

Capital Improvements Joint Bond Review Committee

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JOINT BOND REVIEW COMMITTEE MEETING

Wednesday, May 12, 2021 9:00 a.m.
105 Gressette Building

AGENDA

Page

1. South Carolina Transportation Infrastructure Bank Proposed Issuance of Transportation Infrastructure Bank Revenue Refunding Bonds.....	1
2. South Carolina Department of Commerce Proposed Issuance of General Obligation State Economic Development Bonds.....	7
3. Lease Proposal Clemson University 701 East Bay Street, Charleston	15
4. Real Property Disposition Proposal Greenville Technical College 1433 Cleveland Street, Greenville	20
5. Permanent Improvement Project Proposals	27
6. Patriot's Point Development Authority Annual Report Regarding Lease to Patriots Annex, LLC	66
7. COVID-19 Allocations, Expenditures and Status Pursuant to Act 135 of 2020	74
South Carolina Department of Health and Environmental Control.....	75
Medical University of South Carolina	94
8. Status Report South Carolina Veterans Homes.....	96
9. Future Meeting	100

AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Proposed Issuance of Not Exceeding \$420,000,000
South Carolina Transportation Infrastructure Bank
Revenue Refunding Bonds, Series 2021A and Series 2021B

Section 11-43-315 of the South Carolina Code of Laws provides that the SC Transportation Infrastructure Bank must obtain the review and approval of the Joint Bond Review Committee prior to the issuance of bonds to raise money for qualified projects, including monies to be used to refund any bonds then outstanding.

By letter dated April 21, 2021, Mr. John B. White, Jr., Chairman of the Bank, advised that the Bank Board, at its meeting on March 24, 2021, authorized the issuance of revenue refunding bonds to effect a refunding of all or a portion of the Bank's currently outstanding Series 2012A Revenue Refunding Bonds to achieve approximately \$11.6 million in net present value savings over the remaining life of the issue. The Series 2012A bonds were originally issued in a principal amount of \$265,965,000, of which there remains outstanding \$80,705,000.

By separate letter dated April 21, 2021, Mr. White advised that the Bank Board, also at its meeting on March 24, 2021, authorized the issuance of revenue refunding bonds to effect a refunding of all or a portion of the Bank's currently outstanding Series 2003B Revenue Bonds to achieve approximately \$2.4 million in net present value savings over the remaining life of the issue. The Series 2003B bonds were originally issued in a principal amount of \$368,300,000, of which there remains outstanding \$347,075,000.

The refunding transaction for the Series 2003B Bonds will include termination of all or a portion of the associated interest rate exchange agreements undertaken in connection with the issuance of the Series 2003B Revenue Bonds, resulting in the release of up to \$60 million in collateral pledged to secure the negative value of the interest rate exchange agreements, and an attendant increase in unrestricted cash available to the Bank for its programs and statutory purposes. This action by the Bank is responsive to its commitment made to the committee at its meeting on May 8, 2019, to monitor the Series 2003B financing for conversion to a more traditional form, either over time or in a single transaction, as market conditions support.

The Bank seeks review and approval of the committee for the issuance of revenue refunding bonds in an amount not exceeding \$420,000,000 to effect the refunding of the Series 2012A and Series 2003B Bonds as described herein.

In accordance with Section 11-43-330 of the South Carolina Code, the bonds will not constitute a debt or a pledge of the full faith and credit of the state, and will be payable solely from the revenue, money, or property of the Bank as provided in Chapter 43 of Title 11.

COMMITTEE ACTION:

Review and approve the request of the South Carolina Transportation Infrastructure Bank for the issuance of not exceeding \$420,000,000 South Carolina Transportation Infrastructure Bank Revenue Refunding Bonds.

ATTACHMENTS:

1. Letters dated April 21, 2021, from John B. White, Jr., Chairman, South Carolina Transportation Infrastructure Bank.
2. Authorizing Resolution dated March 24, 2021, adopted by the Board of Directors of the South Carolina Transportation Infrastructure Bank.

BOARD OF DIRECTORS

John B. White, Jr., *Chairman*

Ernest Duncan, *Vice Chairman*

J. Barnwell Fishburne

Senator Hugh K. Leatherman, Sr.

H.B. "Chip" Limehouse, III

David B. Shehan

Representative J. Gary Simrill

South Carolina
Transportation Infrastructure Bank



955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

April 21, 2021

The Honorable Hugh K. Leatherman, Sr., Chairman
Joint Bond Review Committee
109 Gressette Building
Columbia, South Carolina 29201

Re: Proposed Refunding of Series 2012A Revenue Refunding Bonds

The South Carolina Transportation Infrastructure Bank (SCTIB or Bank) Act (South Carolina Code Sections 11-43-110 to 11-43-630) requires Joint Bond Review Committee (JBRC) approval of the issuance by the Bank of revenue refunding bonds.

2012A Refunding Bond Issue

In order to realize savings from lower interest rates, the Bank Board at its meeting of March 24, 2021 authorized the preparation for issuance of revenue refunding bonds to refund outstanding revenue bonds in principal amounts to be determined by the Chairman of the Bank, upon advice of the Bank financial advisor and in consultation with the Office of the State Treasurer. Based on market conditions as of March 16, 2021, approximately \$11.6M net present value benefit could be provided with a current refunding of the 2012A Revenue Refunding Bonds. Prior to the issuance of any series of refunding bonds, the Bank Board will approve the final details of the competitive sale of the refunding bonds, including interest rates, maturity dates and redemption provisions. Based on the analysis by the Bank, it proposes to refund some or all of its 2012A Revenue Refunding Bonds. The Resolution approved by the Bank Board is attached.

Requested Actions

Approve the issuance of revenue refunding bonds to refund all or some of the Bank's 2012A Revenue Refunding Bonds, as described in the Bank's Resolution dated March 24, 2021 and subject to final approval by the Bank Board.

Thank you for your consideration of this request. Should you have any questions, please contact Tami Reed at (803) 737-2875.

Sincerely,


John B. White, Jr.
Chairman

Enclosure

cc: Board Members
Curtis M Loftis, Jr.

BOARD OF DIRECTORS

John B. White, Jr., *Chairman*

Ernest Duncan, *Vice Chairman*

J. Barnwell Fishburne

Senator Hugh K. Leatherman, Sr.

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South Carolina
Transportation Infrastructure Bank



955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

April 21, 2021

The Honorable Hugh K. Leatherman, Sr., Chairman
Joint Bond Review Committee
109 Gressette Building
Columbia, South Carolina 29201

Re: Proposed Refunding of Series 2003B Revenue Bonds

The South Carolina Transportation Infrastructure Bank (SCTIB or Bank) Act (South Carolina Code Sections 11-43-110 to 11-43-630) requires Joint Bond Review Committee (JBRC) approval of the issuance by the Bank of revenue refunding bonds.

2003B Refunding Bond Issue

In 2019, the JBRC directed the Bank to monitor the market for potential ways to make the 2003B Bonds more attractive financially to the State. In response to the JBRC's mandate, the Bank's review concluded now is the time to act. Therefore, in order to realize savings from lower interest rates, the Bank Board at its meeting of March 24, 2021 authorized the preparation for issuance of revenue refunding bonds to refund outstanding revenue bonds in principal amounts to be determined by the Chairman of the Bank, upon advice of the Bank financial advisor and in consultation with the Office of the State Treasurer. Based on market conditions as of March 16, 2021, approximately \$2.4M net present value benefit could be provided with a current refunding of 2003B Revenue Bonds. In addition, \$60M collateral posted against the SWAPS, related to the 2003B Revenue Bonds, would become unrestricted cash if the SWAPS are terminated. Prior to the issuance of any series of refunding bonds, the Bank Board will approve the final details of the competitive sale of the refunding bonds, including interest rates, maturity dates and redemption provisions. Based on the analysis by the Bank, it proposes to refund some or all of its 2003B Revenue Bonds (including terminating the swap agreements related to the Series 2003B Bonds). The Resolution approved by the Bank Board is attached.

Requested Actions

Approve the issuance of revenue refunding bonds to refund all or some of the Bank's 2003B Revenue Refunding Bonds, as described in the Bank's Resolution dated March 24, 2021 and subject to final approval by the Bank Board.

Thank you for your consideration of this request. Should you have any questions, please contact Tami Reed at (803) 737-2875.

Sincerely,


John B. White, Jr.
Chairman

Enclosure

cc: Board Members
Curtis M Loftis, Jr.

AUTHORIZING RESOLUTION

WHEREAS, the South Carolina Transportation Infrastructure Bank (the "Issuer") has been established under Chapter 43 of Title 11, Code of Laws of South Carolina, 1976 as amended, as a body corporate and politic and an instrumentality of the State of South Carolina to assist government units and private entities in constructing and improving highway and transportation facilities necessary for public purposes by providing loans and other financial assistance;

WHEREAS, on September 21, 1998, the Issuer adopted "A MASTER REVENUE BOND RESOLUTION AUTHORIZING THE ISSUANCE OF SOUTH CAROLINA TRANSPORTATION INFRASTRUCTURE BANK REVENUE BONDS IN ONE OR MORE SERIES TO PROVIDE FOR THE FINANCING OF A PORTION OF THE COSTS OF ACQUISITION AND CONSTRUCTION OF CERTAIN ELIGIBLE PROJECTS; PROVIDING FOR THE RIGHTS, SECURITY AND REMEDIES OF THE OWNERS OF SUCH BONDS; AND OTHER MATTERS RELATED THERETO" (as amended or supplemented from time to time, the "Master Resolution");

WHEREAS, under authorization of the Master Resolution, the Issuer adopted "A SIXTH SERIES REVENUE BOND RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF THREE HUNDRED SIXTY-EIGHT MILLION THREE HUNDRED THOUSAND DOLLARS (\$368,300,000) SOUTH CAROLINA TRANSPORTATION INFRASTRUCTURE BANK REVENUE REFUNDING BONDS, SERIES 2003B; AND OTHER MATTERS RELATING THERETO" effective as of August 27, 2003 (the "Sixth Series Resolution") pursuant to which the Issuer issued its (a) \$122,775,000 original principal amount Revenue Refunding Bonds, Series 2003B-1 (the "Series 2003B-1 Bonds"); (b) \$122,750,000 original principal amount Revenue Refunding Bonds, Series 2003B-2 (the "Series 2003B-2 Bonds"); and (c) \$122,775,000 original principal amount Revenue Refunding Bonds, Series 2003B-3 (the "Series 2003B-3 Bonds" and collectively with the Series 2003B-1 Bonds and the Series 2003B-2 Bonds, the "Series 2003B Bonds");

WHEREAS, under authorization of the Master Resolution, the Issuer adopted the "SECOND AMENDED AND RESTATED SIXTH SERIES REVENUE BOND RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF THREE HUNDRED SIXTY EIGHT MILLION THREE HUNDRED THOUSAND DOLLARS (\$368,300,000) SOUTH CAROLINA TRANSPORTATION INFRASTRUCTURE BANK REVENUE REFUNDING BONDS, SERIES 2003B; AND OTHER MATTERS RELATING THERETO" effective as of June 15, 2016 (the "Second Amended and Restated Sixth Series Resolution") for the purpose of restructuring the Series 2003B Bonds;

WHEREAS, under authorization of the Master Resolution, the Issuer adopted "A FIFTEENTH SERIES REVENUE BOND RESOLUTION AUTHORIZING THE ISSUANCE OF \$265,965,000 SOUTH CAROLINA TRANSPORTATION INFRASTRUCTURE BANK REVENUE REFUNDING BONDS, SERIES 2012A; TO PROVIDE FOR THE USE OF THE PROCEEDS; TO PROVIDE FOR THE TERMS AND CONDITIONS UPON WHICH THE SERIES 2012A BONDS WILL BE ISSUED; TO PROVIDE FOR THE REPAYMENT THEREOF AND SECURITY THEREFOR; AND TO PROVIDE FOR OTHER MATTERS IN CONNECTION THEREWITH" effective as of April 4, 2012 (the "Fifteenth Series Resolution", and together with the Sixth Series Resolution, the Second Amended and Restated Sixth Series Resolution and Master Resolution, the "Resolution") pursuant to which the Issuer issued its \$265,965,000 original principal amount Revenue Refunding Bonds, Series 2012A (the "Series 2012A Bonds");

WHEREAS, the Issuer has determined, upon advice of the Issuer's financial advisor and in consultation with the Office of the State Treasurer and staff at the Joint Bond Review Committee, that it is in the Issuer's and State's best interest to take advantage of the opportunity at this time to refund the Series 2012A Bonds and Series 2003B Bonds (and to terminate the swap agreements related to the Series 2003B Bonds) through the issuance of South Carolina Transportation Infrastructure Bank Revenue Refunding Bonds, Series 2021A and Series 2021B, in an amount not exceeding \$420,000,000 (the "Series 2021A & B Bonds"); and

NOW, THEREFORE BE IT RESOLVED, in meeting duly assembled,

1. The Issuer authorizes the Chairman, in consultation with the Issuer's general counsel, bond counsel Burr Forman McNair, financial advisor PFM Financial Advisors LLC (together with any applicable affiliates including PFM Swap Advisors LLC), Issuer's staff and the Office of State Treasurer, to take appropriate action for the offering and sale of Series 2021A & B Bonds to be used to refund the Series 2012A Bonds and the Series 2003B Bonds (including terminating the swap agreements related to the Series 2003B Bonds and refinancing the swap termination fees) and to pay costs of issuing the Series 2021A & B Bonds and begin making the preliminary arrangements for the public competitive sale of the Series 2021A & B Bonds, in one or more series, including the preparation of preliminary and final official statements and necessary bond proceedings.

2. Prior to the issuance of any 2021A & B Bonds under the authorization of this resolution, there shall be presented to this Board (i) evidence of the approval of the issuance of 2021A & B Bonds by the Joint Bond Review Committee, and (ii) a bond Series Resolution as required by the Master Resolution and other materials required in order for the Issuer to close on the issuance of any 2021A & B Bonds.

DONE IN MEETING duly assembled on the 24th day of March, 2021.

AGENCY: South Carolina Department of Commerce

SUBJECT: Proposed Issuance of General Obligation
State Economic Development Bonds

Chapter 41 of Title 11 of the South Carolina Code of Laws, the State General Obligation Economic Development Bond Act, provides among other things for the issuance of General Obligation State Economic Development Bonds to finance infrastructure for economic development projects. By letter dated April 20, 2021, Mr. Robert M. Hitt III, Secretary of Commerce, requests committee review of a proposed issuance of economic development bonds, in an amount not exceeding \$8,300,000, to defray the costs of certain improvements in connection with a qualifying investment by E. and J. Gallo Winery in Chester County.

In accordance with Section 11-41-70 of the Code of Laws, Secretary Hitt has certified among other things that the improvements to be financed with proceeds of the bonds constitute infrastructure as defined in the Act; that the project consists of an investment by E. and J. Gallo of not less than \$400 million and the creation of no fewer than 450 new jobs; that the construction of the infrastructure will enhance the recruitment and facilitate the operation and growth of industry and business to the state; that benefits of the project outweigh costs of the infrastructure; and that the bonds will serve a public purpose by fostering economic development and increasing employment in the state.

Proceeds of the bonds will be used to defray the costs of environmental mitigation and, if proceeds remain available, incidental roadway improvements.

The term of the bonds will be 8 years. A preliminary draw schedule is provided as Attachment A-2 to the Secretary's certification, and a schedule of debt service for all economic development bonds currently outstanding and the proposed bonds on a pro forma basis is provided as Attachment A-3 to the Secretary's certification.

The Bonds will be general obligations of the state, and the full faith and credit of the state will be pledged to their repayment.

COMMITTEE ACTION:

Review and make recommendation regarding the issuance of not exceeding \$8,300,000 General Obligation State Economic Development Bonds pursuant to the State General Obligation Economic Development Bond Act.

ATTACHMENTS:

1. Letter of Mr. Robert M. Hitt III, Secretary of Commerce, dated April 20, 2021.
2. Certificate of the Secretary, South Carolina Department of Commerce.

AVAILABLE:

1. Draft Resolution Providing for the Issuance and Sale of Not Exceeding \$8,300,000 General Obligation State Economic Development Bonds.



Henry McMaster
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Robert M. Hitt III
Secretary

April 20, 2021

The Honorable Hugh K. Leatherman, Jr.
Chairman, Joint Bond Review Committee
Gressette Building, Room 105
Columbia, SC 29201

Dear Chairman Leatherman,

Please accept this letter and the enclosed Certificate of the Secretary of the South Carolina Department of Commerce with attachments as an official request to be included on the agenda for the May meeting of the Joint Bond Review Committee (JBRC). The request concerns the proposed issuance of Eight Million Three Hundred Thousand Dollars (\$8,300,000) in State General Obligation Economic Development Bonds to defray the costs of environmental mitigation, and if proceeds remain available, incidental road way improvements, all in connection with a qualifying investment by E. and J. Gallo Winery in Chester County.

Thank you for your support of this important project.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Hitt".

Robert M. Hitt III
RMH/km/vw

Enclosure

cc: Rick Harmon

CERTIFICATE OF THE SECRETARY
SOUTH CAROLINA DEPARTMENT OF COMMERCE

I, the undersigned, Robert M. Hitt III, Do Hereby Certify As Follows:

1. I am, as of this date, the duly qualified and acting Secretary of Commerce of the State of South Carolina. I am authorized to execute this certificate on behalf of the South Carolina Department of Commerce (the "Department"), and I am knowledgeable with respect to the matters set forth herein.

2. Pursuant to Section 11-41-70 of the Code of Laws of South Carolina, 1976, as amended, the Department hereby notifies the Joint Bond Review Committee and the State Fiscal Accountability Authority of the State of South Carolina of its request to authorize the issuance of General Obligation State Economic Development Bonds (the "Economic Development Bonds") in connection with an investment in the State of South Carolina (the "State") by E. and J. Gallo Winery (the "Sponsor"). The Sponsor has announced plans to construct and operate in Chester County facilities for the bottling and distribution of wine (the "Project").

3. The amount hereby requested for allocation to the Department to defray the costs of certain improvements for the benefit of the Project is Eight Million Dollars (\$8,000,000), and, in addition thereto, Three Hundred Thousand Dollars (\$300,000) to be allocated to the Office of the State Treasurer for payment of issuance costs.

4. Based upon my independent review, I hereby certify that the improvements to be financed with the proceeds of the Economic Development Bonds requested hereby for the benefit of the Project constitutes "infrastructure" as defined in Section 11-41-30(3) of the Code of Laws of South Carolina, 1976, as amended (the "Infrastructure"). The Infrastructure is further described in Attachment A-1 hereto.

5. Based upon my independent review, I hereby certify that the Project consists of an "investment" (as defined in Section 11-41-30(4) of the Code of Laws of South Carolina, 1976, as amended) by the Sponsor in the Project of not less than Four Hundred Million Dollars (\$400,000,000), and the creation at the Project by the Sponsor of no fewer than four hundred fifty (450) "new jobs" (as defined in Section 11-41-30(7) of the Code of Laws of South Carolina, 1976, as amended). A tentative time schedule setting forth the period of time during which the sum requested hereby is to be expended is shown in Attachment A-2 hereto.

6. A debt service table showing the annual principal and interest requirements for all General Obligation State Economic Development Bonds outstanding as of the date hereof, along with pro forma annual principal and interest requirements for the bonds proposed for issuance, is shown in Attachment A-3 hereto.

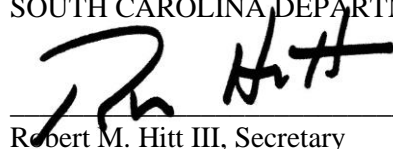
7. As of the date hereof, General Obligation State Economic Development Bonds have previously been authorized and issued under the General Obligation State Economic Development Bond Act in an aggregate principal amount of \$776,910,000.

8. Based on my independent review, I hereby certify that I have determined that the construction of the Infrastructure for the benefit of the Project enhances the recruitment of industry and business to the State, facilitates the operation and growth of industry and businesses in the State, and thereby provides significant and substantial direct and indirect benefits to the State and its residents, including employment and other opportunities; that such benefits outweigh the costs of the Infrastructure; that for such reasons it is in the best interest of the State to authorize the issuance of the Economic Development Bonds; and that the Economic Development Bonds, issued for such purpose, serve a public purpose in directly fostering economic development and increasing employment in the State. I further certify that the

primary beneficiaries of the issuance of the Economic Development Bonds and the construction of Infrastructure for the Project are the State of South Carolina and its residents.

IN WITNESS WHEREOF, I have set my hand this 8th day of April, 2021.

SOUTH CAROLINA DEPARTMENT OF COMMERCE

A handwritten signature in black ink, appearing to read "R. Hitt", is written over a horizontal line.

Robert M. Hitt III, Secretary
South Carolina Department of Commerce

DESCRIPTION OF INFRASTRUCTURE

Infrastructure Eligible under S.C. Code § 11-41-30(3):

<u>Description</u>	<u>Projected Amount</u>
Environmental mitigation, incidental roadway improvements should funds remain.....	\$8,000,000

TENTATIVE TIME SCHEDULE
SETTING FORTH THE PERIOD OF TIME DURING WHICH
THE SUM REQUESTED IS TO BE EXPENDED

PRELIMINARY – SUBJECT TO CHANGE

Est. Expenditures - Through 6 Months	\$1,288,686
Est. Expenditures - Through 12 Months	4,231,046
Est. Expenditures - Through 18 Months	875,389
Est. Expenditures - Through 24 Months	1,167,185
Est. Expenditures - Through 48 Months	145,898
Est. Expenditures - After 60 Months	72,949
Est. Expenditures - After 72 Months	72,649
Est. Expenditures - After 83 Months	146,198

DEBT SERVICE SCHEDULE FOR THE GENERAL OBLIGATION STATE
ECONOMIC DEVELOPMENT BONDS CURRENTLY OUTSTANDING
AND PRO FORMA DEBT SERVICE SCHEDULE FOR THE BONDS PROPOSED FOR ISSUANCE

<u>Fiscal Year Ending</u>	<u>Debt Service*</u>		<u>Total Debt Service</u>
	<u>Principal</u>	<u>Interest</u>	
June 30, 2021	\$ -	\$ -	\$ -
June 30, 2022	39,820,000	6,888,867	46,708,867
June 30, 2023	23,330,000	4,935,511	28,265,511
June 30, 2024	44,650,000	3,749,889	48,399,889
June 30, 2025	23,895,000	1,820,363	25,715,363
June 30, 2026	4,670,000	664,642	5,334,642
June 30, 2027	4,860,000	481,193	5,341,193
June 30, 2028	4,990,000	349,546	5,339,546
June 30, 2029	5,200,000	139,466	5,339,466
Total	<u>\$ 151,415,000</u>	<u>\$ 19,029,474</u>	<u>\$ 170,444,474</u>

* Preliminary, subject to change.

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Lease Proposal
Clemson University
701 East Bay Street, Charleston

Clemson University requests review of its proposal to lease 29,528 square feet of space at 701 East Bay Street, Charleston from ROI-TAN Enterprises, LLC¹ to support its Charleston Design Center for faculty offices, labs, classrooms, and shop space. Clemson has leased space at this location since July 1, 2016.

The SC Department of Administration conducted a solicitation following a determination that other state space was not available. The Department of Administration received 6 responses to the solicitation, 2 of which were eliminated from consideration based on location. The proposal for the selected location was the lowest priced overall bid and best option, as the selected location is already upfit to meet Clemson's needs and provides synergy with Clemson students and faculty in the Clemson Architecture Center and Master in Historic Preservation Program.

The term of the proposed lease is 5 years beginning July 1, 2021, with an option to extend the term for up to 2 periods of 1 year each. Rent equates to \$35.00 per square foot for the first year of the term (and a reduction from the current rate of \$38.29 per square foot), and will increase by 3% annually for the remainder of the term. Total rent over the term (excluding operating expenses), including extensions, is \$7,918,639. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from Architecture program revenues, and Clemson's submission represents that funding for payments will be sufficient throughout the lease term. No student fees are associated with the lease. The Department of Administration reports that comparable rates for similar commercial space in the area range from \$34.45 to \$42.00 per square foot, subject to base rent and operating expense escalations.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease, including the 2 optional 1-year extensions.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. Clemson University letter dated April 9, 2021.

¹ A South Carolina domestic limited liability company in good standing registered with the SC Secretary of State effective March 27, 2014. William Cogswell of Charleston is registered agent.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 12, 2021

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Clemson University Lease of 701 East Bay Street, Charleston, SC

3. Summary Background Information:

Clemson University (Clemson) requests approval to lease 29,528 rentable square feet of space at 701 East Bay Street in Charleston, SC for Clemson’s Charleston Design Center (CDC) from ROI-TAN Enterprises, LLC (Landlord), a South Carolina limited liability company. The lease will provide for faculty offices, labs, classrooms, and shop space. Clemson has leased space at this location for CDC since July 1, 2016. Total current enrollment for all programs located in the CDC is 61 students. Although an affiliate of Landlord is the owner of the Land and Building, Landlord has full right, power and authority to execute and deliver the Lease and to grant to Tenant the exclusive use and possession of the Demised Premises and to enter into the Lease.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space. Six proposals were received. Two proposals were eliminated based on location. Of the remaining locations, the selected location was the lowest priced overall bid and best option as the space is already upfit to meet Clemson’s needs, the space provides synergy with students and faculty in the Clemson Architecture Center and the Master in Historic Preservation Program and it is within walking distance of the “built environment”, which allows the students to immerse themselves in the living/learning elements offered on the historic Peninsula.

The lease also provides for 12 free parking spaces on-site during normal business hours, 30 free on-site parking spaces after normal business hours, and up to an additional 50 spaces on lots within close proximity of the demised premises at no additional charge.

The lease term will be five years commencing on July 1, 2021, with the option to extend the term for up to two periods of 1 year each. The rental rate, which includes typical services, for the first year of the term will be \$35.00 per square foot (which is a reduction from their current rate of \$38.29 per square foot). The rent over the term and any extended terms will increase annually by three percent (3%) as shown in the chart below. The total rent to be paid over the 5-year term will be \$5,486,712.84 and if extended for the two optional years, the total rent would be \$7,918,638.92.

<u>INITIAL TERM</u>	<u>PERIOD FROM – TO</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF</u>
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YEAR 1	7/1/2021 - 6/30/2022	\$1,033,480.00	\$86,123.33	\$35.00
YEAR 2	7/1/2022 – 6/30/2023	\$1,064,484.40	\$88,707.03	\$36.05
YEAR 3	7/1/2023 – 6/30/2024	\$1,096,374.64	\$91,364.55	\$37.13
YEAR 4	7/1/2024 – 6/30/2025	\$1,129,265.88	\$94,105.49	\$38.24
YEAR 5	7/1/2025 – 6/30/2026	\$1,163,107.92	\$96,925.66	\$39.39

EXTENDED TERM	<u>PERIOD FROM – TO</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF</u>
YEAR 6	7/1/2026 – 6/30/2027	\$1,197,950.96	\$99,829.25	\$40.57
YEAR 7	7/1/2027 – 6/30/2028	\$1,233,975.12	\$102,831.26	\$41.79

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate /SF
Medical University of SC	125 Doughty St.	\$34.45
Medical University of SC	55 Bee St.	\$35.39
Vacant	22 WestEdge	\$42.00
Vacant	1940 Algonquin Rd.	35.00

*Above rates may be subject to operating expenses and base rent escalations.

Clemson has adequate funds for the lease according to a Budget Approval Form approved April 12, 2021, which also includes a multi-year plan. Lease payments will be funded through Architecture program revenues. Clemson has indicated that no student fee increase will be associated with this lease. No option to purchase the property is included in the lease. The lease was approved by Clemson University Board of Trustees on April 23, 2021 and by the Commission on Higher Education on May 6, 2021.

4. What is JBRC asked to do? Approve the proposed five-year lease, and the two optional one-year extensions.

5. What is recommendation of the division of Facilities Management and Property Services? Consider approving the proposed five-year lease and the two optional one-year extensions.

6. List of Supporting Documents:

- (a) Letter from Clemson University dated April 9, 2021
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

April 9, 2021

Ms. Ashlie Lancaster
Assistant Director
Division of General Services
Department of Administration
1200 Senate Street, Suite 408
Columbia, SC 29201

SUBJECT: Clemson University Lease for the Clemson Design Center in
Charleston

Dear Ms. Lancaster,

Finance and Operations

Clemson University
G06 Sikes Hall
Box 345302
Clemson, SC
29634-5302

P 864-656-2421
F 864-656-2008

Clemson University requests approval by the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA) at their meetings on May 12 and May 18, 2021, respectively, for the attached lease between Clemson University and ROI-TAN Enterprises, LLC for space located at 701 East Bay Street in Charleston, South Carolina pending approval by the Clemson University Board of Trustees. The enclosed lease will be submitted for approval to the University's Board of Trustees on April 23, 2021.

Clemson University requests approval to lease 29,528 square feet of space in Charleston for the Clemson Design Center (CDC), a part of the College of Architecture, Arts and Humanities. The current lease provides for space in the Cigar Factory at 701 East Bay Street which can accommodate the Clemson Design Center's need for office, lab, classroom, and shop space in downtown Charleston and the University proposes entering into a new lease with the current landlord to remain in the current space. This location allows the Clemson Design Center, comprised of the Clemson Architecture Center and the Master in Historic Preservation program, to be housed in a single facility which also allows for collaboration, synergy and student engagement between the programs. Additionally, the location also allows the programs to take advantage of living/learning elements offered on the historic Peninsula and allows students to immerse themselves in that environment.

A solicitation was conducted by the Real Property Services Section of the Department of Administration, and six responses were received. Two offers were eliminated due to location and of the remaining four, the selected location was the lowest overall. The selected location is also within walking distance to the living/learning laboratory environment offered for CDC programs, provided cost savings related to moving to another location and savings associated with initial upfront costs to starting operations in a new space (ex. upfit, furniture, IT, etc.). In addition, the Cigar Factory provides for free parking as part of its lease.

The terms of the lease are listed below:

Location: 701 East Bay Street, Suite 200
Charleston, SC

Square footage: 29,528

Lease term: July 1, 2021 – June 30, 2026

Lease renewal options: Two, one year options

Annual lease amounts: See chart below

Annual rental rate escalation: 3%

Total lease cost for initial term and extended term: \$7,918,638.92

Source of funds: Architecture program revenues

Renewal Options: N/A

Initial Term	Monthly Lease Rate	Rent Per Square Foot	Total Annual Lease Rate
Year 1	\$86,123.33	\$35.00	\$1,033,480.00
Year 2	\$88,707.03	\$36.05	\$1,064,484.40
Year 3	\$91,364.55	\$37.13	\$1,096,374.64
Year 4	\$94,105.49	\$38.24	\$1,129,265.88
Year 5	\$96,925.66	\$39.39	\$1,163,107.92
Ext. Term	Monthly Lease Rate	Rent Per Square Foot	Total Annual Lease Rate
Year 6	\$99,829.25	\$40.57	\$1,197,950.96
Year 7	\$102,831.26	\$41.79	\$1,233,975.12

Once approved, please send two of the originals of the lease back to my office for distribution. If you should have any questions or need any further documentation, please do not hesitate to contact me or Laura Stoner at (864) 283-7107.

Kindest regards,



Anthony E. Wagner
Executive Vice President, Finance & Operations

Enclosure

Cc: Carol Routh
Laura Stoner

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Real Property Disposition Proposal
Greenville Technical College
1433 Cleveland Street, Greenville

Greenville Technical College requests review of its proposal to sell 8.32 acres at 1433 Cleveland Street in Greenville to Greenville Tech Foundation. The Foundation, through its subsidiary GTF Student Housing, LLC, currently leases 9.197 acres of land from the College, which includes the property that is the subject of the sale, under a long term lease. The Foundation makes de minimus rental payments of \$1 annually to the College pursuant to the lease, which among other things provides that the property will revert to the College at the end of the lease, or if the property ceases to function as student housing.

GTF Student Housing, LLC constructed a student housing community known as Campus Pointe at Greenville Tech on the leased property, and owns the constructed buildings and improvements. Construction of the housing community was funded from proceeds of an issuance of \$16,300,000 South Carolina Jobs-Economic Development Authority Variable Rate Demand Economic Development Revenue Bonds (Greenville Technical College Student Housing Project), Series 2005. The Series 2005 Bonds were refinanced in November 2012, at which time \$13.248 million of the Series 2005 bonds remained outstanding. The 2012 bonds are scheduled to mature in ordinary course on August 2, 2034, and approximately \$8.8 million of the 2012 bonds remains outstanding.

GTF Student Housing, LLC, also entered into interest rate exchange agreements at the time of issuance of both the 2005 and 2012 bonds. The interest rate exchange agreement executed in November 2012 replaced the agreement executed in 2005, and the 2012 agreement has a negative termination value of approximately \$1.2 million.

Cash flow generated by the housing project in some years has been insufficient to discharge the obligations and liabilities of the project; accordingly, over time the Foundation has loaned \$2.5 million to GTF Student Housing, LLC to supplement cash flow.

The Foundation proposes to purchase the leased property from the College at appraised value, and thereafter sell the student housing community, including the leased property, at not less than appraised value. The sale of the student housing community will be made through a competitive solicitation issued by the South Carolina Department of Administration. Proceeds of the sale of the housing community will be used to discharge the outstanding debt of the Foundation; fund the termination value of the interest rate exchange agreement; fund the purchase of the leased property; and reimburse the Foundation for the loan to GTF Student Housing, LLC. Any residual funds from the sale following the discharge of these obligations will be paid to the College.

COMMITTEE ACTION:

Review and make recommendation regarding Greenville Technical College's proposed sale of 8.32 acres located at 1433 Cleveland Street in Greenville for appraised value, with proceeds to be retained by the College.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Summary.
2. Greenville Technical College Letter dated March 1, 2021.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: May 12, 2021

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Real Property Conveyance – Greenville Technical College Sale of 8.32± Acres to the Greenville Tech Foundation

3. Summary and Background Information:

Greenville Technical College’s Barton Campus is located near downtown Greenville and serves as the College’s main campus. Since 2004 Greenville Tech Foundation has leased 9.197 acres of land located at 1433 Cleveland Street from the College through its subsidiary, GTF Student Housing, LLC, upon which it constructed the student housing community known as Campus Pointe Apartments. The Foundation owns the buildings and improvements and now desires to purchase 8.32± acres of the leased land. The College will retain the remaining 0.877± acres and terminate the lease in conjunction with the property conveyance.

The Foundation issued JEDA bonds to finance the construction of the student housing community. The balance due on the bonds is approximately \$8.6 million. There is an interest rate swap that has a liability that changes with interest rates and it is currently estimated to be \$700,000. Over the years, the Foundation also loaned \$2.5 million to GTF Student Housing, LLC to assist with cash flow issues as the student population has been unable to support the significant financial liability attached to the Campus Pointe Apartments. (The balance due on the bonds, the interest rate swap and the \$2.5 million loan are collectively referred to as the “Foundation’s Debt”).

Following the purchase of the land by the Foundation, the Foundation will sell both the land and the student housing community through a competitive solicitation at not less than appraised value. The proceeds from the sale will be utilized to pay the balance of the Foundation’s debt and the purchase price paid to the College for the land. Any remaining funds from the sale (less the \$2,537,000 paid for the 8.32 acres) will be transferred to the College.

The College requests approval to sell 8.32± acres to the Greenville Tech Foundation for \$2,537,000, which is the appraised value. Greenville Technical College will retain the proceeds from the sale in accordance with Proviso 93.15 of the 2019 General Appropriations Act and SC Code of Laws §59-53-53.

The proposed property sale was approved by the Greenville Technical College Area Commission on November 18, 2020 and the State Board for Technical and Comprehensive Education on January 26, 2021.

4. What is the JBRC asked to do? Consider approval of Greenville Technical College’s request to sell 8.32± acres located at 1433 Cleveland Street in Greenville to the Greenville Tech Foundation as described in this item and provided that Greenville Tech Foundation only sells the land and the student housing community through a competitive solicitation issued by the Department of Administration.

5. What is recommendation of the submitting agency involved? Consider approval of Greenville Technical College's request to sell 8.32± acres located at 1433 Cleveland Street in Greenville to the Greenville Tech Foundation as described in this item and provided that Greenville Tech Foundation only sells the land and the student housing community through a competitive solicitation issued by the Department of Administration.

6. List of Supporting Documents:

- (a) Letters from Greenville Technical College dated April 26, 2021 and April 27, 2021
 - (b) Boundary Survey
 - (c) SC Code of Laws Sections 1-11-65 and 59-53-53
 - (d) 2019-2020 Appropriations Bill H4000, Part 1B, Proviso 93.15
-



P.O. Box 5616 • Greenville, SC 29606-5616
(864) 250-8000 • www.gvltec.edu

Barton Campus • Benson Campus • Brashier Campus • Northwest Campus

April 26, 2021

Ms. Ashlie Lancaster, Division Director
Facilities Management and Property Services
Department of Administration
1200 Senate Street, 6th Floor
Columbia, SC 29201

Ref: Sale of Excess Surplus Property – § 59-53-53
1433 Cleveland St. Greenville, SC 29607 – Greenville Technical College

Dear Ms. Lancaster,

Greenville Technical College wishes to sell a portion of the previously leased land to the Greenville Tech Foundation (Foundation) so the Foundation can sell and exit the student housing business. The Foundation has leased 9.5 acres of land, in discussion, since 2004. The lease term was thirty (30) years with two (2) ten-year extensions with a rate of \$1 per year, starting January 1, 2005. The Budget and Control Board approved the lease on November 9, 2004. The college wishes to sell about 8.32 acres and retain the land outside the fenced area that was used for overflow parking.

Greenville County donated the majority of the land to the College in 1965. The College purchased two (2) parcels of land, including a building, in 1984 for \$540,000 using Greenville County appropriations. Demolition of the building on that property occurred in the early 2000's.

The premises' use was to build a student housing facility. Attached is a copy of the lease. The lease terms include that the property will revert to the College at the end of the lease or if it ceases to function as student housing. The College has no desire to own or operate student housing. There is a significant financial liability attached to the property due to the bonds issued to build the buildings.

The Foundation issued JEDA bonds to pay for the project. The balance on the mentioned bonds is approximately \$8.8 million. There is an interest rate swap that has a liability that changes with interest rates and it is estimated to be \$1.2 million currently. The Foundation loaned about \$2.5 million to the Greenville Tech Foundation Housing LLC to assist with cash flow over several years. The Foundation's student housing financial statements are attached to this correspondence.

The Foundation desires to exit the student housing and it is in the best interest of the Foundation and the College to do so. The Foundation and the College plan to work with your office to advertise the property and open it to a competitive bidding process. If the sale is approved, the Foundation will purchase the land for the appraised value based on the highest and best use fair market value of \$2,537,000. The Foundation will then sell the land and buildings and pay off the debt. The remaining funds will transfer to the College from the Foundation.

Ms. Ashlie Lancaster
April 26, 2021
Page 2

The College assists the Foundation by collecting rents from student financial aid (with permission) and remitting it to the Housing LLC. The college Marketing Department helps with marketing housing, and our Campus police department responds to calls at student housing. It is not easy to quantify the costs associated with those services, and those services assist Greenville Technical College students as well as housing. In the past, the College's maintenance department provided some grounds maintenance and trash pick-up at housing, but that ceased when outsourcing housing operations occurred. At the time, housing paid the College \$2,500 per month for the services rendered.

The College respectfully requests that the State approve the request to sell this property so the Foundation can exit the student housing business.

Please let me know if you have any questions or would like additional information.

Respectfully submitted,



Jacqueline R. DiMaggio
VP of Finance
Greenville Technical College



P.O. Box 5616 • Greenville, SC 29606-5616
(864) 250-8000 • www.gvltec.edu

Barton Campus • Benson Campus • Brashier Campus • Northwest Campus

April 27, 2021

Ms. Ashlie Lancaster, Division Director
Mr. Rick Harmon, Research Director
Columbia, SC 29201

Ref: Sale of Excess Surplus Property – § 59-53-53
1433 Cleveland St. Greenville, SC 29607 – Greenville Technical College

Ms. Lancaster and Mr. Harmon,

The College and Foundation have agreed that the College will receive the land's appraised value when the Foundation purchases the land. That transaction will occur upon completion of the State approval process. In addition, any proceeds that exceed the outstanding debt will be remitted to the College at the time the property is sold to a third party.

Disbursements of the Foundation's sale proceeds are; first, the bond debt and the swap will be satisfied, next the Foundation will reimburse itself for the cost of the land and if enough funds remain, the Foundation's loan will be paid. After all the debt is satisfied, any remaining funds will go to the College. If there is a shortfall between the debt and the proceeds, the Foundation will cover any shortfall.

The disbursement order of the sale's proceeds is as follows until the proceeds are exhausted:

Pay off bond	8,589,000
Pay off Swap	696,206
Reimbursement to Foundation for land	2,537,000
Pay foundation loan	2,500,000

The balance of the proceeds, if any, will be remitted to the College. Please let me know if you have any questions or would like additional information.

Sincerely,

Jacqueline R. DiMaggio
VP for Finance
Greenville Technical College

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 30 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H12 - Clemson University	1	-	20,000	3,750,000
H15 - College of Charleston	3	143,500	28,815,543	28,959,043
H24 - South Carolina State University PSA	1	-	20,000	915,000
H27 - University of South Carolina - Columbia	1	-	7,500	500,000
H47 - Winthrop University	4	-	88,500	10,150,000
Higher Education Total	10	143,500	28,951,543	44,274,043
Agencies				
D50 - Department of Administration	1	9,854	448,418	458,272
E24 - Office of the Adjutant General	1	6,658	370,186	376,844
H63 - Governor's School for Science & Math	1	-	800	292,440
H73 - Vocational Rehabilitation Department	2	30,000	1,217,000	1,247,000
J04 - Department of Health and Environmental Control	1	2,250	20,250	1,500,000
J12 - Department of Mental Health	1	-	6,000	400,000
K05 - Department of Public Safety	1	6,000	399,450	405,450
N04 - Department of Corrections	4	7,815	607,440	1,617,000
P20 - Clemson University PSA	1	75,000	1,725,000	1,800,000
P24 - Department of Natural Resources	5	60,000	1,937,000	4,347,000
P28 - Department of Parks, Recreation & Tourism	1	-	5,000	292,500
R60 - Department of Employment & Workforce	1	-	21,541	1,660,409
Agencies Total	20	197,577	6,758,085	14,396,915
Grand Total	30	341,077	35,709,628	58,670,958

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet - Summary 6-2021 covering the period January 30, 2021 through March 12, 2021.

1. Project: Clemson University
 H12.9550: NCEES Building Acquisition
- Request: Establish a Preliminary Land Acquisition to evaluate the acquisition of the former headquarters building of the National Council of Examiners for Engineering and Surveying (NCEES) on Seneca Creek Road in Clemson.
- Included in CPIP: No – The cost of the acquisition had not been determined at the time of the 2020 CPIP submission.
- CHE Approval: Pending CHE Board Approval on 05/06/21.
- Supporting Details: Pages 1-14

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance and Stewardship				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

- Rationale: Acquisition of the property would allow the University to move non-core programmatic functions out of the campus, opening up space for student driven education, programs, and functions. One of the potential users will be the Facilities Division, which is currently located in the core campus and other locations around campus. This relocation will allow this non-student facing function to be relocated to the periphery of campus, the vacated space to be filled with student facing units, and 6.7 acres of core campus to be returned to student purposes, allowing for its revitalization.
- Characteristics: The vacant building to be acquired is 36,086 square feet and was constructed in 1981 (40 years old), with renovations and additions completed in 1990 (31 years old), 2004 (17 years old), and 2013 (8 years old). The property on which the NCEES Building is sited is owned by Clemson University and is part of a 76-acre University-owned parcel. The ground lease of approximately 3.91 acres for the building, originally with NCEES, was acquired by CULSF Two, LLC, and will be terminated upon acquisition of the building by Clemson University.
- Financial Impact: The property is offered by CULSF Two, LLC of Clemson SC for \$3,600,000 with \$150,000 to be spent to reimburse CULSF Two, LLC for acquisition expenses. The due diligence activities will be funded from Other, Maintenance and Stewardship Funds (uncommitted balance \$45 million at February 25, 2021). Revenue to this fund is tuition, matriculation and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The project is expected to result in an increase of \$234,560 (year1), \$241,597 (year 2), and \$248,845 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$738 to \$1,005 for the academic years 2015-2016 to 2020-2021 respectively.
- Other: NCEES moved its headquarters and operations to Greenville in mid-2020. With the facility becoming vacant, it created an opportunity to re-integrate the building and property back into the University campus, as the property is owned by Clemson University. The building was acquired by CULSF Two, LLC, a subsidiary of the

Clemson University Land Stewardship Foundation as a strategic opportunity given its location, with one of the potential uses being for the University to acquire it, which takes time through the State's approval process.

Carried Over from March 17, 2021 JBRC Meeting

2. Project: College of Charleston
 H15.9669: Addlestone Library Envelope Repairs & Interior Modifications
- Request: Establish Phase II Full Construction Budget (resubmission of item carried over from March 17, 2021 meeting), for exterior and 1st floor interior improvements to the Addlestone Library.
- Included in CPIP: Yes – 2020 CPIP Priority 4 of 11 in FY21 (estimated at \$4,000,000)
 Phase I Approval: February 2020 (estimated at \$4,000,000) (SFAA)
 CHE Approval: 3/4/21
 Supporting Details: Pages 15-52

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	80,000		80,000	3,920,000	4,000,000
All Sources	<u>80,000</u>		<u>80,000</u>	<u>3,920,000</u>	<u>4,000,000</u>

- Summary of Work: The building envelope requires repairs to address water intrusion from the roof, windows & exterior wall failures. Circulation & reference desks will combine to release current staff space for student use. Existing 1st floor study areas will become collaborative learning zones, adding electrical power & new seating. A student Podcast Studio will be added that may also be used for movie/video editing & post-production. Two staff offices will become a new Interlibrary Loan Office. Space efficiency increases enable the Rivers Communications Museum to move to the Library from its (closed) location at 58 George Street. The museum's existing collection highlights transformative technological broadcasting & communication innovations up to the dawn of the 21st century. They anticipate the relocation of the museum to an ADA accessible facility.
- Rationale: The most recent CHE Building Condition Survey (2020) rated this building with a CHEMIS Condition Code of 74 of a possible 100 points. Moisture intrusion has damaged furniture & collections. Addressing these issues in an early stage will prevent further deterioration & property damage. The last significant renovation was in 2011 and included the 2nd and 3rd floors, leaving the 1st floor unaffected.
- Facility Characteristics: The Addlestone Library is a 151,306 gross square foot three-level facility built in 2004 (17 years old). All 2,200 faculty and staff, and 10,130 students are expected to interact with the library through electronic means or in person. The renovated areas will seat at least 300 students at any given time. It is anticipated that visitor traffic will increase after opening the Rivers Communication Museum.
- Financial Impact: The project will be funded from Capital Improvement Project Funds (uncommitted balance \$30.6 million at January 20, 2021). Revenue to this fund is generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The project is expected to result in a decrease of \$7,500 (year 1), \$7,800 (year 2), and \$8,110 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is

designated for capital improvements, currently \$906 per student per semester, and has increased from \$804 to \$906 for the academic years 2015-2016 to 2020-2021 respectively. \$483 of the \$906 is currently pledged for debt service. The balance of the fee, \$423 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$4,000,000 (internal) funded by Capital Improvement Project Funds. Contract execution is expected in February 2022 with construction completion in August 2022.

3. Project: College of Charleston
 H15.9670: Multicultural Center Renovation
- Request: Establish Phase II Full Construction Budget to make repairs to the Multicultural Center located at the western gateway of campus.
- Included in CPIP: Yes – 2020 CPIP Priority 3 of 11 in FY21 (estimated at \$2,500,000)
 Phase I Approval: February 2020 (estimated at \$2,500,000) (SFAA)
 CHE Approval: Pending CHE Board Approval on 05/06/21.
 Supporting Details: Pages 53-84

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	62,500		62,500	1,937,500	2,000,000
All Sources	<u>62,500</u>		<u>62,500</u>	<u>1,937,500</u>	<u>2,000,000</u>

Summary of Work: The project scope will address envelope issues, exterior repairs/renovations, structural repairs, infrastructure modernization, landscaping, and a refresh of the interiors. The standing seam copper roof panels on the approximately 4,800 square foot roof are in good condition overall, but repairs are needed to address inadequate flashing and drip edge details, failing caulk joints, damaged stucco cornice, and improperly sloped gutters. The exterior surface area to be repaired/replaced is approximately 8,040 gross square feet and includes walls, windows, doors, and ventilation panels. Structural and aesthetic wood columns, railings, flooring, and fascia boards on two exterior piazzas totaling 1,060 gross square feet must be repaired or replaced. The interior area to be renovated is 8,287 gross square feet and will be isolated at areas that relate to exterior penetrations at windows or mechanical units to address any active water intrusion. There is a small amount of interior work required at the doorway to a new ADA restroom as well. A new ADA compliant restroom will be constructed which will be under 80 square feet. The project will attempt to restore as many components as possible in accordance with SHPO and national historic preservation best practices. Visible components will be replaced only if they cannot be restored. Structural elements will most likely require replacement using in-kind materials. A small addition was constructed in 1974 that is structurally sound but requires new windows and minor envelope repairs. HVAC, electrical and telecommunications infrastructure will be updated and/or replaced.

Rationale: The building has significant structural issues on the two-level piazza, decayed structural/aesthetic wood elements (columns, windows, railings and trim), stucco cracks, minor roof leaks and noncompliant wheelchair access. The current wheelchair access (built in-house) does not meet ADA requirements and only allows access to the porch and not the building's interior. Certain parts of the porch are blocked for structural issues. The college envisions this property setting the tone for campus historic preservation efforts as well as conveying the historic character of campus to visitors entering from the west. No alternatives to renovation exist and as a historically protected building, demolition of not an option.

Facility Characteristics: This prominent historic building is 8,287 gross square feet and was constructed in 1817 (204 years old). The building was acquired by the college in 2002 (19 years ago). The last significant renovation occurred in 2005 (16 years ago) and reconfigured and upgraded the interiors. The roof was replaced in 2007 (14 years ago). The stucco and structural

elements are believed to be original with various small repairs occurring over the years. Most, if not all windows and remaining shutters appear to be original. The building houses 11 full-time staff and 5 student assistants who serve the College's 10,000+ student body. Currently, the College has students representing all 50 states, several U.S. territories and approximately 70 foreign countries. Students visit the building and benefit from a multitude of program and events sponsored by Multicultural Programs and the Center for International Education. Any of their 880 +/- faculty may participate in studies abroad programs under CIE.

- Financial Impact: The project will be funded from Capital Improvement Project Funds (uncommitted balance \$29.5 million at March 4, 2021). Revenue to this fund is generated by the Capital Improvement Fee that exceed current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. The project is expected to result in a decrease of \$1,660 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has increased from \$804 to \$906 for the academic years 2015-2016 to 2020-2021 respectively.
- Full Project Estimate: \$2,000,000 (internal) funded by Other, Capital Improvement Project Funds. Contract execution is expected in March 2022 with construction completion in May 2023.

4. Project: College of Charleston
 H15.9673: Guaranteed Energy Savings Contract
- Request: Establish Phase II Full Construction Budget and Change the Source of Funds for building automation/monitoring, electrical, lighting, weatherization, and water conservation measures that will benefit all college owned campus buildings.
- Included in CPIP: No – The project team at the college was not aware this initiative should be included in the CPIP.
- Phase I Approval: February 2021 (estimated at \$23,350,000) (SFAA)
- CHE Approval: Pending CHE Board Approval on 05/06/21.
- Supporting Details: Pages 85-98

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Renovation Reserve	1,000		1,000	(1,000)	
Other, Master Lease Program				22,959,043	22,959,043
All Sources	<u>1,000</u>		<u>1,000</u>	<u>22,958,043</u>	<u>22,959,043</u>

Summary of Work: The college seeks to achieve all possible energy conservation measures for its campus owned buildings that address maximum utility savings (electricity, water & wastewater), operational savings, and operational improvements, while minimizing expenditure of the college’s capital funds. A preliminary energy audit was completed by Ameresco in 2016 and identified many opportunities in a comprehensive energy savings performance contract. Under permission and guidance of the SC OSE and State Procurement Office, the college issued a competitive RFP in accordance with guidelines. An investment-grade audit for evaluation and inclusion in the project was required by interested offerors. Once awarded, the successful offeror is required to implement a monitoring, measurement, and verification process compatible with requirements of the International Performance Monitoring and Verification Protocol (IPMVP). Also required is a written guarantee that total project costs shall be 100% covered by guaranteed utility savings for the life of the project, and that the college will meet its annual payment necessary to cover principal and interest payments for financing through annual savings.

Rationale: The college attempts to make facilities as energy efficient as possible, but some buildings have older lighting, equipment, and a lack of digital controls. Per the college, the preliminary energy audit results justified the pursuit of a formal study. A Performance Contracting Program will save more energy and benefit the college through technology upgrades, equipment replacement, and updating/upgrading the existing energy management system and building control system.

Facility Characteristics: The college maintains 3,574,023 gross square feet among 150 college owned campus buildings that were constructed between 1770 and 2015, with the average being 160 years old. Eighteen buildings are 200+ years old, sixty-six buildings are 100-200 years old, twenty buildings are 50-100 years old, twenty-nine buildings are 20-50 years old, thirteen buildings are 10-20 years old, and five buildings are 5-10 years old. The buildings support campus administrative, academic, and auxiliary programs and departments.

- Financial Impact:** The project will be funded from the Master Lease Program. The Master Lease Program from the State Treasurer's Office, pursuant to SC Code § 48-52-670 and SC Code § 11-35-1530. The establishment and maintenance of the State Treasurer's Office Master Lease Program is authorized through Section 1-1-1020, SC Code of Laws. The Program provides cost-effective financing arrangements to South Carolina's state agencies, colleges, and universities for the purpose of acquiring equipment needed to effectively improve and execute services on behalf of the State. The Program provides accepted applicants with financial assistance in obtaining office, telecommunications, medical, data processing, and energy conservation equipment as well as related software. The project is expected to result in a decrease of \$411,680 (year 1), and \$12,000 (years 2 and 3), in annual operating expenses. This project will realize a net energy savings of \$31 million over a 30-year period. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has increased from \$804 in academic year 2015-2016.
- Full Project Estimate:** \$22,959,043 (internal) funded by the State Treasurer's Office Master Lease Program. Contract execution is expected in June 2021 with construction completion in July 2023.

5. Project: South Carolina State PSA
 H24.9660: SC State PSA (Catawba Region) Building Acquisition
- Request: Establish a Preliminary Land Acquisition to evaluate the acquisition of 1.8 acres of land that includes an 8,964 square foot building in Rock Hill.
- Included in CPIP: No – This project was not included in the 2020 CPIP due to an administrative agency oversight.
- CHE Approval: N/A
- Supporting Details: Pages 99-110

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Evans Allen Program				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

- Rationale: The acquisition of the facility is another step in the fulfillment of SC State PSA program strategic initiative to expand its programs and services to targeted areas throughout the State of SC. It will provide administrative, programmatic, and research space for programs, activities, and services in the areas of 4-H and youth development, family, nutrition and health, sustainable agriculture, and natural resources, community development, education innovation, and other life-long learning opportunities.
- Characteristics: The property is 1.8 acres and includes a 8,964 square feet building that was constructed in 2000 (21 years old). If acquired, the building will require some renovations to accommodate their programmatic needs and those costs will be determined after an A&E firm is selected. The facility will house the Catawba Region Program and leadership staff that include 6 staff that serve 3,000 clients annually.
- Financial Impact: The property is offered by Abundant Hope Church, Inc. for \$895,000. The due diligence activities will be funded from Federal, USDA Evans Allen Program Grant Funds (uncommitted balance \$7 million at February 19, 2021). Revenue to this fund is provided to assist in addressing the facility needs of the 1890 Universities. The project is expected to result in an increase of \$72,298 (years 1 thru 3), in annual operating expenses.

6. Project: University of South Carolina - Columbia
 H27.6138: USC School of Medicine Columbia – Med Park #15 Building Roof Replacement
- Request: Establish Phase I Predesign Budget for the roof replacement on USC’s School of Medicine Med Park #15 Building in Richland County.
- Included in CPIP: No – The agency believed that because the project is less than \$1 million, it did not need to be included in the CPIP.
- CHE Approval: 03/10/21
- Supporting Details: Pages 111-120

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project				7,500	7,500
All Sources				<u>7,500</u>	<u>7,500</u>

- Summary of Work: The project will be removing an existing roof in its entirety and replace it with a modern membrane roof. The existing roof is a built-up roof made of asphalt, felt layers, and gravel. The new roofing, totaling 18,000 square feet, will occur at the main roof, penthouses, and both lower roofs at the covered entrances. This will include replacing all flashing at the penthouses, parapets, and mechanical equipment. According to the University, of the three roofing system options, the most practical is the TPO roof and will be the most likely candidate due to relatively low cost, good reliability, and no odors associated with installation. Since the project is not yet approved, a roof engineer has not yet been engaged to make the final selection, but the specification will reflect the most appropriate choice for the roof configuration based on his professional experience and university staff’s experience as a knowledgeable owner. The new roofing system will come with a 20-year warranty.
- Rationale: The existing roof currently has several minor leaks that are being managed with catch systems located above the building. These leaks are progressively getting worse and there is concern of damage from water intrusion. The roof failure is due to the age of the roof and normal deterioration over time
- Facility Characteristics: The Med Park #15 Building is 74,846 square feet and was constructed in 1975 (46 years old). The existing roof was installed around 1996 (25 years old). The building serves approximately 300 USC Columbia clinical education students, faculty, and staff.
- Financial Impact: This project will be funded from Other, Institutional Capital Project Funds (uncommitted balance \$1.9 million at February 2021), Other, FY14 Lottery Funds (uncommitted balance \$163,097 at February 2021), and Other, FY15 Lottery Funds (uncommitted balance \$15,314 as of February 2021). The project is expected to result in a decrease of \$21,000 (year 1), and \$42,000 (years 2 and 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$319 per student per semester.
- Full Project Estimate: \$500,000 (internal) funded by Institutional Capital Project Funds and Lottery Funds.

7. Project: Winthrop University
 H47.9586: Joynes Hall Interior Renovation
- Request: Establish Phase I Predesign Budget to renovate the interior to accommodate the relocation of Alumni Relations and the Division of University Advancement Offices.
- Included in CPIP: No – This project was not included in the 2020 because the original estimate was only \$950,000.
- CHE Approval: Pending CHE Board Approval on 05/06/21.
- Supporting Details: Pages 121-128

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Donation				9,750	9,750
All Sources				<u>9,750</u>	<u>9,750</u>

Summary of Work: Joynes Hall currently houses the Office of Admissions and the Inn at Winthrop. (The Inn was closed July 2019.) This project will also address building accessibility needs. Two alternatives were considered: building a new building and relocating Alumni Relations and the Division of University Advancement to Stewart House. These two options did not meet the program requirements, square footage, requirements, or exceeded the budget. The major renovation will be to renovate and expand the lobby of the building to improve receiving of future students and alumni. The project will also update the large multipurpose room on the first floor, the front entrance porch, and add accessible restrooms on the first, second and third floors.

Rationale: This interior renovation will improve the building to accommodate the relocation of Alumni Relations and the Division of University Advancement offices. Locating Admissions, Alumni, and Advancement in a single building will allow future students to interact with Alumni Services that would build excitement around the Winthrop experience, and assist in the admissions process that could lead to increased enrollment.

Facility Characteristics: The building is 30,077 square feet and was constructed in 1928 (93 years old). The building serves more than 5,000 students, family members, and alumni.

Financial Impact: This project will be funded from Other, Donation Funds (uncommitted balance \$1.21 million at April 2, 2020). The project is expected to result in an increase of \$12,000 (year 1), \$12,210 (year 2), and \$12,430 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has decreased from \$593 in academic year 2015-2016.

Full Project Estimate: \$1,100,000 (internal) funded by Donation Funds.

8. Project: Winthrop University
 H47.9587: Lee Wicker Hall: Auxiliary Building Infrastructure & Envelope Upgrade
- Request: Establish Phase I Predesign Budget to address exterior repairs.
- Included in CPIP: Yes – 2020 CPIP Priority 2 of 4 in FY21 (Auxiliary Building Infrastructure and Building Envelope Upgrade: Lee Wicker Residence Hall and Phelps Residence Hall estimated at \$1,900,000 – this component estimated at \$950,000)
- CHE Approval: Pending CHE Board Approval on 05/06/21.
- Supporting Details: Pages 129-136

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Auxiliary Housing				26,250	26,250
All Sources				<u>26,250</u>	<u>26,250</u>

Summary of Work: The project scope will address roof replacement, envelope repairs, and architectural details (wood boxing) to Lee Wicker Residence Hall. The existing roof materials are transite shingles, which were originally a Johns Manville product and is an asbestos-cement product but became a generic term for other company’s similar products. The university expects that the roof replacement will be shingles, but the roofing material will not be determined until design is complete. All roofing material options will be evaluated during the Phase I process. The building envelope repairs, and architectural detail work involves the exterior brick masonry that normally stops just below the architectural detailing (boxing) thus exposing the envelope to the elements and often allows wildlife into the building. The project will replace the boxing around the perimeter of the building.

Rationale: This work will enhance the university's capacity to provide a learning and living environment that is dependable and safe, thus improving recruitment, retention, and reducing the university’s vulnerability to system failures.

Facility Characteristics: Lee Wicker Residence Hall is 69,382 square feet and was constructed in 1961 (60 years old). The roof and mechanical, electrical, and plumbing systems are original to the building. The residence has houses approximately 282 students.

Financial Impact: This phase of the project will be funded from Other, Auxiliary Housing Funds (uncommitted balance \$10.6 million at April 1, 2021). Additional annual operating costs/savings have not yet been determined. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has decreased from \$593 in academic year 2015-2016.

Full Project Estimate: \$1,750,000 (internal) funded by a Revenue Bond or private debt issuance, which is expected in FY23. This project has been separated from the other component reflected in the 2020 CPIP because they will likely occur at different times. The estimated cost to complete this project has increased from the 2020 CPIP submission due to current increases of construction costs.

9. Project: Winthrop University
 H47.9588: Phelps Hall: Auxiliary Building Infrastructure & Building Envelope Upgrade
- Request: Establish Phase I Predesign Budget to address exterior repairs.
- Included in CPIP: Yes – 2020 CPIP Priority 2 of 4 in FY21 (Auxiliary Building Infrastructure and Building Envelope Upgrade: Lee Wicker Residence Hall and Phelps Residence Hall estimated at \$1,900,000 – this component estimated at \$950,000)
- CHE Approval: Pending CHE Board Approval on 05/06/21.
- Supporting Details: Pages 137-144

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Auxiliary Housing				26,250	26,250
All Sources				<u>26,250</u>	<u>26,250</u>

Summary of Work: The project scope will address roof replacement, envelope repairs, and architectural details (wood boxing) to Phelps Residence Hall. The existing roof materials are transite shingles, which were originally a Johns Manville product and is an asbestos-cement product but became a generic term for other company’s similar products. The university expects that the roof replacement will be shingles, but the roofing material will not be determined until design is complete. All roofing material options will be evaluated during the Phase I process. The building envelope repairs, and architectural detail work involves the exterior brick masonry that normally stops just below the architectural detailing (boxing) thus exposing the envelope to the elements and often allows wildlife into the building. The project will replace the boxing around the perimeter of the building.

Rationale: This work will enhance the university's capacity to provide a learning and living environment that is dependable and safe, thus improving recruitment, retention, and reducing the university’s vulnerability to system failures.

Facility Characteristics: Phelps Residence Hall is 90,799 square feet and was constructed in 1941 (80 years old). The roof and mechanical, electrical, and plumbing systems are original to the building. The residence has houses approximately 400 students.

Financial Impact: This phase of the project will be funded from Other, Auxiliary Housing Funds (uncommitted balance \$10.6 million at April 1, 2021). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has decreased from \$593 in academic year 2015-2016.

Full Project Estimate: \$1,750,000 (internal) funded by a Revenue Bond or private debt issuance, which is expected in FY23. This project has been separated from the other component reflected in the 2020 CPIP because they will likely occur at different times. The estimated cost to complete this project has increased from the 2020 CPIP submission due to current increases of construction costs.

10. Project: Winthrop University
 H47.9589: Lee Wicker Hall: Auxiliary Building Mechanical System Replacement & Upgrades
- Request: Establish Phase I Predesign Budget to address mechanical, electrical, and plumbing repairs and upgrades.
- Included in CPIP: Yes – 2020 CPIP Priority 2 of 5 in FY22 (Auxiliary Building Mechanical System Replacement & Upgrades: Lee Wicker Residence Hall and Margaret Nance Residence Hall estimated at \$6,200,000 – this component estimated at \$3,100,000)
- CHE Approval: Pending CHE Board Approval on 05/06/21.
- Supporting Details: Pages 145-152

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Auxiliary Housing				26,250	26,250
All Sources				<u>26,250</u>	<u>26,250</u>

- Summary of Work: The project scope will address mechanical, electrical, and plumbing system upgrades, accessibility requirements, (ADA compliance), interior finishes and upgrades to the security system for Lee Wicker Residence Hall.
- Rationale: This work will enhance the university's capacity to provide a learning and living environment that is dependable and safe, thus improving recruitment, retention, and reducing the university's vulnerability to system failures.
- Facility Characteristics: Lee Wicker Residence Hall is 69,382 square feet and was constructed in 1961 (60 years old). The mechanical, electrical, and plumbing systems are original to the building. The residence has houses approximately 282 students.
- Financial Impact: This phase of the project will be funded from Other, Auxiliary Housing Funds (uncommitted balance \$10.6 million at April 1, 2021). Additional annual operating costs/savings have not yet been determined. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has decreased from \$593 in academic year 2015-2016.
- Full Project Estimate: \$5,500,000 (internal) funded by a Revenue Bond or private debt issuance, which is expected in FY23. This project has been separated from the other component reflected in the 2020 CPIP because they will likely occur at different times. The estimated cost to complete this project has increased from the 2020 CPIP submission due to current increases of construction costs.

11. Project: Department of Administration
 D50.6068: Hayne Lab - Motor Controls - Penthouse and Basement
- Request: Establish Phase II Full Construction Budget to replace the motor controls (MCCs) located in the penthouse and basement areas of the Hayne Lab building.
- Included in CPIP: Yes – 2020 CPIP Priority 3 of 33 in FY21 (estimated at \$591,000)
 Phase I Approval: December 2020 (estimated at \$590,272) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 153-162

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	9,854		9,854	448,418	458,272
All Sources	<u>9,854</u>		<u>9,854</u>	<u>448,418</u>	<u>458,272</u>

- Summary of Work: The scope of work will include demolition and removal of the existing MCCs, reconnection of existing loads, temporary power, and motor control replacement. Additionally, the work will include engineering services, abatement, and 3rd party inspections.
- Rationale: The MCCs are critical electrical components of the building’s HVAC system serving the entire building. The existing units are original to the building and in need of replacement. Several have failed and are no longer manufactured.
- Facility Characteristics: The Hayne Lab is 87,879 gross square feet and was constructed in 1977 (44 years old). The building houses 197 DHEC staff and has no public access.
- Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$3.3 million at March 10, 2021). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$458,272 (internal) funded by Appropriated State, FY21 Part 1A Section 93 II.C.2 Permanent Improvements.

12. Project: Office of the Adjutant General
 E24.9826: Statewide Readiness Center Stand-By Emergency Generators
- Request: Establish Phase II Full Construction Budget to construct stand-by generators with automatic transfer switches.
- Included in CPIP: Yes – 2020 CPIP Priority 20 of 25 in FY21 (estimated at \$280,800)
 Phase I Approval: October 2020 (estimated at \$443,840) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 163-172

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	1,664		1,664	92,547	94,211
Federal, National Guard Bureau	4,994		4,994	277,639	282,633
All Sources	<u>6,658</u>		<u>6,658</u>	<u>370,186</u>	<u>376,844</u>

- Summary of Work: The project will construct and install generators/automatic transfer switches at the Georgetown, Marion, Mullins, Orangeburg, Walterboro, and Dillion Readiness Centers. This request will complete final design and construction for the first two readiness centers to be completed, which are Georgetown and Mullins. The work at each readiness center includes the generator, concrete pad, etc.
- Rationale: The construction of the stand-by generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the SC Army National Guard.
- Facility Characteristics: The Georgetown Readiness Center is 23,924 square feet and was constructed in 1980 (41 years old). The Marion Readiness Center is 29,520 square feet and was constructed in 1987 (34 years old). Each facility houses approximately 15 full time staff members that provide support for over 168 soldiers. The Georgetown Readiness Center supports HHB 1-178th FA, and Marion Readiness Center supports Company B 1-118th INF.
- Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$2 million at January 14, 2021) and Federal National Guard Bureau Funds (uncommitted balance \$12 million at March 11, 2021). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$376,844 (internal) funded by Appropriated State and National Guard Bureau Funds for this phase of the project. The total estimated cost to complete all 6 readiness centers is \$1,333,336. However, these amounts and details are subject to change.

13. Project: Governor’s School for Science and Math
 H63.9522: Cooling Tower Replacement
- Request: Establish Phase I Predesign Budget to replace a cooling tower.
- Included in CPIP: Yes – 2020 CPIP Priority 1 of 3 in FY22 (estimated at \$233,900)
- CHE Approval: N/A
- Supporting Details: Pages 173-178

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Operating Revenue				800	800
All Sources				<u>800</u>	<u>800</u>

Summary of Work: The scope of work will include the removal of the existing single celled cooling tower and replace with a new two cell tower. The new cooling tower will include two independent circuits that can be isolated in case of failure in one cell or for routine maintenance. Piping will be modified at the tower to split to two cells. Isolation valves will be provided at the towers. Controls will be modified to allow two cell operating and variable air flow operation. New electrical connections to the two fan motors are included from the existing electrical service.

Rationale: The cooling tower is old and is need of extensive repairs.

Facility Characteristics: The existing cooling tower is installed in 2003 (18 years old). It serves academic and office space on campus which includes 400 staff and students.

Financial Impact: The project will be funded from Other, Operating Revenue Funds (uncommitted balance \$3.1 million at November 11, 2020). Revenue received is derived from student fees, summer camp fees, and payments from their foundation. The project is expected to result in a decrease of \$2,500 (year 1), and \$5,000 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$292,440 (internal) funded by Operating Revenue Funds.

14. Project: Vocational Rehabilitation Department
 H73.9615: Anderson VR Center Reroofing
- Request: Establish Phase II Full Construction Budget to remove and replace the existing roof on the Anderson Vocational Rehabilitation Center.
- Included in CPIP: Yes – 2020 CPIP Priority 2 of 5 in FY21 (estimated at \$673,000)
 Phase I Approval: February 2020 (estimated at \$673,000) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 179-192

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve				112,000	112,000
Federal, Vocational Rehabilitation Services Grant	15,000		15,000	604,000	619,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>716,000</u>	<u>731,000</u>

- Summary of Work: The scope of work will include removing the existing built-up roof, applying roof insulation and a two-ply smooth-granular surfaced modified bitumen roofing system that provides thickness protection with associated flashings and metal work. The new roofing system will come with a 20-year materials and workmanship warranty. The project may require removal and disposal of asbestos containing roofing and flashing materials. The agency has provided a complete JBRC Roof Questionnaire and has coordinated with the Department of Administration to confirm adherence to JBRC roofing project requirements.
- Rationale: The existing roof is a ten-year roofing system past its life expectancy. Numerous leaks have been repaired in the existing roof; however, the size of the leaks and frequency of the leaks are increasing.
- Facility Characteristics: The building's roof area is 33,650 square feet and the building and roof were constructed in 1988 (33 years old), with an additional constructed in 2000 (21 years old). This building is an Area Office which provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible South Carolinians with disabilities to achieve and maintain competitive employment. Approximately 30 staff and 45-60 consumers utilize the building daily.
- Financial Impact: The project will be funded from FY17 Capital Reserve Funds (uncommitted balance \$112K at March 4, 2021) and Federal, Vocational Rehabilitation Services Grant Funds (uncommitted balance \$57 million at March 4, 2021). Revenues received are to be used in the provision of VR services. This project is classified as Administrative Costs for the necessary maintenance and normal repairs and alterations. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$731,000 (internal) funded by Capital Reserve and Vocational Rehabilitation Services Grant Funds. Contract execution is expected in May 2021 with construction completion in September 2021.

15. Project: Vocational Rehabilitation Department
 H73.9616: Sumter VR Center Reroofing
- Request: Establish Phase II Full Construction Budget to remove and replace the existing roof on the Sumter Vocational Rehabilitation Center.
- Included in CPIP: Yes – 2020 CPIP Priority 3 of 5 in FY21 (estimated at \$468,000)
 Phase I Approval: February 2020 (estimated at \$468,000) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 193-208

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve				96,000	96,000
Federal, Vocational Rehabilitation Services Grant	15,000		15,000	405,000	420,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>501,000</u>	<u>516,000</u>

Summary of Work: The scope of work will include removing the existing built-up roof, applying roof insulation and a two-ply smooth-granular surfaced modified bitumen roofing system that provides thickness protection with associated flashings and metal work. The new roofing system will come with a 20-year materials and workmanship warranty. The project may require removal and disposal of asbestos containing roofing and flashing materials. The agency has provided a complete JBRC Roof Questionnaire and has coordinated with the Department of Administration to confirm adherence to JBRC roofing project requirements.

Rationale: The existing roof is a ten-year roofing system past its life expectancy. Numerous leaks have been repaired in the existing roof; however, the size of the leaks and frequency of the leaks are increasing.

Facility Characteristics: The building's roof area is 23,400 square feet and was installed in 1987 (34 years old), and the building was constructed in 1976 (45 years old). This building is an Area Office which provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible South Carolinians with disabilities to achieve and maintain competitive employment. Approximately 30 staff and 40-50 consumers utilize the building daily.

Financial Impact: The project will be funded from FY17 Capital Reserve Funds (uncommitted balance \$96K at March 4, 2021) and Federal, Vocational Rehabilitation Services Grant Funds (uncommitted balance \$57 million at March 4, 2021). Revenues received are to be used in the provision of VR services. This project is classified as Administrative Costs for the necessary maintenance and normal repairs and alterations. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$516,000 (internal) funded by Capital Reserve and Vocational Rehabilitation Services Grant Funds. Contract execution is expected in May 2021 with construction completion in September 2021.

16. Project: Department of Health & Environmental Control
 J04.9535: Hayne Lab Generator Tap
- Request: Increase Phase I Predesign Budget and Revise Project Scope to add the installation of a backup generator at the Hayne Lab.
- Included in CPIP: Yes – 2020 CPIP Priority 1 of 4 in FY21 (estimated at \$1,700,000)
- Phase I Approval: August 2020 (estimated at \$150,000) (JBRC Staff)
- CSOF Approval: October 2020 (estimated at \$150,000) (Admin)
- CHE Approval: N/A
- Supporting Details: Pages 209-216

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Special/Earned	2,250	(2,250)			-
Federal, COVID-19 Grant, (ELC)		2,250	2,250	20,250	22,500
All Sources	<u>2,250</u>		<u>2,250</u>	<u>20,250</u>	<u>22,500</u>

- Summary of Work: The original scope of work included the installation of a generator tap to allow for the connection to the building with a rental generator that would allow for the staff to continue to perform COVID-19 testing. The installation of a backup generator will allow for the building to have full capabilities for uninterrupted testing during power outages, both short term and long term. The install would include a full backup UPS, Transfer Switch and Generator with fuel tanks. There will be no waiting on the delivery of a rental generator to get the building back up and running.
- Rationale: Currently there is no provision to provide power to the Hayne Lab without bypassing numerous safety items. The existing emergency generator only provides power to the immediate needs of the building and does not provide enough power to allow for directional airflow, boiler, chiller, etc. to operate.
- Facility Characteristics: The Hayne Lab is 84,480 square feet and was constructed in 1976 (45 years old). The building houses the Public Health and Environmental Health testing, which include 180 staff.
- Financial Impact: The project will be funded from Federal, CDC Epidemiology and Lab Capacity Grant (uncommitted balance \$86 million as of February 16, 2021). Specifically, the grant is titled Epidemiology & Lab Capacity (ELC): Enhancing Detection. The project is expected to result in an increase of \$5,000 (years 1 thru 3), in annual operating expenses
- Full Project Estimate: \$1,500,000 (internal) funded by CDC Epidemiology and Lab Capacity Grant Funds.

17. Project: Department of Mental Health
 J12.9801: Pee Dee MHC Chiller and Boiler Replacement
- Request: Establish Phase I Predesign Budget to replace the 130-ton air cooled chiller and boiler at the Pee Dee Mental Health Center at the Crafts Farrow State Hospital Campus in Florence.
- Included in CPIP: No – This project was not included in the 2020 CPIP due to an administrative oversight.
 CHE Approval: N/A
 Supporting Details: Pages 217-226

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				6,000	6,000
All Sources				<u>6,000</u>	<u>6,000</u>

- Summary of Work: This project will replace the chiller and boiler.
- Rationale: The chiller has recently had some problems and is starting to show its age. Per American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) guidelines the chiller is at the end of its life expectancy and needs to be replaced. While the boiler is 5 years away from its end of life expectancy of 25 years, per ASHRAE, there have been some issues since the installation and more recently that can be better resolved by replacing the existing with a new one.
- Facility Characteristics: The Pee Dee MHC is 36,572 square feet and was constructed around 2001 (20 years old). The chiller and boiler are original to the building. The building houses the Pee Dee Admin staff, the Clinic, and a community room for training and meetings.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$4.2 million at December 31, 2020). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1), and \$3,000 (years 2 and 3), in annual operating expenses.
- Full Project Estimate: \$400,000 (internal) funded by Capital Improvement & Maintenance Funds.

18. Project: Department of Public Safety
 K05.9613: DPS/DMV Headquarters Boiler Replacement
- Request: Establish Phase II Full Construction Budget to replace the existing electric boiler system serving the DPS & DMV Headquarters buildings with a high efficiency gas boiler system.
- Included in CPIP: No – At the time of the 2020 CPIP submission the system was in good shape relative to other components of the mechanical equipment.
- Phase I Approval: March 2021 (estimated at \$370,000)
- CHE Approval: N/A
- Supporting Details: Pages 227-238

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building	6,000		6,000	399,450	405,450
All Sources	<u>6,000</u>		<u>6,000</u>	<u>399,450</u>	<u>405,450</u>

Summary of Work: It has been determined that the out of date electric boiler should be replaced with two gas fired condensing boilers, providing the agencies with a 25-30-year life expectancy system. These boilers would be installed in a different location adjacent to the mechanical room, providing use of the existing boiler until this project can be completed. Dominion Energy will construct a gas line to the building in their existing easement with no cost to the agency.

Rationale: In December 2020 it was discovered that the tank was visibly leaking and there were concerns that the water outside the tank would undermine the adjacent owner’s building foundation. Consequently, the boiler water pipes were reconfigured to bypass the tank. The existing system is failing and is not being used efficiently due to disconnection of the underground hot water storage tank. There is concern that the boiler could fail at any time due to age and present condition as determined by GMK Associates. It was determined that the boiler should be replaced due to high cost, location (adjacent to owner’s property), and condition of the entire boiler system.

Facility Characteristics: The existing boiler system is original to the building that was constructed in 1993 (28 years old). It was designed with a 40,000-gallon underground ‘buffer’ storage tank to provide hot water during peak loads with heat to be supplied by future solar panels. When the state purchased the building in 2003, the solar portion had never been installed, and therefore hot water to the storage tank was adequately being supplied from the boiler. The boiler system serves the DPS Headquarters Building and the DMV Headquarters building which house a total of 795 employees and receive approximately 1,150 visitors a month.

Financial Impact: The project will be funded from the DPS Building Fund (uncommitted balance \$5.6 million at March 29, 2021). Revenue received is from the late penalty fee on vehicle registrations. This money is collected by the Department of Motor Vehicles and transferred to DPS. The project is expected to result in a decrease of \$73,000 (years 1 thru 3) in annual operating expenses.

Full Project Estimate: \$405,450 (internal) funded by DPS Building Funds. Contract execution is expected in July 2021 with construction completion in October 2021.

19. Project: Department of Corrections
 N04.9772: Broad River Complex – Add Security Fence
- Request: Establish Phase I Predesign Budget to add security fencing to the front of the SCDC’s Broad River Complex.
- Included in CPIP: No – The project was not identified at the time of the 2020 CPIP submission.
- CHE Approval: N/A
- Supporting Details: Pages 239-246

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY20 Carryforward				11,055	11,055
All Sources				<u>11,055</u>	<u>11,055</u>

- Summary of Work: The fence will be an ornamental steel fence approximately 2,150 linear feet long with 4 vehicle gates and one keypad protected pedestrian gate.
- Rationale: The fence will prevent unauthorized access to all SCDC’s facilities within the Broad River Complex from the Broad River Road area. The new fence will prevent individuals from walking up to the Headquarters building without first having passed through a security screening and also allow the gate house to close access on Bert Friday Road in the event of an emergency.
- Facility Characteristics: The Broad River Complex includes 4 correctional institutions and all of the South Carolina Department of Corrections support buildings. The front gate averages approximately 1,700 SCDC staff plus 189 Well Path Staff per day. This number does not include visitors for inmate visitation. Due to COVID visitation has been curtailed but will be resumed as soon as circumstances allow. Recruiting has 32 staff that will pass through a different gate included in this project.
- Financial Impact: The project will be funded from Appropriated State, FY20 Carryforward Funds (uncommitted balance \$263,005 at March 3, 2021). The project is expected to result in an increase of \$600 (years 1 thru 3) in annual operating expenses.
- Full Project Estimate: \$737,000 (internal) funded by FY20 Carryforward Funds.

20. Project: Department of Corrections
 N04.9773: McCormick CI - Security Fencing Improvements
- Request: Establish Phase I Predesign Budget to add additional security fencing and improve several sections of existing fence around four dorms at McCormick Correctional Institution.
- Included in CPIP: No – The need for the project was not identified until December 2020 after an attempted escape.
- CHE Approval: N/A
- Supporting Details: Pages 247-254

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY20 Carryforward				4,200	4,200
All Sources				<u>4,200</u>	<u>4,200</u>

- Summary of Work: The additional fencing will replace existing fencing that was located too close to the dorms second floor exits. The new fencing will be located away from the stairways to prevent inmates from scaling the interior fence. The improvements to the existing fence sections will include additional razor wire and concrete curbs.
- Rationale: The improved fencing will prevent inmates from gaining access to the perimeter fence line. The location of the existing fence allows inmates to use the stairways to assist in scaling the interior fence line.
- Facility Characteristics: There are approximately 900 inmates housed at McCormick Correctional Institution.
- Financial Impact: The project will be funded from Appropriated State, FY20 Carryforward Funds (uncommitted balance \$263,005 at March 3, 2021). The project is expected to result in an increase of \$600 (years 1 thru 3) in annual operating expenses.
- Full Project Estimate: \$280,000 (internal) funded by FY20 Carryforward Funds.

21. Project: Department of Corrections
 N04.9770: Headquarters Building - Elevator Modernization
- Request: Establish Phase II Full Construction Budget to modernize the elevator and its associated control system in SCDC’s Headquarters Building.
- Included in CPIP: No – The original project scope was estimated to be under \$100K and therefore the project was not included in the 2020 CPIP.
- Phase I Approval: December 2020 (estimated at \$150,000) (JBRC Staff)
- CHE Approval: N/A
- Supporting Details: Pages 255-264

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY20 Carryforward	2,250		2,250	247,750	250,000
All Sources	<u>2,250</u>		<u>2,250</u>	<u>247,750</u>	<u>250,000</u>

- Summary of Work: The project will modernize the elevator and its associated control system in SCDC’s Headquarters Building.
- Rationale: Both the elevator and control system are original to the building. The existing elevator needs modernization to eliminate frequent interruptions to service and to bring the elevator into compliance with current code.
- Facility Characteristics: The Headquarters building, including the 100, 200 and 300 buildings which this elevator serves, is 63,603 square feet and were constructed in 1975 (46 years old). Approximately 200 SCDC employees occupy the Headquarters Building.
- Financial Impact: The project will be funded from Appropriated State, FY20 Carryforward Funds (uncommitted balance \$263,005 at March 3, 2021). The project is expected to result in an increase of \$1,200 (years 1 thru 3) in annual operating expenses.
- Full Project Estimate: \$250,000 (internal) funded by FY20 Carryforward Funds.

22. Project: Department of Corrections
 N04.9771: Evans CI – Fire Damage Restoration
- Request: Establish Phase II Full Construction to repair the damage in the Laundry and Commissary portion of the Central Services Building at Evans Correctional Institution caused by a fire in March of 2020.
- Included in CPIP: No – The cost of the repairs was not determined until after the 2020 CPIP was submitted.
 Phase I Approval: February 2021 (estimated at \$370,000) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 265-276

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Insurance Reserve	5,565		5,565	344,435	350,000
All Sources	<u>5,565</u>		<u>5,565</u>	<u>344,435</u>	<u>350,000</u>

- Summary of Work: Repairs to the building will include a partial roof replacement (approximately 1,400 square feet), and interior repairs to the electrical and HVAC systems along with general repairs. The existing roof is a built-up roof (roof decking, insulation, base sheet, 3ply of felt and then gravel) and the portion of the roof being replaced will be replaced with the same so that it matches the remaining existing roof. The work will be completed by contract construction.
- Rationale: The Laundry and Commissary suffered fire and smoke damage to approximately 3,000 square feet of the building. A portion of the roof suffered heat damage which melted the base sheet and the felt. In addition several joists were warped due to heat which will require the roof decking to be removed to replace the joists.
- Facility Characteristics: The Laundry/Commissary/Canteen building is 5,600 square feet of which 3,000 square feet will be renovated and was constructed in 1988 (33 years old). The building houses the institutions Landry, Commissary and Canteen services which supports the inmate population at Evans CI which is approximately 1,000 inmates.
- Financial Impact: The project will be funded from Insurance Reserve funds (uncommitted balance \$350K at March 11, 2021). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$350,000 (internal) funded by Insurance Reserve Funds. Contract execution is expected in May 2021 with construction completion in December 2022.

Carried Over from March 17, 2021 JBRC Meeting

23. Project: Clemson University PSA
 P20.9557: Pee Dee REC – Dargan’s Pond Dam Decommissioning
- Request: Establish Phase II Full Construction Budget (resubmission of item carried over from March 17, 2021 meeting), to decommission the dam on Dargan’s Pond at the Pee Dee Research and Education Center (REC) in Florence.
- Included in CPIP: No – The option to be used to repair the hurricane damage to the dam and the cost of that work was not determined until after the 2020 CPIP was submitted.
- Phase I Approval: October 2020 (\$1,800,000) (SFAA)
- CHE Approval: N/A
- Supporting Details: Pages 277-286

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, PSA Building Improvement	75,000		75,000	1,725,000	1,800,000
All Sources	<u>75,000</u>		<u>75,000</u>	<u>1,725,000</u>	<u>1,800,000</u>

- Summary of Work: The work includes decommissioning the dam by constructing an engineered, shallow-sloped breach and filling and stabilizing the damaged areas to re-establish the pond bank. This will ensure that future storm flows are safely passed through the area without significant erosion, flooding or ponding of water. It will also include reconstructing the service roadway to allow Pee Dee REC work vehicles and farm equipment to safely pass through the area to access several hundred acres of university property.
- Rationale: The dam was severely damaged during Hurricane Matthew in October 2016, causing the pond to partially drain and a service roadway to be washed away. DHEC, which administers the Dams and Reservoirs Safety Act, mandates that significant repairs be made to stabilize the water body and prevent the surrounding area from becoming a downstream flooding hazard. Clemson worked with numerous state and federal agencies, including DHRC, DNR, Army Corps of Engineers and FEMA, to ensure the repairs meet all state and federal regulations. DHEC gave the university options ranging from full repair to decommissioning. Further, a dam-specialist firm performed a site analysis that offered several repair options. After careful consideration, the decision was made to decommission the dam, as it is the most practical and cost-effective option to the meet the needs of this water body.
- Facility Characteristics: The dam construction preceded Clemson’s ownership of the property, but it is believed to have been constructed between 1960 to 1970 (50 to 60 years old). Dargan’s Pond was previously used for recreational fishing. The dam and access road will be used by 2 to 3 staff of the Pee Dee REC to reach the approximately 300 acres of managed forests on the other side of Dargan’s Pond for controlled burns and other maintenance as needed.
- Financial Impact: The project will be funded from PSA Building Improvement Funds (uncommitted balance \$2.4 million at January 11, 2021). Revenue to this fund is self-generated and set aside for capital projects to maintain and make improvements to PSA-owned buildings and properties. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,800,000 (internal) funded by PSA Building Improvement Funds, Federal FEMA Funds, and Emergency Management Division State Match Funds. Contract execution is expected in September 2021 with construction completion in March 2022.

24. Project: Department of Natural Resources
 P24.6033: Jasper-Meyer Lake HP Land Acquisition (LLT/Epstein)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 973 acres of land in southwestern Jasper County.
- Included in CPIP: Yes – 2020 CPIP Priority 15 of 15 in FY22 (estimated at \$240,000)
 CHE Approval: N/A
 Supporting Details: Pages 287-304

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

Rationale: Acquisition of the property would protect habitat along the Savannah River and establish a SCDNR Heritage Preserve/Wildlife Management Area for the public to enjoy outdoor recreational activities. After the property is acquired, it will be dedicated as a heritage preserve and placed into the corpus of the SC Heritage Trust. It will be managed as part of the DNR's Wildlife Management Area program and open to the public for outdoor recreational activities.

Characteristics: The property is approximately 973 acres of land located adjacent to the Savannah River and approximately four miles northwest of Hardeeville. It adjoins the 31,000-acre Savannah National Wildlife Refuge on the west side of the Savannah River in Georgia. Approximately 70 percent of the property is composed of bottomland hardwood forest with the remainder being an upland pine-hardwood forest. The tract contains approximately 3.5 miles of river frontage, upland bluffs, two tributaries and two lakes. It provides key habitat for Neotropical migratory birds, wading birds, waterfowl, herpetofauna, aquatic, and related species. Biological staff have estimated more than 166 priority species utilize this area. The tract is adjacent to the Beaufort-Jasper Water & Sewer Authority's main drinking water intake and is therefore important for protecting water quality.

Financial Impact: The property is offered by Lowcountry Land Trust of Charleston SC for \$1,350,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$20 million at February 28, 2021). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$3,000 (year 1), \$2,000 (year 2), and \$1,000 (year 3), in annual operating expenses.

25. Project: Department of Natural Resources
 P24.6034: Horry-Waccamaw River HP Land Acquisition (River Oaks)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 1,020 acres of land in central Horry County.
- Included in CPIP: Yes – 2020 CPIP Priority 15 of 15 in FY22 (estimated at \$240,000)
 CHE Approval: N/A
 Supporting Details: Pages 305-320

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

- Rationale: Acquisition of the property would protect additional habitat along the Waccamaw River southwest of SCDNR’s Waccamaw River Heritage Preserve/Wildlife Management Area. After the property is acquired it will be dedicated as a heritage preserve (HP) and placed into the corpus of the SC Heritage Trust. It will be managed as part of the DNR’s Wildlife Management Area (WMA) program and open to the public for outdoor recreational activities.
- Characteristics: The property is 1,020 acres of undeveloped land downstream from SCDNR’s Waccamaw River Heritage Preserve/Wildlife Management Area (WMA). It is located eight miles east of Conway off Grahamville Road. Approximately 60% of the property is composed of bottomland forest with the remainder being upland pine-hardwood forest. The tract contains approximately three miles of frontage along the Waccamaw River and eight small ponds. It provides habitat for game, waterfowl, reptiles, Neotropical migratory birds, and wading birds. Biological staff have estimated more than 150 priority species likely utilize this area.
- Financial Impact: The property is offered by Ducks Unlimited of Hanahan SC for \$1,000,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$20 million at February 28, 2021). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$5,000 (year 1), \$2,500 (year 2), and \$1,500 (year 3), in annual operating expenses.

26. Project: Department of Natural Resources
 P24.6027: Chester-Landsford Canal WMA Land Acquisition (OSI-A)

Request: Final Land Acquisition to purchase approximately 385 acres of land located in eastern Chester County.

Included in CPIP: Yes – 2020 CPIP Priority 34 of 42 in FY21 (estimated at \$1,020,000)
 Phase I Approval: January 2021 (estimated at \$1,020,000) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 321-348

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection – Timber	20,000		20,000	350,000	370,000
Other, Wateree Habitat Enhancement Grant				50,000	50,000
Other, SC Conservation Bank Grant				400,000	400,000
Other, Catawba Wateree FERC Relicensing				200,000	200,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</u>

Rationale: Acquisition of the property would protect additional habitat beside the agency’s Landsford Canal Wildlife Management Area. Acquisition of the site will aid in protecting water quality, expand the existing WMA, offer additional outdoor recreational opportunities to the public, and make management of the pending donation more efficient to manage. After the land is acquired, it will be managed as part of the Landsford Canal Forest Legacy WMA.

Characteristics: No buildings are located on the property. The property is located approximately six miles north of the Town of Fort Lawn. The tract is bounded by DNR’s 1,049-acre Landsford Canal Forest Legacy Wildlife Management Area (WMA) and Landsford Canal State Park to the south, Landsford Road to the west and the Catawba River to the east. A pending 109-acre land donation (P24-6020), a result of a SC Department of Commerce mitigation project, is interwoven across this tract. The property primarily consists of forested uplands that provide habitat for deer, turkey, and small game species. The Catawba River, which is designated as a State Scenic River, contains 31 fish species and four priority mussel species, including the federally endangered Carolina heelsplitter.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$1,000,000. The acquisition will be funded from Other, Fish & Wildlife Protection – Timber Funds (uncommitted balance \$2.5 million at February 24, 2021), Other, Wateree Habitat Enhancement Grant Funds (uncommitted balance \$50,000 at February 24, 2021), Other, SC Conservation Bank Grant Funds (uncommitted balance \$400,000 at February 24, 2021), and Other, Catawba Wateree REC Relicensing Funds (uncommitted balance \$952K At February 24, 2021). Revenue to the Fish & Wildlife Protection - Timber fund is derived from timber harvests on DNR lands and provides for timber revenue to be

placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue to the Wateree Habitat Enhancement Grant Fund is grant funds received from Duke Energy. Revenue to the SC Conservation Bank Grant Fund are provided to improve the quality of life in South Carolina through the conservation of significant natural resource lands, wetlands, historical properties, and archaeological sites. Revenue to the Catawba Wateree REC Relicensing Fund is received to support Fish & Wildlife Habitat Enhancement. The project is expected to result in an increase of \$2,500 (year 1), and \$500 (years 2 thru 3), in annual operating expenses. An appraisal was completed by Miller Farm and Land Appraisals, LLC in May 2020 and valued the property at \$2,312,000. A Phase I Environmental Site Assessment was completed by Terracon Consultants, Inc. in February 2020 and revealed no evidence of recognized environmental conditions (RECs) in connection with the property. A Building Condition Assessment is not required since no buildings are located on the property. Letters of support are also not required since the property is currently owned by a non-profit organization and is therefore not included on the tax rolls.

27. Project: Department of Natural Resources
 P24.6028: Colleton - Edisto River WMA Land Acquisition (Good Hope-OSI)

Request: Final Land Acquisition to purchase approximately 151 acres of land located in eastern Colleton County.

Included in CPIP: Yes – 2020 CPIP Priority 41 of 42 in FY21 (estimated at \$620,000)
 Phase I Approval: January 2021 (estimated at \$312,000) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 349-368

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection – Timber	20,000		20,000	122,000	142,000
Other, SC Conservation Bank Grant				170,000	170,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>292,000</u>	<u>312,000</u>

Rationale: Acquisition of the property would protect additional habitat beside the agency’s Belfast Wildlife Management Area. Acquisition of the property will aid in protecting water quality, expand the existing WMA and offer additional outdoor recreational opportunities to the public. After the land is acquired, it will be managed as part of the Edisto River WMA.

Characteristics: No buildings are located on the property. The property is located approximately four miles northeast of the Town of Cottageville. It adjoins the west side of the Edisto River and the WMA is directly across the river with its boundary being the east side of the Edisto. The WMA comprises 1,375 acres. The property, located within the ACE Basin Focus Area, consists of a mature hardwood forest that provides habitat for deer, turkey, and small game species. The Edisto River, one of the longest, free-flowing blackwater rivers in North America, has been designated by the US Fish & Wildlife Service as critical habitat for Atlantic Sturgeon, a federally endangered fish species. More than 200 freshwater and saltwater species have been documented in the Edisto Basin. After the land is acquired, it will be managed as part of the Edisto River WMA.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$292,000. The acquisition will be funded from Other, Fish & Wildlife Protection – Timber Funds (uncommitted balance \$2.5 million at February 24, 2021), and Other, SC Conservation Bank Grant Funds (uncommitted balance \$170,000 at February 24, 2021). Revenue to the Fish & Wildlife Protection - Timber fund is derived from timber harvests on DNR lands and provides for timber revenue to be placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue to the SC Conservation Bank Grant Fund are provided to improve the quality of life in South Carolina through the conservation of significant natural resource lands, wetlands, historical properties, and archaeological sites. The project is expected to result in an increase of \$4,000 (year 1),

and \$500 (years 2 thru 3), in annual operating expenses. An appraisal was completed by Holstein Appraisals in February 2020, and recertified in April 2021, and valued the property at \$765,000. A Phase I Environmental Site Assessment was completed by J.N. Pease Environmental Group in February 2020 and revealed no evidence of recognized environmental conditions (RECs) in connection with the property. A Building Condition Assessment is not required since no buildings are located on the property. Letters of support are also not required since the property is currently owned by a non-profit organization and is therefore not included on the tax rolls.

28. Project: Department of Natural Resources
 P24.6029: Laurens-Belfast WMA Land Acquisition (White Plains Tract)
- Request: Final Land Acquisition to purchase approximately 122 acres of land located in southern Laurens County.
- Included in CPIP: Yes – 2020 CPIP Priority 25 of 42 in FY21 (estimated at \$20,000)
 Phase I Approval: January 2021 (estimated at \$690,000) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 369-420

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection – Timber	20,000		20,000	275,000	295,000
Other, Fish & Wildlife – Deer				55,000	55,000
Other, SC Conservation Bank Grant				275,000	275,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>605,000</u>	<u>625,000</u>

Rationale: Acquisition of the property would protect additional habitat beside the agency’s Belfast Wildlife Management Area. Acquisition of the site will expand the existing WMA and offer additional outdoor recreational opportunities to the public. After the land is acquired, it will be managed as part of the Landsford Canal Forest Legacy WMA.

Characteristics: The property includes a 2,440 square foot residence constructed in 1978 (42 years old), a 988 square foot residence constructed in 1955 (65 years old), and a 2,960 square foot horse barn, constructed in 1992 (28 years old). These structures will not require any renovations. The property is located approximately three miles east of the Town of Cross Hill. The tract is bounded by SC State Highway 560 on the north side and a pending 1,638-acre land donation (P24-6025), a result of a SC Department of Commerce mitigation project, on the remaining sides. The pending donation tract is adjacent to Belfast WMA, which comprises 4,664 acres in Laurens and Newberry counties. The property primarily consists of open agricultural lands that provide habitat for deer, turkey, and small game species. Restoration of quail habitat and pollinator species will occur on the tract, along with enhancement of grassland and shrub habitat. Acquisition of the site will expand the existing WMA and offer additional outdoor recreational opportunities to the public. After the land is acquired, it will be managed as part of the Belfast WMA.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$605,000. The acquisition will be funded from Other, Fish & Wildlife Protection – Timber Funds (uncommitted balance \$2.5 million at February 24, 2021), Other, Fish & Wildlife Protection – Deer Funds (uncommitted balance \$1.7 million at February 24, 2021), and Other, SC Conservation Bank Grant Funds (uncommitted balance \$275,000 at February 24, 2021). Revenue to the Fish & Wildlife Protection - Timber fund is derived from timber harvests on DNR lands and provides for timber revenue to be placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for

the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue to the Fish & Wildlife Protection - Timber fund is derived from timber harvests on DNR lands and must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue to the SC Conservation Bank Grant Fund are provided to improve the quality of life in South Carolina through the conservation of significant natural resource lands, wetlands, historical properties, and archaeological sites. The project is expected to result in an increase of \$12,000 (year 1), \$8,000 (year 2), and \$6,500 (year 3), in annual operating expenses. An appraisal was completed by Miller Farm and Land Appraisals, LLC in November 2020 and valued the property at \$605,000. A Phase I Environmental Site Assessment was completed by Terracon Consultants, Inc. in March 2021 and revealed no evidence of recognized environmental conditions (RECs) in connection with the property. A Building Condition Assessment was completed by Emerald, Inc. in October 2020 for all three structures located on the property. For House #1, the 2,440 square foot residence, no recommendations for remedies of deficiencies were made except for the repair of the plywood ceiling openings on the front porch, and possibly the source area of moisture-damaged roof sheathing. For House #2, the 988 square foot residence, no recommendations for remedies of deficiencies were made except for the repair of the cementitious panels on the east end and the investigation of a possible roof leak as evidenced by a water stain on the ceiling panels in the living room area of the house. For House #5, the former horse stable with a living quarters addition, no recommendations for remedies of deficiencies were made. Letters of support are also not required since the property is currently owned by a non-profit organization and is therefore not included on the tax rolls.

29. Project: Department of Parks, Recreation & Tourism
 P28.9794: Gap Creek Access
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 97 acres of land adjacent to Jones Gap State Park in Greenville.
- Included in CPIP: No – This property was not available at the time that the 2020 CPIP was submitted.
- CHE Approval: N/A
- Supporting Details: Pages 421-432

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue				5,000	5,000
All Sources				<u>5,000</u>	<u>5,000</u>

- Rationale: Acquisition of this property would provide for public recreation for the citizens of South Carolina in an area that has seen tremendous growth. It would provide public access while protecting a unique landscape of South Carolina, the Blue Ridge escarpment with its unique flora and fauna. This will also help address current capacity issues of the park by providing more opportunities for trails, public recreation and access points to Jones Gap and the Mountain Bridge Wilderness area. There would be no additional cost as the property would become a part of The Mountain Bridge Wilderness Area, which has the necessary staff and equipment to operate the new addition.
- Characteristics: The property is 97 acres and portions of the Blue Ridge Escarpment include hardwood forest, unique flora and fauna with creeks that traverse the property and waterfalls. The property is adjacent to the existing Jones Gap State Park of the Mountain Bridge Wilderness Area.
- Financial Impact: The property is offered by Naturaland Trust of Greenville SC for \$287,500. The due diligence activities will be funded from Park Revenue Funds (uncommitted balance \$1.75 million at January 26, 2021). Revenue to this fund is revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. Section 51-3-65 allows SCPRT to set the fee structure to maintain fiscal soundness and continued maintenance of the state park system. In addition, 51-1-40 states the revenue must be used for park and recreational operations. 51-3-80 allows SCPRT to acquire land through gifts, donations, and contributions of land suitable for park purposes. The project is not expected to result in any change in annual operating expenditures.

30. Project: Department of Employment and Workforce
 R60.9536: David Building - (3) Passenger Elevators & (1) Freight Elevator Renovation

Request: Establish Phase I Predesign Budget for the renovation and current code compliance of the elevators in the Robert E. David Building.

Included in CPIP: Yes - 2020 CPIP Priority 1 of 3 in FY24 (Service Elevator - estimated at \$157,000) & 2020 CPIP Priority 3 of 3 in FY24 (Passenger Elevators – estimated at \$702,000)

CHE Approval: N/A

Supporting Details: Pages 433-444

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment				21,541	21,541
All Sources				<u>21,541</u>	<u>21,541</u>

Summary of Work: The project will renovate and bring up to code compliance of (3) passenger –stop traction elevators and (1) hydraulic 1-stop service elevator.

Rationale: The elevator controllers and equipment have been discontinued by the manufacturer and only non-warranty salvage parts are available. Equipment failure rendering the elevators unusable has been occurring often and more frequently disrupting agency operations.

Facility Characteristics: The building is 104,076 square feet and was constructed in 1975 (46 years old). The elevators and elevator machine room are a total of 652 square feet. The building is occupied by approximately 350 staff of the SC Department of Employment Workforce.

Financial Impact: The project will be funded from Contingency Assessment Funds (uncommitted balance \$42.7 million at March 11, 2021). Revenue received is the contingency assessment portion of the tax and is accounted for in the special revenue fund which is primarily to fund the administrative costs and employment services, whereas the employment tax is used to fund unemployment compensation benefits in the proprietary fund. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,660,409 (internal) funded by Contingency Assessment Funds. The estimated cost to complete the project has increased by \$801K from the 2020 CPIP estimate due to additional repairs needed in the elevator hoist way, elevator pit, and other related infrastructure.

AGENCY: Patriots Point Development Authority

SUBJECT: Annual Report Regarding Lease to Patriots Annex, LLC

At its meetings on June 6, 2017, and August 15, 2017, the Joint Bond Review Committee approved a request by Patriots Point Development Authority to lease 61.75 acres to Patriots Annex, LLC, and directed Patriots Point to submit a report prior to March 31 each year regarding the status of the proposed lease. Patriots Point made a timely submission of the 2021 report on March 12, 2021.

Patriots Point reports that the Inspection Period under the lease has ended and monthly lease payments began accruing effective October 5, 2020 and were payable beginning November 1, 2020. Minimum Rent and Additional Rent due in the 12 months from February 2020 through March 2021 totaled \$123,915, all of which has been paid. Patriots Point estimates that rent totaling \$283,623 will be collected for the period April 1, 2021 through March 31, 2022, as calculated pursuant to the terms of the Lease, including an increase in the percentage of Fair Market Rent payable to 40% during the period, and adjusted for an increase in estimated CPI.

No revenue-producing investments have been completed that would generate sales or hospitality taxes; however, the tenant has paid a total of \$12,301 in property taxes and storm water fees.

Construction has not yet begun but extensive work is underway on infrastructure design. The Conceptual Master Plan unanimously approved by the Patriots Point Board on March 15, 2019, remains unchanged, and includes 3 hotels, a convention and conference facility, 3 office buildings, 3 parking garages, an amphitheater, retail buildings with residential apartments above the retail spaces, and a public boardwalk. The development is expected to be undertaken in phases over a period of about 10-15 years, and construction must begin by January 17, 2023.

Patriots Point further reports that the tenant has received approval from the Town of Mt. Pleasant for Waterfront Gateway District zoning. The Town also has approved the impact assessment, building heights within the premises, a development agreement, and a fee-in-lieu-of-taxes agreement for certain elements of the Conceptual Master Plan. The tenant has received all approvals necessary to proceed with the Town's design review process.

The annual report contains updates concerning various deadlines for the Authority to vacate or relocate its improvements affected by the lease, none of which deadlines were imminent at the time of the report.

COMMITTEE ACTION:

Receive as information the Annual Report of Patriots Point Development Authority regarding its lease with Patriots Annex, LLC.

ATTACHMENTS:

1. Annual Report of Patriots Point Development Authority as of March 2021.

PATRIOTS POINT

★HOME OF THE USS YORKTOWN★

March 12, 2021

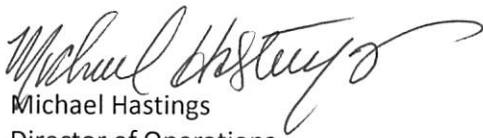
Mr. F. Richard Harmon, Jr.
Director of Research; SFAA Liaison
Joint Bond Review Committee
Gressette Building; Room 109
Columbia, SC 29201

Dear Mr. Harmon,

The Joint Bond Review Committee approved a lease agreement between Patriots Point Development Authority and Patriots Annex LLC contingent on Patriots Point providing an annual report, prior to March 31st each year, on the status of the development. The attached document is the annual report due by March 31, 2021. The report is in the format previously provided by JBRC staff with our updates annotated after each item.

Please let me know if any additional information is needed. Thank you for your help!

Sincerely,



Michael Hastings
Director of Operations
Interim Executive Director

cc:

Mr. Wayne Adams, Interim Chairman, PPDA Board of Directors (via E-mail)
Mr. William Craver, Esq., PPDA Legal Counsel (via E-mail)
Mr. Terry Ansley, PPDA Director of Property Manager, (via E-mail)

Annual Report to JBRC and SFAA
Lease Between Patriots Point Development Authority and Patriots Annex, LLC
(as of March 2021)

I. Financial Information

A. A report concerning the amount of Rent generated by the Lease in the prior 12 months, including:

- (1) The amount of Minimum Rent received; and
- (2) The amount of Percentage Rent received, broken down into the various categories of Percentage Rent. The Percentage Rent will be further broken down to show how much Percentage Rent is being generated by each improvement on the property
- (3) PPDA's use/expenditure of the revenue received in the prior 12 months, including carry-forward balances.

PPDA Response: In accordance with the provisions of the Lease and applicable time tables, monthly rent payments became due and payable effective on October 5, 2020. Minimum Rent and Additional Rent due in the 12 months from February 2020 through March 2021 total \$123,915.40, all of which has been paid at the time of this report. Monthly Rent in this stage of the Lease is Minimum Rent based on Fair Market Rent with no Percentage Rent being payable until the applicable percentages of Gross Sales from the Premises exceed Minimum Rent. At this point, there are no Gross Sales. All Rent received by PPDA under the Lease with Patriots Annex, LLC are being used in the general budget for ongoing Patriots Point operations.

B. A projection of the Rent PPDA expects the Lease to generate in the next 12 months.

PPDA Response: Per the terms of the Lease, rent is being paid at 30% of Fair Market Rent (FMR) for the year October 5, 2020 through October 4, 2021. FMR was pre-determined through formal appraisals and is adjusted annually with CPI increases. For the 6 month period April 1 – September 30, 2021,

rent will be due at a rate of \$20,101.40 per month. On October 1, 2021, Fair Market Rent will be increased by the change in CPI, conservatively anticipated to remain at 1.37% experienced in 2020. Minimum Rent for the period October 1, 2021 – September 30, 2022 will be paid at 40% of Fair Market Rent. The resulting monthly payments of \$27,169.06 will be due for the 6 month period October 1, 2021 – March 31, 2022. The combined total rents expected to be received over the 12 month period April 1, 2021 – March 31, 2022 is estimated to be \$283,622.76.

- C. An estimate of the local and state tax revenue generated by the activity on the Premises during the prior 12 months.

PPDA Response: No revenue-producing Gross Sales have occurred on the Premises that would generate sales or hospitality taxes. Property taxes have been paid in the amount of \$9,116.00, along with Storm Water Fees of \$3,185.34.

- D. An estimate of the number of people employed by the businesses operating on the Premises.

PPDA Response: None. No businesses are operating on the Premises.

II. Development

- A. An overview of the current Master Plan (or Conceptual Master Plan if no Master Plan is in place yet), including any subdivision of the Premises approved by PPDA in the prior 12 months.

PPDA Response: The Conceptual Master Plan that was prepared in accordance with the Lease and unanimously approved by the PPDA Board on March 15, 2019 remains in place and unchanged.

- B. The status of each project shown on the Master Plan (or Conceptual Master Plan), including:

- (1) The status of Mt. Pleasant and/or Charleston County approvals required to commence construction.

PPDA Response: The Town of Mount Pleasant has previously approved Waterfront Gateway District zoning, impact assessment, building heights

within the Premises, a Development Agreement, and a fee-in-lieu-of-taxes agreement for elements of the Conceptual Master Plan. Patriots Annex, LLC has all of the approvals necessary to proceed with the Town of Mount Pleasant's design review process and will be working within new meeting and presentation schedules and protocols.

(2) The status of any improvements currently under construction.

PPDA Response: No construction is underway at this time. Design work continues to be prepared for the master infrastructure systems to support the entire development.

(3) The status of any improvements completed and operational within the prior 12 months.

PPDA Response: None.

(4) Any change in the status of operating improvements.

PPDA Response: None.

(5) The status of any major repairs or renovations to improvements that required PPDA's approval in the prior 12 months.

PPDA Response: None.

C. An update concerning the Lease's various development-related deadlines.

PPDA Response: The "Lease Commence Date" was October 5, 2017, when SFAA approved and signed the Lease.

The "Inspection Period" ended on January 17, 2020, when the final negotiated agreement with Charleston County was fully-executed.

The "Minimum Rent Commencement Date" was October 5, 2020.

The deadline for "Commencement of Construction" is January 17, 2023.

D. Milestones expected in the upcoming 12 months.

PPDA Response: Minimum Rent commenced on October 5, 2020. PPDA expects Patriots Annex, LLC to continue the design and approval process to begin construction on infrastructure improvements and to commence the design review process for Phase 1 of the construction with the Town of Mount Pleasant. The deadline for Commencement of Construction is January 17, 2023.

E. An update concerning the PPDA improvements affected by the Lease, including:

(1) Any improvements vacated by PPDA in the prior 12 months.

PPDA Response: None.

(2) The status of any improvements currently being relocated or constructed.

PPDA Response: None.

(3) The status of any improvements, the relocation or construction of which was completed in the prior 12 months.

PPDA Response: None.

(4) An update concerning the various deadlines for PPDA to vacate or relocate its improvements affected by the Lease.

PPDA Response: PPDA continues to use a portion of the Premises for the operation and support of its museums and administrative functions. At Lease Commencement, the portions of the property used by PPDA for its operations were excluded from the Premises, and Patriots Annex, LLC is not responsible for paying rent with regard to that land. Patriots Annex's initial plans will include construction of infrastructure systems to support the overall development plan for Patriots Annex. Prior to commencement of construction, Patriots Annex will give PPDA a required notice, after which time PPDA will be obligated to relocate the specific use, and that portion of the Premises will be added to the leased Premises. Any relocation by PPDA to other portions of the Premises will; cause those portions of the Premises to be deleted for rent purposes. PPDA and Patriots Annex, LLC continue to have ongoing dialogue regarding expectations for anticipated notices and construction. Discussions include alternative locations and options for PPDA facilities.

Current Primary Landlord Facility. Patriots Annex must give PPDA 12 months prior notice of the anticipated date for commencement of construction and update this estimate quarterly. PPDA must vacate its current primary facility *no sooner than* 3 years after the commencement of the Lease (October 5, 2020), but *no later than* 3 months after Patriots Annex actually commences construction of the first improvements on the Premises. PPDA has not received the 12 months prior notice of the anticipated date for commencement of construction.

Pier Facility. PPDA's current pier facility is located at the head of the pier leading to the Yorktown. PPDA's new pier facility will be located in approximately the same location and will also include some of the land between the head of the pier and the PPDA's new primary facility. The Landlord Pier Boardwalk is the only new element of the PPDA's pier facilities. If the Conceptual Master Plan and the Master Plan include the Tenant Pier Boardwalk and the Landlord Pier Boardwalk, PPDA has 30 days from receipt of the notice of the anticipated date for the Commencement of Construction of the first phase of improvements to be constructed on the Premises to commence the process required by South Carolina law for PPDA to obtain approval from the applicable State authorities for PPDA to construct the Landlord Pier Boardwalk. PPDA shall have constructed the Landlord Pier Boardwalk as of the later of (i) six (6) months after the Current Primary Landlord Facility Vacancy Deadline, (ii) twelve (12) months after PPDA receives approval for construction of the Landlord Pier Boardwalk, or (iii) a later date agreed to by PPDA and Patriots Annex, LLC to coordinate Landlord's construction of the Landlord Pier Boardwalk with Patriots Annex's construction schedule. PPDA has not received 12 months prior notice of the anticipated date for commencement of construction.

PPDA's storage and maintenance facility and PPDA's Vietnam Support Base exhibit. These two facilities are going to be relocated onto Parcel 2A, which is currently subject to a conservation easement that lasts until at least June 1, 2023. There has been no change in the prior 12 months.

PPDA's personnel parking and PPDA's visitor parking. Relocation of these parking facilities has not yet commenced, though the location has been established.

III. Legal/Miscellaneous.

- A. An overview of any Sublease of Subparcel Sublease transfers that have occurred in the prior 12 months.

PPDA Response: None.

- B. An overview of any tenant equity interest transfers that have occurred in the prior 12 months.

PPDA Response. None.

- C. Any changes in the status of the Conservation Easement of the Federal Land Water Conservation Fund restrictions.

PPDA Response: None.

- D. Any update concerning all loans secured by the leasehold estate.

PPDA Response: No loans are currently in place.

AGENCY: South Carolina Department of Health and Environmental Control
Medical University of South Carolina

SUBJECT: COVID-19 Allocations, Expenditures and Status
Pursuant to Act 135 of 2020

Responsive to the provisions of Act 135 of 2020 and expressions of interest by the committee in prior meetings, the South Carolina Department of Health and Environmental Control and the Medical University of South Carolina have submitted updated reports incorporating the status of testing, collaboration, contact tracing, vaccination, and other topics of member interest, along with updated actual and projected expenditures made in connection with the COVID-19 pandemic response.

Representatives of the Department and the Medical University will be available to respond to member questions.

COMMITTEE ACTION:

Review and comment in accordance with the provisions of Act 135 of 2020.

ATTACHMENTS:

1. Report of the South Carolina Department of Health and Environmental Control dated as of April 27, 2021.
2. Report of the Medical University of South Carolina dated as of April 4, 2021.



April 27, 2021

Dear Chairmen Leatherman and Smith, and honorable members of the Joint Bond Review Committee:

The South Carolina Department of Health and Environmental Control (DHEC) continues to work with our federal, state, and community partners to vaccinate as many people as possible in our state and stop the spread of COVID-19.

Our number one priority has been and continues to be to save lives by ensuring all South Carolinians who wish to be immunized against COVID-19 are vaccinated as quickly as possible.

Since our last written update to the Joint Bond Review Committee on May 3, vaccine flow into the state has substantially increased. Due to the increase in vaccine supply, South Carolinians aged 16 and older are now eligible to receive the COVID-19 vaccine as of March 31.

Thanks to this progress and increases in vaccine supply, nearly **3 million doses of COVID-19 vaccine** have been given in South Carolina to date. This includes over 1.6 million, or 41% (roughly a fourth), of South Carolina residents 16 years and older who have received at least their first dose and more than 1.2 million who have completed their vaccination series.

While great progress continues to be made, we recognize we can't defeat COVID-19 alone. We must continue to work with partners at all levels to make sure that safe and effective vaccines are available in all corners of our state to all people. This includes taking immediate actions to remove barriers to access, open doors to help acknowledge and address hesitancy, and calm the rising waves of vaccine resistance.

Together with our partners, DHEC is committed to promoting new and innovative approaches to help get the vaccine into our communities. This includes:

- **Supporting focused, grassroots statewide efforts.** We will soon be launching a grassroots campaign initiative to further connect our resources and educational materials to vulnerable populations by working closely with trusted figures from within the community.
- **Serving as an external resource for non-profits and business partners** to encourage implementing safety protocols, encouraging the vaccine, and influencing their customers to follow their lead.
- **Bringing vaccine to South Carolinians to the greatest degree possible**, rather than requiring them to come to the vaccine.
- **Deploying CARE Panels to help identify gaps in vaccine allocation and utilization** and to make recommendations as to where resources may best be deployed to fill those gaps, offer recommendations on how to best engage underserved communities, and assist

in connecting community groups and leaders with enrolled and activated vaccine providers.

Attached includes a situational update on South Carolina's COVID-19 vaccine rollout efforts. I look forward to our continued work together as we address the challenges before and those ahead.

Sincerely,



Edward Simmer, MD, MPH, DFAPA
Director, Department of Health and Environmental Control

Legislative Update: COVID-19 Response and Vaccine Rollout April 27, 2021

Overview

On March 6, 2020, South Carolina announced it was investigating the first two possible COVID-19 cases in our state. Since that time, DHEC, our partners, and the residents of our great state have remained steadfast in our joint work to defeat the worst pandemic our country has seen in over 100 years.

Our priorities for the COVID-19 response continue as follows:

- The efficient and equitable distribution of COVID-19 vaccines
- Continuing to provide testing to anyone who wants it across the state
- Maximizing case investigations and contact monitoring, while also providing guidance on mitigation
- Providing timely, accurate data and information to the public and leaders so that they can take appropriate action to help prevent the spread
- Supporting our most vulnerable communities, including nursing homes, and assisted living facilities
- Improving operational efficiencies

As of early mid-April, South Carolina has:

- Received more than **7.3 million test results**, including results from almost 2.8 million distinct individuals (55.4% of the state's population).
- Answered more than **461,000 calls to the CareLine and DHEC's new vaccine-dedicated call center.**
- Delivered **14,890 doses of Remdesivir** to hospitalized patients.
- Given **2,948,371 COVID-19 vaccine shots.**
- Fully **vaccinated 1,214,810**, South Carolinians against the virus.
- Held more than **48,000 testing events** across the state and scheduled over **7,841 more events** through March 31, 2021.

- Conducted over **32,941,000 virtual inspections of Retail Food Establishments** to maintain food safety standards.
- Provided **185 nursing homes** with point of care antigen testing devices from the federal government.
- Worked with CMS to award grant funding to **140 nursing homes** to ensure residents and loved ones can stay connected through communications technologies.
- Trained **378 EMS personnel** and **30 National Guard medical personnel** to provide COVID-19 testing.
- Trained **402 Athletic Trainers and EMS Providers** to administer vaccines.
- To support these efforts **3,024 DHEC staff** have worked **1,727,548 hours** so far as part of the response.

Until enough of the population is vaccinated, DHEC urges all South Carolinians to continue wearing masks, practicing physical distancing, staying at home when sick, and frequently hand washing.

Strengthening South Carolina's Vaccine Pipeline

As of early mid-April, a total of **2,948,371 Pfizer, Moderna and Janssen doses** have been given in South Carolina. To date, South Carolina has:

- **1,157 provider sites** that can receive and administer vaccines
- **960 organizations** signed up to provide the vaccine, including large chain pharmacies and smaller independent sites. These facilities are critical for bringing vaccine to rural communities.

Jansen (Johnson and Johnson) COVID-19 Vaccine Update

On April 13, the Centers for Disease Control and Prevention (CDC) and the U.S. Food and Drug Administration (FDA) recommended immediately pausing use of the Janssen vaccine due to concerns with blood clotting. Out of an abundance of caution, DHEC placed an immediate pause on our Janssen distribution and contacted providers to alert them of this new development. In addition, the agency rescheduled and changed planned vaccine types for events that were going to use Janssen.

South Carolina, like most states, had been receiving a small amount of Janssen vaccine from the federal government — about 7,000 doses a week — compared to the more than 40,000 doses each of Pfizer and Moderna we receive each week. Because of this, the pause on Janssen vaccine had less of an immediate impact in our state than we would experience if a pause occurred on Pfizer or Moderna vaccines. Millions of people in the United States have received doses of vaccines with very little side effects.

On April 23, the CDC and FDA issued a [joint statement](#) lifting the pause on the use of the Janssen (Johnson & Johnson) COVID-19 vaccine after determining the known and potential benefits of the vaccine outweigh the known and potential risks of the vaccine.

DHEC issued statewide notification that evening to vaccine providers that any provider with Janssen inventory,

which they had been properly storing since the federal pause, should resume administering the single-shot vaccine to the public.

Providers have been instructed to utilize the updated [FDA Fact Sheet for Healthcare Providers](#) and the [FDA Fact Sheet for Recipients and Caregivers](#).

Reaching Our Rural and Underserved Communities

DHEC recognizes the critical need to reach our rural and underserved communities where residents may have limited access to healthcare, transportation, and the internet as an information resource. To further meet the needs of our rural and underserved communities, DHEC is working to get mobile units, more DHEC clinics, and other providers into our state's rural and underserved communities which are often hardest hit by this disease. Just since the beginning of April, DHEC has administered 37,360 COVID vaccines at DHEC clinic events. Of those, 15,783 vaccines were given at 177 clinic events located in predominantly rural and underserved counties.

Additionally, DHEC recognizes that minorities have unfortunately been disproportionately affected by COVID-19 and have more distrust of the vaccine. Therefore, customized campaigns have been deployed to better reach these populations. These campaigns are strategically designed to have a positive effect on public health outcomes.

The emergent nature of this unprecedented public health event requires the use of multiple platforms to share information rapidly and repeatedly. DHEC staff continues to educate healthcare providers, the public, news media and others through personal contact, interviews, weekly media briefings, public service announcements (PSAs), advertisements, billboards and updated information on the agency's website, blog and social media (Twitter and Facebook are used heavily). The agency is also leveraging alternative marketing strategies including digital advertisements (i.e. website banners and social media advertisement) as well as advertisement placements in pharmacies, gas stations, and grocery store parking lots.

In addition, DHEC is working with partners like the nonprofits Hold Out the Lifeline (HOTL) and Closing the GAP in Health Care, Inc. to support focused, grassroots statewide efforts directed toward African American churches and community groups on behalf of DHEC. As part of this work, we will be launching a grassroots campaign initiative to provide funding and resources to identified community-based organizations to further connect our resources and educational materials to voluntarily populations by promoting trusted figures from within the community. This includes virtual community town hall events.

DHEC is working with our provider partners to ensure every South Carolinian can easily access the vaccine. This includes accepting walk-ins at most vaccine sites, making vaccine available at community events like fairs, festivals, and sporting events where people naturally congregate, and ensuring vaccine is available in as many small towns and rural areas as possible.

DHEC is also providing an external resource for non-profits and business partners to encourage implementing safety protocols, encouraging the vaccine, and influencing their customers to follow their lead. Social media toolkits, ongoing email communication, and a business pledge

campaign are samples of assets provided to these community partners for use in their physical locations and digital communications. These assets are provided in both English and Spanish.

Other efforts underway also include the deployment of CARE Panels to help identify gaps in vaccine allocation and utilization and to make recommendations as to where resources may best be deployed to fill those gaps, offer recommendations on how to best engage underserved communities, and assist in connecting community groups and leaders with enrolled and activated vaccine providers. Outreach and education are ongoing and will continue.

Vaccine Reserve Account Status

Act 2 of 2021 established the Vaccine Reserve Account to help support the costs of administering the COVID-19 vaccine that are otherwise not reimbursed. \$75 million is designated for hospitals and their political subdivision partners and \$25 million is designated for other providers and their political subdivision partners.

On February 24, DHEC established an online portal for providers to electronically sign agreements and submit invoices: https://liquidoffice.dhec.sc.gov/lfserver/COVID_VAX_Portal. Email notification has been distributed to hospitals and FQHCs and additional communications will be distributed this week to other providers. As of April 26, twenty-two hospitals, seven Federally Qualified Health Centers (FQHCs), and 66 other providers have signed agreements. DHEC has paid out a total of \$4,154,149 in eligible reimbursements.

Conclusion

DHEC remains committed to keeping you informed of the progress being made in the phased approach for COVID-19 vaccine administration. For the latest information about the COVID-19 vaccine, please visit scdhec.gov/vaxfacts.



**Interim Report of Expenditures on COVID-19 Funds
Summary as of 4/27/2021**

Expenditure Category	Expended through 04/26/21*
Testing	\$ 155,551,708
Contact Tracing	\$ 16,133,385
Personal Protective Equipment (PPE) & Medical Supplies	\$ 12,527,779
Personnel	\$ 73,777,133
Education Campaign	\$ 7,785,542
Quarantine	\$ 469,836
Transport & Storage	\$ 2,005,110
Technology, Staff Support, Cleaning & Other; Grant-Specific	\$ 14,575,170
Vaccination Efforts	\$ 8,160,097
TOTAL	\$290,985,761

**Reflects actual expenditures on all designated COVID-19 funds through date listed. These are initial reporting numbers and are subject to change until the fiscal year has been finalized.*



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Fund Title: COVID Response Fund (Act 116)

Federal Source: n/a
Date Received: 3/19/2020

Date Expiring: n/a

SCEIS Fund/Grant: Summary as of 4/27/2021
Purpose: Funds provided by the General Assembly necessary for the health, safety and welfare of the public in response to the COVID-19 pandemic

Category	Expended through 4/26/21
Testing	1,203,669
Contact Tracing	16,869
Personal Protective Equipment (PPE) & Medical Supplies	1,021,314
Personnel	2,757,680
Education Campaign	1,520,008
Quarantine	46,170
Transport & Storage	72,347
Technology, Staff Support, Cleaning & Other; Grant-Specific	1,821,175
Vaccination Efforts	1,261,655
TOTAL	9,720,887

Total Award 45,000,000
Balance: 35,279,113

Grant Title: CPRSA Hospital Preparedness Partners (HPP) COVID-19 Supplement

Federal Source: CPRSA
Date Received: 3/29/2020

Date Expiring: 6/30/2021

SCEIS Fund/Grant: 51C30000 / J0401F170Y19
Purpose: Supports healthcare coalitions

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	165,847
TOTAL	165,847

Total Award 628,506
Balance: 462,659



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: SCDHEC's Public Health Crisis Response Grant

Federal Source: CPRSA

Date Received: 3/16/2020

Date Expiring: 3/15/2022

SCEIS Fund/Grant: 51C30000 / J0401H120V19

Purpose: Funds to carry out surveillance, epidemiology, laboratory capacity, infection control, mitigation, communications, and other preparedness and response activities

Category	Expended through 4/26/21
Testing	2,957,139
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	3,525,058
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	1,609,981
Technology, Staff Support, Cleaning & Other; Grant-Specific	122,706
TOTAL	8,214,885

Total Award 8,926,133
Balance: 711,248

Grant Title: Ryan White HIV/AIDS Program Part B COVID-19 Response

Federal Source: CARES

Date Received: 4/1/2020

Date Expiring: 3/31/2022

SCEIS Fund/Grant: 51C10007 / J0401F520V19

Purpose: To prevent, prepare for, and respond to COVID-19, as needs evolve for clients of Ryan White HIV/AIDS program recipients.

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	592,643
TOTAL	592,643

Total Award 1,074,938
Balance: 482,295



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: CK19-1904 Epidemiology and Laboratory Capacity (ELC): CARES

Federal Source: CARES
Date Received: 4/23/2020

Date Expiring: 4/23/2022
SCEIS Fund/Grant: 51C10016 / J0401U000V19
Purpose: Supports contact tracing, surveillance, testing, monitoring capacity, vulnerable populations

Category	Expended through 4/26/21
Testing	2,760,085
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	130,354
TOTAL	2,890,440

Total Award 9,917,925
Balance: 7,027,486

Grant Title: CARES Hospital Preparedness Partners (HPP) COVID-19 Supplement

Federal Source: CARES
Date Received: 5/22/2020

Date Expiring: 6/30/2021
SCEIS Fund/Grant: 51C10014 / J0401F170X19
Purpose: Funds used to support healthcare coalitions with COVID19 response activities. MUSC, the state's Special Pathogen Center, to receive \$175,455.

Category	Expended through 4/26/21
Testing	16,539
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	29,114
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	6,741
Vaccination Efforts	8,810
TOTAL	61,204

Total Award 1,687,823
Balance: 1,626,619



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: CK19-1904 Epidemiology and Laboratory Capacity (ELC): Enhancing Detection

Federal Source: PPPHCE

Date Received: 5/15/2020

Date Expiring: 11/19/2022

SCEIS Fund/Grant: 51C40000 / J0401U000X19

Purpose: Develop, purchase, administer, process, and analyze COVID-19 tests, conduct surveillance, trace contacts, and related activities. Recipients will establish a robust testing plan that ensures adequate testing is made available.

Category	Expended through 4/26/21
Testing	50,470,955
Contact Tracing	8,381,532
Personal Protective Equipment (PPE) & Medical Supplies	33,331
Personnel	4,670,680
Education Campaign	-
Quarantine	-
Transport & Storage	6,289
Technology, Staff Support, Cleaning & Other; Grant-Specific	390,578
TOTAL	63,953,366

Total Award 118,690,218
Balance: 54,736,852

Grant Title: Enhanced Influenza: Immunization & Vaccines

Federal Source: PPPHCE

Date Received: 6/4/2020

Date Expiring: 7/5/2021

SCEIS Fund/Grant: 51C10027 / J0401F340Z09

Purpose: Supports staffing, communication campaigns, pandemic preparedness and mass vaccinations; also focuses on enhancing influenza coverage and enrolling additional vaccinators

Category	Expended through 4/26/21
Testing	88
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	52,911
Education Campaign	4,539
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	307,410
Vaccination Efforts	63
TOTAL	365,010

Total Award 1,656,384
Balance: 1,291,374



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: Medicare Survey & Certification

Federal Source: CARES

Date Received: 7/20/2020

Date Expiring: 9/30/2023

SCEIS Fund/Grant: 51C10022 / J0401F260X19

Purpose: Backlog of recertifications, focused infection control surveys, complaints related to infection control violations, and revisit surveys to provide greater oversight of health care facilities

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	1,002,456
TOTAL	1,002,456

Total Award Balance: 1,002,456
-

Grant Title: SCCARES Act
Coronavirus Relief Funds

Federal Source: CRF

Date Received: 6/23/2020

Date Expiring: 12/30/2020

SCEIS Fund/Grant: 51C10000/J0401CARES20

Purpose: Supports ongoing testing in the state. Of the \$115M* awarded as part of the SCCARES program, \$15M was spent by other entities to enhance testing. DHEC has submitted invoices for the remaining CRF balance. **Currently completing accounting entries to move approved expenditures

Category	Expended through 4/26/21
Testing	41,123,154
Contact Tracing	6,768,876
Personal Protective Equipment (PPE) & Medical Supplies	7,657,195
Personnel	43,397,068
Education Campaign	4,399,115
Quarantine	281,567
Transport & Storage	141,549
Technology, Staff Support, Cleaning & Other; Grant-Specific	3,203,326
Vaccination Efforts	14,298
TOTAL	106,986,148

Total Award* Balance: 109,498,067
2,511,919



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: Housing Opportunities for Persons with AIDS (HOPWA)

Federal Source: CARES

Date Received: 7/20/2020

Date Expiring: 3/31/2021

SCEIS Fund/Grant: 51C10008 / J0401F020V19

Purpose: Supports housing opportunities for people diagnosed with AIDS

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	64
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	84,969
TOTAL	85,033

Total Award 337,889
Balance: 252,856

Grant Title: Imm and Vaccines for Children (VFC)

Federal Source: CARES

Date Received: 9/23/2020

Date Expiring: 6/30/2021

SCEIS Fund/Grant: 51C10027 / J0401F340V01

Purpose: To plan for and implement COVID-19 vaccination services and increase access to vaccination for VFC-eligible children throughout the jurisdiction.

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	899
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	310,539
TOTAL	311,438

Total Award 2,366,553
Balance: 2,055,115



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: Epi & Lab Capacity (ELC):
Infection Prevention & Control
Training

Federal Source: CPRSA

Date Received: 5/28/2020

Date Expiring: 5/28/2022

SCEIS Fund/Grant: 51C30000 / J0401U000Y19

Purpose: Supports Project Firstline, CDC's national training collaborative for healthcare infection prevention and control

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	19,989
Education Campaign	7,575
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	278
TOTAL	27,843

Total Award 1,144,102
Balance: 1,116,259

Grant Title: Epi & Lab Capacity (ELC): Project
"O" VPD MIS - C

Federal Source: CARES

Date Received: 8/1/2020

Date Expiring: 5/31/2022

SCEIS Fund/Grant: 51C10016 / J0401U000Z01

Purpose: For communication of MIS-C surveillance requirements to healthcare providers, data collection on each potential case, analysis of this data and provision of findings to CDC.

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
TOTAL	-

Total Award 100,000
Balance: 100,000



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: FFCRA 2020 WIC Supplemental-Food

Federal Source: Families First CRA

Date Received: 12/14/2020

Date Expiring: 9/30/2021

SCEIS Fund/Grant: 51C20004 / J0401K200000

Purpose: Funds to be used to support an increase in Women, Infants, and Children food supplement program services as a result of COVID-19.

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	4,737,161
TOTAL	4,737,161

Total Award Balance: 4,737,161
-

Grant Title: DHEC Internal Accounting Fund - S400

Federal Source: Agency Fund

Date Received: NA

Date Expiring: NA

SCEIS Fund/Grant: 34720003 / J0403S400000

Purpose: Fund used to support response costs that will be moved to CRF, other federal grants as allowed or state funds.

Category	Expended through 4/26/21
Testing	28,057,582
Contact Tracing	966,108
Personal Protective Equipment (PPE) & Medical Supplies	261,702
Personnel	22,451,690
Education Campaign	1,854,306
Quarantine	142,099
Transport & Storage	158,516
Technology, Staff Support, Cleaning & Other; Grant-Specific	1,864,553
Vaccination Efforts	808,339
TOTAL	56,564,894



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: Immunizations Supplemental

Federal Source: COVID-19 Emergency Supplemental
Date Received: 1/15/2021
Date Expiring: 6/30/2024
SCEIS Fund/Grant: 51C60001 / J0401F340U01
Purpose: Support vaccine administration, supplies, monitor vaccination activities

Category	Expended through 4/26/21
Testing	3,156
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	40,206
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	9,485
Vaccination Efforts	1,087,103
TOTAL	1,139,950

Total Award 46,523,022
Balance: 45,383,072

Grant Title: Enhancing Detection Expansion

Federal Source: CES
Date Received: 1/13/2021
Date Expiring: 9/30/2024
SCEIS Fund/Grant: 51C60001 / J0401U000W01
Purpose: To build upon existing ELC infrastructure that emphasizes the coordination and critical integration of laboratory with epidemiology and health information systems in order to maximize the public health impact of available resources.

Category	Expended through 4/26/21
Testing	28,951,403
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	385,865
Education Campaign	-
Quarantine	-
Transport & Storage	16,427
Technology, Staff Support, Cleaning & Other; Grant-Specific	116,304
Vaccination Efforts	-
TOTAL	29,469,998

Total Award 296,351,652
Balance: 266,881,654



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: COVID Vaccine Supplemental

Federal Source: CARES

Date Received: 12/16/2020

Date Expiring: 6/30/2022

SCEIS Fund/Grant: 51C10027 / J0401F340T01

Purpose: Supplemental funds to support staff and necessary supplies to cover needs to support mass vaccination efforts

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	146
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	275,168
TOTAL	275,313

Total Award 1,656,384
Balance: 1,381,071

Grant Title: Vaccine Reserve Account

Federal Source: N/A

Date Received: 2/19/2021

Date Expiring: N/A

SCEIS Fund/Grant: 31070000 / Not Relevant

Purpose: Supports Vaccine Reimbursement program passed by the legislature allowing for reimbursement of Vaccine costs for Hospitals and Other Providers per Act 2 of 2021

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	4,154,149
TOTAL	4,154,149

Total Award 100,000,000
Balance: 95,845,851



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: PHL Preparedness

Federal Source: PPPHCE
Date Received: 8/1/2020

Date Expiring: 12/15/2021
SCEIS Fund/Grant: 51C40000/J0401U000U01
Purpose: Strengthen's state public health lab preparedness and response capabilities

Category	Expended through 4/26/21
Testing	7,938
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	-
TOTAL	7,938

Total Award 515,000
Balance: 507,062

Grant Title: Expedited FEMA Reimbursement

Federal Source: FEMA
Date Received: N/A

Date Expiring: N/A
SCEIS Fund/Grant: 55110007/J0401D449221
Purpose: Expedited FEMA Reimbursement for vaccine related charges, provisionally approved by SCEMD

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	239,974
TOTAL	239,974

Total Award 515,000
Balance: 275,026



**Interim Report on Expenditures of COVID-19 Funds
as of 04/26/2021**

Grant Title: Rape Prevention and Education

Federal Source: CPRSA
Date Received: 2/1/2020
Date Expiring: 1/31/2021
SCEIS Fund/Grant: 51C30000/J0401F720V19
Purpose: Provide sexual violence prevention virtual resources to rape crisis centers, schools and agencies across the state

Category	Expended through 4/26/21
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	19,185
Vaccination Efforts	-
TOTAL	19,185

Total Award 53,158
Balance: 33,973



Act 2 of 2021, Vaccine Reimbursement Account Expenditures
Summary as of 4/27/2021

Other COVID-19 Vaccine Providers	Expended through 04/26/21*
CARESOUTH CAROLINA INC	\$ 1,320
CITY OF ROCK HILL	\$ 692,080
F MARION DWIGHT MD PA	\$ 54,300
GOOD PHARMACY INC	\$ 119,620
MACKEY FAMILY PRACTICE PA	\$ 11,620
NEPHRON SC INC	\$ 191,940
PLANTATION PHARMACY AT ELLIS OAKS	\$ 11,190
RURAL HEALTH SERVICES INC	\$ 42,090
THE PALMETTO PALACE	\$ 90,000
TOTAL	\$1,214,160

Hospital Vaccine Providers	Expended through 04/26/21*
AIKEN REGIONAL MEDICAL CENTERS INC	\$ 375,540
CONWAY MEDICAL CENTER	\$ 1,134,659
HAMPTON REGIONAL MEDICAL CENTER	\$ 47,260
LEXINGTON HEALTH INC	\$ 959,100
PIEDMONT MEDICAL CENTER	\$ 258,490
THE REGIONAL MEDICAL CENTER	\$ 55,950
WILLIAMSBURG REGIONAL HOSPITAL	\$ 108,990
TOTAL	\$2,939,989

**Reflects actual expenditures on all designated COVID-19 funds through date listed. These are initial reporting numbers and are subject to change until the fiscal year has been finalized.*

COVID-19 Act 135 Statewide Expenditures
Category Descriptions
Data as of 4/4/2021

Category	Description	Expense to Date
Testing Capacity – Supplies and Labor	Equipment, supply, and labor dedicated to the fixed testing locations that exist on the MUSC Charleston, Florence, and Lancaster campuses.	\$6,525,286
Mobile Testing – Staffing	Labor to operate the sites (registration, clinical, and command), team to provide test result call backs, and information solution team to develop workflow and automation.	\$4,042,583
Mobile Testing – Supplies	The biggest expense is lab equipment, reagent, and nasal swabs. Other minor expenses include specimen bags, labels, hand sanitizer, etc.	\$8,632,130
Mobile Testing – PPE	Gloves, masks, face shields, gowns, goggles, etc.	\$159,132
Mobile Testing – Cost and Tent Operations	Testing cost is inclusive of the testing kit creation (labor and material) and the laboratory labor expense to process the test. Tent operations include setup items, (generators and traffic cones), courier payments to transport labs back to Charleston, and other miscellaneous expenses to operate the rural site.	\$5,216,656
Mobile Testing – Education	Signage used for navigation/wayfinding thru the testing sites and for statewide publicity/communications.	\$235,680
Mobile Testing – Quarantine	Intended for care team members who need to quarantine after exposure from a testing site.	\$0
Mobile Testing – Transportation	Rental truck lease and fuel for the trucks traveling from Charleston to testing site. Also, for employee mileage reimbursement.	\$149,933
Mobile Testing – Contingency	Employee lodging, meals (when not donated by local partners), water/beverages, and ice (keep test samples cold).	\$38,601
Total		\$25,000,000

Total COVID-19 PCR Testing Summary

Testing Site Type	# Tests
Fixed Tents	107,906
At Risk Testing	75,897
MUSC Charleston	74,948
Affiliated Facilities	41,196
Department of Corrections	28,356
MUSC Florence	13,141
MUSC Lancaster	4,323
MUSC Chester	4,080
MUSC Marion	3,948
MUSC Nursing Centers	1,204
Other	33,224
Grand Total	388,223

Total COVID-19 Serology testing

Serology Testing	# Tests
Grand Total	18,562

AGENCY: SC Department of Mental Health

PROJECT/SUBJECT: Department of Mental Health Update
South Carolina Veterans Home Projects

The South Carolina Department of Mental Health has provided updates on the status of South Carolina Veterans Homes, summarized as follows.

South Carolina Veterans Homes under Construction

The Veteran Village project, located in Florence County, and the Palmetto Patriots Home project, located in Cherokee County, are under construction, and have achieved substantial completion on time and within budget. The contractor is completing acquisition of furniture and equipment, and preparing for DHEC licensing requirements prior to admitting residents. The Department expects resident admissions will begin in late summer or early fall. Each of these facilities will accommodate 104 veterans at full occupancy.

Grant Applications to U.S. Department of Veterans Affairs

Sumter County Project. The Department received a funding offer from the Veterans Administration on March 29, 2021, and expects to receive a conditional grant award later this year, with requirements to meet conditions of the grant by spring 2022. The state must hold title to the land; submit a finding concerning the site's environmental condition; and certify the availability of state matching funds by August 1, 2021. The Department is working with the County and the Department of Administration to complete the property requirements. Both the House and Senate versions of the FY2021-22 appropriations bill include approximately \$17.7 million in funding to meet the state match requirement.

Horry County Project. The Department made an application to the Veterans Administration in April 2020 for an additional home to be constructed in Horry County, which is listed in priority level 8 (projects with no state matching funds) on the federal fiscal year 2021 VA grants priority list. Subsequently, the American Rescue Plan Act of 2021 provided \$500 million for State Veterans Home Construction sufficient to fund all priority level 1 projects (projects with state matching funds). Accordingly, were the state to appropriate full funding to fulfill the match requirement and make a certification by August 1, 2021, the projected 7-10 year time horizon for federal funding could be significantly reduced. An appropriation of \$32.1 million would be needed in the FY2021-22 state budget to support a certification of state match by August 1, 2021. The House version of the FY2021-22 appropriations bill included partial funding, and the Senate version includes full funding, of the required state match for this project.

Fewell Pavilion Renovation. The CARES Act provided \$150 million in federal grant funding for coronavirus-related renovations to existing state veterans homes. The Department proposed a project to create 18 isolation and 27 quarantine beds, and submitted a grant application on April 15, 2020. The Veterans Administration made a funding offer on March 18, 2021, and as a result of changes to federal legislative language, federal funding is now being offered for up to 100% of the approved grant application at \$14,017,000. The project is established with a current budget of \$14,928,105, which includes a contingency of 10% over the federal project budget, with \$4.9 million in state match funding from the COVID-19 Response Reserve Account committed to the existing project budget. On the advice of committee staff, the Department will make a future submission to realign fund sources to reflect the increase in federal funding, and will return the unused portion of the state match funding to the Response Reserve Account once firm costs of the project are determined. The Department expects to complete design and award a construction contract by early fall 2021.

Representatives from the Department will be available to answer any questions.

COMMITTEE ACTION:

Receive information provided by the SC Department of Mental Health and provide further direction as appropriate.

ATTACHMENT:

1. South Carolina Veterans Nursing Home Updates dated May 12, 2021, provided by the South Carolina Department of Mental Health.

SOUTH CAROLINA VETERANS NURSING HOMES
SC DEPARTMENT OF MENTAL HEALTH
UPDATES
May 12, 2021

New State Veterans Nursing Homes Under Construction

- There are currently two new State Veterans Nursing Homes under construction in Florence County (Veteran Village) and Cherokee County (Palmetto Patriots Home.)
- Both Homes have achieved substantial completion on time and within budget.
- SCDMH working with the State's Department of Administration, Materials Management Office awarded a Requests for Proposal for the operation of the new facilities to VSI of South Carolina, LLC on April 12, 2021. The contractor has ordered the remaining equipment and furnishings not included in the construction contract and has begun preparing for licensing activities required by DHEC prior to admitting residents.
- Because of pandemic related slowdowns in manufacturing, and the resulting long lead times projected for the delivery of necessary equipment and furnishings, the Department and the operator believe admissions of residents will begin in late summer or early fall.
- Each facility will house 104 Veterans when fully occupied.

Outstanding Grant Applications to U.S. Department of Veterans Affairs

Sumter County

- The Department received a funding offer from the Veterans Administration (VA) on March 29, 2021. SCDMH expects to receive a conditional grant award later this year, with a requirement to award construction contracts and fulfill other requirements of the grant offer by spring 2022.
- To take advantage of the funding offer, the State (i) must hold title to the land, (ii) submit a finding of no significant impact (FONSI) regarding the site's environmental condition, and (iii) certify the availability of State matching funds by August 1, 2021. The Department is working closely with Sumter County Administration and the Department of Administration's Real Estate Office to complete the requirements to purchase the land and gather the required information to submit the FONSI.
- The House passed FY 22 Appropriations Act includes one-time funding of \$27 million for future State Veterans Nursing Homes state match, sufficient for the remaining State funding needed for the Sumter project (~\$17.7M) and about one-third of the funding needed for Horry County's required State match (~\$32.1M).

Horry County

- Based on the JBRC's guidance at its January, 2020 meeting, in April, 2020 the Department made application to the VA State Home Construction Grant program for an additional State Veterans Nursing Home to be located in Horry County. The project is listed as project #83, priority level 8 [no State Matching Funds] on the federal FY2021 VA State Home Construction Grants Priority List.

- The American Rescue Plan Act of 2021 provided \$500 million for State Veterans Home Construction, enough to fund all VA Priority List Group 1 [State Matching Funds] projects.
- As a result, if the South Carolina General Assembly were able to appropriate the full funding needed to certify the availability of State Matching Funds for the Horry County project prior to August 1, 2021, the projected 7-10 year wait for the availability of federal funding for the project could be significantly reduced.
- The State would need to appropriate \$32.1 million in this legislative session to certify the availability of State Match to the VA by August 1, 2021.

COVID-19 Grant – Fewell Pavilion Renovation

- The FY20 Coronavirus Aid, Relief, and Economic Security (CARES) Act provided \$150 Million in federal grant funding for coronavirus related renovations to existing State Veterans Nursing Homes. SCDMH submitted a grant application on April 15, 2020 to renovate the Fewell Pavilion, part of the E. Roy Stone Veterans Nursing Home in Columbia.
- The renovation would create 18 isolation beds and 27 quarantine beds for residents of existing State Veterans Nursing Homes, along with administrative and warehouse space.
- The Department received a funding offer from the Veterans Administration on March 18, 2021. Because of changes to the federal legislative language, federal funding is now being offered for up to 100% of the approved grant application total of \$14,017,000. The State project total of \$14,928,105 reflects a 10% contingency over the approved federal project budget.
- The Department expects to complete design and award a construction contract for the renovation by early fall 2021.

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, June 29, 2021.

2021

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

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None.