514 U.S. Highway 501 Gumm Plaza
Myrtle Beach, South Carolina 29577

www.gs2engineering.com

Dear Mr. McCoy:

GS2 Engineering, Inc. (GS2) has completed a Building Condition Assessment, Phase I, on the above referenced property. The work was performed in accordance with the State Fiscal Accountability Authority Policy for obtaining Building Condition Assessments for State Building Acquisitions. This report summarizes our findings, conclusions, and recommendations.

Based on GS2's findings in the attached report, Immediate Work items listed are repairs to address the exposed conductors by a licensed electrician at the electrical J Box and missing electrical outlet face plates. The building needs smoke detectors in each of the 5 units and at the breakroom which has a microwave. Fire extinguishers should be provided within 75 feet of classrooms, offices, breakroom and exits, and an exit light lens should be repaired.

A stud with nut should be installed at the foot of the red iron column with missing anchor. All other anchor nuts should be confirmed tight to the concrete slab.

The overhead air handlers, one in each unit, should have seismic cables attached by a licensed mechanical contractor to meet Seismic D Requirements of the 2015 International Building Code. HVAC black foam refrigeration line insulation should be replaced due to age.

One ADA code deficiency was observed; an ADA handicap assessable vertical rail is missing in the handicap assessable toilet. Once these items are corrected, it is GS2's professional opinion that the Service Plumbing Technology Center meets the required codes for its existing and proposed uses and a Building Condition Assessment Phase II is not warranted.

The Appendix A contains photographs documenting typical and problem conditions observed and Appendix B has the engineer's resume performing the Building Condition Assessment, Phase I.

This report is intended for the sole use of Horry Georgetown Technical College and the State of South Carolina, their successors and assigns upon each such entity's written acceptance of the terms and conditions of the agreement. Reliance on this report is governed by the terms and conditions of our proposal and the agreement under which this work was performed. If other parties

Corporate - Columbia
(803) 699-7900
(844) 699-7911

Charleston
(843) 225-3031
(844) 699-7911

Bluffton
(843) 297-2035
(844) 699-7911

Greenville
(803) 699-7900
(844) 699-7911

Florence
(843) 407-6755
(844) 699-7911

Myrtle Beach
(843) 444-2766
(844) 699-7911

wish to rely on this report, a mutual agreement between GS2 and such third party of the terms and conditions for our services can be established prior to their reliance on this information.

We appreciate the opportunity to provide your engineering services needs. If there are any questions, please do not hesitate to call us at 803/699-7900.

Sincerely,
GS₂ ENGINEERING, INC.



Christian F. Miltzer, P.E.
Facilities Department Manager & CTO



George A. Sembos, P.E.
Chief Engineer



Appraisal Report

Of

**Office/Warehouse Building
209 Daytona Street
Conway, SC 29526
Horry County TMS # 151-42-01-040
Our File # C16-0168**

Prepared For
**Mr. Earl McCoy
HGTC
Building 200, Dean's Suite, 2050 Highway 501 East
Conway, SC 29528**

As of
July 22, 2016

Prepared By
**Russell H. Elmore
and
Edward F. Hucks, MAI, SRA
E. F. Hucks & Associates, Inc.
2411 N. Oak Street, Suite 403
Myrtle Beach, SC 29577**

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E.F. Hucks & Associates, Inc.

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July 29, 2016

Mr. Earl McCoy
HGTC
Building 200, Dean's Suite, 2050 Highway 501 East
Conway, SC 29528

Re: Appraisal of an Office/warehouse building
209 Daytona Street
Conway, Horry County, SC
Our File #C16-0168

Dear Mr. McCoy:

We have prepared an appraisal of the above referenced property. The objective of this appraisal is to provide our opinion of the current *market value* of the *leased fee* interests *as is*.

The subject property consists of a 9,000 SF Office/Warehouse building located on a 0.64 acre site. The address is 209 Daytona Street, Conway, SC. The property is identified as Horry County tax map parcel #151-42-01-040.

This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards rule 2-2 of the *Uniform Standards of Professional Appraisal Practice (USPAP)*, for a restricted appraisal report. As such, it represents statements concerning the data, reasoning, and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the work file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein.

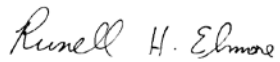
Subject to the assumptions and limiting conditions, extraordinary assumptions, hypothetical conditions, certifications, and definitions, the current *market value* of the *leased fee* interest, *as is* and as of July 22, 2016 is:


Three Hundred Sixty Thousand Dollars
\$360,000

The reliance of this report is limited to the client; everyone else is considered an unintended user. All information contained within this submitted report is strictly for the sole use of the client and may not be used for any purpose by another party without the written consent of the appraisers.

If we can be of any further assistance, please do not hesitate to contact us.

Respectfully submitted,


Russell H. Elmore
SC State Certified General
Real Estate Appraiser #CG5750


Edward F. Hucks, MAI, SRA
SC State Certified General
Real Estate Appraiser #CG138



GEOTECHNICAL ~ ENVIRONMENTAL ~ FACILITIES
MATERIALS ~ INSPECTIONS ~ NDT ~ DRILLING

Corporate - Columbia Branch Office
241 Business Park Boulevard
Columbia, South Carolina 29203

Charleston Branch Office
4301 Dorchester Road, Suite 12A
North Charleston, South Carolina 29405

Florence Field Testing Office
2426 Third Loop Road, Suite A
Florence, South Carolina 29501

Myrtle Beach Field Testing Office
1514 U.S. Highway 501 Gumm Plaza
Myrtle Beach, South Carolina 29577

www.gs2engineering.com

Existing Commercial Facility

Conway, South Carolina

GS2 Project Number 16-8858-E
August 10, 2016

Report of Phase I Environmental Site Assessment

Prepared for:

Horry-Georgetown Technical College
2050 U.S. Highway 501 East
Conway, SC 29526

1.0 EXECUTIVE SUMMARY

The Executive Summary is provided as a cursory review of the information obtained during the completion of a Phase I ESA. A review of the Executive Summary should not be substituted as complete review of the findings and conclusions detailed in the following sections of this Phase I ESA report.

1.1 Subject Site

GS2 was retained by Horry-Georgetown Technical College (HGTC) to conduct a Phase I Environmental Site Assessment of the Existing Commercial Facility, located at 209 Daytona Street, in Conway, Horry County, SC.

1.2 Findings

As outlined in our proposal, specific tasks were conducted to assess the presence or potential presence of Recognized Environmental Conditions as defined in ASTM 1527-13. These tasks are further defined in the provided Scope of Services section of this report.

The site visit was completed by GS2 personnel on August 2, 2016. The following on-site and off-site conditions were identified to be associated with the subject site at the time of our report.

On-Site

No on-site recognized environmental conditions were identified during the completion of this Phase I ESA report.

Off-Site

No off-site recognized environmental conditions were identified during the completion of this Phase I ESA report.

1.3 Recommendations

This assessment has revealed no evidence of a Recognized Environmental Condition in connection with the property.

Based on the conclusions of this report, GS2 does not recommend further investigation of the subject site, at this time.

2.0 INTRODUCTION

The purpose of this Phase I Environmental Site Assessment was to identify existing recognized environmental conditions or potential risks which may have an adverse environmental impact on the subject site. Recognized Environmental Conditions (RECs) are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on , or at the property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. (E1527-13)”. RECs include hazardous substances or petroleum products under conditions in





Source: Presented by ESRI 2016

Prepared By\Date: MD\8/16
 Checked By\Date: GS\8/16



Site Location Map
 Existing Commercial Facility
 209 Daytona Street
 Conway, SC 29526

Horry-Georgetown Technical College
 2050 U.S. Highway 501 East
 Conway, SC 29526

Scale
 1 inch = 1000 feet

Figure 1



Source: Presented by: Horry County GIS

Prepared By\Date: MD\8/16
 Checked By\Date: GS\8/16



Site Boundary Sketch
 Existing Commercial Facility
 209 Daytona Street
 Conway, SC 29526

Horry-Georgetown Technical College
 2050 U.S. Highway 501 East
 Conway, SC 29526

Scale

NTS

Figure 2

Existing Commercial Facility	Photograph Sheet	Conway, SC
Photograph #1		Remarks
		View of the front elevation (north facing) of the on-site commercial structure.
Photograph #2		Remarks
		View along the eastern boundary, from the northeast property corner.

DESCRIPTION OF LEASE APPROVAL FOR CONSIDERATION

December 1, 2016

UNIVERSITY OF SOUTH CAROLINA

PROJECT NAME: Park Place Columbia Student Housing
REQUESTED ACTION: New Lease Approval
REQUESTED ACTION AMOUNT: \$11,035,551.54
INITIAL CHE APPROVAL DATE: N/A

DESCRIPTION:

The University of South Carolina requests approval to lease 424 student housing beds from Park 7 Group at their Park Place property at 506 Huger Street in Richland County to address current demand for student housing for the Columbia campus. The lease term is August 1, 2017 through July 31, 2020, with four one-year options to extend.

This is a new lease that will address a portion of the deficit in University provided housing. For 2016-2017, there is demand from students for more beds than the University can provide. This unmet demand is expected to grow to approximately 4,200 beds by the 2019-2020 academic year. The occupancy rate for University housing was 99.02% for 2016, and has ranged from a high of 101.18% to a low of 98.38% over the past five years.

The University is planning a new major student housing project in the South Campus area to address the increase in demand, but that project is not anticipated for final completion until 2024. This lease will allow the University to operate this block of rooms in the same fashion as University owned housing.

<u>Term</u>	<u>Annual Rent</u>	<u>Bi-Annual Rent</u>	<u>Monthly Rent</u>	<u>Average Rent Per Bed Per Month</u>
Year 1	\$3,570,336	\$1,785,168	\$297,528	\$702
Year 2	\$3,677,446	\$1,838,723	\$306,454	\$723
Year 3	\$3,787,769	\$1,893,885	\$315,647	\$744
Total	\$11,035,551			

RECOMMENDATION:

Staff recommends approval of this lease provided the rates and terms are approved by the Department of Administration.

**Occupancy Trends
University of South Carolina
From 2007-2016**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	10 year change
New Students	3,777	4,037	4,175	4,308	4,721	4,831	5,180	5,548	5,609	5,951	57.6%
New Freshmen	3,453	3,637	3,748	4,196	4,493	4,455	4,865	4,851	4,956	4,943	43.2%
Transfers	324	400	427	112	228	217	147	369	301	562	73.5%
Gamecock Gateway						159	168	328	352	446	
Continuing Students	2,168	1,999	2,062	1,703	1,777	1,738	959	1,035	1,060	722	-66.7%
TOTAL Students Housed	5,945	6,036	6,237	6,011	6,498	6,569	6,139	6,583	6,669	6,673	12.2%
Freshman Class Size	3,720	3,865	4,062	4,493	4,636	4,704	5,043	5,053	5,385	5,289	42.2%
%Housed	92.8%	94.1%	92.3%	93.4%	96.9%	94.7%	96.5%	96.0%	92.0%	93.5%	
Undergraduate Enrollment (full-time)	17,247	18,289	20,156	21,130	22,528	22,890	23,993	24,864	25,237	25,311	46.8%
Occupancy Total Fall (Highest)	6,051	6,036	6,245	6,065	6,497	6,543	6,171	6,600	6,643	6,581	8.8%
Occupancy Total Fall (Highest as %)	98.07%	99.42%	94.48%	101.07%	99.37%	100.03%	101.18%	98.38%	99.06%	99.02%	
Residence Hall Capacity	6,170	6,071	6,610	6,001	6,538	6,541	6,099	6,709	6,706	6,646	7.7%
Total New Student Applications	4,293	4,578	4,417	4,600	5,357	4,975	5,180	5,957	6,001	6,270	
Total Returner Applications	3,368	2,900	2,825	2,908	2,818	2,638	2,159	2,147	2,675	2,128	-36.8%
Total Applications	7,661	7,478	7,242	7,508	8,175	7,613	7,339	8,104	8,676	8,398	
Wait List Numbers at end of sign-up	1,200	901	763	1,205	1,041	900	1,200	1,112	1,615	1,406	17.2%

Additional Supporting Documentation - Park Place Columbia Student Housing

1. How will these students be selected?

Students will apply for housing, just like they would for any of our other residence halls. Given that these beds will be apartment-style and better suited for upperclassmen or specific populations, it is unlikely that first-time freshmen will reside here. Students will be assigned primarily on their desire for 12 month housing and/or their program of study. We have programming options that include renting to international students, Gamecock Gateway students, and transfer students.

2. Will students lease for 9 or 12 months?

Students will lease for 12 months, which is consistent with the apartment market.

3. What is the price for comps?

Prices negotiated with Park Place in most categories are below market comparable properties. It is important to note that at Park Place 65% of the units we are leasing are 4 & 5 bedroom units at the \$649 rate.

MARKET BASE RATE COMPARABLES TO PARK PLACE RATES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 bedroom
PARK PLACE	\$1,120.00	\$950.00	\$740.00	\$715.00	\$649.00	\$649.00
VISTA COMMONS	\$1,136.00	\$1,081.00	\$681.00	\$535.00	n/a	n/a
650 LINCOLN STREET	n/a	n/a	n/a	\$750.00	\$750.00	n/a
ASPYRE	\$1,025.00	\$1,000.00	\$720.00	\$654.00	n/a	n/a
PULASKI SQUARE	n/a	n/a	n/a	\$750.00	n/a	n/a
THE HUB	n/a	\$995.00	\$675.00	\$695.00	\$660.00	\$650.00



ASSOCIATE VICE PRESIDENT FOR
BUSINESS AFFAIRS

October 20, 2016

Mr. Ashlie Lancaster
The South Carolina Department of Administration
1200 Senate Street, Suite 460
Columbia, SC 29201

Dear Ms. Lancaster:

Pursuant to the lease solicitation that has been issued by the Department of Administration, the University of South Carolina seeks approval to lease 424 student housing beds from Park 7 Group at their Park Place property to meet current demand and future projections for University provided student housing for the Columbia campus. The lease term is August 1, 2017 through July 31, 2020, with four one-year options to extend.

In 2016 the University conducted a Student Housing Demand Assessment to analyze the need for new student housing as enrollments grow and buildings in its inventory reach the end of their useful life. The study shows that even with the existing buildings still in service, there is a deficit in University provided student housing that will increase over time. For 2016-2017, there is demand from students for approximately 1,900 more beds than we can provide. This unmet demand is expected to grow to approximately 4,200 beds by the 2019-2020 academic year. We are planning a new major student housing project in our South Campus area to address the increase in demand, but that project will need to be accomplished in several phases, and final completion is not anticipated until 2024.

The private student housing market is addressing much of the need for student housing from upperclassmen, but the University must provide housing for all freshmen and critical programs like the Honor's College, Capstone Scholars, and Preston College which have living/learning programs that are a part of the educational mission of the Colleges. The lease will allow the University to operate this block of rooms in the same fashion as University owned housing.

We were fortunate in the lease solicitation process to have had a nearby facility respond with sufficient beds available to lease to the University to supplement its inventory and assist in meeting demand while the Campus Village project is being implemented. Your office provided

invaluable assistance in soliciting and negotiating this lease on our behalf at a rate that will fit within the current on-campus housing structure for similar facilities.

The proposed lease was approved by the University of South Carolina Board of Trustees at its meeting on October 14, 2016. We would appreciate your office advancing this request for lease approval to the Joint Bond Review Committee and the State Fiscal Accountability Authority for inclusion on their December meeting agenda.

Please feel free to contact me if you have questions.

Sincerely,



Helen Zeigler, AVP
Business Affairs



UNIVERSITY OF SOUTH CAROLINA

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AMY E. STONE
Secretary

At the October 14, 2016, meeting of the Board of Trustees, the following motion was presented by Chairman John C. von Lehe Jr. and approved. The agreement, which begins August 1, 2017, can be extended up to four additional years.

“On behalf of the Executive Committee, I move approval of a three-year governmental real estate lease agreement with CD/Park 7 to provide 152 units consisting of 424 beds located at 506 Huger Street for use as student housing facilities at a total cost of \$11,035,551.54.”

Amy E. Stone
Secretary of the Board of Trustees

October 19, 2016

Date

GOVERNMENTAL REAL ESTATE LEASE AGREEMENT (Excerpts)
(Park Place Columbia – Student Housing)

THIS GOVERNMENTAL REAL ESTATE LEASE AGREEMENT (this “Lease”) is between CD/Park 7 Columbia SC Owner LLC (the “Landlord”), and University of South Carolina, an agency of the State of South Carolina and state-supported institution of higher learning, as tenant (in such capacity, hereinafter the “Tenant”). Landlord and Tenant are sometimes jointly referred to herein as the “Parties” or separately referred to herein as a “Party.” This Lease is to be effective as of the date approved by Real Property Services (the “Effective Date”).

ARTICLE 1 - LEASE OF DEMISED PREMISES

1.1. Landlord hereby leases and lets to the Tenant and the Tenant hereby takes and hires from the Landlord, upon and subject to the terms, covenants and provisions hereof, the premises consisting of 152 units consisting of 424 beds (the “Demised Premises”) located in various buildings (collectively, the “Building”) located at 506 Huger Street, Columbia, South Carolina 29201, in the County of Richland, State of South Carolina (the “Land”), together with the benefit of any and all easements, appurtenances, rights and privileges now or hereafter belonging thereto. The units and floor plans of the Demised Premises are attached hereto as Exhibit “A.”

ARTICLE 2 - TERM

2.1. The term of this Lease shall be three (3) years (the “Initial Term” or “Term”) beginning on August 1, 2017, (the “Commencement Date”) and, unless terminated or extended, shall end on July 31, 2020, (the “Termination Date”). Provided there is no continuing event of default hereunder by the Tenant and subject to the approval of the Division of General Services, Real Property Services and any other required State and/or Federal approvals, the Tenant shall have the right to extend the term of this Lease for up to four (4) terms of one (1) year (the “Extended Term”) upon the same terms and conditions contained herein, except the amount of Basic Rent which shall be paid in accordance with Article 3 of this Lease, by giving written notice to Landlord of Tenant's intent to extend the then existing term at least ten (10) months prior to the expiration of the then existing term, unless otherwise provided herein. Further, if Tenant fails to extend by the deadline set forth hereinabove, Landlord agrees to notify Tenant in writing of such failure, and Tenant shall have thirty (30) days from Landlord's written notice to the Tenant of the Tenant's failure to extend the Lease in accordance with this subparagraph 2.1 to exercise the extension before the option is no longer available to Tenant. Tenant shall have the right, upon written request to Landlord and Landlord's approval of such request and subject to any and all requisite governmental approvals, to lease additional beds up to a maximum of 640 total beds during the Initial Term and Extended Term on terms and conditions approved by Landlord in its sole discretion, provided additional units are available as determined by Landlord from time to time. Such additional beds shall become part of the Demised Premises effective as of the date the additional beds are made available to the Tenant, and all rent and other charges shall be pro-rated as of the date the additional beds become a part of the Demised Premises.

ARTICLE 3 - RENT

3.1. Tenant shall pay rent (the “Basic Rent”) to Landlord during the first year of the Initial Term at the rate as follows:

- \$ 950.00 per bed per month for a Studio unit – the number of units: 13.
- \$1,120.00 per bed per month for a 1 Bedroom unit – the number of units: 17.
- \$ 740.00 per bed per month for a 2 Bedroom unit – the number of units: 41.
- \$ 715.00 per bed per month for a 3 Bedroom unit – the number of units: 15.
- \$ 649.00 per bed per month for a 4 Bedroom unit – the number of units: 63.
- \$ 649.00 per bed per month for a 5 Bedroom unit – the number of units: 3.

The initial annual amount of \$3,570,336.00 payable in 2 installments (each hereinafter referenced individually as an “Installment”) annually of \$1,785,168.00 payable in advance of August 1st with the 2nd installment due on February 1st (each an “Installment Term”). The Basic Rent for the Initial Term and for the Extended Term shall be increased annually by three percent (3%) beginning in year 2, which will be payable in the amounts set forth on the Rent Schedule in this subparagraph.

<u>INITIAL TERM</u>	<u>PERIOD: FROM - TO</u>	<u>ANNUAL RENT</u>	<u>BI-ANNUAL RENT</u>
YEAR 1	August 1, 2017 – July 31, 2018	\$3,570,336.00	\$1,785,168.00
YEAR 2	August 1, 2018 – July 31, 2019	\$3,677,446.08	\$1,838,723.04
YEAR 3	August 1, 2019 – July 31, 2020	\$3,787,769.46	\$1,893,884.73
<u>EXTENDED TERM</u>	<u>PERIOD: FROM-TO</u>	<u>ANNUAL RENT</u>	<u>BI-ANNUAL RENT</u>
YEAR 4	August 1, 2020 – July 31, 2021	\$3,901,402.55	\$1,950,701.27
YEAR 5	August 1, 2021 – July 31, 2022	\$4,018,444.62	\$2,009,222.31
YEAR 6	August 1, 2022 – July 31, 2023	\$4,138,997.96	\$2,069,498.98
YEAR 7	August 1, 2023 – July 31, 2024	\$4,263,167.90	\$2,131,583.95

3.2. All rental payments to be made by Tenant pursuant to this Lease shall be apportioned and prorated as of the Commencement Date and the Termination Date or as of the date of an earlier termination pursuant to this Lease, as the case may be.

3.3. Unless notified otherwise in writing, all payments of Basic Rent and monthly and/or overage Electricity Charges shall be mailed to Landlord at:

Park Place Columbia
Attn: Beejan Savabi
461 Park Avenue South, Floor 4
New York, NY 10016

ARTICLE 4 - USE

4.1. Student Housing Facilities. Each unit will include the furniture/housewares/appliances and which shall be in good condition and fully functioning as set forth in Exhibit "B" (attached hereto and incorporated herein by reference). Tenant shall have the right to use the Demised Premises for student housing purposes only provided that such uses comply with all laws, ordinances, orders or regulations of any lawful authority having jurisdiction over the Demised Premises.

4.2. If during the Initial Term or any Extended Term the application of any statute, code or ordinance of any government, authority, agency, official or officer applicable to the Building or the Demised Premises makes it impossible or not economically feasible for Tenant to operate in the Demised Premises in accordance with subparagraph 4.1, then Tenant, at its option, may terminate this Lease by providing Landlord with a written notice sixty (60) days in advance, whereupon the Basic Rent and all other charges payable hereunder by Tenant shall be apportioned as of such date of termination.

4.3 Other than as set forth in Section 6.5, Tenant shall have the non-exclusive right to use all common areas of the Building and Land during the Term of this Lease, including any Extended Term and/or during any Holdover.

4.4 As to its student occupants of the Demised Premises, Tenant shall enforce the Student Code of Conduct attached hereto as Exhibit E (the "Code of Conduct") and the Campus Housing Policies and Regulations attached hereto as Exhibit F (the "Housing Policies"). Tenant's enforcement of the Code of Conduct and the Housing Policies shall be at Tenant's sole cost and expense.

...

ARTICLE 6 - SERVICES

6.1. The services provided by the Landlord to Tenant as part of Basic Rent shall include, but are not limited to, water and sewer, lighting for all common areas of the Building and Land, including security lighting, heating, ventilating, air conditioning, one (1) Tenant parking space, electricity for all common areas of the Building and Land, cable television and wireless internet service, elevator service, fire detection service, fire suppression, trash removal, pest control, grounds maintenance, general building maintenance, furniture and appliance maintenance (for furniture and appliances provided by Landlord), lock maintenance, key replacement, building equipment maintenance, electrical systems maintenance, HVAC maintenance, plumbing maintenance and any other service necessary to maintain and operate all Building and site improvements. Services provided by the Landlord shall include all service charges (including repairs and replacement costs), labor, materials and supplies.

6.2. Additional services to be provided by Landlord to Tenant as part of Basic Rent shall include Furniture/Housewares/Appliance Inventory (Exhibit “B”) and window treatments for each unit.

6.3. Electricity usage will be metered by individual units. Landlord will charge Tenant \$50.00 per bed/month for electricity usage (“Electricity Charges”). In the event the electricity service used by the Tenant exceeds the \$50.00 per bed/month rate, the Landlord will provide a supplemental invoice along with copies of the electrical company’s invoices supporting the additional amount due. Tenant will reimburse Landlord for the six month aggregate overage of Electricity Charges at the end of the each Installment Term, but no more than \$75 per bed/month will be reimbursed for each Installment Term. Upon completion of review of the invoices, the Tenant will pay the additional supplemental amount within thirty days. Electrical provisions must allow each resident separate use of a computer, printer, stereo, and television to be running simultaneously while kitchen appliances are also in use.

6.4 Landlord will provide on-site security (“Building Security”) for the Demised Premises and all common areas. Tenant will pay an additional annual cost of \$48,000.00 per year to Landlord for the Building Security, which will be paid bi-annually with the Basic Rent. Landlord shall have no liability for the actions or inactions of the entities or individuals providing Building Security.

6.5 Optional Student Services. Landlord may choose to provide optional student services, such as parking and access to Club House facilities (pool, fitness center, and/or other recreational facilities). These services are outside the terms of this Lease and shall be subject to the rules and regulations established by Landlord. Tenant will assist Landlord in providing such notifications that will educate and inform residents regarding the availability of these services.

...

ARTICLE 9 - MAINTENANCE AND REPAIR

9.1. Maintenance and Repair. Subject to Tenant’s obligations set forth in Article 8 above, Landlord shall be responsible for maintaining and repairing the Demised Premises and any systems on the Demised Premises as well as the common areas of the Building and Land in a clean and good condition and state of repair, including without limitation, maintaining and repairing walls and partitions, ceiling materials, ducting, windows and doors, window and door frames, and electrical, lighting, plumbing, sprinkler, alarm, security, cable or internet, telephone, satellite dish and other communications systems; sweeping and cleaning of parking, storage and trash collection areas so as to keep the same reasonably free and clear of foreign objects, papers, debris, obstructions, and standing water; and maintaining exterior landscaping, grounds and parking lot maintenance in a neat, safe and healthy condition; repairing of structural defects or damage to the exterior of buildings, roofing, siding, windows, floors, floor coverings, interior walls, and fixtures; and general routine maintenance and repair of the building systems specifically related to the respective units, including water and sewer, plumbing, lighting, heating, ventilating, air conditioning, electrical, janitorial service, security service, and fire detection service. Incident thereto, special attention shall be given to preventive maintenance. Maintenance and Repair includes maintenance for

normal wear and tear. Reasonable repairs beyond normal wear and tear that are caused by Tenant, Tenant's subtenants or Tenant's guests shall be done at the cost of Tenant and will be billed to the Tenant along with copies of any invoices and documentation regarding the costs of such repairs. Landlord is responsible for maintaining a current background check on file for all maintenance employees and make available for Tenant's review upon request. Landlord shall require that all service vendors and outside repairmen who have access to the building must be escorted by a Tenant approved employee.

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ARTICLE 14 - TENANT CANCELLATION PRIVILEGE

14.1. Non-Appropriation Clause. Notwithstanding the Commencement Date and Termination Date of this Lease, pursuant to South Carolina Code Section 1-11-56, Tenant shall have the right to cancel this Lease as of June 30 of any lease year upon giving Landlord at least ten (10) months written notice of its cancellation upon the occurrence of one or more of the following events:

(a) a "non-appropriation" for Tenant (which shall be deemed to have occurred upon a determination, at the request of Tenant, by the South Carolina Department of Administration, Division of General Services, that a material reduction in Tenant's annual appropriation by the State has materially limited or impaired Tenant's ability to continue this Lease); or

(b) if Tenant is dissolved and no longer performs the functions and purposes ascribed to it; or

(c) if at any time during the Term the Demised Premises is determined, at the request of Tenant, by the South Carolina Department of Administration, Division of General Services, materially inadequate, insufficient or unnecessary for the normal operations and maximum efficiency of Tenant, requiring the termination of the Lease.

14.2. Other State Space. Tenant shall have the right to cancel this Lease by giving at least ten (10) months written notice to Landlord if other suitable State owned space is available to Tenant in substitution for the Demised Premises. After this ten (10) month notice period, the Lease shall be deemed canceled; provided, however, Tenant shall continue to pay rent and all additional charges until the date of cancellation.

14.3. Breach by Landlord. If Landlord shall have breached any covenant, condition, representation or warranty made by Landlord in this Lease and such breach shall have continued uncured or uncorrected for a period of thirty (30) days after notice by Tenant to Landlord of such breach and request to cure or correct, or as otherwise stated herein, Tenant shall have the right, at its option, to (i) terminate this Lease with no further obligation of Tenant; or (ii) abate Basic Rent payable hereunder until such breach is cured or corrected to Tenant's satisfaction.

...

ARTICLE 20 - MISCELLANEOUS

...

20.11 In the event the Tenant exercises its right to terminate this Lease pursuant to Article 14.1 and provides notice as prescribed in Article 14.2 and vacates and releases the Demised Premises during the notice period, Landlord and Tenant will make best efforts to relet or, respectively, to assist the Landlord with reletting the Demised Premises, in whole or as large a portion thereof as possible, during any requisite termination notice period, and Landlord shall apply any rent and/or fees received by or on behalf of Landlord as an offset to Tenant's Basic Rent and/or other charges due during any termination notice period.

...

DRAFT

1. **10-year revenue trend**
 - a. Appropriations, tuition, other revenue relative to federal funds/enterprise accounts/etc.
2. **10-year ratio of debt to debt capacity**
 - a. Schedule of debt retirement showing annual debt payments
3. **10-year enrollment trend**
 - a. Headcount, FTE, undergraduate, graduate, and non-credit certificate (need by class year- freshman, sophomore, junior, senior, graduate)
 - b. Enrollment criteria – SAT/ACT, GPA, etc. (cut scores)
 - c. Applications vs. Offered vs. Accepted
4. **10-year tuition trend**
 - a. Base tuition trend, waivers, and abatements (inclusive of all fees)
5. **10-year expenditure trend**
 - a. Both total & indicated by major categories (instructional support, research, public service)
6. **10-year trend of institutional reserve balance (public reserve balance)**
7. **10-year trend of institutional and foundation scholarship data**
 - a. Federal & Other Scholarships and Aid by Type with delineation between academic and athletic
8. **10-year ratio of FTE faculty, adjunct faculty, and staff to students**
9. **10-year trend of institutional subsidies to athletics**
10. **10-year measure of variance between approved budget in July & actual closing budget in June**
 - a. Assumptions about enrollment used to prepare annual budget in July vs. Actual Enrollment
11. **10-Year Residence Hall Applications vs. Capacity vs. Occupancy & Percent Occupied**
 - a. Schedule of Average Residence Hall Fees & % increase per year
12. **Current Contract Period Meal Plan Revenue vs. Expense**
 - a. Schedule of Minimum Meal Plan Costs
13. **Building Condition Assessments**
14. **Classroom Room Utilization**
15. **10-year trend of Maintenance Reserve Account and Institutional Capital Reserve Account**
16. **10-Year Trend of Excess Debt Service**

**Capital Projects & Leases Processed by Staff
November 2016**

Date Approved	Project #	Institution	Project Name	Action Category	Budget Change	Revised Budget	Original Approval Date	Revised Building Condition Survey With Close-out
Maintenance Needs Projects using FY 2015-16 Lottery Allocation and Match								
Routine Staff Approvals								
11/9/2016	New	Clemson University	Child Care Facility Construction ¹	Establish Project	\$0	\$100,000	7/2/2015	-
11/9/2016	New	Clemson University	Outdoor Fitness and Wellness Center Construction ²	Establish Project	\$0	\$312,500	7/2/2015	-
11/10/2016	9924	Midlands Technical College	Midlands - Industrial Technology Building Expansion and Welding Lab Upgrade ³	Establish Construction Budget	\$0	\$4,500,000	9/1/2016	-
11/10/2016	9834	MUSC	MUSC Middle Campus Buildings Chill Water & Steam Systems Interconnection	Revise Scope, Change Project Name	\$0	\$1,600,000	4/21/2016	-
Close-Outs								
11/9/2016	9567	Francis Marion University	Medical and Health Science Complex - Land Acquisition	Decrease Budget, Close Project	(\$20,000)	\$0	10/30/2013	-
11/23/2016	9921	Clemson University	Advanced Technology Education Center Construction	Decrease Budget, Close Project	(\$4,606)	\$205,394	11/6/2014	-

¹Approved by CHE on July 2, 2015 as part of FY 2015-16 CPIP Year One, and reviewed on June 2, 2016 as part of FY 2016-17 CPIP Year One.

²Approved by CHE on July 2, 2015 as part of FY 2015-16 CPIP Year One, and reviewed on June 2, 2016 as part of FY 2016-17 CPIP. The amount requested for Phase I (A&E) is 2.5% of the estimated total cost. This exceeds the state standard of 1.5% in order to allow the University to provide for additional geotechnical investigations, surveys of the site and the required LEED cost benefit analysis.

³This project is legislatively authorized with funding from the Capital Reserve Fund (A285). This project was approved by CHE on September 1, 2016.

⁴The prior project name was the Psych Institute Chiller #1 Replacement. The scope revision comprises having chilled water and steam piping installed to interconnect four buildings instead of replacing the chiller in the Psychiatric Institute Building.

**Leases Processed by Staff
November 2016**

Date Approved	Action	Institution	Project Name	Purpose/Additional Info	Rates	Term