

**Capital Improvements
Joint Bond Review Committee**

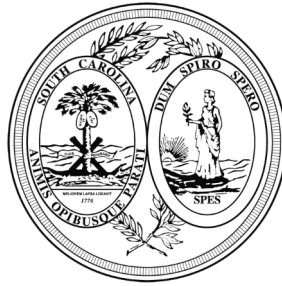
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MILLER A. SMOAK
ADMINISTRATIVE ASSISTANT
803-212-6677

JOINT BOND REVIEW COMMITTEE MEETING

August 19, 2025 – 1:00 p.m.
105 Gressette Building

AGENDA

Page

1. Proposed Acquisitions of Real Property
South Carolina Public Service Authority
Sugar Hill Switching Station, Dorchester County 1
2. Proposed Acquisition of Interest in Hospital Facility
Medical University Hospital Authority
Georgetown Hospital System d/b/a Tidelands Health 5
3. Proposed Dispositions of Real Property
Greenville Technical College, Building 120 to Greenville Tech Charter High School, Greenville..... 8
4. Proposed Transportation Infrastructure Projects
South Carolina Transportation Infrastructure Bank, US 278 Corridor, Beaufort County 13
5. Proposed Leases
 - a. Office of the Adjutant General
Ingress and Egress at 276 Munn Road, Fort Mill 36
 - b. South Carolina Department of Environmental Services
Office and Lab Space at 1323 Celebration Blvd, Florence 41
 - c. Department of Public Health
Office and Clinic Space at 310 S. Dargan Street, Florence 46
 - d. South Carolina Department of Social Services
Office Space at 1323 Celebration Blvd, Florence 50
 - e. South Carolina Vocational Rehabilitation Department
Office Space at 301 N. Main Street, Greenville 57
6. Proposed Permanent Improvement Projects
 - a. Proposed Financings for Permanent Improvement Projects
 - i. University of South Carolina, Athletic Facilities Revenue Bonds (Williams-Brice Stadium) . 62
 - ii. South Carolina State University, Higher Education Revenue Bonds (New Residence Hall)... 74
 - iii. South Carolina State University, Higher Education Revenue Bonds (Truth Hall)..... 84
 - b. Agency Submissions..... 94

**Capital Improvements
Joint Bond Review Committee**

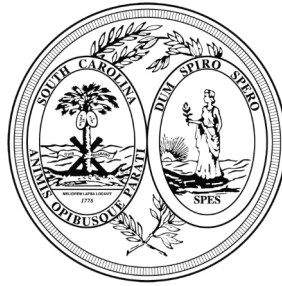
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August 19, 2025 – 1:00 p.m.
105 Gressette Building

AGENDA

(continued)

7. Matters Requiring Committee Review and Comment
 - a. South Carolina State Fiscal Accountability Authority
Proposed South Carolina State Ceiling Allocation Plan for 2026 173
 - b. South Carolina Office of Resilience
Proposed Mitigation Improvements to USS Yorktown at Patriots Point 195
8. Reports
 - a. Department of Administration, Facilities Management and Real Property Services
Lander University Lease Report 202
 - b. South Carolina Office of State Treasurer
Report of Sale of Bond Anticipation Notes 206
 - c. Clemson University
Semiannual Report Pursuant to Proviso 14.1 of the Fiscal Year 2023-24 Appropriations Act
(CU: College of Veterinary Medicine) 208
 - d. University of South Carolina
 - i. Semiannual Report Pursuant to Proviso 20.5 of the Fiscal Year 2023-24 Appropriations Act
(USC: Science and Technology Center) 213
 - ii. Semiannual Report Pursuant to Proviso 20.8 of the Fiscal Year 2024-25 Appropriations Act
(USC: Health Science Campus) and Proviso 117.204 of the Fiscal Year 2025-26
Appropriations Act (GP: Interim Neurological and Critical Care Hospital Board) 220
 - e. Executive Budget Office
Annual Expenditure Report for Savannah River Site Litigation Settlement Funds 232
 - f. South Carolina Department of Behavioral Health and Developmental Disabilities – Office of
Intellectual and Developmental Disabilities
Comprehensive Regional Center Renovation Plan Quarterly Report 234
9. Future Meeting 239

AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Acquisition of Real Property
Sugar Hill Switching Station Site,
Dorchester County

The South Carolina Public Service Authority requests approval to acquire approximately 4.8 acres located near Highway 78 in Dorchester County for construction of a new switching station that will connect a transmission line serving Gannett Enterprises, LLC¹, an Edisto Electric Cooperative industrial member, with the Authority's transmission and interconnection system. The property will be conveyed for a nominal consideration of \$5.

The Authority periodically accepts real property as a part of the interconnection process subject to appropriate due diligence that includes among other things, a determination of satisfactory title and an assessment of potential environmental conditions.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,² review and approve, reject, or modify the Authority's request to acquire approximately 3.48 acres located in Dorchester County for construction of a new switching station that will connect a transmission line serving Gannett Enterprises, LLC with the Authority's transmission and interconnection system.

ATTACHMENTS:

1. Letter dated August 19, 2025, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of the acquisition.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective August 1, 2023. Corporation Service Company, West Columbia, SC, is registered agent. Private Participant Disclosures were included with the submission.

² Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.

SENT VIA EMAIL

August 19, 2025

The Honorable Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
South Carolina Senate
111 Gressette Building
Columbia, South Carolina 29201

Re: Acquisition of approximate 4.8-acre site for Sugar Hill Switching Station in Dorchester County, South Carolina

Dear Chairman Peeler:

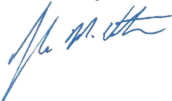
The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee approve the acquisition of an approximate 4.8-acre parcel located off Highway 78 in Dorchester County, SC ("Parcel"), to build a new switching station (Sugar Hill Switching Station). The Sugar Hill Switching Station will connect a transmission line to serve Gannett Enterprises, LLC (the "Customer"), an Edisto Electric Cooperative industrial member, to Santee Cooper's transmission system. Upon construction, the new switching station will provide additional capacity to the Customer via Santee Cooper's transmission system.

Based on a Memorandum of Understanding being entered into between the Customer and Santee Cooper, the Customer intends to construct and operate a facility requiring 220 MW of projected load. The Customer will convey the switching station parcel and required easements to Santee Cooper for nominal consideration of \$5.00 in order to connect to Santee Cooper's transmission system. The acquisition of the Parcel would allow Santee Cooper to meet its transmission needs.

Santee Cooper respectfully requests that the JBRC approve the acquisition of the Parcel to connect the Customer to Santee Cooper's system.

Attachment A describes the substantive terms of the proposed purchase for which approval is requested, as well as maps showing the location of the Property.

Sincerely,



J. Martine Watson

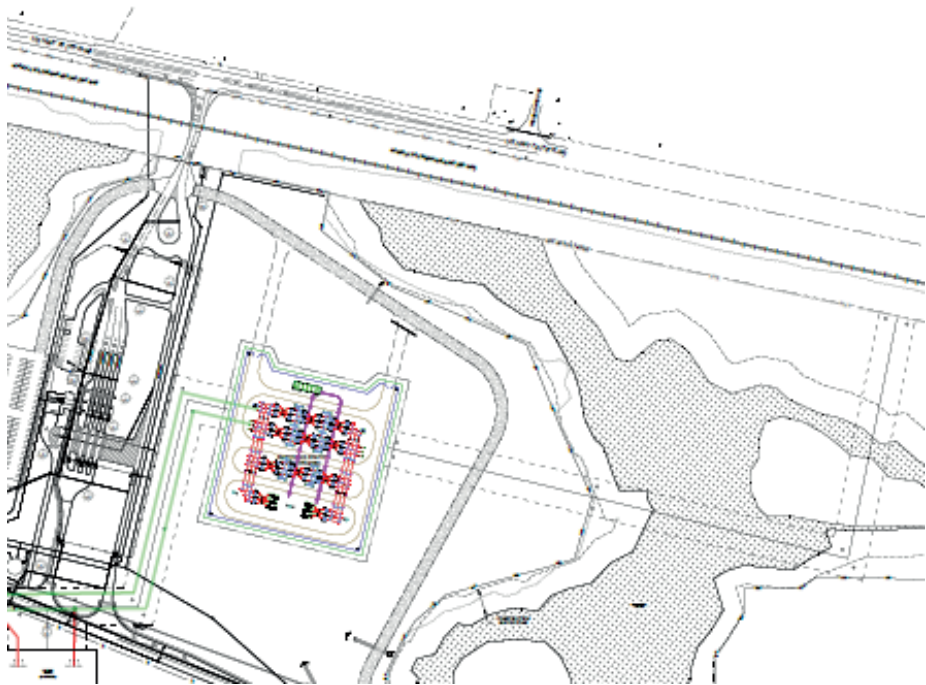
Attachment

JMW:kmr

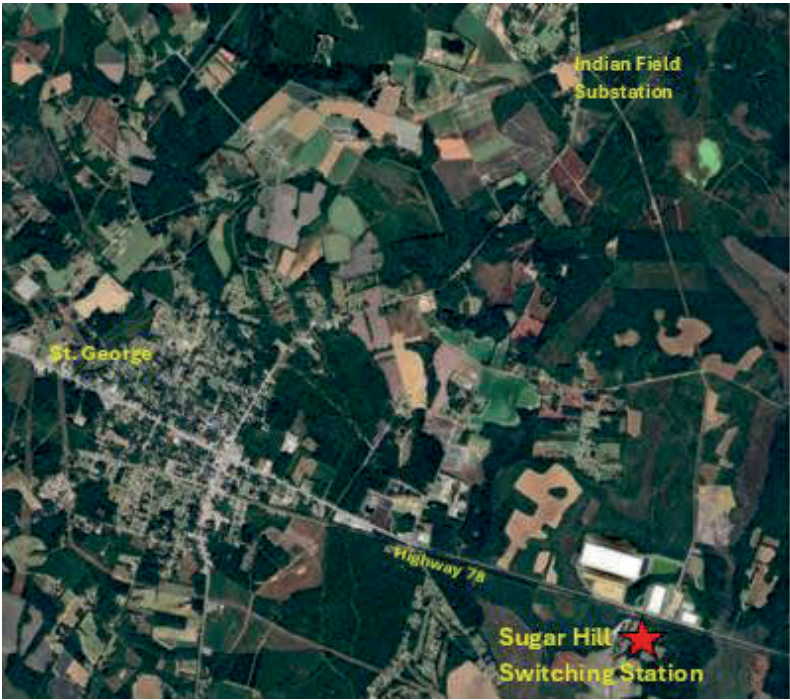
Attachment A

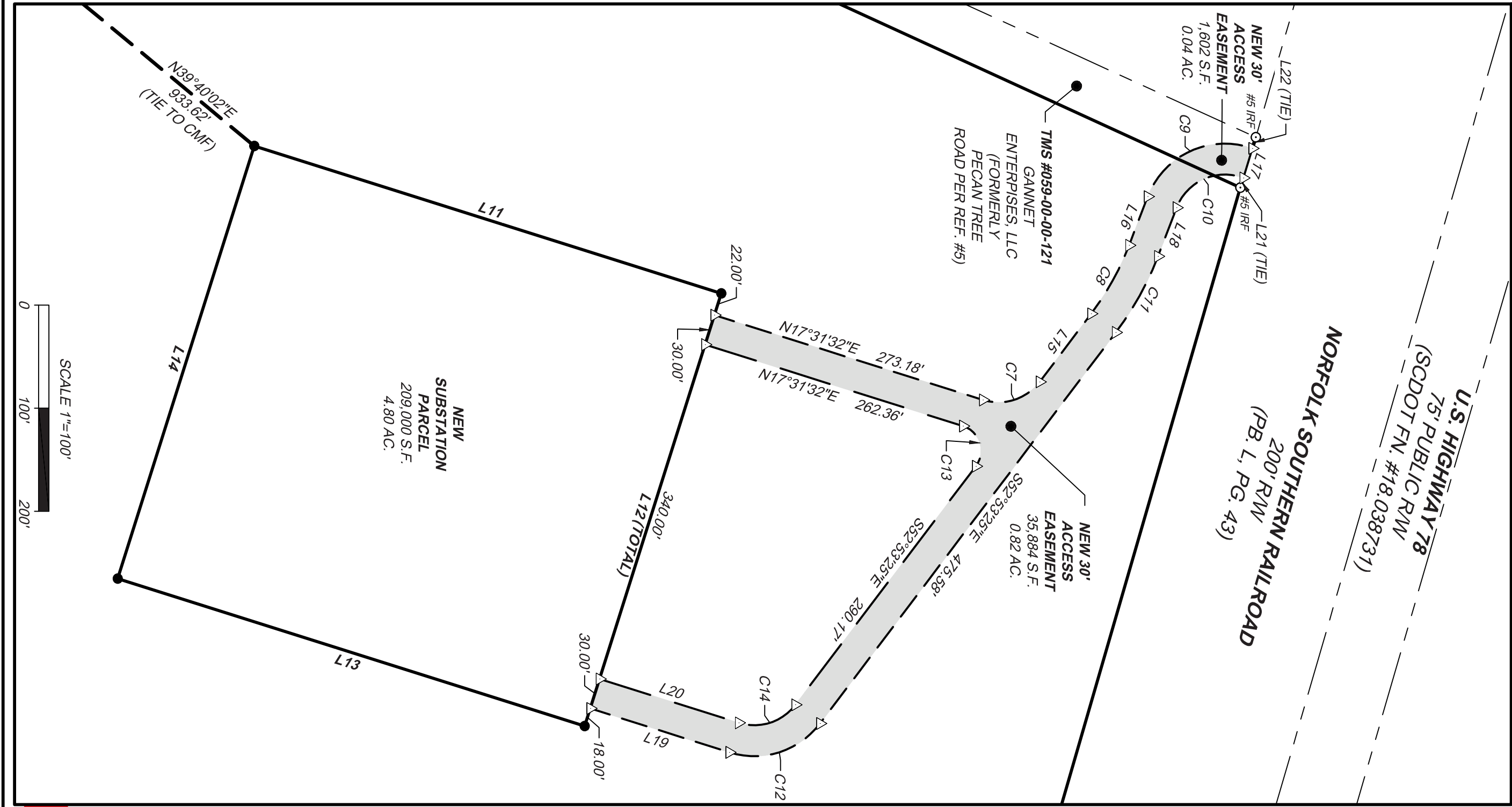
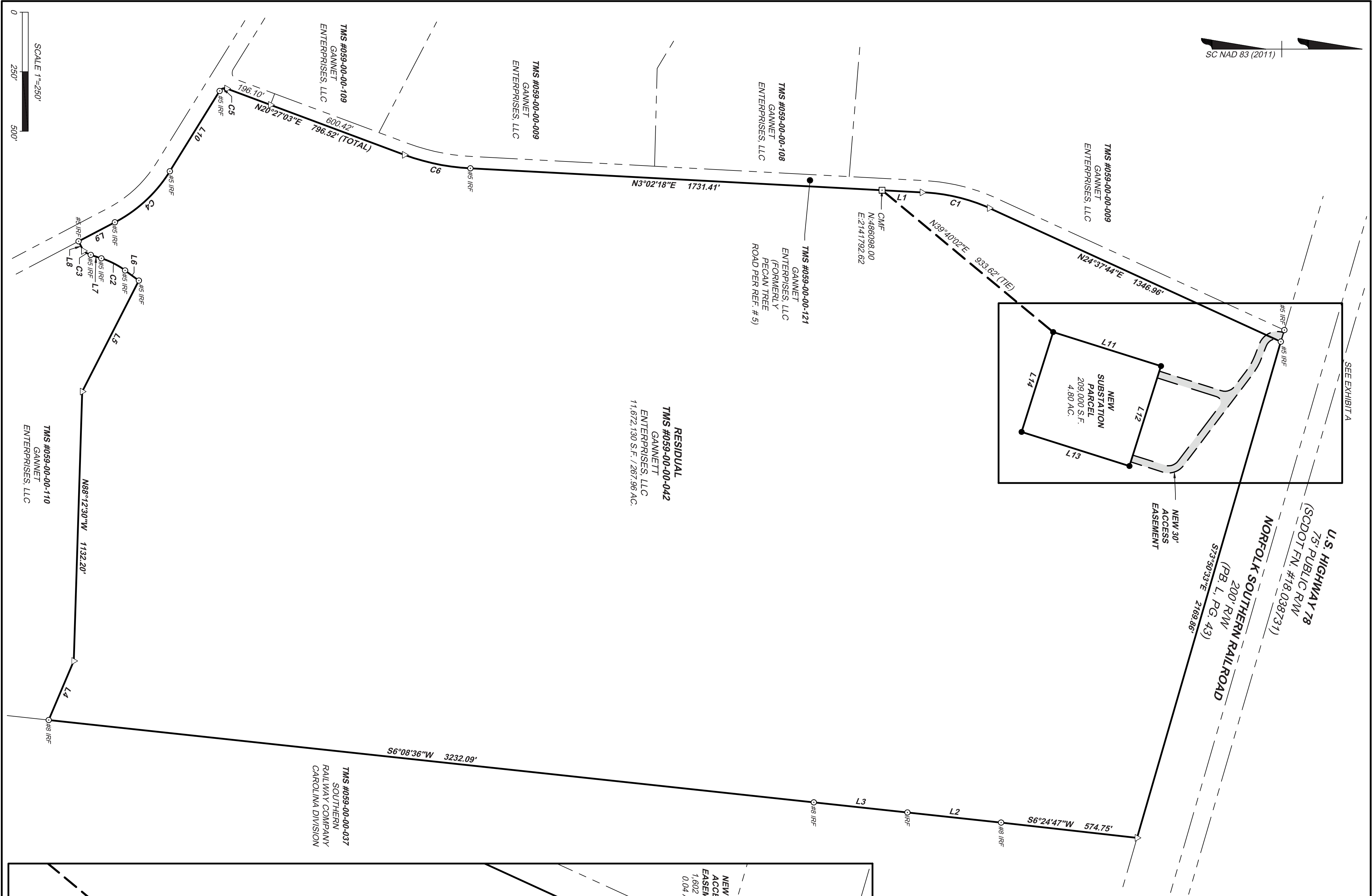
Substantive terms of proposed purchase are as follows:

Seller	Gannett Enterprises, LLC
Property	~4.8 Acres located in Dorchester County
Purchase Price	Nominal Consideration of \$5.00



Sugar Hill Switching Station on Customer's Property

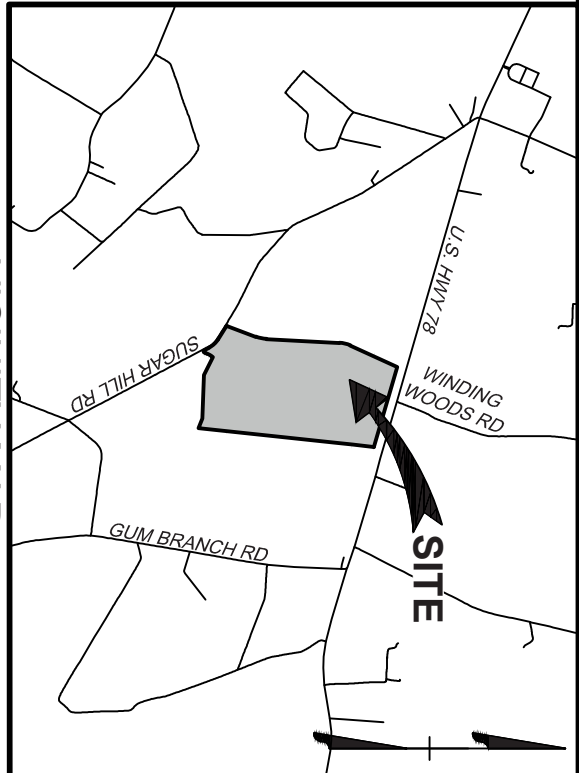




LINE TABLE			
LINE	BEARING	LENGTH	
L1	N8°08'07"E	168.75'	
L2	S6°08'44"W	395.77'	
L3	S6°07'51"W	395.74'	
L4	N6°7'00"04"W	269.76'	
L5	N62°58'42"W	523.17'	
L6	S36°23'33"W	71.75'	
L7	S18°10'15"W	46.92'	
L8	S62°38'16"W	45.30'	
L9	N27°40'27"W	172.28'	
L10	N58°10'33"W	396.90'	
L11	N17°31'32"E	475.00'	
L12	S72°28'28"E	440.00'	
L13	S17°31'32"W	475.00'	
L14	N72°28'29"W	440.00'	
L15	N62°33'25"W	82.87'	
L16	N69°02'46"W	50.64'	
L17	S72°57'28"E	30.05'	
L18	S69°02'46"E	50.64'	
L19	S17°31'32"W	141.55'	
L20	S17°31'32"W	141.55'	
L21	N72°57'28"W	9.83'	
L22	N72°57'28"W	11.21'	

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
C1	779.54'	291.52'	147.48'	21°25'34"	N13°07'12"E
C2	365.85'	112.35'	56.62'	17°35'41"	S26°58'39"W
C3	91.23'	34.72'	17.57'	21°48'26"	S28°52'11"W
C4	597.96'	318.59'	163.17'	30°31'37"	N42°53'59"W
C5	26.00'	34.43'	20.57'	78°54'28"	N18°46'32"W
C6	936.28'	283.92'	143.06'	177°22'29"	N11°33'08"E
C7	50.00'	61.45'	35.28'	70°24'57"	N17°40'56"W
C8	270.00'	76.13'	38.32'	16°09'21"	N60°58'08"W
C9	80.00'	123.73'	78.09'	89°36'49"	N24°44'22"W
C10	50.00'	78.65'	50.12'	90°07'55"	S23°58'54"E
C11	300.00'	84.59'	42.58'	16°09'21"	S60°58'08"E
C12	80.00'	98.32'	56.45'	70°24'57"	S17°40'56"E
C13	26.00'	47.82'	35.43'	109°35'03"	S17°19'04"E
C14	50.00'	61.45'	35.28'	70°24'57"	S17°40'56"E

LEGEND	
—	PROPERTY LINE
---	ADJOINING PROPERTY LINE (NOT SURVEYED)
---	NEW 30' ACCESS EASEMENT
●	IRON REBAR FOUND (SIZE NOTED)
○	CONCRETE MONUMENT FOUND
△	CALCULATED POINT (NO MONUMENT PLACED)



NOTES

- THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN DORCHESTER COUNTY, SOUTH CAROLINA AS TMS #059-00-00-042.
- THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF GANNETT ENTERPRISES, LLC RECORDED IN DEED BOOK 15528, PAGE 189 IN THE RECORD OFFICE OF DORCHESTER COUNTY, SOUTH CAROLINA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY TIMMONS GROUP ON JUNE 18, 2025. SURVEY REPRESENTS A SURVEY OF OCCUPATION USING EVIDENCE TO OWN AND HER EVIDENCES SHOWN.
- THE SURVEYED PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE X AS SHOWN ON FEMA NUMBER 459530C/TITLE, EFFECTIVE DATE JULY 18, 2017.
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND EVIDENCES SHOWN HEREON. THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
- NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS BASED ON SOUTH CAROLINA STATE PLANE "NAD 83" SYSTEM, NAD 83 INTERNATIONAL (FEET) DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

REFERENCES

- ALTA PREPARED BY PARKER LAND SURVEYING, LLC DATED FEBRUARY 27, 2025
- PLAT PREPARED BY BOWMAN CONSULTING GROUP, LTD. PLAT BOOK P. PAGE 126
- PLAT PREPARED BY ASHLEY LAND SURVEYING, INC. PLAT BOOK L. PAGE 43
- SCOTT FILE NO. #18,038731
- DEED BOOK 15528, PAGES 101-108

AREA TABULATION

TMS #059-00-00-042	11,881,130 S.F.	272.76 AC.
SUBSTATION PARCEL	209,000 S.F.	4.80 AC.
RESIDUAL TMS #059-00-00-042	11,672,130 S.F.	267.96 AC.

PLAT SHOWING THE SUBDIVISION OF TMS #059-00-00-042

PROPERTY OWNED BY
GANNETT ENTERPRISES, LLC
TO CREATE A NEW
SUBSTATION PARCEL
AND A NEW 30'
ACCESS EASEMENT

Dorchester County	South Carolina
Date: July 3, 2025	Scale: As Shown
Sheet 1 of 1	J.N.: 73430
Drawn by: SCM	Checked by: PLW
Revised:	

AGENCY: Medical University Hospital Authority

SUBJECT: Proposed Acquisition of Interest in Hospital Facility
Georgetown Hospital System d/b/a Tidelands Health

South Carolina Code Section 44-7-161 provides that prior to obtaining a Certificate of Need or licensure for acquiring a hospital facility, the Medical University of South Carolina, the Medical University Hospital Authority, or any affiliate thereof, must submit details of the proposed acquisition for review and comment of the Joint Bond Review Committee; receive approval of proposed acquisition by the Fiscal Accountability Authority; and apply for a Certificate of Need or licensure. Proposed acquisitions include purchasing, leasing, acceptance of a gift, or otherwise, whether by obtaining options for the acquisition of existing hospital facilities, by new construction, or by the acquisition of any property, real or personal, improved or unimproved, including interests in land in fee or less than fee for any hospital facility.

By letter dated July 29, 2025, the Medical University Hospital Authority requests review of its proposal to enter into a definitive agreement to acquire an additional governing interest in Georgetown Hospital System, doing business as Tidelands Health, a South Carolina nonprofit, tax-exempt healthcare system with a principal office located in Georgetown. The System consists of Tidelands Georgetown, a 145-bed facility; Tidelands Waccamaw, a 124-bed facility; Tidelands Health Rehabilitation Hospital at Murrell's Inlet and Tidelands Health Rehabilitation Hospital at Little River; and the proposed Tidelands Carolina Bays, a 36-bed facility that has received Certificate of Need approval.

The Authority presently holds a 30% governance interest in Tidelands Health with the right to appoint up to 6 board members. This interest was acquired by an affiliate of MUHA in August of 2020, with MUHA being substituted as the member in May 2021. The Authority has no present claims to annual profit or loss of the Tidelands interest.

The proposed transaction is intended to strengthen and improve access to healthcare services in Georgetown, Horry, and Williamsburg Counties; preserve and enhance Tidelands Health as a healthcare organization for the region; reduce Tidelands costs through operational efficiencies; improve care coordination between Tidelands and the MUSC clinical enterprise; further develop capabilities related to healthcare reform; support capital improvements in Horry County responsive to accelerating population growth; extend the mission in the service area through the Authority's investment in Tidelands; and promote patient-centered care models to be developed under the arrangement.

The transaction likely is subject to consent of the U.S. Department of Housing and Urban Development, as the insurer for much of the Authority's hospital indebtedness.

The Authority has agreed to furnish to the Committee the independent valuation determination establishing the Authority's governance interest on closing; immediate notice in the event that any cash consideration is made by the Authority in support of the transaction during the first 5 years of the agreement; and such periodic reports of progress and performance in form and substance as may be prescribed by the Committee.

COMMITTEE ACTION:

In accordance with Section 44-7-161 of the South Carolina Code, review and make recommendation regarding the Authority's proposal to acquire an additional governing interest in Georgetown Hospital System, doing business as Tidelands Health, a South Carolina nonprofit, tax-exempt healthcare system.

ATTACHMENTS:

1. Letter dated July 29, 2025, of Mr. Doug E. Lischke, Chief Financial Officer, MUSC Health.

AVAILABLE TO MEMBERS:

1. Certain Documentation Subject to Confidentiality and Non-Disclosure.



Doug E. Lischke, CPA, MBA, CHFP
Chief Financial Officer

MUSC Health
22 Westedge Street
Suite 300
Charleston SC 29403
lischke@musc.edu

July 29, 2025

Dear Ms. Hart:

The Medical University Hospital Authority (MUHA) seeks to enter a definitive agreement to enhance its interest in Tideland Health in accordance with SC Code Ann §44-7-161.

The Authority acquired a thirty (30%) percent governance interest in Georgetown Hospital System d/b/a Tidelands Health (TH) prior to the adoption of SC Code Ann §44-7-161 in 2024. MUHA now wishes to acquire an additional governing interest in TH.

The proposed transaction is intended to (a) strengthen and improve access to high quality, affordable health care services for the communities served by TH and the Medical University of South Carolina ("MUSC")/MUHA in Georgetown, Horry and Williamsburg Counties (the "Service Area"); (b) preserve and enhance TH as a recognized value-based healthcare organization for the region in furtherance of their respective charitable missions, including patient care, education and research; (c) reduce TH's costs through operational efficiencies; (d) improve care coordination between TH and MUSC's clinical enterprise ("MUSC Health"); (e) further develop the capabilities required for the evolving health care landscape related to health care reform; (f) support capital improvements in Horry County that meet increasing health care needs caused by accelerated population growth; (g) extend each parties' mission to provide healthcare in the Service Area through MUHA's investment in TH; and (h) preserve and grow their abilities to provide sustainable patient-centered care pursuant to models and initiatives to be developed pursuant to the arrangement.

The Parties anticipate that the consideration will be in the form of certain membership commitments which will be valued by an independent third party and that based on the value of those commitments, MUHA's governance interest will likely exceed 51% at the time of closing based on the fair market value of the transaction.

Through this transaction, citizens of Georgetown, Horry and Williamsburg Counties will continue to have access to high quality healthcare provided by the State's only comprehensive academic medical center.

Please advise of any additional information or materials that must be completed to proceed with MUHA's request for approval to acquire an additional governance interest in TH. We look forward to working with you through this process.

Sincerely,

DocuSigned by:

A728FA52C36B46B...
Doug E. Lischke

Chief Financial Officer, MUSC Health

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Proposed Disposition of Real Property
Greenville Technical College
506 S. Pleasantburg Drive Building 120, Greenville

Greenville Technical College requests review of its proposal to sell Building 120, exclusive of the underlying real property, located on the Barton Campus at 506 South Pleasantburg Drive, Greenville, and to lease the underlying real property to the purchaser. The building is commonly known as the Allied Health building, and space within the building is currently leased to Greenville Tech Charter High School, which wishes to acquire the building.

Building 120 was constructed in 1969 and is no longer suitable for the College's instructional needs. Annual utility, maintenance, and repair costs exceed \$258,000, and the building requires significant upgrades that are cost prohibitive for the College. Greenville Tech Charter High School was established in partnership with the College and currently leases space in Building 120.

The value of the building has been appraised at \$1.835 million. The College seeks authorization to dispose of the building for \$10,000 and enter into a ground lease wherein the College will lease the land underlying the building to the charter high school for \$1.00 per year for 50 years. The College will retain proceeds of the sale in accordance with Proviso 93.8 of the Fiscal Year 2022-23 Appropriations Act and Section 59-53-53 of the South Carolina Code of Laws.

The charter high school will renovate the facility and make it available for the College to teach classes with dual-enrollment students. The charter high school estimates a long-term investment of \$2,100,000 and a continued partnership with the College.

The College's submission states that the transfer of ownership will benefit both the College and the School by relieving the College of demolition and maintenance costs, providing an affordable expansion of classroom space to the School, and by maintaining an educational connection between the College and the School through instruction of dual-enrollment students.

The College's Board and the State Board for Technical and Comprehensive Education have approved this disposition.

COMMITTEE ACTION:

Review and make recommendation regarding the disposition of the subject property for \$10,000, with proceeds to be retained by the College; and review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Summary.
2. Letter dated July 7, 2025, of Ms. Jacqueline DiMaggio, Vice President for Finance, Greenville Technical College.

AVAILABLE:

1. Section 59-53-53 of the South Carolina Code of Laws.
2. Proviso 93.8 of the 2022-2023 Appropriations Act, Part 1B.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted by:

(a) Agency: Department of Administration,
Division of Facilities Management
and Property Services

(b) Authorized Official Signature:


Ashlie Lancaster, Director

2. Subject: Real Property Conveyance and Ground Lease – Greenville Technical College Sale of Building 120 to Greenville Tech Charter High School

3. Summary Background Information:

Greenville Technical College's Barton Campus is located at 506 S. Pleasantburg Drive and serves as the College's main campus. Greenville Tech Charter High School ("GTCHS"), a middle college established in partnership with Greenville Technical College, has operated on the College's campus since 1999 and plays an integral role in the campus community. GTCHS currently leases space in Building 120, the Allied Health Building, and the remainder of the building is vacant. GTCHS now desires to purchase Building 120 and to, concurrent with the purchase, enter into a 50 year ground lease with the College for \$1.00 per year.

Building 120 was constructed in 1969 and is no longer suitable for the College's instructional needs. Due to the building's age and condition, operational expenses are high. Annual utility, maintenance, and repair costs exceed \$258,000. The building's mechanical systems have surpassed their expected lifespan resulting in excessive energy consumption and maintenance demands. The building requires significant upgrades; however, making the renovations is cost prohibitive for the College. Renovating the building to improve operational efficiency would require addressing mechanical and structural issues.

While Building 120 no longer meets the College's needs, it presents a viable opportunity for the expansion of GTCHS to accommodate its growth. GTCHS has the funding and interest to renovate the facility at a cost significantly lower than constructing a new building. The building, appraised at \$1.835 million, is centrally located on campus and cannot be sold to unrelated third parties. Demolishing the building would cost an estimated \$1.5 million.

Transferring ownership of Building 120 to GTCHS would benefit both institutions. It would relieve the College of substantial demolition and maintenance costs while provide GTCHS with an affordable solution to expand its classroom space. The renovated facility would be available for the College to teach classes with dual-enrollment students, thereby maintaining its educational connection to the College. The long-term investment by GTCHS, with an estimated total cost of \$2.1M, indicates GTCHS's long-term commitment to remaining on the Barton campus and growing the dual enrollment partnership with the College.

The College requests approval to sell Building 120 at its Barton Campus to the Greenville Tech Charter High School ("GTCHS") for \$10,000 and enter into a ground lease wherein the College will lease out the land beneath the building to GTCHS for \$1.00 per year for 50 years. Greenville Technical College will retain the proceeds from the sale in accordance with Proviso 93.8 of the 2025 General Appropriations Act and SC Code of Laws §59-53-53.

The proposed property sale was approved by the Greenville Technical College Board on June 18, 2025, and the State Board for Technical and Comprehensive Education on July 29, 2025.

4. What is the Joint Bond Review Committee asked to do? Consider approval of Greenville Technical College's request to sell Building 120 to the Greenville Tech Charter High School for \$10,000 and lease the related real property to Greenville Tech Charter High School for 50 years at \$1.00 per year.

5. What is the recommendation of Department of Administration? Consider approval of Greenville Technical College's request to sell Building 120 to the Greenville Tech Charter High School for \$10,000 and lease the related real property to Greenville Tech Charter High School for 50 years at \$1.00 per year.

6. List of Supporting Documents:

- (a) Letter from Greenville Technical College
- (b) SC Code of Laws Sections 1-11-65 and 59-53-2430(A)



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

Barton Campus • Benson Campus • Brashier Campus • Center for Manufacturing Innovation
Northwest Campus • Truist Culinary & Hospitality Innovation Center

July 7, 2025

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

Dear Ms. Lancaster:

Greenville Technical College requests approval to sell Building 120, the Allied Health Building, exclusive of the land, to Greenville Tech Charter High School (GTCHS) for \$10,000. GTCHS has operated on the College's campus since 1999 and plays an integral role in the campus community. Currently, 55% of GTCHS 533 students are dually enrolled in courses at Greenville Technical College.

Constructed in 1969, the building is no longer suitable for the College's instructional needs. Its interior consists of poured concrete walls, making renovations cost-prohibitive. The structure does not support the installation of recessed electrical outlets, and the inflexible layout prevents the expansion or reconfiguration of classrooms. Additionally, the building requires significant upgrades, including foundation repairs, HVAC replacement, plumbing and restroom improvements, lighting modernization to eliminate outdated PCB ballasts, and extensive flooring replacement due to necessary abatement and current wear.

Due to the building's age and condition, operational expenses are high. Annual utility, maintenance, and repair costs exceed \$258,000. According to ASHRAE standards, the building's mechanical systems have surpassed their expected lifespan by 95%, resulting in excessive energy consumption and maintenance demands. Renovating the building to improve operational efficiency would require addressing mechanical and structural issues.

While Building 120 no longer meets the College's needs, it presents a viable opportunity for GTCHS. The high school has the funding and interest to renovate the facility at a cost significantly lower than constructing a new building. The property, appraised at \$1.835 million, is centrally located on campus and cannot be sold to unrelated third parties. Demolishing the building would cost an estimated \$1.5 million.

Transferring ownership of Building 120 to GTCHS would benefit both institutions. It would relieve the College of substantial demolition and maintenance costs while providing GTCHS with an affordable solution to expand its classroom space. The renovated facility would be available for Greenville Tech to teach classes with dual-enrollment students, thereby maintaining its educational connection to Greenville Technical College.

Respectfully submitted,

A handwritten signature in black ink that reads 'Jacqueline R. DiMaggio'.

Jacqueline R. DiMaggio
Vice President, Finance

AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Funding for Highway Project
US 278 Corridor Project Scope Revision

Chapter 43 of Title 11 (the South Carolina Transportation Infrastructure Bank Act) provides that the bank may provide loans and other financial assistance to pay for all or part of eligible costs of qualified projects, subject to the review and approval of the Joint Bond Review Committee.

By letter dated July 29, 2025, Mr. John B. White, Jr., Chairman of the Bank, requests review by the Committee, following action taken by the Bank at its meeting on June 23, 2025, concerning the US 278 Corridor Project in Beaufort County, as follows.

Background. By letter dated July 24, 2020, the Bank Board requested approval of the Joint Bond Review Committee for financial assistance approved by the Bank on July 7, 2020, for 7 projects, and for the potential issuance by the Bank of up to \$363 million in revenue bonds as needed to provide financial assistance to these projects. The US 278 Corridor Project was one of the projects that received approval. The Committee approved financial assistance in the amount of \$120,000,000 to supplement local and South Carolina Department of Transportation funds needed to replace four bridges and improve traffic operations between Bluffton and Hilton Head Island at an estimated cost of \$292,000,000. The project was summarized as follows.

Beaufort County - US 278 Corridor. Up to \$120,000,000 (grant)
Widening 4 lanes to 6 lanes of US 278 from Moss Creek Drive to Spanish Wells Road, including the replacement/widening of both the east bound & west bound bridges over Mackay Creek and Skull Creek. Total cost of \$272,370,112 with local match of \$92,300,000 and other funds of \$60,071,112. Bank-assigned total project score: 86.

Following approval in 2020, the US 278 Corridor Project's cost estimate increased to nearly \$500,000,000. To fund the increase, Beaufort County planned to commit funds generated by a transportation sales tax to be collected pursuant to a referendum in November 2024, which failed. Following the failed referendum, the Bank requested that Beaufort County provide a funding plan to cover the Project costs. On May 28, 2025, Beaufort County submitted a revised proposal to the Bank.¹ On June 23, 2025, the Bank Board approved the request which proposed revising the project to include building a new three-lane eastbound structure, instead of a six-lane bridge, from Bluffton onto Hilton Head Island, at an estimated cost of \$311,600,000². Other revisions include withdrawing any contribution from the town of Hilton Head Island and acknowledgment that the Project cost overages are the responsibility of Beaufort County, with a pro-rata contribution from SCDOT of approximately 30% of the total amount of overages. The Bank's financial assistance will remain as previously approved at \$120,000,000.

¹ On March 28, 2025, Beaufort County presented the Bank with a proposal that the Bank found inconsistent with the current Intergovernmental Agreement and the Bank's Operating Guidelines. Thus, on May 12, 2025, the Bank Board rejected the County's proposal but offered the County 60 days to present a revised proposed.

² At the time of the submission, \$13,070,000 has been spent on preliminary engineering resulting in a balance of \$298,530,000 in available project funding.

By resolution adopted on July 17, 2025, the South Carolina Department of Transportation Commission approved the June 23, 2025, decision by the Bank Board to select and fund the revised scope for the US 278 Project, which was previously approved by Resolution of the SCDOT Commission on July 7, 2020.

COMMITTEE ACTION:

1. Review and approve the financial assistance approved by the Bank on June 23, 2025, for the US 278 Project as revised and described herein.

ATTACHMENTS:

1. Letter dated July 29, 2025, from John B. White, Jr., Chairman, South Carolina Transportation Infrastructure Bank.
2. Selected supporting materials accompanying the Bank's request.
3. Resolution dated July 17, 2025, of the South Carolina Department of Transportation Commission.

BOARD OF DIRECTORS

John B. White, Jr., *Chairman*

Ernest Duncan, *Vice Chairman*

Senator C. Ross Turner, III

Representative Chris Murphy

David B. Shehan

André Bauer

T.J. Johnson

**South Carolina
Transportation Infrastructure Bank**



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

July 29, 2025

The Honorable Harvey S. Peeler
Joint Bond Review Committee
109 Gressette Building
Columbia, South Carolina 29201

RE: US 278 Project Update

Dear Chairman Peeler:

As Chairman of the South Carolina Transportation Infrastructure Bank ("SCTIB" or "Bank"), I am writing to request the Joint Bond Review Committee's ("JBRC" or "Committee") approval of the Bank's recent action concerning the US 278 Project in Beaufort County.

To assist in the Committee's review, I am providing the following background information. On August 11, 2020, the JBRC approved the Bank's decision to provide financial assistance to Beaufort County in the form of a grant of \$120 million. Beaufort County sought financial assistance for transportation improvements to US 278. The total estimated cost of the project was \$292,350,000.

After the Committee's approval in 2020, the Project's cost significantly increased to approximately \$500 million. To fund this increase, Beaufort County planned to rely on funds from a transportation sales tax referendum in November, 2024. The referendum failed.

Shortly thereafter, the Bank requested Beaufort County provide a funding plan on how it intended to cover the Project's costs. On March 28, 2025, Beaufort County presented the Bank with its proposal with a reduced project cost and revised scope. Beaufort County also proposed several terms and conditions that were problematic to the Bank's contract and normal business practices. Thus, on May 12, 2025, the Bank Board rejected the County's proposal but afforded the County up to 60 days to present a revised proposal. SCDOT Secretary Justin Powell then wrote Beaufort County giving it notice the SCDOT intended to exercise the termination provision in SCDOT's IGA with the County if the County did not develop an approved alternative funding plan within 30 days.

On May 28, 2025, Beaufort County submitted its revised proposal to the Bank. On June 23, 2025, the Bank Board unanimously approved the County's request. Specifically, Beaufort County proposed the following:

- Revised the total Project cost to \$311,600,000. To date, \$13,070,000 has been spent on preliminary engineering, leaving an estimated Project cost of \$298,530,000.
- Revised the scope of the Project initially approved by the Bank due to increased costs of construction. Proposal now includes only a replacement three-lane eastbound bridge rather than a six-lane bridge.
- Withdrew the provisions that conflicted with the current IGA and the Bank's Operating Guidelines.
- Described a timeline with preliminary work to be done over next 2 years; construction bid letting process by end of 2027; and a Project completion date of December 31, 2031.
- Withdrew any financial or in-kind contribution from the town of Hilton Head Island.
- Acknowledged Project cost overages are the responsibility of Beaufort County with a pro-rata contribution from SCDOT of approximately 30% of the total amount of overages.
- Authorized amendment of the current IGA between Beaufort County and the Bank and any other relevant legal documents.
- Requested the Bank's commitment to reaffirm its financial assistance of \$120 million.

After the Bank approved Beaufort County's proposal, the Bank sent the SCDOT Commission the proposal for its review. The SCDOT Commission approved the Bank's proposal on July 17, 2025.

The Bank looks forward to working with SCDOT and Beaufort County on this important project for the State of South Carolina. If you need any additional information, please do not hesitate to contact me or Charles Cannon.

Sincerely,

A handwritten signature in blue ink, reading "John B. White, Jr.", with a stylized flourish at the end.

John B. White, Jr.
Chairman

Enclosures

cc: Bank Board Members

COUNTY COUNCIL OF BEAUFORT COUNTY
OFFICE OF THE COUNTY ADMINISTRATOR
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD
POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228
TELEPHONE: (843) 255-2023
FAX: (843) 255-9403
www.beaufortcountysc.gov

CHERYL H. HARRIS
EXECUTIVE ASSISTANT

MICHAEL R. MOORE
COUNTY ADMINISTRATOR

May 28, 2025

Mr. John B. White, Chairman
South Carolina Transportation Infrastructure Bank
955 Park Street, Room 120 B
Columbia, SC 29201

RE: Revised Proposal – US 278 Corridor Project

Dear Chairman White:

Thank you for the Board's consideration of our project proposal during the May 12, 2025, South Carolina Transportation Infrastructure Board (SCTIB) meeting. While we were disappointed with the outcome, we sincerely appreciate the opportunity to receive a debriefing that clarified the concerns that informed the Board's decision. Based on this valuable feedback, we are pleased to submit a revised project proposal that more directly and definitively addresses the issues raised.

As a result of ongoing coordination with South Carolina Department of Transportation (SCDOT) and the Town of Hilton Head Island, we believe the updated project scope presented here is more refined, targeted, and executable, positioning us to successfully deliver this generational infrastructure improvement.

Project Scope Update

The overall project scope remains consistent with the March 28, 2025, proposal. The construction limits on US 278 will be from the Bluffton Parkway flyover to the Windmill Harbor intersection. The core elements include:

- Replacement of the existing eastbound Mackay Creek Bridge with a new three-lane eastbound bridge spanning both Mackay Creek and Skull Creek.
- The bridge will be striped for two-lane use but sized for temporary four-lane use in emergencies or during future replacement of the westbound bridges.

SCDOT's engineering consultant has developed an alternative that avoids the subaqueous waterline and satisfies the access requirements to Pinckney Island as stipulated by U.S. Fish and Wildlife Service. With that obstacle resolved, the risk of project delivery has been significantly reduced—both in terms of time and cost. This change allows the project delivery method to return to a traditional design-bid-build format, providing a more definitive cost estimate and timeline.

Responses to SCTIB Comments and Requests for Additional Information:

When will the design and final project cost be established?

The County and SCDOT are confident in the revised project cost of **\$311,600,000**. The final cost will be

OFFICE OF THE COUNTY ADMINISTRATOR

Mr. John B. White
May 28, 2025
Page Two

determined once the project is advertised, and bids are received in late 2027. Below is the anticipated schedule:

- **June 2025:** Finalize funding plan
- **June 2026:** Approval of revised NEPA documentation
- **Mid–Late 2026 to 2027:** Final design, permitting, right-of-way acquisition, and utility coordination
- **End of 2027:** Construction advertisement and bid opening
- **Early 2028:** Begin construction
- **December 31, 2031:** Project completion (estimated 34-month construction timeline and additional time allocated to account for possible delays related to delivery, weather and force majeure concerns)

Funding Sources and Contributions:

Funding Source	Amount
Beaufort County 2018 Sales Tax Funds	\$ 80,000,000
Beaufort County Road Impact Fees	\$ 21,000,000
SCDOT (LATS) Guideshare Funds	\$ 2,000,000
SCDOT Interstate / NHS Bridge Funds	\$ 88,600,000
SC Transportation Infrastructure Bank	\$120,000,000
Total	\$311,600,000

*To date, \$13,070,000 has been spent on preliminary engineering, leaving \$298,530,000 in available project funding.

Clarification on Fund Usage Order

Pursuant to the Intergovernmental Agreement (IGA) in Article 3.2 paragraph 3, *“the County and SCDOT will expend all financial contributions and funds for the project before the Bank will be obligated to pay or reimburse any eligible costs on the project,” and “any savings or reductions in the total cost of the project*

OFFICE OF THE COUNTY ADMINISTRATOR

Mr. John B. White
May 28, 2025
Page Three

shall be credited against and reduce the amount of the Bank's grant to the project." The County withdraws its prior request to expend SCTIB funds earlier in the funding sequence.

Right-of-Way Commitment by the Town of Hilton Head Island

Because the eastern construction limits of the project are set at Windmill Harbor intersection, there is much less town-owned land that will be impacted. The Town remains committed to contributing the required town-owned parcels necessary to support the updated scope. However, since the land needed and its value is significantly less, we did not include the Town's right-of-way donations in the listed funding sources.

Project Overages

In accordance with Article 3.3 of the IGA, Beaufort County reaffirms that *"the County shall provide additional funding to complete the project if the amount of monies and funds needed to complete construction of the project exceeds the current total estimated costs of \$311,600,000, or if any funds or contributions to be provided for the project by a source other than the Bank are not received."* Additionally, SCDOT has committed to proportionally share overages with the County. This provision for the pro-rata cost share will be codified in a separate amendment to the agreement between Beaufort County and SCDOT.

Revised Project Timeline

A comprehensive project timeline and an exhibit depicting the coordinated and approved Pinckney Island access plan are included as attachments.

Clarification on IGA Scope

Although the revised project differs from the originally identified preferred alternative, it remains consistent with the scope of the original application and the stated purpose to *"address structural deficiencies at the existing eastbound Karl Bowers Bridge over Mackay Creek, to increase capacity, and reduce congestion along US 278 from Moss Creek Drive to Spanish Wells Road."* The construction limits along US 278 will be from the Bluffton Parkway flyover to the Windmill Harbor intersection.

Conclusion

We hope this updated proposal provides clarity and renewed confidence in Beaufort County's commitment to delivering this redefined, yet vital infrastructure improvement. Attached are the following supporting materials:

- The Beaufort County Council resolution affirming the revised proposal.
- A proposed amendment to the IGA reflecting minimal revisions necessary for alignment with the updated plan.

OFFICE OF THE COUNTY ADMINISTRATOR

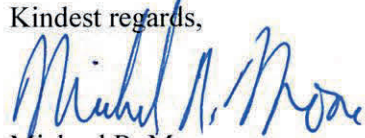
Mr. John B. White

May 28, 2025

Page Four

We respectfully renew our request for the **retention of SCTIB's \$120 million funding commitment**. Should Bank require any additional information, our team stands ready to assist.

Kindest regards,



Michael R. Moore
County Administrator

MRM: jf

cc: Charles Cannon, Executive Director, SCTIB
Justin Powell, Secretary of Transportation, SCDOT
Marc Orlando, Town Manager, Town of Hilton Head Island
Beaufort County Legislative Delegation
Beaufort County Council

Attachments: Beaufort County Council Resolution
Proposed Amendment to the IGA
Exhibits A, B and C

RESOLUTION 2025 /26

A RESOLUTION OF BEAUFORT COUNTY TO REDEFINE THE US 278 CORRIDOR PROJECT (ALSO KNOWN AS THE WILLIAM HILTON PARKWAY GATEWAY CORRIDOR PROJECT) TO ALIGN WITH THE AVAILABLE FUNDING

WHEREAS, the current proposed project includes a six-lane bridge with a multi-use pathway and roadway improvements spanning from Moss Creek Road to Spanish Wells Road; and

WHEREAS, the current available funding totals \$311.6 million, consisting of \$101 million from Beaufort County (sales tax and impact fees), right-of way donations along the US 278 corridor from the Town of Hilton Head Island, \$90.6 million from the South Carolina Department of Transportation (SCDOT), and \$120 million from the State Infrastructure Bank (SIB); and

WHEREAS, in February 2024, SCDOT provided an updated project cost estimate, increasing the projected cost from \$305 million to \$488 million; and

WHEREAS, this updated cost estimate was reflected in our following quarterly report to the SIB, and upon receipt, the SIB requested a meeting with the County to address the project status and funding shortfall; and

WHEREAS, at a meeting on May 29, 2024, between SIB, SCDOT, state representatives, and Beaufort County, the County proposed a pro-rata cost-sharing arrangement between SIB, SCDOT, and the County to cover the \$190 million shortfall; and

WHEREAS, in a follow-up letter to SIB dated July 3, 2024, the County formally requested \$90 million from SIB to match a \$90 million contribution from the County, contingent upon voter approval of a proposed Transportation Sales Tax Referendum in November 2024; and

WHEREAS, on November 5, 2024, the Transportation Sales Tax Referendum was defeated by a 55% margin, rendering the County's proposed match unavailable; and

WHEREAS, on November 7, 2024, SIB issued a letter to the County requesting a response within 15 days regarding the County's plan to address the \$190M funding shortfall; and

WHEREAS, at its November 12, 2024, County Council meeting, the Council voted to not allocate additional funds to the project; and

WHEREAS, in a letter to Beaufort County dated November 18, 2024, SCDOT reiterated the deteriorating condition of the eastbound Mackay Creek Bridge, which its condition has been rated a 4 out of 10, and emphasized that a decision on a viable project must be made by March 31, 2025, to proceed with construction by 2027; and

WHEREAS, at the November 20, 2024, SIB meeting, an extension was granted to Beaufort County until March 31, 2025, for the County to provide a revised funding plan; and

WHEREAS, on January 9, 2025, Senator Tom Davis, with support from the state delegation, presented a project proposal to match available funding; and

WHEREAS, SCDOT has provided six project options along with cost estimates for each option, including the proposal endorsed by Senator Tom Davis; and

WHEREAS, only two of the six options, (excluding the standalone Mackay Creek Bridge replacement) fall within the available \$311.6 million budget; and

WHEREAS, on March 28, 2025, Beaufort County submitted a project proposal in alignment with the proposal from Senator Davis to the SIB for their consideration; and

WHEREAS, on May 12, 2025, the SIB voted to disapprove the County's proposed revised scope for the US 278 Corridor Project (also known as the William Hilton Parkway Gateway Corridor Project) to align with the available funds; and

WHEREAS, on May 15, 2025, in a follow-up conference call, County representatives, including the Chairman of County Council, the County Administrator, and legislative delegates (Senator Davis, Representatives Newton and Herbkersman), discussed with SIB Chairman White the reasons for rejection from the SIB; and

WHEREAS, Chairman White provided the following reasons for rejection of the revised scope for the US 278 project:

1. The revised funding sequence conflicted with the IGA, which specified that SIB funds were to be used last, not first.
2. The Town of Hilton Head Island's contribution was land (right-of-way), not cash.
3. The scaled-back bridge plan reduced the number of lanes from what was originally agreed upon and did not believe the SIB should still contribute the full \$120,000,000.
4. The County had not clearly outlined a strategy for covering cost overruns; the SIB suggested County bonding capacity (up to \$87 million) be pledged. (Staff does not recommend this)
5. A detailed project timeline for construction and completion was not provided.
6. The SIB expected increased financial commitment from both SCDOT and the County to reduce reliance on SIB funding.
7. The IGA had been violated since construction did not commence in 2024; and

WHEREAS, on May 15, 2025, SCDOT Secretary Powell expressed a readiness to proceed with replacing the two-lane Mackay Creek Bridge using \$90.6 million in already committed funds. SCDOT indicated a preference to construct a three-lane bridge, contingent upon Beaufort County contributing the additional funds needed for the third lane; and

WHEREAS, on May 16, 2025, SCDOT Secretary Powell sent a letter providing 30-day notice that SCDOT intends to exercise the termination provision as allowed under Section VII of

the intergovernmental agreement dated March 7, 2023 between SCDOT and Beaufort County, but stated that if a resolution is determined by the SIB Board and Beaufort County within this termination notice period, he would withdraw this termination; and

WHEREAS, County Council held a special-called meeting on May 19, 2025 to discuss the SIB Board's disapproval of the County's proposed revision to the US 278 corridor plan and the SCDOT notice of termination letter and discussed two viable options on how to proceed with the project; and

WHEREAS, County Council voted to proceed with continuing to attempt to negotiate an amended IGA with the SIB. This would include restructuring the funding sequence to prioritize County funds, then SCDOT funds, and finally any remaining SIB contribution. Beaufort County would assume responsibility for any cost overruns; and

NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, hereby adopts a revised scope for the US 278 Corridor Project (also known as the William Hilton Parkway Gateway Corridor Project) to align with the available funds. The revised project includes the following elements:

Project Scope:

The construction limits along US 278 will be from the Bluffton Parkway flyover to the Windmill Harbor intersection. These project elements are identified in the attached Exhibit A.

1. Replacement of the two eastbound bridges over Mackay Creek and Skull Creek, while retaining the existing two-lane westbound bridges.
2. Construction of a three-lane eastbound bridge without a multi-use pathway.
3. Striping the new bridge for two lanes, with only necessary road tie-ins included.
4. Designing the bridge width to accommodate temporary four-lane use in the future if westbound bridge replacement is required.
5. Full and direct access to Pinckney Island from the new eastbound bridge and the existing westbound bridges. See attached Exhibit B
6. The new eastbound bridges will be designed to avoid the subaqueous water line eliminating the need for relocation.
7. Removal of the eastbound Mackay Creek Bridge.
8. Construction of a Hog Island connector road/bridge to provide access to Mariner's Cove, Blue Heron Point, and Hog Island, linking back to US 278 at the Windmill Harbor intersection.
9. Retention and improvement of the Windmill Harbor traffic signal with mast arms.

Project Funding:

The overall estimated cost for the project is **\$311,600,000**. Below is a breakdown of the available funding sources:

Funding Source	Amount
Beaufort County 2018 Sales Tax Funds	\$80,000,000
Beaufort County Road Impact Fees	\$21,000,000
SCDOT (LATS) Guideshare Funds	\$2,000,000
SCDOT Interstate / NHS Bridge Funds	\$88,600,000
SC Transportation Infrastructure Bank	\$120,000,000
Total	\$311,600,000

Project Timeline:

Below is the anticipated schedule. A more detailed plan of the project schedule is attached as Exhibit C:

- **June 2025:** Finalize funding plan
- **June 2026:** Approval of revised NEPA documentation
- **Mid-Late 2026 to 2027:** Final design, permitting, right-of-way acquisition, and utility coordination
- **End of 2027:** Construction advertisement and bid opening
- **Early 2028:** Begin construction
- **December 31, 2031:** Project completion (estimated 34-month construction timeline) plus a one year contingency period for any unexpected delays.

Adopted this 27 day of May 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: Alice G. Howard
Alice Howard, Chairman

ATTEST:

Sarah W. Brock
Sarah W. Brock, Clerk to Council

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
AMENDMENT #1 TO
INTERGOVERNMENTAL AGREEMENT
FOR BEAUFORT COUNTY

THIS AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT FOR BEAUFORT COUNTY dated November 30, 2021 by and between Beaufort County and the South Carolina Transportation Infrastructure Bank concerning improvements of US 278 from Moss Creek Drive to Spanish Wells Road, herein after referred to as the “Project” is made and entered into this ____ day of _____, 2025 by and between Beaufort County, South Carolina, (hereinafter referred to as the “County”), and South Carolina Transportation Infrastructure Bank, (hereinafter referred to as the “SIB”).

WHEREAS, the County and the SIB entered into an Intergovernmental Agreement which set forth the terms respective responsibilities of the Parties for the Project, including the funding of the Project; and

WHEREAS, in November 2021 at the time the Intergovernmental Agreement was entered into, the total estimated cost of the Project was \$292,350,000 and the Parties agreed this Project would be funded by the SIB contributing up to \$120,000,000, and the County would provide local matching funds and other financial contributions for the Project that consisted of:

- 1) Beaufort County one cent transportation sales tax in the amount of \$80,000,000;
- 2) Beaufort County Road Impact Fees in the amount of \$12,300,000;
- 3) Beaufort County General Obligation Bonds in the amount of \$7,000,000;
- 4) Federal Guideshare Funds in the amount of \$4,200,000;
- 5) SCDOT Bridge Replacement Funds in the amount of \$65,500,000; and
- 6) Right-of-Way land along US 278 dedicated by the Town of Hilton Head Island which is estimated to be valued at \$3,350,000; and

WHEREAS, in February 2024, SCDOT provided an updated project cost estimate, increasing the projected cost to \$488 million; and

WHEREAS, this updated cost estimate was reflected in Beaufort County’s following quarterly report to the SIB, and upon receipt, the SIB requested a meeting with the County to address the project status and funding shortfall; and

WHEREAS, at a meeting on May 29, 2024, between SIB, SCDOT, state representatives, and Beaufort County, the County proposed a pro-rata cost-sharing arrangement between SIB, SCDOT, and the County to cover the \$190 million shortfall; and

WHEREAS, in a follow-up letter to SIB dated July 3, 2024, the County formally requested \$90 million from SIB to match a \$90.6 million contribution from the County, contingent upon voter approval of a proposed Transportation Sales Tax Referendum in November 2024; and

WHEREAS, on November 5, 2024, the Transportation Sales Tax Referendum was defeated by a 55% margin, rendering the County’s proposed match unavailable and on November 7, 2024, the SIB issued a letter to the County requesting a response within 15 days regarding the County’s plan to address the \$190M funding shortfall; and

WHEREAS, at its November 12, 2024, County Council meeting, the Council voted to not allocate additional funds to the project; and

WHEREAS, in a letter to Beaufort County dated November 18, 2024, SCDOT reiterated the deteriorating condition of the eastbound Mackay Creek Bridge, which its condition has been rated a 4 out of 10, and emphasized that a decision on a viable project must be made by March 31, 2025, to proceed with construction by 2027; and

WHEREAS, at the November 20, 2024, SIB meeting, an extension was granted to Beaufort County until March 31, 2025, for the County to provide a revised funding plan; and

WHEREAS, on January 9, 2025, Senator Tom Davis, with support from the state delegation, presented a project proposal to match available funding, SCDOT provided six project options along with cost estimates for each option, including the proposal endorsed by Senator Tom Davis, however only two of the six options, (excluding the standalone Mackay Creek Bridge replacement) fell within the available \$298.85 million budget; and

WHEREAS, on March 28, 2025, Beaufort County submitted a project proposal in alignment with the suggested redefined project from Senator Davis to the SIB for their consideration; and

WHEREAS, on May 12, 2025 the SIB voted to disapprove the County's proposed revised scope for the US 278 Corridor Project (also known as the William Hilton Parkway Gateway Corridor Project) to align with the available funds; and

WHEREAS, on May 15, 2025 in a follow-up conference call, County representatives, including the Chairman of County Council, the County Administrator, and legislative delegates (Senator Davis, Representatives Newton and Herbkersman), discussed with SIB Chairman John White the reasons for rejection from the SIB; and

WHEREAS, on May 15, 2025, SCDOT Secretary Powell expressed a readiness to proceed with replacing the two-lane Mackay Creek Bridge using \$90 million in already committed funds and SCDOT indicated a preference to construct a three-lane bridge, contingent upon Beaufort County contributing the additional funds needed for the third lane; and

WHEREAS, on May 16, 2025, SCDOT Secretary Powell sent a letter to Beaufort County, providing 30-day notice that SCDOT intends to exercise the termination provision as allowed under Section VII of the intergovernmental agreement dated March 7, 2023 between SCDOT and Beaufort County, but stated that if a resolution is determined by the SIB Board and Beaufort County within this termination notice period, he would withdraw this termination; and

WHEREAS, County Council held a Special Called Meeting on May 19, 2025 to discuss the SIB Board's disapproval of the County's proposed revision to the US 278 corridor plan and the SCDOT notice of termination letter and discussed two viable options on how to proceed with the project; and

WHEREAS, County Council voted to proceed with continuing to attempt to negotiate an amended IGA with the SIB. This would include restructuring the funding sequence to prioritize County funds, then SCDOT funds, and finally any remaining SIB contribution. SCDOT will be

responsible for a pro-rata portion of the cost overruns not to exceed 29.08% of the total overruns based on its funding portion of \$90.6 Million toward the project cost of \$311.6 Million. Beaufort County would assume responsibility for the balance of any cost overruns; and

WHEREAS, the County adopted Resolution 2025/26 on May 27, 2025 wherein the County Council expressed its desire for the County to continue to negotiate with the SIB to amend the Intergovernmental Agreement so that the Project could proceed with a revised scope for the US 278 Corridor Project (also known as the William Hilton Parkway Gateway Corridor Project) to align with the available funds; and

WHEREAS, the SIB and the County desire to formalize an amendment to the Intergovernmental Agreement wherein the Project will proceed with a defined scope for the US 278 Corridor Project (also known as the William Hilton Parkway Gateway Corridor Project) to align with the available funds.

NOW, THEREFORE, for mutual consideration and public service, it is mutually agreed by the County and the SIB that the Intergovernmental Agreement shall be amended as follows:

1. Article III paragraph 3 shall be amended to read:

“The total estimated cost of the Project is \$311,600,000, which will be met by the funding commitments described in more detail below.

2. Article III paragraph 3.2 shall be amended to read:

“The County shall provide the local match funds and other financial contributions for the Project that consist of the following sources:

- a. Beaufort County one cent transportation sales tax in the amount of \$80,000,000; and
- b. Beaufort County Road Impact Fees in the amount of \$21,000,000.

The County also represents warrants, and covenants that it has secured binding legally enforceable contributions and funds for the Project from the following sources:

- a. Federal Guideshare Funds in the amount of \$2,000,000; and
- b. SCDOT Bridge Replacement Funds in the amount of \$88,600,000.”

3. Article III paragraph 3.3 shall be amended to read:

“Funding Responsibilities if Project Costs Exceed Total Estimated Cost.

SCDOT will be responsible for a pro-rata portion of the cost overruns not to exceed 29.08% of the total overruns based on its funding portion of \$90.6 Million toward the project cost of \$311.6 Million. The County shall provide the balance of the additional funding to complete the Project if the amount of monies and funds needed to complete construction of the Project exceeds the current total estimated costs of \$311,600,000, or if any funds or contributions to be provided for the Project by a source other than the Bank,

including those listed above in Section 3.2, are not received. As stated in Section 3.1, the Bank's maximum Financial Assistance for the Project shall not exceed \$120,000,000."

4. Article IV paragraph 4.3 B iii, the first sentence shall be amended to read:

"the County or SCDOT fails to complete the Project, including all components, by December 31, 2031, the County shall reimburse the Bank fully for all Disbursements within ninety (90) days of the date of the notification to the County by the Bank that such reimbursement is due the Bank and stating the reason(s) for such reimbursement."

IN WITNESS WHEREOF, the South Carolina Transportation Infrastructure Bank, South Carolina and Beaufort County, South Carolina by and through their duly authorized officers have set their hands and seals on this _____ day of _____, 2025.

WITNESSES:

Cheryl H. Harris
Kathleen J. Carter

BEAUFORT COUNTY

By: Michael A. Mon
Its: County Administrator

WITNESSES:

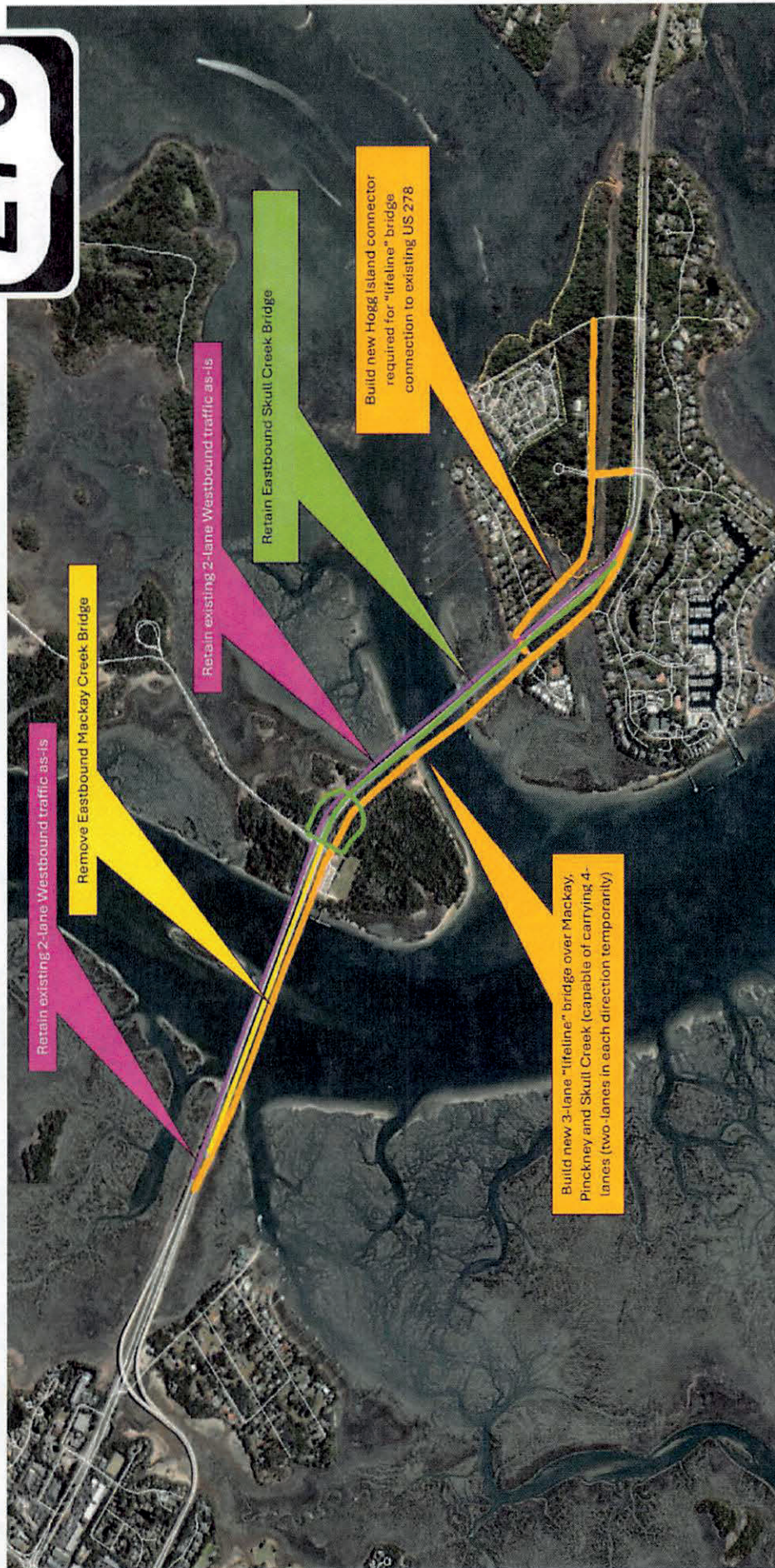
**SOUTH CAROLINA TRANSPORTATION
INFRASTRUCTURE BANK**

By: _____
Its: Chairman

Exhibit A



3-lane Bridge (capable of accommodating 4th lane) with using portion of Westbound bridge for off island and one of the old Skull Creek for access to Pinckney Island



Pinckney Island Access Layout

Exhibit B

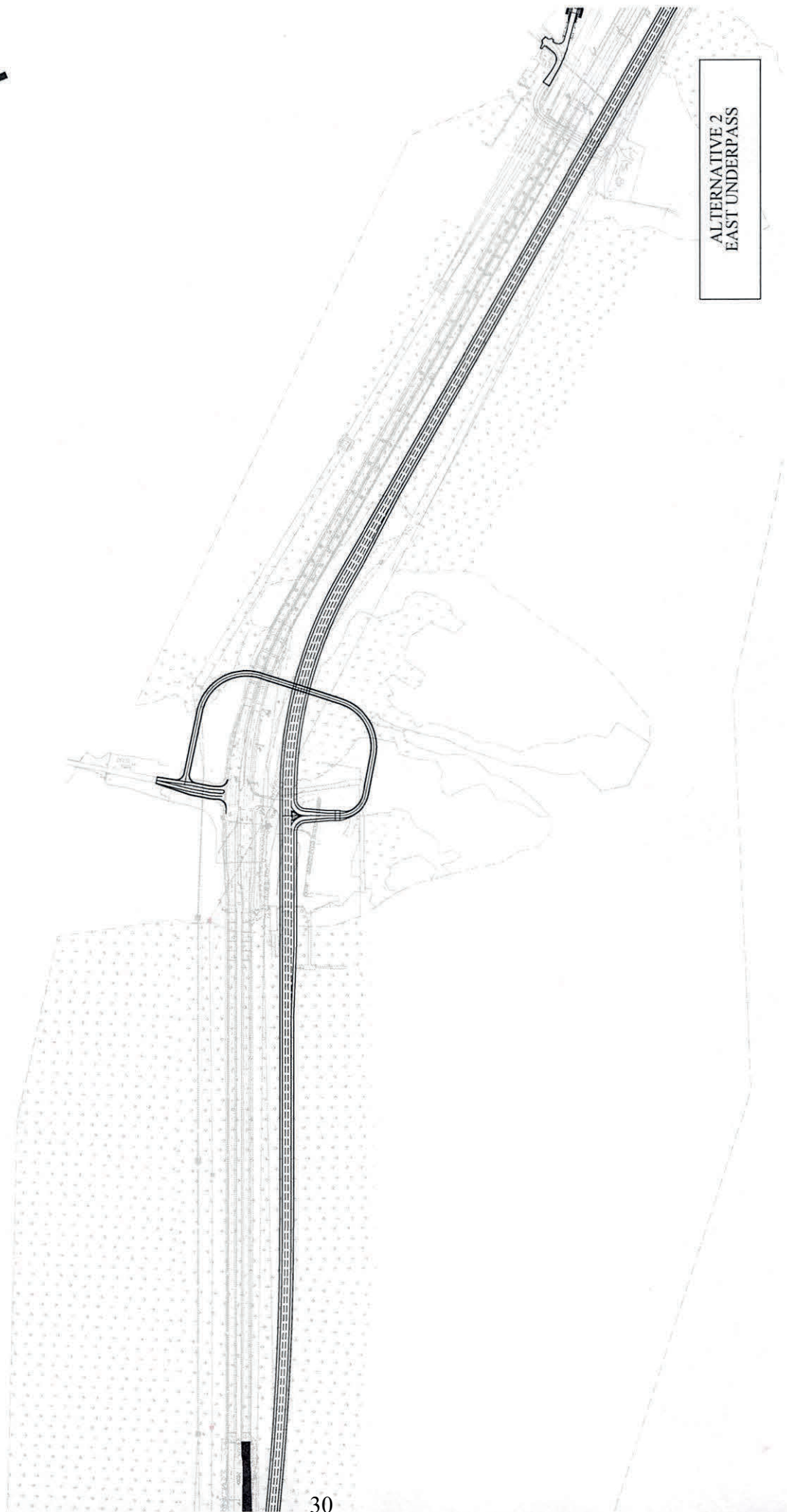


Exhibit C

Scope includes 3-lane eastbound bridge with direct access to Pinkney Island and no multiuse pathway

31

A RESOLUTION

OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION COMMISSION APPROVING THE JUNE 23, 2025 DECISION BY THE SOUTH CAROLINA STATE TRANSPORTATION INFRASTRUCTURE BANK BOARD OF DIRECTORS TO PROVIDE FINANCIAL ASSISTANCE TO BEAUFORT COUNTY.

WHEREAS, South Carolina Code Section 11-43-150(D) requires the Board of Directors of the South Carolina State Transportation Infrastructure Bank (STIB) to submit decisions to provide loans or other financial assistances to a qualified borrowers on a qualified project to the South Carolina Department of Transportation (SCDOT) Commission for its consideration; and

WHEREAS, South Carolina Code Section 11-43-150(D) further requires the SCDOT Commission to approve or reject the decisions of the STIB Board of Directors, or request additional information; and

WHEREAS, the STIB Board approved a resolution on Jun 23, 2025 approving financial assistance in the amount of \$120,000,000 for the revised scope of the US 278 Corridor Project as noted in Attachment A, which was initially approved in the July 7, 2020 Resolution adopted by the SCDOT Commission; and

Project	Applicant	Financial Assistance
US 278 Corridor Project	Beaufort County	\$120,000,000 (Grant)

WHEREAS, Act 114 of 2007 requires that the SCDOT Commission select projects considering objective and quantifiable factors such as financial viability, safety, economic development, traffic volumes and congestion, truck traffic, pavement condition, environmental impacts, transportation alternatives and consistency with local land use plans; and

WHEREAS, the SCDOT Commission utilizes the Council of Governments and Metropolitan Planning Organizations transportation planning processes to identify, rank and prioritize the regional transportation needs in accordance with the Act 114 requirements within their geographic regions; and

WHEREAS, the SCDOT Commission utilizes statewide ranking lists in accordance with Act 114 requirements for statewide strategic program categories such as Interstate Widening, Bridge Replacements and Safety Projects; and

WHEREAS, in accordance with SC Code of State Regulations 63-10(C)(2), the SCDOT Commission may deviate from the order in the ranked lists based on significant financial or

engineering considerations, delayed permitting, *force majeure*, pending legal actions, federal law or regulation, or economic growth; and

WHEREAS, the SCDOT Commission finds that the US 278 Corridor project continues to be included in the appropriate Council of Government's or Metropolitan Planning Organization's currently approved regional transportation plans as it was when the US 278 Project was approved in the July 7, 2020 Resolution adopted by the SCDOT Commission; and

WHEREAS, the SCDOT Commission strongly encourages the STIB Board of Directors to properly consider the needs of rural South Carolina in soliciting and selecting projects in future funding allocations;

THEREFORE, BE IT RESOLVED that in meeting assembled this 17th day of July, 2025 the SCDOT Commission approves the June 23, 2025 decision of the STIB Board of Directors to select and fund the revised scope for the US 278 project described above, which was previously approved in the July 7, 2020 Resolution adopted by the SCDOT Commission; and

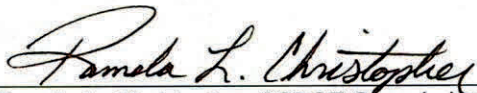
BE IT FURTHER RESOLVED THAT a true copy of this resolution be forwarded to the STIB Board and the Joint Bond Review Committee.



T. J. Johnson, SCDOT Commission Chairman
First Congressional District



William B. Dukes, SCDOT Commission Vice-Chair
Second Congressional District



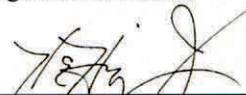
Pamela L. Christopher, SCDOT Commissioner
Third Congressional District



Max L. Metcalf, SCDOT Commissioner
Fourth Congressional District



Curtis M. Spencer, SCDOT Commissioner
Fifth Congressional District



H. E. Sel Hemingway, Jr., SCDOT Commissioner
Seventh Congressional District



J. Britt Blackwell, SCDOT Commissioner
Governor's At-Large Position



Thomas L. Rhodes, III, SCDOT Commissioner
Governor's At-Large Position

BOARD OF DIRECTORS

John B. White, Jr., *Chairman*

Ernest Duncan, *Vice Chairman*

Senator C. Ross Turner, III

Representative Chris Murphy

David B. Shehan

André Bauer

T.J. Johnson

**South Carolina
Transportation Infrastructure Bank**



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

July 3, 2025

The Honorable T.J. Johnson, Chairman
South Carolina Department of Transportation
955 Park Street
Columbia, South Carolina 29201

RE: SCTIB US 278 Project Update

Dear Chairman Johnson:

As Chairman of the South Carolina Transportation Infrastructure Bank ("SCTIB" or "Bank"), I am writing to update the South Carolina Department of Transportation Commission ("Commission") on the Bank's recent action concerning the US 278 Project.

In July, 2020, the Commission approved the Bank's decision to provide financial assistance of \$120 million out of the total estimated project cost of \$292,350,000 for improvements to US 278 in Beaufort County. After the Commission's approval in 2020, the Project's estimated cost increased to nearly \$500 million. To fund this increase, Beaufort County planned to rely on funds for a transportation sales tax referendum in November, 2024. The referendum failed. Shortly thereafter, the Bank requested Beaufort County provide a funding plan to cover the Project's costs. On March 28, Beaufort County presented the Bank with its proposal with a reduced estimated cost and revised scope. Beaufort County also proposed several terms and conditions inconsistent with the current Intergovernmental Agreement and the Bank's Operating Guidelines. Thus, on May 12, 2025, the Bank Board rejected the County's proposal but afforded the County up to 60 days to present a revised proposal. Then Secretary Powell wrote Beaufort County giving it notice the SCDOT intended to exercise the termination provision in its IGA with the County if the County did not develop an approved alternative funding plan within 30 days.

On May 28, Beaufort County submitted its revised proposal to the Bank. On June 23, the Bank Board unanimously approved the County's request. Specifically, Beaufort County proposed the following:

- Revised the total Project cost to \$311,600,000. To date, \$13,070,000 has been spent on preliminary engineering, leaving an estimated Project cost of \$298,530,000.
- Revised the scope of the Project initially approved by the Bank due to increased costs of construction. Proposal now includes only a replacement three-lane eastbound bridge rather than a six-lane bridge.

- Withdrew the contentious provisions that conflicted with the current IGA and the Bank's Operating Guidelines.
- Described a timeline with preliminary work to be done over next 2 years; construction bid letting process by end of 2027; and a Project completion date of December 31, 2031.
- Withdrew any financial or in-kind contribution from the town of Hilton Head Island.
- Acknowledged Project cost overages are the responsibility of Beaufort County with a pro-rata contribution from SCDOT of approximately 30% of the total amount of overages.
- Authorized amendment of the current IGA between Beaufort County and the Bank and any other relevant legal documents.
- Requested the Bank's commitment to reaffirm its financial assistance of \$120 million.

The Bank looks forward to working with SCDOT and Beaufort County on this important project for the State of South Carolina. If you need any additional information, please do not hesitate to contact me or Charles Cannon.

Sincerely,

A handwritten signature in black ink, appearing to read "John B. White, Jr.", with a stylized flourish at the end.

John B. White, Jr.
Chairman

cc: Bank Board
Beaufort County legislative delegation

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Office of the Adjutant General
Ingress and Egress at 276 Munn Road, Fort Mill

The Office of the Adjutant General requests review of its proposal to lease approximately 0.0023 acres of land with ingress and egress located at 276 Munn Road in Fort Mill near Interstate 77 and Fort Mill High School to American Towers, LLC¹. The lease will support American Towers' operation and maintenance of a telecommunications facility including a tower and supporting equipment. The location has been operated by American Towers and its predecessors since 1994.

The term of the proposed lease is 5 years beginning July 1, 2025, with automatic renewals of 4 successive terms for 5 years each. The annual rent requires an upfront lump sum payment of \$30,000 and periodic rent based on alternative formulas of either a "base rent" in the annual amount of \$26,265 with a 3% annual increase or 50% of the revenue generated by American Towers. Subject to certain conditions², in the event that revenue received³ exceeds \$52,530 per year, escalating 3% annually, American Towers will share 50% of revenue with the Office of the Adjutant General. In addition to Base Rent or the revenue share, whichever is greater, American Towers will reimburse the agency for costs incurred for review, supervision, and implementation of requests by American Towers.

The minimum total rent, including the upfront lump sum payment, to be paid over the term if all extensions are exercised is \$986,702.

No option to purchase the property is included in the lease.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated July 29, 2025, of William David "DeeBo" Kelly, III, General Counsel, Office of the Adjutant General.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective December 22, 2021. CT Corporation System of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

² The revenue share may be reduced under certain conditions such as where Lessee is reimbursed by sublessees for tower improvements, costs, maintenance and so forth.

³ American Towers may sublease space on the tower and sells licenses to multiple cell carriers which place and operate their respective cellular service-related antennae on the tower.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: South Carolina Office of the Adjutant General Lease Out of a portion of 276 Munn Road Ft. Mill

3. Summary Background Information:

The Office of the Adjutant General (Agency) is requesting approval to lease out approximately .0023 acres of land with ingress and egress located at 276 Munn Road, Fort Mill, SC to American Towers LLC for operation and maintenance of a telecommunications facility to include a tower along with communication structures to house equipment, supporting cables, fencing and equipment incidental to the operation of a telecommunications tower (collectively, the “telecommunications facility”) on the site. The parties, or their predecessors-in-interest have operated a cell tower in this location since 1994.

The initial term of the lease will be for a period of five years commencing July 1, 2025, and will automatically renew for four successive terms of five years each as long as the Lessee is not in breach unless either party provides the other party with notice at least 180 days prior to the end of the then existing term that it does not want to renew.

The annual rent, determined after negotiations and the involvement of a consulting agency hired by Agency, requires an upfront lump sum payment of Thirty Thousand Dollars and monthly rent based on an annual base rent in the amount of at least Twenty-Six thousand two Hundred Sixty-Five Dollars (\$26,265.00) per year (“Base Rent”). The Base Rent will escalate 3% annually. In the event that revenue received by Lessee (by subleasing space on the tower) exceeds \$52,530 per year (escalating 3% annually), Lessee shall share 50% of that revenue with Agency (“Revenue Share”). The Revenue Share may be reduced under certain conditions such as where Lessee is reimbursed by sublessees for tower improvements, costs, maintenance and so forth. In addition to Base Rent or the Revenue Share, whichever is greater, Lessee will reimburse Agency for costs incurred for review, supervision and implementation of requests by Lessee.

The minimum total rent, including the upfront lump sum payment, to be paid over the term if all extensions are exercised is \$986,702.

No option to purchase the property is included in the lease.

- 4. What is the JBRC asked to do?** Approve the proposed five-year lease-out and up to four additional five year extensions for .0023 acres of land with ingress and egress located at 276 Munn Road, Fort Mill, SC to American Towers LLC.

-
- 5. What is recommendation of the submitting agency involved** Approve the proposed five-year lease-out and up to four additional five year extensions for .0023 acres of land with ingress and egress located at 276 Munn Road, Fort Mill, SC to American Towers LLC.
-

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) PPD Forms

The State of South Carolina
Military Department



Office of the Adjutant General

ROBIN B. STILWELL
MAJOR GENERAL
THE ADJUTANT GENERAL

1 NATIONAL GUARD ROAD
COLUMBIA, S.C. 29201-4752

July 29, 2025

Ms. Shawn DeJames
South Carolina Department of Administration
Real Property Services
1200 Senate Street
Columbia, SC 29201

Subject: Lease Out to American Towers, LLC at SC Army National Guard Armory site, 276 Munn Road, Fort Mill, SC

Dear Ms. DeJames,

The Office of the Adjutant General respectfully requests that the State Fiscal Accountability Authority and/or the Joint Bond Review Committee review and grant approval for the agency to lease out an unimproved parcel measuring approximately one hundred feet (100') by one hundred feet (100') to American Towers, LLC at the address listed in the Subject line above. The proposed lease would allow the lessee, to continue operation of a cell tower built by its predecessors in the early 1990s. American Tower sells licenses to multiple cell carriers which place and operate their respective cellular service-related antennae on the tower.

American Towers, LLC, is a limited liability company established under laws of the state of Delaware and headquartered in Massachusetts. It is a subsidiary of American Towers Corporation, a publicly-traded company which is listed on the New York Stock Exchange and is included within both the S&P500 and the S&P100. The initial term of the proposed ground lease is five (5) years, with four (4) optional renewal terms of 5-years. No option to purchase the property is included in the lease and the lessee is obligated to remove the tower and related improvements upon termination or expiration of the lease.

No formal real estate appraisal was conducted because the value of the site to American Towers is driven by the presence of the existing tower on the site, the high demand for cellular services in the vicinity, and other factors that are important in the cell tower industry. The

agency hired Gunnerson Consulting, which exclusively represents owners in connection with transactions of this type. Gunnerson advised the agency in connection with the price proposals and negotiated various terms with American Towers' representatives. The terms agreed upon by the parties require American Towers to make an upfront lump sum payment of Thirty Thousand dollars (\$30,000), and pay periodic rent based on alternative formulas of either a "base rent" (\$26,265 annual amount with a 3% annual increase) or fifty percent (50%) of the revenue generated through the sales of the licenses to the carriers. Gunnerson's representative, Christine Gillan, provided the following assessment of estimated value: "Based upon our experience in the industry, and articles that we have read, we believe that it is possible for the long term lease to generate approximately \$40,000 annually under the 50% revenue share model, but it will never generate less than the \$26,265 floor (compare this to the \$12,478 in annual rent the Adjutant General was collecting 2 years ago)." *(copy attached)*

The presence of the tower and American Towers' activities has not impacted the South Carolina Army National Guard's ability to continue its military operations out of the Fort Mill Readiness Center and no adverse impacts are anticipated during the term of this lease. While there are four consecutive 5-year renewal terms extending the total to a 25-year term, either party has the option of not renewing the lease by giving the other at least 180-day's notice prior to the applicable renewal date.

We thank you in advance for your consideration and wish to extend our sincere appreciation for the inordinate level of assistance the Department of Administration's staff has extended us in connection with this proposal.

Very Respectfully,



William David (DeeBo) Kelly III
Agency General Counsel
Office of the Adjutant General
Columbia, South Carolina 29201
(803) 669-1965 [cell]
deebo.kelly@scmd.sc.gov

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Department of Environmental Services
Office and Lab Space at 1323 Celebration Blvd, Florence

The South Carolina Department of Environmental Services requests review of its proposal to lease 12,334 square feet of office and lab space located at 1323 Celebration Boulevard, Building A, in Florence from American Security Insurance Company¹ (American Security). Since the agency's submission, American Security and SWL Investments, LLC² (SWL) have entered into a Purchase and Sale Agreement wherein SWL will acquire the proposed leased property. Closing is anticipated in the month of August. The lease will support the relocation of the agency to a new commercial location. The agency is currently located at 145 E. Cheves Street, which is experiencing infrastructure challenges.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 3 responsive offers. The chosen location was the lowest responsive offer.

The term of the proposed lease is 10 years beginning on or about October 1, 2025. The rental rate for the first year of the term is \$280,598 or \$22.75 per square foot. The rental rate will increase by 3% annually beginning in year 2. Total rent over the term is expected to be \$3,216,747. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from State Appropriations; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$24.29 to \$32.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.

¹ American Security Insurance Company is not an entity registered with the SC Secretary of State. American Security is owned by Interfinancial, Inc, a Georgia corporation in good standing registered with the SC Secretary of State effective January 15, 2015. Corporation Service Company of West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

² A South Carolina limited liability company in good standing registered with the SC Secretary of State effective April 8, 2025. Gary Langston of Florence is registered agent. Private Participant Disclosures were included with the submission.

-
2. Letter dated July 25, 2025, of Chris Wimberly, CFO, South Carolina Department of Environmental Services.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: SC Department of Environmental Services Lease of 1323 Celebration Blvd, Building A, Florence, SC

3. Summary Background Information:

SC Department of Environmental Services (Agency) requests approval to lease twelve thousand three hundred thirty-four (12,334) square feet of office and lab space in Florence. (At the time of the item submittal the proposed leased property is owned by American Security Insurance Company (American Security). American Security and SWL Investments, LLC (SWL) have entered into a Purchase and Sale Agreement wherein SWL will acquire the proposed leased property. American Security and SWL anticipate closing on the proposed leased property in the month of August). This will be a new commercial location for the Agency. The Agency is currently co-located with the Department of Public Health in a state-owned facility at 145 E. Cheves Street, which is experiencing significant infrastructure challenges. Once the Agency relocates it is anticipated that the current State space will be presented for surplus and sale.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were three (3) proposals received, with this location being the lowest offer.

The requested lease term is ten (10) years and is expected to commence on or about October 1, 2025.

The rent for the first year of the term will be \$280,598.50 or \$22.75 per square foot which is for all costs including but not limited to taxes, insurance and operating expenses. The rental rate shall escalate 3% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF (Rounded)</u>
YEAR 1	10/1/2025 – 9/30/2026	\$ 23,383.21	\$ 280,598.50	\$22.75
YEAR 2	10/1/2026 – 9/30/2027	\$ 24,084.70	\$ 289,016.46	\$23.43
YEAR 3	10/1/2027 – 9/30/2028	\$ 24,807.25	\$ 297,686.95	\$24.14
YEAR 4	10/1/2028 – 9/30/2029	\$ 25,551.46	\$ 306,617.56	\$24.86
YEAR 5	10/1/2029 – 9/30/2030	\$ 26,318.01	\$ 315,816.08	\$25.61

YEAR 6	10/1/2030 – 9/30/2031	\$ 27,107.55	\$ 325,290.57	\$26.37
YEAR 7	10/1/2031 – 9/30/2032	\$ 27,920.77	\$ 335,049.28	\$27.16
YEAR 8	10/1/2032 – 9/30/2033	\$ 28,758.40	\$ 345,100.76	\$27.98
YEAR 9	10/1/2033 – 9/30/2034	\$ 29,621.15	\$ 355,453.78	\$28.82
YEAR 10	10/1/2034 – 9/30/2035	\$ 30,509.78	\$ 366,117.40	\$29.68

The total rent to be paid over the term is \$3,216,747.34.

The following chart represents comparable lease rates of similar space in the Florence area:

Location	Annual Rate per SF
130 Dunbarton, Florence	\$32.00*
310 S. Dargan Street, Florence	\$26.74+
2498 2 nd Loop Road, Florence	\$24.29*

*Proposal received

+ Proposal in response to recent solicitation for another agency.

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 181 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 18, 2025. Lease payments will be funded through State Appropriations.

No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the proposed ten-year lease for the Department of Environmental Services of twelve thousand three hundred thirty-four (12,334) square feet of office space at 1321 Celebration Blvd., Building A in Florence from the landlord.

5. What is recommendation of the submitting agency involved Approve the proposed ten-year lease for the Department of Environmental Services of twelve thousand three hundred thirty-four (12,334) square feet of office space at 1321 Celebration Blvd., Building A in Florence from the landlord.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Map and Street view of Premises



July 25, 2025

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th floor
Columbia, SC 29201

RE: Lease for 1323 Celebration Blvd, Building A, Florence SC 29501

Dear Ms. Lancaster:

The South Carolina Department of Environmental Services (SCDES) requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a ten (10) year lease with properties landlord for 12,334 rentable square feet of office space at 1323 Celebration Blvd, Building A, Florence, SC 29501

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and three (3) proposals were received. After careful consideration, 1323 Celebration Blvd, Building A, Florence, was selected because it was the lowest qualified offer that met agency needs. The cumulative cost of the lease during the term is \$ 3,216,747.24.

Thank you for your consideration of this request and please let me know if you need any additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Wimberly", is written over a light blue horizontal line.

Chris Wimberly
Chief Financial Officer

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Department of Public Health
Office and Clinic Space at 310 S. Dargan Street, Florence

The Department of Public Health requests review of its proposal to lease 30,548 square feet of office and clinic space located at 310 S. Dargan Street in Florence from Asset Holdings Trust, LLC¹. The lease will support a new location for a health clinic and administrative space for the agency. The agency is currently located at 145 E. Cheves Street, which is experiencing infrastructure challenges.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 1 responsive offer.

The term of the proposed lease is 10 years beginning upon completion of building upfits. The rental rate for the first year of the term is \$816,854 or \$26.74 per square foot. Rent includes taxes, insurance, and operating costs except for utilities separately metered and paid directly to providers by the agency.

The rental rate will increase by 3% annually beginning in year 2. Total rent over the term is expected to be \$9,364,310. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from State Appropriations; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$21.08 to \$32.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated July 29, 2025, of Edward D. Simmer, MD, MPH, DFAPA, Director, South Carolina Department of Public Health.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective August 4, 2005. Mark W Buyck, Jr. of Florence, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: Department of Public Health Lease of 310 S. Dargan Street, Florence

3. Summary Background Information:

The Department of Public Health (Agency) requests approval to lease thirty-thousand five hundred forty-eight (30,548) square feet of space for a health clinic and administrative office in Florence from Asset Holdings Trust, LLC. This will be a new commercial location for the Agency. The Agency is currently co-located with the Department of Environmental Services in a state-owned facility at 145 E. Cheves Street, which is experiencing significant infrastructure challenges. Once the Agency relocates it is anticipated that the current state space will be presented for surplus and sale.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. One offer was received in response to the solicitation.

The requested lease term is ten (10) years and is expected to commence upon completion of building upfits.

The rent for the first year of the term will be \$816,854 or \$26.74 per square foot (rounded) which includes taxes and insurance and operating costs, other than utilities which will be separately metered and paid directly to the utility providers by Agency. In addition, the Agency will maintain and fuel the back-up generator which will support their operations. The rental rate shall escalate by 3% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$68,071.13	\$816,853.52	\$26.74
YEAR 2	\$70,113.26	\$841,359.13	\$27.54
YEAR 3	\$72,216.66	\$866,599.90	\$28.37
YEAR 4	\$74,383.16	\$892,597.90	\$29.22
YEAR 5	\$76,614.65	\$919,375.83	\$30.10

YEAR 6	\$78,913.09	\$946,957.11	\$31.00
YEAR 7	\$81,280.49	\$975,365.82	\$31.93
YEAR 8	\$83,718.90	\$1,004,626.80	\$32.89
YEAR 9	\$86,230.47	\$1,034,765.60	\$33.87
YEAR 10	\$88,817.38	\$1,065,808.57	\$34.89

The total rent to be paid over the term is \$9,364,310.

The following chart represents comparable lease rates of similar space in the Florence area:

Location	Annual Rate per SF
200 Dozier, Florence	21.08*+
130 Dunbarton, Florence	32.00+
1323 Celebration Blvd Building A, Florence	22.75+

**Rate does not include utilities, property expenses or building services, which would be an additional tenant responsibility. Rate subject to base rent escalations.*

+Proposal in response to recent solicitation for another agency.

The Agency will have full access to and free use of surface parking surrounding the Building. The lease meets the State space standards with an approximate density of 173 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 18, 2025. Lease payments will be funded through State Appropriations.

No option to purchase the property is included in the lease.

-
- 4. What is the JBRC asked to do?** Approve the proposed ten-year lease for the Department of Public Health of thirty-thousand five hundred forty-eight (30,548) square feet of space for a health clinic and administrative office at 310 S. Dargan Street in Florence from Asset Holdings Trust, LLC.
-

- 5. What is recommendation of the submitting agency involved** Approve the proposed ten-year lease for the Department of Public Health of thirty-thousand five hundred forty-eight (30,548) square feet of space for a health clinic and administrative office at 310 S. Dargan Street in Florence from Asset Holdings Trust, LLC
-

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) PPD Forms
- (c) Map and Street View of Premises



From the Desk of the Director

Edward D. Simmer, MD, MPH, DFAPA

July 29, 2025

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th floor
Columbia, SC 29201

RE: Lease for 310 Dargan Street, Florence SC

Dear Ms. Lancaster:

The Department of Public Health respectfully requests approval to enter into a ten-year lease agreement with Asset Holdings Trust, LLC for 30,548 rentable square feet of office space located at 310 South Dargan Street, Florence, SC.

Currently, the Department is housed in a State-owned facility at 145 E. Cheves Street, Florence, SC. However, the existing building is experiencing significant infrastructure challenges, particularly with its HVAC system, most units of which have reached end-of-life and are in need of major repairs. Additionally, other ongoing facility issues have prompted the Department to explore alternative accommodations to better support operations and service delivery.

The proposed new location was identified through this search and offers a layout tailored to meet the Department's current and future operational needs. It will enhance our ability to provide efficient and accessible public health services to the residents of Florence County.

The total cumulative lease cost over the ten-year term is **\$9,364,310.17**.

We appreciate your consideration of this request. Please let us know if any additional information is needed to support your review.

Sincerely,

Edward D. Simmer

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Department of Social Services
Office Space at 1323 Celebration Blvd., Florence

The South Carolina Department of Social Services requests review of its proposal to lease 27,929 square feet of office space located at 1323 Celebration Boulevard, Building B, in Florence from American Security Insurance Company¹ (American Security). Since the submission, American Security and SWL Investments, LLC² (SWL) have entered into a Purchase and Sale Agreement wherein SWL will acquire the proposed leased property. Closing is anticipated in the month of August. The lease will support agency program consolidation for the regional Pee Dee office and support staff including Child Care Licensing, Child Support, Forster Care, Adoption, and Regional Support Services.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 5 responsive offers. The selected location was determined by the agency to be the best option due to square footage for consolidation, location, overall property condition, and was the least expensive option available that would allow for space consolidation.

The term of the proposed lease is 10 years beginning on or about November 1, 2025. The rental rate is \$586,509 or \$21.00 per square foot for the first year of the term. Rent includes all costs and will increase by 3% annually beginning in year 2.

Total rent over the term is expected to be \$6,723,668. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from State Appropriations and Federal funding; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$14.37 to 21.08 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

¹ American Security Insurance Company is not an entity registered with the SC Secretary of State. American Security is owned by Interfinancial, Inc, a Georgia corporation in good standing registered with the SC Secretary of State effective January 15, 2015. Corporation Service Company of West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

² A South Carolina limited liability company in good standing registered with the SC Secretary of State effective April 8, 2025. Gary Langston of Florence is registered agent. Private Participant Disclosures were included with the submission.

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated July 28, 2025, of Tony Catone, State Director, South Carolina Department of Social Services.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: SC Department of Social Services Lease of 1323 Celebration B

3. Summary Background Information:

SC Department of Social Services (Agency) requests approval to lease twenty-seven thousand nine hundred twenty-nine (27,929) square feet of space in Florence for office space to support Agency program areas and support staff including Child Care Licensing, Child Support, Foster Care, Adoptions and Regional Support Services. (At the time of the item submittal the proposed leased property is owned by American Security Insurance Company (American Security). American Security and SWL Investments, LLC (SWL) have entered into a Purchase and Sale Agreement wherein SWL will acquire the proposed leased property. American Security and SWL anticipate closing on the proposed leased property in the month of August). This lease will allow for the consolidation of all six regional programs into one location allowing for a unified regional Pee Dee office minimizing resource duplication, enhancing communication and allowing for improved public accessibility.

The current lease agreements total 30,052 square feet at an annual lease cost of \$429,946 and shall expire on October 31, 2025. The Agency has leased space at E. Evans Street since 2002 and Jody Road since 1995.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms resulting in a total of five (5) proposals. The selected location was determined by the Agency to be the best option due to square footage for consolidation, location, overall property condition and Landlord's ability to deliver in move in condition and was the least expensive option available that would allow for space consolidation.

The requested lease term is ten (10) years and is expected to commence on or about November 1, 2025.

The rent for the first year of the term will be \$586,509 or \$21.00 per square foot for all costs including but not limited to taxes, insurance and operating expenses. The rental rate shall escalate by 3% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF (Rounded)</u>
YEAR 1	11/1/2025 – 10/31/2026	\$ 48,875.75	\$ 586,509.00	\$21.00
YEAR 2	11/1/2026 – 10/31/2027	\$ 50,342.02	\$ 604,104.27	\$21.63
YEAR 3	11/1/2027 – 10/31/2028	\$ 51,852.28	\$ 622,227.40	\$22.28

YEAR 4	11/1/2028 – 10/31/2029	\$ 53,407.85	\$ 640,894.22	\$22.95
YEAR 5	11/1/2029 – 10/31/2030	\$ 55,010.09	\$ 660,121.05	\$23.64
YEAR 6	11/1/2030 – 10/31/2031	\$ 56,660.39	\$ 679,924.68	\$24.34
YEAR 7	11/1/2031 – 10/31/2032	\$ 58,360.20	\$ 700,322.42	\$25.08
YEAR 8	11/1/2032 – 10/31/2033	\$ 60,111.01	\$ 721,332.09	\$25.83
YEAR 9	11/1/2033 – 10/31/2034	\$ 61,914.34	\$ 742,972.05	\$26.60
YEAR 10	11/1/3034 – 10/31/2035	\$ 63,771.77	\$ 765,261.22	\$27.40

The total rent to be paid over the term is \$6,723,668 (rounded).

The following chart reflects proposals received in response to the solicitation.

Location	Annual Rate per SF
200 Dozier Blvd, Florence	\$21.08*+
1323 Celebration Blvd, Building A Florence	\$17.25 +
2120 Jody Rd, Florence	\$14.37 *+
181 E Evans St, Florence	\$16.54*+

+ Rate does not include renovations needed to accommodate agency space need

* Space was inadequate to allow for consolidation

The lease has adequate parking on the premises. The lease meets the State space standards with a density of less than 147 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 28, 2025. Lease payments will be funded through State Appropriations and Federal Funding.

No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the proposed ten-year lease for the Department of Social Services of twenty-seven thousand nine hundred twenty-nine (27,929) square feet of office, classroom and lab space at 1323 Celebration Blvd., Building B in Florence from the landlord.

5. What is recommendation of the submitting agency involved Approve the proposed ten-year lease for the Department of Social Services of twenty-seven thousand nine hundred twenty-nine (27,929) square feet of office, classroom and lab space at 1323 Celebration Blvd., Building B in Florence from the landlord.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Map and Street view of Premises



July 28, 2025

Ashlie Lancaster, Director
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th Floor
Columbia, SC 29201

RE: 1323 Celebration Blvd., Florence SC 29526

Dear Ms. Lancaster,

The South Carolina Department of Social Services (SCDSS) respectfully requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a 10-year lease agreement with the Landlord for 27,929 rentable square feet of office space located at 1323 Celebration Blvd., Florence, SC 29501.

This lease would replace SCDSS's current leases at 181 East Evans Street and 2120 West Jody Road in Florence, SC, both of which expire on October 31, 2025, and house staff supporting six programs for the entire Pee Dee Region.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space, and five proposals were received. After a thorough evaluation, the Landlord's facility at 1323 Celebration Blvd. was selected for its ability to consolidate all six regional program areas into one site. The cumulative cost of the lease over the 10-year term is \$6,723,668.39.

By consolidating and relocating to a single, more updated, unified regional Pee Dee office building, we can minimize resource duplication via a shared facility, conference rooms, reception/common areas, and IT infrastructure. DSS also sees the consolidated regional office as an opportunity to enhance communication and coordinated efforts between teams.

Moreover, the consolidation provides a better experience for both staff and the public – improving accessibility, reducing the logistical challenges of managing services across multiple sites, and reducing instances of disruption due to drainage, building system, and other such issues. We of course value our public servants and feel a responsibility to provide appropriate office space

Ashlie Lancaster
Page 2 of 2

to foster a safe, reliable and professional working environment for all staff. Over time, this improved, consolidated space is expected to promote a more cohesive workplace culture and greater adaptability to evolving program needs.

Thank you for your consideration of this request. Please let me know if you need any additional information or documentation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Catone', with a stylized flourish extending to the right.

Tony Catone
State Director

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Vocational Rehabilitation Department
Office Space at 301 N. Main Street, Greenville

The South Carolina Vocational Rehabilitation Department requests review of its proposal to lease 35,143 square feet of office space located at 301 North Main Street in Greenville from Coffee Investments, LLC¹, as agent for CAPA Real Estate, LLC²; College Street Partners, LLC³; Cypress Cove Holdings, LLC⁴; Mixon Holdings, LLC⁵; and RJR Investors, LLC⁶. The lease will support the Disability Determination Division including disability application, quality assurance, and hearings. The agency has leased space at this location since 2009, and its current lease will expire on December 31, 2025.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 1 responsive offer.

The term of the proposed lease is 10 years beginning on January 1, 2026. The rental rate for the first year of the term is \$667,717 or \$19.00 per square foot. Rent includes taxes, insurance, and operating expenses.

The rental rate will increase by 2.5% annually beginning in year 2. Total rent over the term is expected to be \$7,480,688. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from Federal funding; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$19.20 to \$24.62 per square foot.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective January 23, 2017. Jake Van Gieson of Greenville, SC is registered agent. Private Participant Disclosures were included with the submission.

² A South Carolina limited liability company in good standing registered with the SC Secretary of State effective December 8, 2020. Gaston Albergotti of Greenville, SC is registered agent. Private Participant Disclosures were included with the submission.

³ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective May 18, 2022. Matthew S. Beavin of Greenville, SC is registered agent. Private Participant Disclosures were included with the submission.

⁴ A Delaware limited liability company in good standing registered with the SC Secretary of State effective February 13, 2012. Daniel A. Mixon of Orangeburg, SC is registered agent. Private Participant Disclosures were included with the submission.

⁵ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective December 8, 2020. Gaston Albergotti of Greenville, SC is registered agent. Private Participant Disclosures were included with the submission.

⁶ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective May 18, 2022. Richard H. Pennell, Jr. of Greenville, SC is registered agent. Private Participant Disclosures were included with the submission.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated July 29, 2025, of Felicia W. Johnson, Commissioner, the South Carolina Vocational Rehabilitation Department.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: SC Vocational Rehabilitation Lease of 301 N. Main Street, Greenville

3. Summary Background Information:

SC Vocational Rehabilitation Department (Agency) requests approval to lease thirty-five thousand one hundred forty-three (35,143) square feet of space in Greenville from Coffee Investments, LLC, as Agent for CAPA Real Estate, LLC / College Street Partners, LLC / Cypress Cove Holdings, LLC / Mixon Holdings, LLC / and RJR Investors, LLC, for office space to support the Disability Determination Division including disability application, quality assurance and hearings. The Agency has leased 30,538 square feet at this location since 2009 with a current rate of \$22.17 per square foot (rounded) resulting in a current annual lease cost of \$677,027. The current lease is set to expire on December 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation for commercial space for various lease terms and the current location was the only proposal received.

The requested lease term is ten (10) years and is expected to commence on January 1, 2026.

The rent for the first year of the term will be \$667,717 or \$19.00 per square foot which includes taxes, insurance and operating expenses. The rental rate shall escalate by 2.5% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF (Rounded)</u>
YEAR 1	1/1/2026 – 12/31/2026	\$55,643.08	\$667,717.00	\$19.00
YEAR 2	1/1/2027 – 12/31/2027	\$57,034.16	\$684,409.93	\$19.48
YEAR 3	1/1/2028 – 12/31/2028	\$58,460.01	\$701,520.17	\$19.96
YEAR 4	1/1/2029 – 12/31/2029	\$59,921.51	\$719,058.18	\$20.46
YEAR 5	1/1/2030 – 12/31/2030	\$61,419.55	\$737,034.63	\$20.97

YEAR 6	1/1/2031 – 12/31/2031	\$62,955.04	\$755,460.50	\$21.50
YEAR 7	1/1/2032 – 12/31/2032	\$64,528.92	\$774,347.01	\$22.03
YEAR 8	1/1/2033 – 12/31/2033	\$66,142.14	\$793,705.69	\$22.59
YEAR 9	1/1/2034 – 12/31/2034	\$67,975.69	\$813,548.33	\$21.15
YEAR 10	1/1/2035 – 12/31/2035	\$69,490.59	\$833,887.04	\$23.73

The total rent to be paid over the term is \$7,480,688 (rounded).

The following chart represents comparable lease rates of similar space in the Greenville area:

Location	Annual Rate per SF
215 Innovation Drive, Greenville	\$19.20*
225 S. Pleasantburg Drive, Suite C-12 Greenville	\$24.62
714 N. Pleasantburg Drive, Greenville	\$19.59

**Rate does not include operating expenses*

The lease provides 18 parking spaces at no additional cost within the adjacent parking garage. The lease meets the State space standards with a density of approximately 198 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 22, 2025. Lease payments will be funded through Federal funding.

No option to purchase the property is included in the lease.

-
- 4. What is the JBRC asked to do?** Approve the proposed ten-year lease for Vocational Rehabilitation Department of thirty-five thousand one hundred forty-three (35,143) square feet of office space at 301 N. Main Street in Greenville from Coffee Investments, LLC.
-

- 5. What is recommendation of the submitting agency involved** Approve the proposed ten-year lease for Vocational Rehabilitation Department of thirty-five thousand one hundred forty-three (35,143) square feet of office space at 301 N. Main Street in Greenville from Coffee Investments, LLC.
-

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Map and Street view of Premises



July 29, 2025

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th floor
Columbia, SC 29201

RE: Lease for 301 N. Main Street
Greenville, SC 29601

Dear Ms. Lancaster:

The SC Vocational Rehabilitation Department – Disability Determination Services (SCVRD-DDS) requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a 10-year lease with Coffee Investments, as Agent for CAPA Real Estate, LLC / College Street Partners, LLC / Cypress Cove Holdings, LLC / Mixon Holdings, LLC / and RJR Investors, LLC for 35,143 rentable square feet of office space at 301 N. Main Street, Greenville, SC 29601. The SCVRD-DDS' current lease at this location expires on December 31, 2025.

SC processes 70,000 disability applications each year. Greenville is our largest office employing a total of eighty-eight (88) with sixty-nine (69) of those in full time positions. This location is in a safe area downtown, is centrally located for all our employees and is convenient to those beneficiaries that attend in person hearings in our offices.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and one (1) proposal was received. After careful consideration, 301 N. Main Street was selected because of the location, it is our current lease location and costs associated with moving. The cumulative cost of the lease during the term is \$7,480,688.48.

Thank you for your consideration of this request and please let me know if you need any additional information.

Sincerely,

Felicia W. Johnson
Commissioner

Felicia W. Johnson, Commissioner

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

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

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
University of South Carolina
Williams Brice Stadium

The University of South Carolina requests Phase II review to establish the full design and construction budget for its Williams-Brice Stadium renovation.

Permanent Improvement Project. The project was established in February 2025 with a Phase I budget of \$4,000,000, funded with Athletic Institutional funds. This request will replace the source of funds from Athletic Institutional funds, revise the project scope, and increase the budget to \$350,000,000, funded entirely by proceeds from the issuance of athletic facilities revenue bonds in one or more series, including bond anticipation notes, if any.

The project will renovate multiple stadium levels and zones, at the west grandstand, the north end zone, portions of the east grandstand, and will replace two ramps at the southeast and southwest corners of the stadium with escalators and club space. All renovated areas will replace and increase existing restrooms, concession stands, and food service support spaces. The project will increase the number of stadium suites from 18 to 43 and will renovate and create 9 clubs.

Williams-Brice Stadium is 500,000 square feet and areas of the stadium range from 31 to 91 years old.

Contract execution is expected in December 2025 and completion of construction in August 2028. Construction is expected to be completed over three annual phases with the work taking place immediately after the last home game and before the first home game of the 2025, 2026, and 2027 football seasons.

Athletic Facilities Revenue Bonds. The University proposes funding the permanent improvement with not exceeding \$350,000,000 of Athletic Facilities Revenue Bonds, including expenses associated with issuance of the bonds.

Athletic Facilities Revenue Bonds are payable from and secured by a pledge of the Net Revenues of the Athletic Department, and the gross receipts from the imposition of an Admissions Fee and a Special Student Fee¹. The full faith and credit of the State will not be pledged to the payment of the proposed bonds; nor will any mortgage or lien be given on any real property of the institution or the state.

Pledged Revenues for the fiscal year ended June 30, 2024, totaled \$19,626,183. Maximum annual debt service on existing and proposed bonds is not expected to exceed \$35,259,093. Debt service coverage calculated based on the projected New Net Revenues (as defined herein) and the proposed bonds range from 1.30 to 5.42 times annual debt service, and aggregate debt service coverage calculated based on FY24 Pledged Funds, projected New Net Revenues, all outstanding

¹ Collectively, the “Pledged Revenues.”

Athletic Facilities Revenue Bonds and the proposed bonds range from 1.42 to 7.22 times annual debt service each throughout the term of the University's existing and proposed debt.

Act 214 of 2024 limits the amount of the University's Athletic Facilities Revenue Bonds that may be outstanding at any time to \$500,000,000. Athletic Facilities Revenue Bonds outstanding following issuance of previously authorized bonds and the proposed bonds is not expected to exceed \$480,000,000.

The University imposes a special student fee and an admission fee to pay debt service on athletic facilities revenue bonds. For the current academic year, the Special Student Fee is \$52 per student per semester and the amount so designated has been in effect since 2007. No other special student fee is contemplated to be imposed, and no increase in existing student fees is planned, as a result of the project. The Admissions Fee is a seat assessment of \$15 on each football ticket sold, a \$4 seat assessment on each men's basketball ticket sold, and a \$1 seat assessment on each women's basketball ticket sold.

The University anticipates the generation of new Net Revenues in connection with the project, including gifts through capital campaigns for the new stadium suites, additional ticket revenue for new premium seating, and contractual bonuses from food, concessions, and media rights.

The University submission indicates that in the event revenues are insufficient to provide debt service, other athletics fund balances could be applied to pay debt service at the discretion of the University.

The term of the proposed bonds will be 30 years.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish Phase II full design and construction for the permanent improvement project, to be funded by \$350,000,000 in proceeds from the issuance of Athletic Facilities Revenue Bonds.
2. Review and make recommendation regarding the University's request for issuance of not exceeding \$350,000,000 Athletic Facilities Revenue Bonds in one or more series (including bond anticipation notes, if any).

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated May 30, 2025, of Mr. Michael Seezen, Burr & Forman LLP, Bond Counsel.
3. Bond Information Report and Exhibits.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. Subject:

University of South Carolina, Columbia – Williams Brice Stadium Renovation

3. Summary Background Information:

Project: University of South Carolina – Columbia
H27.6163: Williams-Brice Stadium Renovation

Request: Request to Change Project Name, Change Source of Funds, Revise Scope, and establish Phase II Full Construction Budget to comprehensively renovate multiple stadium levels and zones.

Included in CPIP: Yes – 2024 CPIP Priority 20 of 21 in FY25 (estimated at \$72,000,000)
Phase I Approval: February 2025 (estimated at \$200,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds (Athletic Facilities)				350,000,000	350,000,000
Other, Athletic Institutional	4,000,000		4,000,000	(4,000,000)	
All Sources	<u>4,000,000</u>		<u>4,000,000</u>	<u>346,000,000</u>	<u>350,000,000</u>

Summary of Work: The project was established to comprehensively renovate multiple levels, primarily at the west grandstand and relatively minimally at the north end zone of the stadium, to broadly improve fan amenity spaces. The revised project scope will comprehensively renovate multiple stadium levels and zones, primarily at the west grandstand, but also including the north end zone, portions of the east grandstand, and replacing two ramps with new construction at the southeast and southwest corners of the stadium. The renovation will expand and broadly improve fan amenities, premium spaces, operational spaces, and player areas. All renovated areas will replace and increase existing restrooms, concession stands, and food service support spaces. The West Side Stands, at the 100 and 200 levels, will be gutted and new suites and club spaces will be created. The West Main Concourse will be renovated to provide new restrooms and concessions in a manner that will reduce congestion. Renovations at the West Ground level will improve the player locker room suite, add a field level club in addition to other improvements. The project will replace grandstands at the North End Zone, create conditioned spaces and either renovate or replace the Floyd Building. Renovations at the East Side grandstand, ground level, will create a visiting team locker room suite, a loading/delivery area, a commissary for food preparation, concessions, and new restrooms to address a deficiency of code-required plumbing fixtures. The existing ramps at the southeast and southwest corners will be replaced with new construction to add escalators and clubs at the stadium corners. Multiple new elevator/stair/escalator towers will offer fans more options to access the elevated

concourses from the west, north, and east field levels. New mechanical, electrical, and plumbing systems will be provided at all interior conditioned spaces. Audio/Visual equipment will be provided throughout renovated areas. The project includes site work and landscaping improvements. The roof system has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Williams-Brice Stadium has only 18 suites- the lowest count of any stadium in the Southeastern Conference. The project would increase the quantity to 43 suites and renovate and create 9 clubs. Increased suites and clubs will address demand from fans and generate new revenue to service athletic revenue bonds. Improvements at the north end zone would improve the game day experience for students who have no access to conditioned spaces and will add restrooms and concessions. All renovated areas will replace under-sized restrooms and increase fixture counts to comply with current building codes thereby restoring compliance with the International Building Code. These improvements will enable the stadium to expand its usefulness for other non-football events. The project will also abate an estimated \$40 million of deferred maintenance in the West, North, and East zones of the stadium.

Facility Characteristics: Williams-Brice Stadium is 500,000 square feet and was constructed in 1934 (91 years old). The west stands were completely rebuilt in 1972 (53 years old). The Floyd Building was constructed in 1994 (31 years old). The age of the numerous stadium areas varies greatly with some areas being original to construction. Approximately 395,000 square feet of interior space will be constructed or renovated. There will be exterior unconditioned spaces constructed as well to include seating and unconditioned concourse space. The stadium will hold approximately 73,000 fans plus hundreds of others comprised of players, coaches, and athletics staff.

Financial Impact: This phase of the project will be funded from Athletic Facilities Revenue Bonds to be issued in one or more series (including bond anticipation notes, if any). The renovation project does not qualify for the JBRC policy requirement to meet LEED Silver or Two Green Globes certification standards. The renovation value does not exceed 50% of the replacement value of the stadium and the limited energy consumption due to the infrequent use of the conditioned spaces throughout the year make it an impractical building typology to achieve sufficient sustainability points in LEED Silver or Two Green Globes and seek certification. There will be conservation measures implemented to include LED lighting, low water use plumbing fixtures at the numerous restroom facilities, efficient HVAC equipment at the conditioned spaces, and environmentally sustainable finish materials in the suites and clubs. The project is expected to result in an increase of \$500,000 (years 1 thru 3), 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 \$40 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. The Athletic Department receives \$52.00 per semester as a Special Student Fee which is used to service the outstanding Athletic Facilities Revenue Bonds. This fee has been in effect since 2007-2008 and currently generates on average \$2.1M annually for use in payment of the existing Athletic Facilities Revenue Bond debt service. Current funds obligated for existing debt service are not included as funds available to service this new debt issuance. The debt service for these new Athletic Facilities Revenue Bonds will be paid from new revenue generation from capital gifts, new ticket revenues from premium and suite seats, and contractual obligations bonuses from concessions and food and media rights.

Full Project Estimate: \$350,000,000 funded from Athletic Facilities Bond funds. Contract execution is expected in December 2025 and completion of construction in August 2028.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Change Project Name, Change Source of Funds, Revise Scope and establish Phase II request.

5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement Williams-Brice Stadium Renovation
2. Bond Information Report

University of South Carolina Bond Information Report

Prepared in Connection with the Proposed Authorization of
Not Exceeding \$350,000,000 Principal Amount of University of South Carolina
Athletic Facilities Revenue Bonds, in one or more series designated as Series 2026

May 30, 2025

Amount and Type of Bonds. The University of South Carolina (the “University”) is making application to the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding \$350,000,000 principal amount of University of South Carolina Athletic Facilities Revenue Bonds, in one or more series designated as Series 2026 (including bond anticipation notes, if any) (the “Bonds”), in order to provide funds, together with other available amounts, to construct, renovate and equip portions of the Williams-Brice Football Stadium (collectively, the “Project”), including capitalized interest, if any, to fund related debt service reserve funds, if any, and to pay related financing costs and expenses related to the issuance of the Bonds.

The Bonds would be issued pursuant to the authorization of the Constitution and Statutes of the State of South Carolina (the “State”), and in particular Act No. 518 of the 1980 Session of the General Assembly of the State of South Carolina, as amended by Act No. 545 of 1986, Act No. 302 of 1996, Act No. 6 of 1997, Act No. 182 of 2005, Act No. 17 of 2007 and Act No. 214 of 2024, as the same may be further amended from time to time (the “Enabling Act”), a resolution adopted by the Board of Trustees of the University (the “Board of Trustees”) on October 19, 2001, entitled: “A Resolution Providing For The Issuance And Sale Of Athletic Facilities Revenue Bonds Of The University Of South Carolina, And Other Matters Relating Thereto”, as amended and supplemented (as so amended and supplemented, the “Bond Resolution”) and a series resolution adopted by the Board of Trustees on May 22, 2025 (the “Series Resolution” and, together with the Bond Resolution, the “Resolution”). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Resolution.

Revenues Pledged to Pay the Bonds. The Bonds are special obligations of the University and are payable solely from, and secured by a pledge of, the Net Revenues of the University’s Athletic Department (the “Athletic Department”) and the gross receipts from the imposition by the University of the Admissions Fee and the Special Student Fee (as such terms are defined below). Upon the issuance of the Bonds, such pledge shall be on a parity in all respects with the pledges previously given by the University securing the payment of the outstanding Athletic Facilities Revenue Bonds and the pledges to be given by the University in the future to secure the payment of any additional parity Athletic Facilities Revenue Bonds issued pursuant to the Bond Resolution.

The table below sets forth Outstanding Athletic Facilities Revenue Bonds of the University under the Bond Resolution as of the date hereof.

<u>Series</u>	<u>Date of Issue</u>	<u>Original Principal Amount</u>	<u>Outstanding Principal Amount</u>
2015	June 1, 2015	\$38,270,000	\$ 30,520,000
2016A	July 21, 2016	22,400,000	16,755,000
2017A	March 1, 2017	40,325,000	34,095,000
2017B	September 14, 2017	46,990,000	37,110,000
2022	March 10, 2022	36,690,000	34,755,000
Total			<u>\$153,235,000</u>

The term “Net Revenues” means all Revenues (as defined below) remaining after payment of the operating and maintenance expenses of the Athletic Department and the Athletic Facilities but before provision is made for depreciation, amortization, nonmandatory transfers, and interest expenses of the Athletic Department for a given fiscal year.

The term “Revenues” means (i) all revenues or other income received by the Athletic Department from the operation of the Athletic Department and the Athletic Facilities, including without limitation amounts received from the sale of tickets for and guarantees with respect to intercollegiate athletic events, from any athletic conference (collectively, the “Conference”) with respect to the University’s share of proceeds from Conference members’ television and bowl appearances, from the University’s participation in Conference and National Collegiate Athletic Association tournaments, from rentals of executive boxes at Athletic Facilities, from sales of game programs and concessions, or commissions therefrom, from the University’s sports radio and television rights, from corporate sponsorships, and from license fees, (ii) all gifts, bequests, contributions, and donations received by the Board of Trustees or the University from any persons, including from any University-sanctioned athletic booster organization, for use in connection with the operations of the Athletic Department, (iii) any other unrestricted revenues of the Athletic Department not otherwise pledged that may be made applicable by the Board of Trustees to the payment of the principal of and interest on Bonds including such revenues which may fall into the category of non-mandatory transfers as such term is used in generally accepted accounting principles, and (iv) all income from the investment of the above; but excluding:

- (a) gifts, bequests, contributions and donations restricted to a particular purpose inconsistent with their use for the payment of the principal, premium or interest on Bonds;
- (b) the proceeds of any borrowings;
- (c) State appropriations of any sort; and
- (d) investment income restricted to a purpose inconsistent with the payment of operating expenses of the Athletic Department or debt service on Bonds including (whether or not so restricted) interest earned on any construction fund or construction account created with the proceeds of borrowing by the University.

The term “Athletic Facilities” means all of the facilities of the University designated from time to time by the Board of Trustees as intercollegiate athletic facilities, including any facilities providing support for facilities where intercollegiate events are held, including without limitation any related infrastructure and any administration, maintenance, practice, training, physical therapy, and related facilities of the Athletic Department, whether now owned or hereafter acquired by the University, and are deemed to include only those facilities associated with the University’s Columbia Campus.

Primary Athletic Facilities on the University’s Columbia Campus include: Williams-Brice Stadium (football), Colonial Life Arena (basketball), Founder’s Park (baseball), Weems-Baskin Track, Eugene E. Stone III Stadium (soccer), Carolina Natatorium (swimming and diving), Carolina Tennis Complex at the Village at the Roost, Volleyball Competition and Basketball Practice Facility, the Wardle Golf House and Teaching Center at The University Club (golf), The Coop (golf practice facility), Beckham Field (softball), Onewood Farm (equestrian), the Rice Athletic Center (coaches offices and athletic administration), the Kay and Eddie Floyd Football Building (football coaches offices), an indoor practice facility for football and an additional indoor facility for tennis, track & field, soccer, baseball, and softball, the Terry Spring Sports Center (offices, locker rooms, and training rooms for Olympic sports), a ticket office, the Charles F. Crews Football Facility, and The Dodie Academic Enrichment Center (education support facility for student athletes).

The term “Admissions Fee” means a specially designated fee or charge authorized by the Enabling Act (which is in addition to other charges) (i) imposed upon each person in attendance at a football game in Williams-Brice Stadium from whom an admission charge is required, excluding students admitted as a result of student fees paid to the University for a regular academic session, and (ii) imposed, at the discretion of the Board of Trustees, upon each person admitted to any event held at any other of the Athletic Facilities so designated by the University, excluding students permitted to use such Athletic Facilities as a result of student fees paid to the University for a regular session for the purpose of providing funds to assist in the repayment of the Bonds. Admissions Fee receipts are not considered Revenues of the Athletic Department.

The Admissions Fee imposed at Williams-Brice Stadium is \$15 per ticket sold. The Admissions Fee imposed at the Colonial Life Arena (the “Arena”) is \$4 and \$1 per ticket sold for all basketball games of the men’s and women’s teams, respectively, to be played in the Arena.

The term “Special Student Fee” means the fee authorized by the Enabling Act to be established by the Board of Trustees and imposed upon each person in attendance at any regular academic session (excluding Summer sessions) of the University who is enrolled in a sufficient number of classes or courses for which credit is given toward any degree offered by the University to be classified as a regular full-time student in order to provide funds to assist in the repayment of Bonds. Special Student Fee receipts are not considered Revenues of the Athletic Department. For the current academic year, the Special Student Fee is \$52 per semester (except Summer sessions) or \$104 per year for each full-time student at the Columbia Campus. The current fee amounts have been in effect since the 2007-2008 academic year.

The sum of the Net Revenues and the gross receipts from the imposition of the Admissions Fee and the Special Student Fee, plus interest earnings (collectively, the “Pledged Funds”) for the fiscal year ended June 30, 2024, totaled \$19,626,183. The debt service requirements on all existing, and the projected debt service requirement for the proposed Athletic Facilities Revenue Bonds, are attached as Exhibit A. Exhibit B reflects maximum annual debt service of \$35,259,093 in the fiscal year ending June 30, 2029. Debt service coverage for the proposed Athletic Facilities Revenue Bonds ranges from 1.30% to 5.42% when compared to Pro Forma Pledged Funds (identified as “Pro Forma Coverage Percentage” in Exhibit B) and aggregate debt service coverage (e.g. for all outstanding Athletic Facilities Revenue Bonds and the proposed Athletic Facilities Revenue Bonds) ranges from 1.42% to 7.22% when compared to fiscal year ended June 30, 2024 Pledged Funds/Pro Forma Pledged Funds (identified as “Composite Coverage Percentage” in Exhibit B).

The Bond Resolution contains an “additional bonds test” which contractually limits the amount of bonds the University may issue under it on parity with outstanding Athletic Facilities Revenue Bonds. In fact, in order for the University to issue any parity bonds under the General Bond Resolution, the University must demonstrate that its historic net revenues of the Athletics Department, together with collections of Admissions Fee and Special Student Fees, for the most recently completed fiscal year of the University for which audited financial statements have been prepared, is at least one hundred ten percent (110%) of the maximum annual debt service on the outstanding Athletic Facilities Revenue Bonds and the bonds proposed to be issued. The Bond Resolution permits some adjustments to be made to these calculations for changes in rates and fees which have been adopted or gone into effect since the beginning of the fiscal year so tested, as well as assumptions based on amortization schedules, interest rates and capitalized interest on such bonds.

Pursuant to the Bond Resolution, the University has covenanted and agreed that it will at all times prescribe and maintain rates and thereafter collect charges in accordance with such rates and charges for attendance at events held at any Athletic Facilities or the use thereof which are reasonably expected to yield, along with all other Revenues, annual Net Revenues which when added to all gross receipts from the imposition of the Admissions Fee and the Special Student Fee, in the current fiscal year equal to at least one hundred ten percent (110%) of the debt service requirements for all Athletic Facilities Revenue Bonds Outstanding in such fiscal year; and, promptly upon any material change in the circumstances which were contemplated at the time such rates and charges were most recently reviewed, but not less frequently than once in each fiscal year, shall review the rates and charges for such use and shall promptly revise such rates and charges as necessary to comply with the foregoing requirement.

New Revenue Generation. The University Athletic Department anticipates new revenue generation in connection with the Project will be sufficient to pay for the debt service of these bonds. These new revenues (“Pro Forma Pledged Funds”) include: Capital Gifts through capital campaign for the stadium suites, New Ticket Revenue (for new premium seating), and contractual obligations of bonuses from food and concessions and media rights.

Other Funds Available to Pay Bonds. Should the Pledged Funds prove insufficient to provide for debt service on the Bonds or other Athletic Facilities Revenue Bonds, the University

at June 30, 2024, had \$6,566,589 of athletics fund balances (e.g., net assets) that could be applied to pay debt service at the discretion of the University.

The University anticipates that the Bonds will be issued in one or more series (including bond anticipation notes, if any), commencing in July or August 2026. The University projects that, after issuance of the maximum authorized amount of Bonds (e.g., \$350,000,000), the outstanding principal amount of Athletics Facilities Revenue Bonds will not exceed \$480,000,000, which is below the statutory limitation of \$500,000,000.

Special Student Fees, Credit of the State and Mortgages. No special student fee (other than the Special Student Fee described above) is contemplated to be imposed, and no increase in existing student fees is planned, in connection with the Bonds. Neither the full faith and credit of the University nor the State has been pledged or will be pledged to the payment of any University revenue bonds. Further, no mortgage or lien has been or will be given on any real property of the University.

Exhibit A

University of South Carolina –Athletic Facilities Revenue Bonds – Composite Debt Service

Fiscal Year	Existing Debt Service	Proposed Issue - Projected		Composite Debt Service
		Principal	Interest	
2025/26	\$ 13,133,843	-	-	\$ 13,133,843
2026/27	13,269,093	\$ 3,842,500	\$ 7,051,250	24,162,843
2027/28	13,398,593	5,310,000	16,538,750	35,247,343
2028/29	13,410,843	5,575,000	16,273,250	35,259,093
2029/30	13,411,093	5,850,000	15,994,500	35,255,593
2030/31	13,408,343	6,145,000	15,702,000	35,255,343
2031/32	13,404,243	6,450,000	15,394,750	35,248,993
2032/33	12,024,331	6,775,000	15,072,250	33,871,581
2033/34	12,030,287	7,115,000	14,733,500	33,878,787
2034/35	12,028,750	7,470,000	14,377,750	33,876,500
2035/36	12,027,950	7,840,000	14,004,250	33,872,200
2036/37	12,033,500	8,235,000	13,612,250	33,880,750
2037/38	12,039,200	8,645,000	13,200,500	33,884,700
2038/39	10,330,650	9,075,000	12,768,250	32,173,900
2039/40	10,330,450	9,530,000	12,314,500	32,174,950
2040/41	6,686,950	10,010,000	11,838,000	28,534,950
2041/42	6,689,550	10,510,000	11,337,500	28,537,050
2042/43	6,022,200	11,035,000	10,812,000	27,869,200
2043/44	6,016,250	11,585,000	10,260,250	27,861,500
2044/45	6,017,850	12,165,000	9,681,000	27,863,850
2045/46	3,741,250	12,775,000	9,072,750	25,589,000
2046/47	3,737,250	13,410,000	8,434,000	25,581,250
2047/48	1,168,250	14,080,000	7,763,500	23,011,750
2048/49	1,172,500	14,785,000	7,059,500	23,017,000
2049/50	1,169,250	15,525,000	6,320,250	23,014,500
2050/51	1,168,750	16,300,000	5,544,000	23,012,750
2051/52	1,170,750	17,115,000	4,729,000	23,014,750
2052/53	-	17,975,000	3,873,250	21,848,250
2053/54	-	18,870,000	2,974,500	21,844,500
2054/55	-	19,815,000	2,031,000	21,846,000
2055/56	-	20,805,000	1,040,250	21,845,250
2056/57	-	3,842,500	7,051,250	10,893,750
Totals	\$231,041,969	\$338,460,000	\$316,859,750	\$886,361,719

Exhibit B

University of South Carolina –Athletic Facilities Revenue Bonds – Coverage

Fiscal Year	Composite Debt Service	FY 2024 Pledged Funds	Pro Forma Pledged Funds	Pro Forma Coverage Percentage	Composite Coverage Percentage
2025/26	\$ 13,133,843	\$ 19,626,183	-	-	1.49x
2026/27	24,162,843	19,626,183	\$ 30,051,365	2.76x	2.06
2027/28	35,247,343	19,626,183	39,762,834	1.82	1.68
2028/29	35,259,093	19,626,183	45,610,802	2.09	1.85
2029/30	35,255,593	19,626,183	46,484,208	2.13	1.88
2030/31	35,255,343	19,626,183	47,383,817	2.17	1.90
2031/32	35,248,993	19,626,183	38,868,175	1.78	1.66
2032/33	33,871,581	19,626,183	39,822,570	1.82	1.76
2033/34	33,878,787	19,626,183	40,805,597	1.87	1.78
2034/35	33,876,500	19,626,183	41,818,115	1.91	1.81
2035/36	33,872,200	19,626,183	42,861,009	1.96	1.84
2036/37	33,880,750	19,626,183	28,471,069	1.30	1.42
2037/38	33,884,700	19,626,183	29,601,110	1.36	1.45
2038/39	32,173,900	19,626,183	30,765,288	1.41	1.57
2039/40	32,174,950	19,626,183	31,964,638	1.46	1.60
2040/41	28,534,950	19,626,183	33,200,223	1.52	1.85
2041/42	28,537,050	19,626,183	34,473,143	1.58	1.90
2042/43	27,869,200	19,626,183	35,784,526	1.64	1.99
2043/44	27,861,500	19,626,183	37,135,538	1.70	2.04
2044/45	27,863,850	19,626,183	38,528,380	1.76	2.09
2045/46	25,589,000	19,626,183	39,961,288	1.83	2.33
2046/47	25,581,250	19,626,183	41,438,536	1.90	2.39
2047/48	23,011,750	19,626,183	42,960,439	1.97	2.72
2048/49	23,017,000	19,626,183	44,528,349	2.04	2.79
2049/50	23,014,500	19,626,183	46,143,659	2.11	2.86
2050/51	23,012,750	19,626,183	47,807,808	2.19	2.93
2051/52	23,014,750	19,626,183	49,522,274	2.27	3.00
2052/53	21,848,250	19,626,183	51,288,584	2.35	3.25
2053/54	21,844,500	19,626,183	53,108,308	2.43	3.33
2054/55	21,846,000	19,626,183	54,983,067	2.52	3.42
2055/56	21,845,250	19,626,183	56,914,529	2.61	3.50
2056/57	10,893,750	19,626,183	59,027,536	5.42	7.22
Total	\$886,361,719	\$628,037,856	\$1,301,076,782		

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
South Carolina State University
New Residence Hall Project

South Carolina State University requests Phase II review to establish the full design and construction budget for a new student residence hall. The project will be funded with student housing improvement funds and proceeds from the issuance of Higher Education Revenue Bonds.

Permanent Improvement Project. The project was established in October 2024 with a Phase I budget of \$400,000 funded by housing improvement funds. This request will increase the project budget by \$49,600,000 to \$50,000,000, funded by \$400,000 in housing improvement funds, and \$50,000,000 in proceeds from the issuance of not exceeding \$60,000,000 Higher Education Revenue Bonds.

The project will construct a 5-story building consisting of 88,700 square feet to accommodate 400 to 500 students, and will include an exercise room, computer lab, study area, and a small canteen and refreshment area. The building will address in part lost housing capacity of 7 residential halls that have been taken out of service or demolished as a consequence of health and safety concerns and will further support housing needs for the University's growing enrollment. The University's current housing capacity serves 45% of the student body.

Execution of the construction contract is expected in March 2026, with construction completed in May 2027.

Higher Education Revenue Bonds. The University proposes funding a portion of the permanent improvements with proceeds from the issuance of not exceeding \$60,000,000 Higher Education Revenue Bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The Bonds will be payable from and secured solely by a pledge of Net Revenues (as described in the Bond Resolution). The University states that no increases in student fees or tuition are needed to support the project. Proceeds of the Bonds will be applied to pay the costs of the project; to fund various funds and accounts established pursuant to a loan agreement, as more fully described below; and to pay costs of issuance.

The University intends to effect issuance of the Bonds through a loan agreement executed pursuant to the Historically Black Colleges and Universities program of the U.S. Department of Education. The HBCU program provides access to capital financing or refinancing through the issuance of federal guarantees on the full payment of principal and interest on qualified bonds, the proceeds of which are used for loans. Bonds issued pursuant to the program are taxable for federal income tax purposes.

The HBCU program prescribes certain covenants, restrictions, and requirements as a condition of funding, including establishment of certain funded reserves; strict provisions for timely reporting; punitive surcharges for late payments; and other requirements beyond those typically undertaken in connection with bonds issued pursuant to the Higher Education Revenue Bond Act. The University has represented that it will maintain compliance with all of the applicable additional provisions of the HBCU program; and that utilization of the program best meets the urgent and other needs of the University, notwithstanding alternatives it was encouraged to consider.

The term of the proposed bonds is anticipated to be 30 years. Exhibit B included in the supporting documentation reflects the debt service requirements for the University's existing and proposed Revenue Bonds, including additional revenue bonds proposed for issuance as a separate item of this agenda, with maximum composite debt service projected at \$4,780,758. Based on current collections, revenue coverage of debt service following issuance of the bonds is projected to range from 2.90 to 3.42 times debt service throughout the term of the University's existing and proposed debt.¹

Exhibits included with the submission reflect integration of \$4.04 million of capitalized interest in the debt service schedule, which is among the contributors to the difference in project costs of \$50 million and debt authorization of \$60 million.² Capitalized interest is paid with borrowed funds during the construction period; in this case prior to collection of revenues that will begin whenever the project is complete and entered into operation. The University has requested sufficient authorization to fund all or a portion of capitalized interest from bond proceeds in the event this flexibility would promote economic efficiency for the financing component of the project.

Supporting documentation indicates that bonds are secured by Net Revenues, which is comprised of the net revenues of the auxiliary enterprises of the University, including food service, bookstores, parking, and student housing revenues. The Act provides that the University may use other available funds to assist in the repayment of the Bonds; however, such funds, which totaled \$21.77 million for the Fiscal Year ended June 30, 2024, do not constitute any portion of the revenues pledged to the payment of or otherwise securing the Bonds.

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

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish the Phase II full design and construction budget at \$50,000,000 for a new student residence hall, to be funded with \$400,000 in housing improvement funds, and \$49,600,000 in proceeds from the issuance of not exceeding \$60,000,000 Higher Education Revenue Bonds.

¹ Excluding years in which interest is capitalized with proceeds of the Bonds.

² Other contributors include funding of certain reserves and other amounts required by the HBCU program unrelated to the costs of construction.

2. Review and make recommendation regarding the University's request for issuance of not exceeding \$60,000,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated July 29, 2025, of Mr. Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Statutory reference: Chapter 147 of Title 59 (Higher Education Revenue Bond Act).
2. Resolution of the University's Board of Trustees providing for the issuance and sale of the bonds.
3. Form of Resolution of the State Fiscal Accountability Authority approving the issuance and sale of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: August 19, 2025

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. Subject:

South Carolina State University – New Student Residence Hall

3. Summary Background Information:

Project: South Carolina State University
H24.9668: New Student Residence Hall

Request: Establish Phase II Full Construction Budget to construct a residence hall.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY28 (estimated at \$15,000,000)
Phase I Approval: October 2024 (estimated at \$40,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				50,000,000	50,000,000
Other, Student Housing Improvement	400,000		400,000	(400,000)	
All Sources	<u>400,000</u>		<u>400,000</u>	<u>49,600,000</u>	<u>50,000,000</u>

Summary of Work: The new residential facility will accommodate 400 to 500 students, and will include an exercise room, computer lab, study area and small canteen and refreshment area. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The university has taken off-line and/or demolished seven (7) residential halls due to health and safety concerns. Per the university, due to the increase in enrollment there is an urgent need for additional housing to address the needs of the student body. Currently, the university is only able to provide on-campus housing for 45% of the student body. The other 55% of the student body is forced to seek housing accommodations in the Orangeburg area.

Facility Characteristics: The new residence hall will be a five-story 88,700 square foot building. The facility will be constructed at the rear of campus, at the corner of Buckley and Naylor Street. The current enrollment mix of students is approximately 60% females and 40% males (currently the university has more housing spaces for females). The facility will reflect the housing needs based on the gender mix of the student population (anticipated mix will be 50% males and 50% females). Creating a flexible co-ed living and learning environment is the intent of the university. The new facility will provide housing for 400 to 500 students.

Financial Impact: This phase of the project will be funded from Revenue Bonds to be issued. The project is expected to result in an increase of \$249,800 (years 1 thru 3), in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$2,237,760

over 30 years. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025. \$350 of the \$838 will now be pledged for debt service. The balance of the fee, \$488 per student, per semester will be used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$50,000,000 funded from Revenue Bond Funds. Contract execution is expected in March 2026 and completion of construction in May 2027.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project establish Phase II request.

5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement New Student Residence Hall
2. Bond Information Report



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July 29, 2025

Ms. Catherine O. Hart
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, South Carolina 29201

Re: Not Exceeding \$60,000,000 Aggregate Principal Amount Borrowing of South Carolina State University Under the Higher Education Revenue Bond Act

Dear Catherine:

South Carolina State University (the "University") plans to request project review and approval of proposed improvements related to its New Student Residence Hall Project at the August 19, 2025 Joint Bond Review Committee and August 26, 2025 State Fiscal Accountability Authority meetings, and in connection with such request will propose that a portion of the budget for such project include proceeds of the above-referenced bonds (the "Bonds"). In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of the University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for August 19, 2025.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Gary T. Pope, Jr.', is written over the typed name.

Gary T. Pope, Jr.

c: Gerald H. Smalls, Vice President of Finance and Administration and Chief Financial Officer,
South Carolina State University
Jackie D. Hipes, Director, Debt Management Division, Office of State Treasurer
Jennifer LoPresti, Capital Budgeting Manager, Executive Budget Office

Enclosures

South Carolina State University Bond Information Report

Prepared in Connection with the Proposed Authorization of Not Exceeding \$60,000,000 Aggregate Principal Amount Borrowing of South Carolina State University Under the Higher Education Revenue Bond Act

New Residence Hall Project

Amount and Type of Bond. South Carolina State University (the “University”) is seeking review by the Joint Bond Review Committee and approval by the South Carolina State Fiscal Accountability Authority for the borrowing of not exceeding \$60,000,000 under the Higher Education Revenue Bond Act (the “2025 Borrowing”), the proceeds of which may be applied: (i) to pay the costs of the Project (as defined below), (ii) to fund the various funds and accounts described in the loan agreement, and (iii) to pay the costs of issuance incurred in connection with the 2025 Borrowing. The Project is defined to include the construction of a 400-500 bed residence hall.

Revenues Pledged to Pay the 2025 Borrowing. The 2025 Borrowing is payable from, and is secured by a pledge of, the net revenues of the auxiliary facilities of the University (the “Pledged Revenues”). Currently, the only auxiliary facilities operated by the University include food service facilities, bookstore facilities, parking facilities and student housing facilities. Under the loan documents governing the 2025 Borrowing, including an indenture of trust, the University must ensure Pledged Revenues are sufficient to produce Net Income Available for Debt Service at least equal to 120% of maximum annual debt service on all applicable debt outstanding. Pledged Revenues for the fiscal year ended June 30, 2025, totaled \$5,153,000.¹ The estimated debt service requirements on all proposed debt of the University to be incurred under the Higher Education Revenue Bond Act are attached as Exhibit A. The University has no existing or previously authorized debt incurred under the Higher Education Revenue Bond Act. Exhibit B reflects estimated maximum annual debt service of \$4,780,758 in the fiscal year ending June 30, 2037, and a debt service coverage ratio of 2.90 to 9.04 over the course of the 2025 Borrowing.

New Revenue Generation. Pledged Revenues for Fiscal Year ended June 30, 2025, of \$5,153,000 are currently unpledged and unencumbered. The completion of the Project is expected to result in additional Net Student Housing Revenues estimated to total \$4 million in fiscal year ending June 30, 2028, growing to approximately \$5.2 million by fiscal year ending June 30, 2035. Should the Joint Bond Review Committee and State Fiscal Accountability Authority approve the revision to the scope of the Truth Hall Renovation Project, that project is expected to contribute additional Pledged Revenues of approximately \$3.6 million. Annual adjustments to existing fees are contemplated as described in the footnotes to Exhibit B.

Other Funds Available to Pay Loans. While the University intends to pay debt service on the 2025 Borrowing from the above-recited sources, the University could identify “any other available funds” under Section 59-147-110 of the Higher Education Revenue Bond Act to assist in the repayment of the 2025 Borrowing.² Such funds do not constitute a portion of the Pledged Revenues that secure the 2025 Borrowing, and totaled \$21,771,281 for Fiscal Year ended June 30,

¹ Preliminary and unaudited.

² Such designation would require Board of Trustees, JBRC, and SFAA approval.

2024. State appropriations and student tuition and fees pledged to the payment of State Institutions Bonds are not and may not be designated as such additional funds.

Special Student Fees. No Credit of the State. No Mortgage. As described above under “New Revenue Generation” and shown in Exhibit B the University plans to revise existing student rates and charges for the use of its Auxiliary Facilities in connection with the 2025 Borrowing. Neither the full faith and credit of the University nor the State of South Carolina has been pledged to the payment of the 2025 Borrowing. Further, no mortgage or lien has been or will be given on any real property of the University.

Prepared July 29, 2025 in connection with the August 19, 2025 Joint Bond Review Committee Meeting

Exhibit A

South Carolina State University Higher Education Revenue Bonds - Debt Service

		Debt Service on Proposed Borrowing					
	Existing Debt	Debt Service On Proposed Truth Hall				Capitalized Interest and	Total Composite Debt
Fiscal Year	Service	Bonds*	Principal	Interest	DSRF Release**	Service	
6/30/2026	\$ -	\$ 106,721	\$ -	\$ 1,600,500	\$ (1,066,893)	\$ 640,328	
6/30/2027	-	198,040	-	2,970,000	(1,979,802)	1,188,238	
6/30/2028	-	497,020	506,000	2,970,000	(989,901)	2,983,119	
6/30/2029	-	796,427	1,051,000	2,932,108	-	4,779,534	
6/30/2030	-	796,908	1,104,000	2,879,440	-	4,780,348	
6/30/2031	-	796,820	1,159,000	2,824,124	-	4,779,943	
6/30/2032	-	796,212	1,217,000	2,766,035	-	4,779,247	
6/30/2033	-	796,035	1,278,000	2,705,051	-	4,779,086	
6/30/2034	-	797,239	1,342,000	2,640,998	-	4,780,238	
6/30/2035	-	796,775	1,409,000	2,573,753	-	4,779,528	
6/30/2036	-	796,643	1,480,000	2,503,141	-	4,779,784	
6/30/2037	-	796,793	1,555,000	2,428,965	-	4,780,758	
6/30/2038	-	796,225	1,632,000	2,351,052	-	4,779,277	
6/30/2039	-	795,890	1,713,000	2,269,278	-	4,778,168	
6/30/2040	-	796,739	1,800,000	2,183,420	-	4,780,159	
6/30/2041	-	796,696	1,889,000	2,093,231	-	4,778,927	
6/30/2042	-	796,762	1,984,000	1,998,563	-	4,779,325	
6/30/2043	-	796,863	2,084,000	1,899,142	-	4,780,005	
6/30/2044	-	796,974	2,189,000	1,794,697	-	4,780,671	
6/30/2045	-	797,021	2,298,000	1,685,005	-	4,780,026	
6/30/2046	-	795,979	2,413,000	1,569,843	-	4,778,822	
6/30/2047	-	796,823	2,534,000	1,448,915	-	4,779,737	
6/30/2048	-	796,404	2,661,000	1,321,947	-	4,779,351	
6/30/2049	-	796,749	2,794,000	1,188,594	-	4,779,343	
6/30/2050	-	796,732	2,934,000	1,048,583	-	4,779,315	
6/30/2051	-	796,329	3,082,000	901,544	-	4,779,872	
6/30/2052	-	797,441	3,236,000	747,104	-	4,780,544	
6/30/2053	-	796,969	3,398,000	584,942	-	4,779,910	
6/30/2054	-	795,913	3,568,000	414,662	-	4,778,574	
6/30/2055	-	796,174	3,747,000	235,843	-	4,779,016	
6/30/2056	-	(232,950)	1,943,000	48,089	(3,157,890)	(1,399,751)	
Totals	\$ -	\$ 22,077,360	\$ 60,000,000	\$ 57,578,565	\$ (7,194,486)	\$ 132,461,439	

* Subject to JBRC review and SFAA approval; net of capitalized interest and release of DSRF in FY56

** Capitalized interest through FY28; DSRF release in FY56

Exhibit B

South Carolina State University Higher Education Revenue Bonds - Coverage

Fiscal Year	Composite Debt Service	FY25 Auxiliary Net Revenues*	Coverage Ratio	Pro Forma Net		Total Pro Forma Net Revenue	Pro Forma Coverage Ratio
			Based on FY25	Revenues -	Pro Forma Net		
			Auxiliary Net Revenues	Truth Hall and Existing**	Revenues - New Residence Hall***		
6/30/2026	\$ 640,328	\$ 5,153,000	8.05	\$ 636,429	\$ -	\$ 5,789,429	9.04
6/30/2027	1,188,238	5,153,000	4.34	3,598,029	-	8,751,029	7.36
6/30/2028	2,983,119	5,153,000	1.73	3,860,566	3,998,143	13,011,709	4.36
6/30/2029	4,779,534	5,153,000	1.08	4,130,979	4,557,359	13,841,338	2.90
6/30/2030	4,780,348	5,153,000	1.08	4,409,504	4,528,833	14,091,338	2.95
6/30/2031	4,779,943	5,153,000	1.08	4,696,385	4,664,698	14,514,084	3.04
6/30/2032	4,779,247	5,153,000	1.08	4,991,873	4,804,639	14,949,512	3.13
6/30/2033	4,779,086	5,153,000	1.08	5,296,225	4,948,779	15,398,003	3.22
6/30/2034	4,780,238	5,153,000	1.08	5,609,707	5,097,242	15,859,949	3.32
6/30/2035	4,779,528	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2036	4,779,784	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2037	4,780,758	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2038	4,779,277	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2039	4,778,168	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2040	4,780,159	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2041	4,778,927	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2042	4,779,325	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2043	4,780,005	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2044	4,780,671	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2045	4,780,026	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2046	4,778,822	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2047	4,779,737	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2048	4,779,351	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2049	4,779,343	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2050	4,779,315	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2051	4,779,872	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2052	4,780,544	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2053	4,779,910	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2054	4,778,574	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2055	4,779,016	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2056	(1,399,751)	5,153,000	-3.68	5,932,594	5,250,159	16,335,754	-11.67

* Unaudited, preliminary.

** Assumes Truth Hall comes back online in Fiscal Year 2027, closure of Earle Hall in Fiscal Year 2029, 5% increases in parking fees through 2035, 5% increase in bookstore revenues through 2032, and 3% inflation adjustments in housing through 2035.

*** Assumes New Residence Hall comes online in Fiscal Year 2028 with 3% inflationary increases through 2035.

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
South Carolina State University
Truth Hall Renovation Project

South Carolina State University requests review of its proposal to increase the Phase II full construction budget for its Truth Hall renovation project. The project will be funded with capital reserve, appropriated state, U.S. Department of Education Higher Education Emergency Relief funds, and proceeds from the issuance of Higher Education Revenue Bonds.

Permanent Improvement Project. The project was established in March 2023 with a Phase I budget of \$150,000 funded by housing fees. The Phase II full construction budget was established at \$15,000,000 in May 2024 and June 2025. This request will increase the project budget by \$9,973,021 to \$24,973,021, funded by \$8,000,000 in capital reserve; \$2,000,000 in appropriated state; \$4,973,021 in Higher Education Emergency Relief funds, and \$10,000,000 in proceeds from the issuance of not exceeding \$12,000,000 Higher Education Revenue Bonds.

The project was originally established to renovate the entire 14-story building, including upgrades and replacements of major building and safety systems, and interior renovations. The scope of the project was later revised to include replacement of the roof. The current budget increase is needed to cover increased costs of the renovation. The building is a 135,841 square foot building constructed in 1972, with 132 of 384 beds currently utilized. Following renovations, the facility is expected to house 400 students.

Construction is expected to be completed in August 2026.

Higher Education Revenue Bonds. The University proposes funding a portion of the permanent improvements with proceeds from the issuance of not exceeding \$12,000,000 Higher Education Revenue Bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The Bonds will be payable from and secured solely by a pledge of Net Revenues (as described in the Bond Resolution). The University states that no increases in student fees or tuition are needed to support the project. Proceeds of the Bonds will be applied to pay the costs of the project; to fund various funds and accounts established pursuant to a loan agreement, as more fully described below; and to pay costs of issuance.

The University intends to effect issuance of the Bonds through a loan agreement executed pursuant to the Historically Black Colleges and Universities program of the U.S. Department of Education. The HBCU program provides access to capital financing or refinancing through the issuance of federal guarantees on the full payment of principal and interest on qualified bonds, the proceeds

of which are used for loans. Bonds issued pursuant to the program are taxable for federal income tax purposes.

The HBCU program prescribes certain covenants, restrictions, and requirements as a condition of funding, including establishment of certain funded reserves; strict provisions for timely reporting; punitive surcharges for late payments; and other requirements beyond those typically undertaken in connection with bonds issued pursuant to the Higher Education Revenue Bond Act. The University has represented that it will maintain compliance with all of the applicable additional provisions of the HBCU program; and that utilization of the program best meets the urgent and other needs of the University, notwithstanding alternatives it was encouraged to consider.

The term of the proposed bonds is anticipated to be 30 years. Exhibit B included in the supporting documentation reflects the debt service requirements for the University's existing and proposed Revenue Bonds, including additional revenue bonds proposed for issuance as a separate item of this agenda, with maximum composite debt service projected at \$4,780,758. Based on current collections, revenue coverage of debt service following issuance of the bonds is projected to range from 2.90 to 3.42 times debt service throughout the term of the University's existing and proposed debt.¹

Exhibits included with the submission reflect integration of \$807,319 of capitalized interest in the debt service schedule, which is among the contributors to the difference in project costs of \$10 million and debt authorization of \$12 million.² Capitalized interest is paid with borrowed funds during the construction period; in this case prior to collection of revenues that will begin whenever the project is complete and entered into operation. The University has requested sufficient authorization to fund all or a portion of capitalized interest from bond proceeds in the event this flexibility would promote economic efficiency for the financing component of the project.

Supporting documentation indicates that bonds are secured by Net Revenues, which is comprised of the net revenues of the auxiliary enterprises of the University, including food service, bookstores, parking, and student housing revenues. The Act provides that the University may use other available funds to assist in the repayment of the Bonds; however, such funds, which totaled \$21.77 million for the Fiscal Year ended June 30, 2024, do not constitute any portion of the revenues pledged to the payment of or otherwise securing the Bonds.

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

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to increase the Phase II full design and construction budget to \$24,973,021 for the Truth Hall Renovation project, to be funded with funded by \$8,000,000 in capital reserve; \$2,000,000 in appropriated state; \$4,973,021 in Higher Education Emergency Relief

¹ Excluding years in which interest is capitalized with proceeds of the Bonds.

² Other contributors include funding of certain reserves and other amounts required by the HBCU program unrelated to the costs of construction.

funds, and \$10,000,000 in proceeds from the issuance of not exceeding \$12,000,000 Higher Education Revenue Bonds.

2. Review and make recommendation regarding the University's request for issuance of not exceeding \$12,000,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated July 29, 2025, of Mr. Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Statutory reference: Chapter 147 of Title 59 (Higher Education Revenue Bond Act).
2. Resolution of the University's Board of Trustees providing for the issuance and sale of the bonds.
3. Form of Resolution of the State Fiscal Accountability Authority approving the issuance and sale of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **August 19, 2025**

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
 Kevin Etheridge, Executive Budget Office

2. Subject:

South Carolina State University – Truth Hall Renovation

3. Summary Background Information:

Project: SC State University
 H24.9661: Truth Hall Renovation

Request: Increase Phase II Full Construction Budget to cover increased costs to complete renovations to the building.

Included in CPIP: No – Change Source of Funds requests are not required to be included in the CPIP.

Phase I Approval: March 2023 (estimated at \$10,000,000) (JBRC Full)

Revise Scope,
 Change Source of
 Funds, & Phase II
 Approval: May 2024 (estimated at \$15,000,000) (Admin)

Change Source
 of Funds: June 2025 (estimated at \$15,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				10,000,000	10,000,000
FY23 Capital Reserve (8), (Maintenance, Renovation, & Replacement)		8,000,000	8,000,000		8,000,000
FY23 Appropriated State, Proviso 118.19 (B)(17), (Maintenance, Renovation, & Replacement)		2,150,000	2,150,000	(150,000)	2,000,000
Federal, HEERF		4,850,000	4,850,000	123,021	4,973,021
Other, Housing Fees	150,000	(150,000)			
All Sources	<u>150,000</u>	<u>14,850,000</u>	<u>15,000,000</u>	<u>9,973,021</u>	<u>24,973,021</u>

Summary of Work: The project was established to renovate the entire 14 story building to include fire suppression, fire alarm, elevator upgrade, HVAC, paint, flooring, and code updates. Interior renovations included bathrooms, lobby, and bedrooms. Subsequently, the scope was revised to add roof replacement to the project. The replacement roof has been evaluated by the Department of Administration and has

been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: There are only 132 of 384 beds in Truth Hall being utilized. Out of an abundance of caution, the university made the decision to not utilize the top 7 floors in 2015. This project will ensure the safety of all students housed in the residence hall and allow the university to grow enrollment by providing an additional 268 beds. Per the university, they expect 12% to 18% student growth over the next two years.

Facility Characteristics: Sojourner Truth Hall is 135,851 square feet and was constructed in 1972 (53 years old). The existing elevator and fire alarm system are original to the building, and the chiller system is 25+ years old. After renovations, it is anticipated that 400 freshman students will reside in the residence hall.

Financial Impact: This increase will be funded from Revenue Bonds to be issued, and Federal, Higher Education Emergency Relief Funds (uncommitted balance \$4.85 million at July 28, 2025). The project is expected to result in an increase of \$185,000 (years 1 thru 3), in annual operating expenditures. A portion of tuition is designated for capital improvements, currently \$1,001 per student per semester, and has decreased from \$1,123 between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$24,973,021 funded from Capital Reserve, Appropriated State (nonrecurring), and HEERF Funds. Completion of construction is anticipated in August 2026.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Phase II increase request.

5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement Truth Hall Renovation
2. Bond Information Report



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Columbia, SC 29201
MAIN 803.354.4900
FAX 803.354.4899
www.popeflynn.com

July 29, 2025

Ms. Catherine O. Hart
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, South Carolina 29201

Re: Not Exceeding \$12,000,000 Aggregate Principal Amount Borrowing of South Carolina State University Under the Higher Education Revenue Bond Act

Dear Catherine:

South Carolina State University (the "University") plans to request review and approval of revisions to cost and funding sources of the previously approved Truth Hall Renovation Project at the August 19, 2025 Joint Bond Review Committee and August 26, 2025 State Fiscal Accountability Authority meetings, and in connection with such request will propose that a portion of the budget for such project include proceeds of the above-referenced bonds (the "Bonds"). In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of the University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for August 19, 2025.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'G. Pope Jr.', is written over the typed name 'Gary T. Pope, Jr.'.

Gary T. Pope, Jr.

c: Gerald H. Smalls, Vice President of Finance and Administration and Chief Financial Officer,
South Carolina State University
Jackie D. Hipes, Director, Debt Management Division, Office of State Treasurer
Jennifer LoPresti, Capital Budgeting Manager, Executive Budget Office

Enclosures

South Carolina State University Bond Information Report

Prepared in Connection with the Proposed Authorization of Not Exceeding \$12,000,000 Aggregate Principal Amount Borrowing of South Carolina State University Under the Higher Education Revenue Bond Act

Truth Hall Renovation Project

Amount and Type of Bond. South Carolina State University (the “University”) is seeking review by the Joint Bond Review Committee and approval by the South Carolina State Fiscal Accountability Authority for the borrowing of not exceeding \$12,000,000 under the Higher Education Revenue Bond Act (the “2025 Borrowing”), the proceeds of which may be applied: (i) to pay the costs of the Project (as defined below), (ii) to fund the various funds and accounts described in the loan agreement, and (iii) to pay the costs of issuance incurred in connection with the 2025 Borrowing. The Project is defined to include the renovation and equipping of Truth Hall so that approximately 268 beds of student housing located on the campus of the University may be returned to service.

Revenues Pledged to Pay the 2025 Borrowing. The 2025 Borrowing is payable from, and is secured by a pledge of, the net revenues of the auxiliary facilities of the University (the “Pledged Revenues”). Currently, the only auxiliary facilities operated by the University include food service facilities, bookstore facilities, parking facilities and student housing facilities. Under the loan documents governing the 2025 Borrowing, including an indenture of trust, the University must ensure Pledged Revenues are sufficient to produce Net Income Available for Debt Service at least equal to 120% of maximum annual debt service on all applicable debt outstanding. Pledged Revenues for the fiscal year ended June 30, 2025, totaled \$5,153,000.¹ The estimated debt service requirements on all proposed debt of the University to be incurred under the Higher Education Revenue Bond Act are attached as Exhibit A. The University has no existing or previously authorized debt incurred under the Higher Education Revenue Bond Act. Exhibit B reflects estimated maximum annual debt service of \$4,780,758 in the fiscal year ending June 30, 2037, and a debt service coverage ratio of 2.90 to 9.04 over the course of the 2025 Borrowing.

New Revenue Generation. Pledged Revenues for Fiscal Year ended June 30, 2025, of \$5,153,000 are currently unpledged and unencumbered. The completion of the Project is expected to result in additional Net Student Housing Revenues estimated to total \$3.6 million in fiscal year ending June 30, 2028. Should the Joint Bond Review Committee and State Fiscal Accountability Authority approve the New Residence Hall Project, that project is expected to contribute additional Pledged Revenues of approximately \$4 million in fiscal year ending June 30, 2028, growing to approximately \$5.2 million by fiscal year ending June 30, 2035. Annual adjustments to existing fees are contemplated as described in the footnotes to Exhibit B.

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¹ Preliminary and unaudited.

² Such designation would require Board of Trustees, JBRC, and SFAA approval.

2024. State appropriations and student tuition and fees pledged to the payment of State Institutions Bonds are not and may not be designated as such additional funds.

Special Student Fees. No Credit of the State. No Mortgage. As described above under “New Revenue Generation” and shown in Exhibit B the University plans to revise existing student rates and charges for the use of its Auxiliary Facilities in connection with the 2025 Borrowing. Neither the full faith and credit of the University nor the State of South Carolina has been pledged to the payment of the 2025 Borrowing. Further, no mortgage or lien has been or will be given on any real property of the University.

Prepared July 29, 2025 in connection with the August 19, 2025 Joint Bond Review Committee Meeting.

Exhibit A

South Carolina State University Higher Education Revenue Bonds - Debt Service

Fiscal Year	Existing Debt Service	Debt Service On Proposed New Residence Hall	Debt Service on Proposed Borrowing			Total Composite Debt Service
			Principal	Interest	Capitalized Interest and DSRF Release**	
6/30/2026	\$ -	\$ 533,607	\$ -	\$ 320,100	\$ (213,379)	\$ 640,328
6/30/2027	-	990,198	-	594,000	(395,960)	1,188,238
6/30/2028	-	2,486,099	101,000	594,000	(197,980)	2,983,119
6/30/2029	-	3,983,108	210,000	586,427	-	4,779,534
6/30/2030	-	3,983,440	221,000	575,908	-	4,780,348
6/30/2031	-	3,983,124	232,000	564,820	-	4,779,943
6/30/2032	-	3,983,035	243,000	553,212	-	4,779,247
6/30/2033	-	3,983,051	255,000	541,035	-	4,779,086
6/30/2034	-	3,982,998	269,000	528,239	-	4,780,238
6/30/2035	-	3,982,753	282,000	514,775	-	4,779,528
6/30/2036	-	3,983,141	296,000	500,643	-	4,779,784
6/30/2037	-	3,983,965	311,000	485,793	-	4,780,758
6/30/2038	-	3,983,052	326,000	470,225	-	4,779,277
6/30/2039	-	3,982,278	342,000	453,890	-	4,778,168
6/30/2040	-	3,983,420	360,000	436,739	-	4,780,159
6/30/2041	-	3,982,231	378,000	418,696	-	4,778,927
6/30/2042	-	3,982,563	397,000	399,762	-	4,779,325
6/30/2043	-	3,983,142	417,000	379,863	-	4,780,005
6/30/2044	-	3,983,697	438,000	358,974	-	4,780,671
6/30/2045	-	3,983,005	460,000	337,021	-	4,780,026
6/30/2046	-	3,982,843	482,000	313,979	-	4,778,822
6/30/2047	-	3,982,915	507,000	289,823	-	4,779,737
6/30/2048	-	3,982,947	532,000	264,404	-	4,779,351
6/30/2049	-	3,982,594	559,000	237,749	-	4,779,343
6/30/2050	-	3,982,583	587,000	209,732	-	4,779,315
6/30/2051	-	3,983,544	616,000	180,329	-	4,779,872
6/30/2052	-	3,983,104	648,000	149,441	-	4,780,544
6/30/2053	-	3,982,942	680,000	116,969	-	4,779,910
6/30/2054	-	3,982,662	713,000	82,913	-	4,778,574
6/30/2055	-	3,982,843	749,000	47,174	-	4,779,016
6/30/2056	-	(1,166,801)	389,000	9,628	(631,578)	(1,399,751)
Totals	\$ -	\$ 110,384,079	\$ 12,000,000	\$ 11,516,258	\$ (1,438,897)	\$ 132,461,439

* Subject to JBRC review and SFAA approval; net of capitalized interest and release of DSRF in FY56

** Capitalized interest through FY28; DSRF release in FY56

Exhibit B

South Carolina State University Higher Education Revenue Bonds - Coverage

Fiscal Year	Composite Debt Service	FY25 Auxiliary Net Revenues*	Coverage Ratio	Pro Forma Net		Total Pro Forma Net Revenue	Pro Forma Coverage Ratio
			Based on FY25	Revenues -	Pro Forma Net		
			Auxiliary Net	Truth Hall and	Revenues - New		
			Revenues	Existing**	Residence Hall***		
6/30/2026	\$ 640,328	\$ 5,153,000	8.05	\$ 636,429	\$ -	\$ 5,789,429	9.04
6/30/2027	1,188,238	5,153,000	4.34	3,598,029	-	8,751,029	7.36
6/30/2028	2,983,119	5,153,000	1.73	3,860,566	3,998,143	13,011,709	4.36
6/30/2029	4,779,534	5,153,000	1.08	4,130,979	4,557,359	13,841,338	2.90
6/30/2030	4,780,348	5,153,000	1.08	4,409,504	4,528,833	14,091,338	2.95
6/30/2031	4,779,943	5,153,000	1.08	4,696,385	4,664,698	14,514,084	3.04
6/30/2032	4,779,247	5,153,000	1.08	4,991,873	4,804,639	14,949,512	3.13
6/30/2033	4,779,086	5,153,000	1.08	5,296,225	4,948,779	15,398,003	3.22
6/30/2034	4,780,238	5,153,000	1.08	5,609,707	5,097,242	15,859,949	3.32
6/30/2035	4,779,528	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2036	4,779,784	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2037	4,780,758	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2038	4,779,277	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2039	4,778,168	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2040	4,780,159	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2041	4,778,927	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2042	4,779,325	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2043	4,780,005	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2044	4,780,671	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2045	4,780,026	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2046	4,778,822	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2047	4,779,737	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2048	4,779,351	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2049	4,779,343	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2050	4,779,315	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2051	4,779,872	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2052	4,780,544	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2053	4,779,910	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2054	4,778,574	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2055	4,779,016	5,153,000	1.08	5,932,594	5,250,159	16,335,754	3.42
6/30/2056	(1,399,751)	5,153,000	-3.68	5,932,594	5,250,159	16,335,754	-11.67

* Unaudited, preliminary.

** Assumes Truth Hall comes back online in Fiscal Year 2027, closure of Earle Hall in Fiscal Year 2029, 5% increases in parking fees through 2035, 5% increase in bookstore revenues through 2032, and 3% inflation adjustments in housing through 2035.

*** Assumes New Residence Hall comes online in Fiscal Year 2028 with 3% inflationary increases through 2035.

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 66 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H15 - College of Charleston	2	15,100,000	8,126,729	23,226,729
H17 - Coastal Carolina University	1	79,500	8,520,500	8,600,000
H21 - Lander University	1	8,000,000	1,900,000	9,900,000
H24 - South Carolina State University (PSA)	3	11,680,000	26,970,000	58,250,000
H51 - Medical University of South Carolina	1	950,000	54,218,738	55,168,738
H59 - Greenville Technical College	2	-	3,087,865	5,575,865
H59 - Orangeburg Calhoun Technical College	1	4,200,000	3,747,780	7,947,780
H59 - Piedmont Technical College	1	-	20,000	20,000
H59 - Spartanburg Community College	1	-	20,000	18,020,000
H59 - State Board for Technical and Comprehensive Ed	1	20,000	-	20,000
H59 - Technical College of the Lowcountry	1	-	2,951,647	2,951,647
H59 - Trident Technical College	2	-	114,000	7,600,000
Higher Education Total	17	40,029,500	109,677,259	197,280,759
Agencies				
D10 - South Carolina Law Enforcement Division	3	-	58,459	2,585,263
D50 - Department of Administration	13	2,305,498	26,532,586	33,307,984
E24 - Office of the Adjutant General	11	2,146,563	5,931,238	10,035,686
H65 - Governor's School for Science and Mathematics	1	4,500	660,061	664,561
H73 - Vocational Rehabilitation Department	4	15,000	1,113,600	28,963,000
J12 - Department of Behavioral Health & Development	4	1,216,475	1,275,569	5,596,860
K05 - Department of Public Safety	1	6,500	1,472,388	1,478,888
P12 - Forestry Commission	1	-	50,000	8,050,000
P24 - Department of Natural Resources	5	985,000	2,514,541	28,992,090
P28 - Department of Parks, Recreation & Tourism	4	23,250	1,544,259	3,886,200
R36 - Department of Labor, Licensing and Regulation	1	-	17,223	1,148,228
U12 - Department of Transportation	1	12,880,000	3,726,000	16,606,000
Agencies Total	49	19,582,786	44,895,924	141,314,760
Grand Total	66	59,612,286	154,573,183	338,595,519

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Permanent Improvements Proposed by Agencies - Summary 1-2026 covering the period March 19, 2025, through May 30, 2025.

1. Project: College of Charleston
 H15.9690: College Lodge Residence Hall Demolition
- Request: Establish Phase II Full Construction Budget to demolish the vacant building, courtyard, and parking area.
- Included in CPIP: Yes – 2024 CPIP Priority 8 of 8 in FY25 (estimated at \$3,000,000)
- Phase I Approval: February 2025 (estimated at \$3,855,000) (SFAA)
- Supporting Details: Pages 1-12

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	100,000		100,000	4,126,729	4,226,729
All Sources	<u>100,000</u>		<u>100,000</u>	<u>4,126,729</u>	<u>4,226,729</u>

Summary of Work: The project will demolish the vacant building, courtyard, and parking area. Once demolished, the site will temporarily serve as greenspace and gravel surface parking until the purpose of a replacement building is confirmed.

Rationale: Structural deficiencies and building envelope issues are allowing water intrusion. Additionally, the building has an outdated fire alarm system, lacks a fire sprinkler system, and does not meet current seismic requirements or ADA compliance. A fully renovated building would provide about 15-20 additional years of useful life, whereas a new building could provide approximately 40 years.

Facility Characteristics: College Lodge Residence Hall is 71,375 square feet and was constructed in 1963 (62 years old). The 6 level 200-bed building was constructed as the Downtowner Motor Inn on a .23-acre parcel at 159 Calhoun Street. The college purchased the building in 1975 (50 years ago), and the last significant renovation was completed in 2004 (21 years ago). The building was taken offline in May 2023. Only the service entrance to the Cato School of the Arts immediately below the parking deck will be preserved. This space is less than 250 square feet.

Financial Impact: The project will be funded from Other, Capital Improvement Project Funds (uncommitted balance \$10.28 million at May 27, 2025). Revenue to this fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. The project is expected to result in a decrease of \$162,090 (year 1), \$166,953 (year 2), and \$171,962 (year 3), 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 \$906 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$4,226,729 funded from Capital Improvement Project Funds. Contract execution is expected in April 2026 and completion of construction in October 2026. The total estimated cost to complete the project has increased from the Phase I estimate and the 2024 CPIP submission because it was determined during the Phase I process, that numerous permit requirements were needed that were not anticipated. Additionally, it was discovered that the co-joined wall with Cato is a shared cinderblock wall dating back to pre-College Lodge construction, and the wall must be removed as part of the demolition. This will require construction of a new facing on the College Lodge side of Cato.

2. Project: College of Charleston
 H15.9676: Central Energy Facility and Piping Infrastructure Upgrades
- Request: Increase Phase II Full Construction Budget to complete upgrades to the Central Energy Facility, and piping infrastructure upgrades throughout campus.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 8 in FY25 (estimated at \$19,000,000)
- Phase I Approval: January 2022 (estimated at \$19,000,000) (SFAA)
- Revise Scope & Phase II Approval: October 2023 (estimated at \$15,000,000) (SFAA)
- Change Source of Funds: June 2024 (estimated at \$15,000,000) (Admin)
- Supporting Details: Pages 13-26

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	475,000	(475,000)			
Other, College Fees		15,000,000	15,000,000	4,000,000	19,000,000
All Sources	<u>475,000</u>	<u>14,525,000</u>	<u>15,000,000</u>	<u>4,000,000</u>	<u>19,000,000</u>

Summary of Work: This annualized project is divided into two stages. The first stage, previously approved, will focus on the Central Energy Facility building and contents, which includes demolition, building envelope, roof, electrical infrastructure, fire alarms, and equipment replacement. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The second stage, being requested at this time, will finalize the Central Energy Facility building, content upgrades and infrastructure installs throughout campus, which includes testing/balancing, underground pipe replacement, termination point upgrades, and underground vault upgrades.

Rationale: The expected useful life for carbon steel and polypropylene piping is 40 and 50 years, respectively. Frequent outages are required to repair leaks, pausing dehumidification control, cooling, and domestic hot water for 17 major buildings. Hot water loss affects food service operations and personal hygiene. Chilled water loss has adversely affected temperature-sensitive lab experiments. Outages have disrupted operations and canceled classes.

Facility Characteristics: The Central Energy Facility is a two-level, 9,277 gross square foot structure constructed in 1973 (52 years old), last renovated in 1992 (33 years ago). The campus steam and water distribution systems are networks of underground piping, installed in tandem in the early 1970's (46+ years ago). The steam system delivers heat and dehumidification to twelve buildings via 4,000 linear feet of steam and condensate piping. The chilled water system delivers water to 17 buildings via 8,400 linear feet of piping. The project will benefit the entire College of Charleston community of 10,855 students, 838 faculty, 988 staff, clients, visitors, parents, and potential students.

Financial Impact: This increase will be funded from Other, College Fee Funds (uncommitted balance \$28.78 million at May 27, 2025). Revenues to this fund are generated by the portion of the student bill not specifically earmarked/dedicated for debt service, auxiliary enterprises, nor student clubs/activities. The project is expected to result in a decrease of \$28,000 (year 1), \$33,610 (year 2), and \$40,332 (year 3), 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 \$906 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$19,000,000 funded from College Fee Funds. Construction completion for the first stage of the project is expected in August 2025. Contract execution for the second stage of the project is expected in December 2025 and completion of construction in April 2027.

3. Project: Coastal Carolina University
H17.9629: Central Energy Plant Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to renovate the Central Energy Plant.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 12 in FY25 (estimated at \$5,300,000)
- Phase I Approval: March 2024 (estimated at \$5,300,000) (Admin)
- Supporting Details: Pages 27-48

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (5), (Maintenance, Renovation & Replacement)				1,782,513	1,782,513
FY23 Capital Reserve (5), (Maintenance, Renovation & Replacement)				3,523,634	3,523,634
FY23 Appropriated State, Proviso 118.19 (B)(14), (Maintenance, Renovation, & Replacement)	79,500		79,500	3,214,353	3,293,853
All Sources	<u>79,500</u>		<u>79,500</u>	<u>8,520,500</u>	<u>8,600,000</u>

Summary of Work: The project will replace a non-functional CALMAC thermal energy storage system with two 750-ton water cooled chillers, cooling towers, chilled water pumps, and tower water pumps. The existing non-conditioned metal plant building will be expanded to enclose the new components and equipment. The existing roof will be replaced. The replacement roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Water cooled chillers offer approximately 50% greater efficiency than air-cooled systems, per the agency. The building expansion will protect digital controls, chillers, and the pumping system from the elements. The roof is being replaced because the expansion requires that the storm water flow of the existing roof be redirected through the addition of crickets, which will impact more than 50% of the existing roof.

Facility Characteristics: The CALMAC thermal energy storage system was constructed in 2001 (24 years old). The project will expand the facility by approximately 2,750 square feet. The project will benefit all students, faculty, and staff daily.

Financial Impact: This phase of the project will be funded from FY22 Capital Reserve (uncommitted balance \$1.78 million at May 26, 2025), FY23 Capital Reserve (uncommitted balance \$6.71 million at May 26, 2025), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$3.21 million at May 26, 2025). The project is expected to result in a decrease of \$13,358 (year 1), and \$26,715 (years 2 thru 3) 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 \$210 per student per semester (in-state), and \$475 (out-of-state), and has decreased from \$505 per student per semester between academic years 2021-2022 to 2025-2026. \$140 (in-state), and \$290 (out-of-state), of the \$210 (in-state), and \$475 (out-of-state), is currently pledged for debt service. The balance

of the fee, \$70 per student per semester (in-state), and \$185 per student per semester (out-of-state), is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$8,600,000 funded from Capital Reserve Appropriated State (nonrecurring) Funds. Contract execution is expected in August 2025 and completion of construction in January 2027. The total estimated cost to complete the project has increased from the Phase I estimate and the 2024 CPIP submission because it has been determined that capacity needs to be increased from 500-ton units to 750-ton chillers to accommodate current and future cooling needs.

4. Project: Lander University
 H21.9562: Library Information Commons
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to construct a new Library Information Commons.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase I Approval: December 2022 (estimated at \$8,000,000) (SFAA)
- Phase II Approval: March 2024 (estimated at \$8,000,000) (Admin)
- Supporting Details: Pages 49-62

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (7), (Maintenance, Renovation, & Replacement)	120,000	7,880,000	8,000,000		8,000,000
Other, E&G				1,042,030	1,042,030
Other, Institutional Capital Project				857,971	857,971
All Sources	<u>120,000</u>	<u>7,880,000</u>	<u>8,000,000</u>	<u>1,900,000</u>	<u>9,900,000</u>

Summary of Work: The facility will include floor space dedicated to technologically enhanced research areas, collaborative presentation preparation areas, student group break-out areas, and break-out classrooms for small group lecturing. It will include faculty offices, restrooms, and the infrastructure to support the building operations. The project will include advanced installations of servers and related information systems. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The Library Information Commons will be the home of the virtual library; a technology infused service center where information accessing is the priority. Functionality of the facility requires an intense information technology presence. The new facility will expand the university's network and provide improved security of protected data.

Facility Characteristics: The Library Commons Building will be a 2-story, 15,755 square foot building. The new facility will function as a high technology infused library where accessing web-based information will be widespread to facilitate research and student collaboration. It is anticipated that approximately 1,050 library and I.T. staff, and students will utilize the facility daily.

Financial Impact: This increase will be funded from Other, E&G (uncommitted balance \$1.38 million at June 18, 2025), and Other, Institutional Capital Project Funds (uncommitted balance \$858K at June 18, 2025). E&G Funds are derived from year-end balances (usually tuition), that are transferred to a maintenance fund for operational projects to facilities campus-wide. Institutional Capital Project Funds are excess debt service amounts funded from Auxiliaries. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$180,639 over 30-years. The project is expected to result in an increase of \$21,750 (year 1), and \$43,500 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. There is no portion of tuition designated for capital improvements.

Full Project Estimate: \$9,900,000 funded from Capital Reserve, E&G, and Institutional Capital Project Funds. Contract execution is expected in October 2025 and completion of construction in November 2026.

5. Project: South Carolina State University (PSA)
 H24.9672: SC State PSA Olar Research & Extension Farm Expansion
- Request: Establish Phase I Pre-Design Budget to construct an animal research center.
- Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 89-94

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				400,000	400,000
All Sources				<u>400,000</u>	<u>400,000</u>

Summary of Work: The project will construct a facility that will include classrooms, laboratories, staff break room, offices, meeting rooms, and restrooms. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The renovation will be designed to meet Two Green Globes certification standards.

Rationale: The project will support the new Animal and Veterinary Sciences program within the newly re-established College of Agriculture at the university. It will provide students and professors with the ability to engage in collaborative efforts in education and staff with the faculty, staff, and students at the College of Veterinarian Sciences at Clemson University.

Facility Characteristics: The project will construct an approximate 40,000 square foot facility that will house SC State Public Service Research & Extension activities. It will be utilized by 16 students, 12 to 14 faculty/researchers, 6 staff, and 4,500 to 5,200 clients annually.

Financial Impact: This phase of the project will be funded from Federal, USDA Evans Allen Program Funds (uncommitted balance \$15.32 million at June 11, 2025). Revenue to this fund is received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West Virginia State University and Central State University. The project is expected to result in an increase of \$160,966 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$20,000,000 (internal). Phase II will be funded from \$2,500,000 in FY26 Appropriated State (nonrecurring), and Appropriated State (nonrecurring) Funds to be requested during the FY26-27 budget request process. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used to cover the cost of a Construction Manager at Risk.

6. Project: SC State University PSA
 H24.9656: SC State PSA Midlands Cluster (Cayce Facility) Renovations
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to renovate the building.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase I Approval: February 2021 (estimated at \$3,500,000) (SFAA)
- Phase II Approval: January 2022 (estimated at \$6,678,978) (SFAA)
- Phase II Increase Approval: December 2024 (estimated at \$11,000,000) (SFAA)
- Supporting Details: Pages 95-110

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	10,980,000	11,000,000	3,570,000	14,570,000
All Sources	<u>20,000</u>	<u>10,980,000</u>	<u>11,000,000</u>	<u>3,570,000</u>	<u>14,570,000</u>

Summary of Work: The renovations will include upgrading or replacing windows and doors, HVAC, electrical, plumbing, roof, flooring, paint, and up-fitting for research and other scientific space requirements. Some site work will also be required. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Bids were received on April 22, 2025, and each was above the current approved budget. It was determined that based on the current economic issues in the country relative to tariffs or the threat of tariffs, some construction professionals have recently seen unusual escalations in materials, construction costs, and supply chain issues. As a result, a portion of the project will be re-bid so that the work associated with the 5,950 square feet of space leased to the US Department of Agriculture can be completed by their move in date of December 2025.

Facility Characteristics: The building is 43,646 square feet, located on 4 acres of land, and was constructed in 1976 (49 years old). The existing roof was installed in 2001 (24 years old). The building will house PSA activities of research and extension activities in 4-H and youth development, family, nutrition and health, sustainable agriculture, natural resources, community development, education innovation, and other lifelong learning opportunities. The building will house 15 faculty, 20 staff and will serve 6,000 clients annually.

Financial Impact: The project will be funded from USDA Evans Allen Program Funds (uncommitted balance \$15.32 million at June 11, 2025). Revenue to this fund is received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West Virginia State University and Central State University. The building will be constructed to meet two Green Globes certification standards with an anticipated energy savings of \$311,750 over 30 years. The project is expected to result in an increase of \$216,065 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$14,570,000 funded from USDA Evans Allen Program Funds. Contract execution is expected in September 2025 and completion of construction in December 2026.

7. Project: South Carolina State University (PSA)
H24.9669: SC State PSA Camp Harry E. Daniels Redevelopment Project (Calhoun County)
- Request: Establish Phase II Full Construction Budget to redevelop Camp Harry E. Daniel located in Elloree.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY25 (estimated at \$34,000,000)
- Phase I Approval: October 2024 (estimated at \$34,000,000) (SFAA)
- Supporting Details: Pages 111-130

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (24), (Construction of the SC Limnology Research Center)				2,000,000	2,000,000
FY23 Appropriated State, Proviso 118.19 (B)(43)(c), (Youth Residential Cabin at Historic Camp Harry E. Daniels)				2,000,000	2,000,000
FY23 Appropriated State, Proviso 118.19 (B)(43)(d), (The SC Limnology Research Center)				2,000,000	2,000,000
FY24 Appropriated State, Proviso 118.19 (B)(36)(c), (Camp Daniels Training & Activity Center)				2,500,000	2,500,000
FY24 Appropriated State, Proviso 118.19 (B)(36)(g), (SC Limnology Center)				2,000,000	2,000,000
FY25 Appropriated State, Proviso 118.20 (B)(36)(b), (Construction of the SC Limnology Research Center)				1,500,000	1,500,000
Federal, USDA Evans Allen Program	680,000		680,000	11,000,000	11,680,000
All Sources	<u>680,000</u>		<u>680,000</u>	<u>23,000,000</u>	<u>23,680,000</u>

Summary of Work: The project will be completed in two stages. The first stage, being requested at this time, will include the demolition of 3 buildings, totaling 4,100 square feet, site development, construction of athletic fields, staff housing, storage facilities, nature trails, a marina, a limnology center and other programmatic and administrative support buildings and infrastructure. The second stage will include the renovation of the Conference Center and 16 cabins. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The project will allow the university to fulfill its Land-Grant mission of delivering Research, Teaching, and Extension Programs to the residents of the state.

- Facility Characteristics: This stage of the project will construct approximately 60,030 square feet of new programmatic and administrative spaces and renovate 1,620 square feet. The project will also demolish 3 buildings, totaling 4,100 square feet. These facilities will be utilized by SC State Public Services Programs (Sustainable Agriculture, Community and Economic Development, 4-H & Youth Development, Education Innovation and Support, Family Nutrition and Health, and Natural Resources). These programs include 200 students, 15 to 30 faculty/researchers, 25 to 100 staff, and 12,000 to 25,000 clients annually.
- Financial Impact: This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance \$2 million at May 28, 2025), FY23 Appropriated State (nonrecurring) (uncommitted balance \$4 million at May 28, 2025), FY24 Appropriated State (nonrecurring) (uncommitted balance \$4.5 million at May 28, 2025), FY25 Appropriated State (nonrecurring) (uncommitted balance \$1.5 million at May 28, 2025), and Federal, USDA Evans Allen Program Funds (uncommitted balance \$15.32 million at June 11, 2025). USDA Evans Allen Program Funds are received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West Virginia State University and Central State University. The new facilities will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$4,119,725 over 30-years. The project is expected to result in an increase of \$213,750 (year 1), and \$427,500 (years 2 thru 3), in annual operating expenditures.
- Full Project Estimate: \$23,680,000 funded from Capital Reserve, Appropriated State (nonrecurring), and USDA Evans Allen Grant Funds for this stage of the project. The total estimated cost of the project in its entirety is \$34,000,000. An additional Phase II budget increase request will be funded from \$2,320,000 in USDA Evans Allen Grant, and \$8,000,000 in Appropriated State (nonrecurring) Funds to be requested during the FY26-27 budget request process. Contract execution is expected in September 2025 and completion of construction in December 2029.

8. Project: Medical University of South Carolina
 H51.9872: MUSC Campus Connector Bridges
- Request: Establish Phase II Full Construction Budget to construct an elevated connector bridge.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 6 in FY25 (estimated at \$55,168,738)
- Phase I Approval: November 2022 (estimated at \$34,399,710) (SFAA)
- Supporting Details: Pages 167-198

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (23), (Statewide Teaching Partnership) (redir. in FY23 Appropriated State, Proviso 23.5)				6,500,000	6,500,000
Other, Institutional Capital Reserve	950,000		950,000		950,000
Other, Clinical Revenue				16,414,369	16,414,369
Other, Capital Project Reserve				13,304,369	13,304,369
Other, SC Office of Resilience FY25 Appropriated State, Proviso 118.20 (B)(56), (Disaster Relief & Resilience Reserve Fund)				18,000,000	18,000,000
All Sources	<u>950,000</u>		<u>950,000</u>	<u>54,218,738</u>	<u>55,168,738</u>

Summary of Work: The project will construct an elevated connector bridge adjacent to Doughty Street from the 2nd floor of the Ashley River Tower to the 2nd floor of the Bioengineering Building. A connection will be made from this new bridge to the Thurmond Gazes Building. Once completed, all major campus buildings will be connected at the 2nd floor level. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The project will also relocate the existing underground swisslog tube system to the new connector bridge. This tube system is essential to the hospital lab operations and is compromised by its underground location in a flood prone area.

Rationale: The Charleston Medical District is spread out over 80+ acres and is located within the 100-year floodplain. The entire area is prone to flooding during storm events including hurricanes/tropical storms, heavy rain events, and sometimes even during normal high tide events. Once completed, the elevated walkway project will allow patients, care team members, and supplies to move freely from building to building during storm and flood events. This project will connect the entire MUSC Health campus network and provide safe passage to any emergency rooms or adult Level 1 Trauma centers via the helipad located on top of the Sean Jenkins Children's Hospital.

Facility Characteristics: The new connector bridge will total approximately 13,550 square feet and will be utilized by approximately 3,000 to 5,000 students, patients, faculty, and staff daily, with additional faculty and staff utilizing the bridge on a more ad hoc basis.

Financial Impact:	This phase of the project will be funded from FY22 Capital Reserve (uncommitted balance \$6.5 million at May 28, 2025), Other, Clinical Revenue (uncommitted balance \$20 million at May 28, 2025), Other, Capital Project Reserve (uncommitted balance \$16 million at May 28, 2025), and Other, Office of Resilience FY25 Capital Reserve Fund (uncommitted balance \$18 million at May 28, 2025). Clinical Revenue Funds are generated by Patient Services. Capital Project Reserve Funds are funds remaining from prior capital investments set aside for major long-term investment projects or other anticipated capital expenses. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$59,210 over 30 years. The project is expected to result in an increase of \$250,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. MUSC does not charge a separate plant improvement fee to the students.
Full Project Estimate:	\$55,168,738 funded from Capital Reserve, Institution Capital Project, Clinical Revenue, Capital Project Reserve, and SC Office of Resilience Appropriated State (nonrecurring) Funds. Contract execution is expected in December 2025 and completion of construction in December 2027.

9. Project: Greenville Technical College
 H59.6358: Brashier Middle College Building 203 HVAC replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget for HVAC replacement in the Brashier Middle College Building 203.
- Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 199-208

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(d), (Maintenance, Renovation, & Replacement)				3,055,865	3,055,865
All Sources				<u>3,055,865</u>	<u>3,055,865</u>

Summary of Work: The project will replace the HVAC system to include water and heat pumps, controls, condensers, and the cooling tower.

Rationale: According to the college, the existing HVAC system is failing. Numerous repairs and replacements of system components have been costly. Operational down times due to repairs have caused disruptions and relocation of classes.

Facility Characteristics: The Brashier Middle College Building 203 is 65,000 square feet and was constructed in 2005 (20 years old). The existing HVAC system is original to the building. The project will benefit an estimated 1,000 students, faculty, and staff daily.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.5 million at May 8, 2025). 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 \$100 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$3,055,865 funded from Capital Reserve Funds. Contract execution is expected in August 2025 and completion of construction in August 2026.

10. Project: Greenville Technical College
 H59.6359: Bldg. 104 UT Demolition
- Request: Establish Phase I Pre-Design Budget to demolish the building on the Barton Campus.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY26 (estimated at \$41,000,000) (This portion is estimated at \$2,520,000).
- Supporting Details: Pages 209-220

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				32,000	32,000
All Sources				<u>32,000</u>	<u>32,000</u>

Summary of Work: The project will demolish Building 104 UT on the Barton Campus. The work will include asbestos testing and abatement, demolition and structure moving, earthwork, dust control, utility modifications, landscaping, and concrete. Once the project is completed the site will be used as green space.

Rationale: The building is no longer occupied or in use and should be demolished due to its inefficiency. Hazardous material test reports performed have found asbestos-containing material throughout the building.

Facility Characteristics: Building 104 UT is 95,000 square feet and was constructed in 1972 (53 years old). The facility previously housed programs supporting, learning, teaching, planning, and entertaining. It has gone through many conversions throughout the years; from housing classrooms, a library, an auditorium and faculty staff/offices.

Financial Impact: The project will be funded from Other, College Plant Funds (uncommitted balance \$11.92 million at May 12, 2025). College Plant Funds are derived from excess revenues over expenses from auxiliary services (Bookstore and Café), indirect cost recovery, interest income, and other miscellaneous income. The project is expected to result in a decrease of \$51,500 (year 1), \$38,700 (year 2), and \$29,000 (year 3) 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 \$100 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$2,520,000 (internal) funded from College Plant Funds.

11. Project:	Orangeburg Calhoun Technical College H59.6164: OC Tech Health Science Building Mechanical/Electrical Upgrades
Request:	Revise Scope and increase the Phase II Full Construction Budget to cover higher than anticipated bid costs to complete mechanical/electrical upgrades to the building.
Included in CPIP:	Yes – 2024 CPIP Priority 1 of 3 in FY26 (estimated at \$7,400,000)
Phase I Approval:	February 2021 (estimated at \$2,000,000) (SFAA)
Revise Scope & Phase II Approval:	April 2022 (estimated at \$4,200,000) (SFAA)
Supporting Details:	Pages 221-236

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (24), (Maintenance, Renovation & Replacement)		362,404	362,404		362,404
FY25 Capital Reserve (21)(g), (Maintenance, Renovation & Replacement)				2,361,096	2,361,096
FY22 Appropriated State, Proviso 118.18 (B)(27)(l), (Maintenance, Renovation & Replacement)		3,562,258	3,562,258		3,562,258
FY25 Appropriated State, Proviso 118.20 (B)(21)(h), (Maintenance, Renovation & Replacement)				838,904	838,904
Other, College	30,000	245,338	275,338	547,780	275,338
All Sources	<u>30,000</u>	<u>4,170,000</u>	<u>4,200,000</u>	<u>3,747,780</u>	<u>7,947,780</u>

Summary of Work: The project was established to replace the HVAC in the building. Subsequent to establishment the scope was revised to add a complete renovation of all restrooms, upgrade the fire alarm system, and upgrade all lighting and finishes (floor, ceiling, paint, etc.). This scope revision will modify the lobby, add a hallway, relocate the conference room and several offices, and remove a wall in the phlebotomy lab to enlarge the space to create a multi-use space (classroom/lab).

Rationale: Bids were received in 2023 and far exceeded the budget, so the project was paused until additional funds could be secured. The building has had no major HVAC upgrades since inception.

Facility Characteristics: The Health Science Building (Building K) is 33,143 square feet and was constructed in 1987 (38 years old). The mechanical/electrical systems are original to the building. The building currently houses biology labs and all health-related programs except nursing. This includes Radiologic Technology, EMT, Physical Therapy Assistant, Electrocardiography, Certified Nursing Assistant, Medical Assisting, and Phlebotomy. The building is utilized by 297 students and 20 faculty members each semester.

Financial Impact: This increase will be funded from FY25 Capital Reserve (uncommitted balance \$2.36 million at May 12, 2025), FY25 Appropriated State (nonrecurring) (uncommitted balance \$839K at May 12, 2025), and College Funds (uncommitted balance \$5.5 million at May 12, 2025). College Funds are derived from annual operating fund excesses from prior years.

The excess each year gets transferred to this fund to be used for capital projects. The project is expected to result in a decrease of \$9,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. The college does not charge a capital fee.

Full Project Estimate: \$7,947,780 funded from Capital Reserve, Appropriated State (nonrecurring) and College Funds. Contract execution is expected in December 2025 with construction completion in July 2027. The estimated cost to complete the project has increased from the Phase II estimate and the 2024 CPIP submission due to revising the scope and current market conditions.

12. Project: Piedmont Technical College
 H59.6360: Technical Innovation Center – Land Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 23.45 acres in Greenwood County.
- Included in CPIP: No – The need to purchase the property was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 237-248

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

Rationale: The land will be used as the future location of the Technical Innovation Center. This center will allow high school, dual enrollment, and college students access to programs not currently being offered by the existing Career Center which is used by three school districts.

Characteristics: The property is located on Emerald Road South in Greenwood and is undeveloped.

Financial Impact: The property is offered by Piedmont Technical College Foundation – Greenwood Properties, LLC as a donation. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance \$20K at June 13, 2025). College Plant Funds are a combination of dedicated capital fees included in tuition, and the residual balance transfers that have been approved from the Area Commission. If acquired, a Technical Innovation Center will be constructed as a separate project, with a total estimated cost of \$29,488,217. 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 \$150 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$20,000 (internal) funded from College Plant Funds.

13. Project: Spartanburg Community College
 H59.6361: Industrial Spark Building Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 13.1 acres and a building in Spartanburg County.
- Included in CPIP: Yes – 2024 CPIP Priority 4 of 8 in FY25 (estimated at \$47,700,000)
- Supporting Details: Pages 249-262

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spark Centers)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Based on the large composition of manufacturing industries in the community, there is a large need for industrial training such as Mechatronics, Robotics, Automotive & Diesel Technicians and Welding. The current space on the Giles Campus in Spartanburg is very limited. By acquiring the facility, the college would be able to move those programs to Tyger River Campus and expand the number of students trained in these important disciplines. The college has been exploring the possibility of constructing a new industrial academic building on campus to support the industrial training programs and workforce development training. Per the college, due to the rising cost of construction, the college can purchase an existing building much cheaper than building a new building.

Characteristics: The property is located at 1875 E. Main Street in Duncan. The building is approximately 160,000 square feet and is located less than 2 miles from the Tyger River Campus.

Financial Impact: The property is offered by ZF Chassis Systems Duncan, LLC for the proposed purchase price of \$18,000,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$25 million at May 7, 2025). If acquired, approximately 20,000 square feet of the building, which is currently office space, will be renovated into classrooms. The total estimated cost to complete the renovation is unknown at this time. The project is expected to result in an increase of \$640,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$18,020,000 (internal) funded from Appropriated State (nonrecurring) Funds.

14. Project: Technical College of the Lowcountry
 H59.6362: Student & Community Center Building 12 Renovation
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to renovate the building.
- Included in CPIP: Yes – 2024 CPIP Priority 4 of 6 in FY25 (estimated at \$2,000,000)
- Supporting Details: Pages 263-272

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18)(I), (Maintenance, Renovation, & Replacement)				669,878	669,878
FY23 Appropriated State, Proviso 118.19 (B)(27)(I), (Maintenance, Renovation, & Replacement)				2,281,769	2,281,769
All Sources				<u>2,951,647</u>	<u>2,951,647</u>

Summary of Work: The project will make interior renovations to include a complete redesign for better ADA accommodations, updating electrical and technology needs, sound upgrades, a new stage design, and new seating for the auditorium. The library will be updated to enhance new technologies as well as redesigning student study and collaboration areas. The student /community common area will be expanded eliminating an old kitchen area, allowing for more space for student /community events. All bathrooms will be renovated.

Rationale: According to the college, the project will address the aging and outdated auditorium, library, and common student /community areas.

Facility Characteristics: The Student & Community Center Building 12 (MacLean Hall), is approximately 28,000 square feet and was constructed in 1987 (38 years old). Approximately 22,000 square feet of the building will be renovated in this project. The building underwent a cosmetic renovation in 2007 (18 years ago). It houses Student Services, Military /Veterans Services, Library /Learning Resource Center, Academic Services, and institutional advancement. The project will benefit an estimated 3,000 students, faculty, and staff daily.

Financial Impact: The project will be funded from FY24 Capital Reserve (uncommitted balance \$729K at May 13, 2025), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.37 million at May 13, 2025). The project is expected to result in an increase of \$2,500 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$2,951,647 (internal) funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

15. Project: Trident Technical College
 H59.6363: Palmer Campus Roof Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to replace the roof systems on the Palmer Campus Building.
- Included in CPIP: Yes – 2024 CPIP Priority 10 of 12 in FY26 (estimated at \$2,800,000)
- Supporting Details: Pages 273-288

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(n)(i) (Maintenance, Renovation, & Replacement)				64,500	64,500
All Sources				<u>64,500</u>	<u>64,500</u>

Summary of Work: The project will replace the three (3) roof systems on the Palmer Campus Building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: According to the college, the existing roof has exceeded its useful life and is leaking in many areas.

Facility Characteristics: The Palmer Campus Building is 103,077 square feet and was constructed in 1960 (65 years old). Additions were added in 1989 (36 years ago). The three (3) existing roof systems cover 70,000 square feet and range from 19 to 40 years old. The facility houses Business Technology, the Culinary Institute of Charleston, Engineering and Construction, Film Media and Visual Arts, Health Sciences, Humanities and Social Sciences, Nursing, campus administration, IT, the Veterans' Center, Humanities & Social Science offices, the Bookstore, Public Safety, a Biological Sciences lab, a library, and an amphitheater. The project will benefit an estimated 1,100 students, and 72 faculty, and staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$6.27 million at May 12, 2025). The project is expected to result in a decrease of \$25,000 (year 1), \$27,000 (year 2), and \$30,000 (year 3) 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 \$196 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$4,300,000 (internal) funded from Appropriated State (nonrecurring) Funds.

16. Project: Trident Technical College
 H59.6364: Thornley Campus Building 920 Roof Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to replace part of the roof system on Building 920.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY29 (estimated at \$12,000,000)
- Supporting Details: Pages 289-302

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(I), (Maintenance, Renovation, & Replacement)				49,500	49,500
All Sources				<u>49,500</u>	<u>49,500</u>

Summary of Work: The project will replace approximately 110,000 square feet of the south side roof of the building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: Due to limited funding, the complete roof replacement will need to be phased. According to the college, the existing roof has exceeded its useful life and is leaking in many areas causing moisture intrusion. The complexity of the original construction and existing HVAC equipment prohibits successful spot repair.

Facility Characteristics: The Thornley Campus Building 920 is 232,463 square feet and was constructed in 1973 (52 years old). The existing roof was installed in 2005 (20 years old). The facility houses Nursing, Industry Mechanics, Manufacturing and Maintenance, Electrical Line Worker, Culinary, Networking, Cybersecurity, Mathematics, Business Technology, and General Education. It has a large flexible training space and hosts workforce training, student recruiting, and public service events. It also houses the campus Data Center, as well as administrative and faculty offices. The project will benefit an estimated 960 students, and 120 faculty, and staff.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.5 million at May 13, 2025). The project is expected to result in a decrease of \$24,000 (year 1), \$27,000 (year 2), and \$30,000 (year 3) 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 \$196 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$3,300,000 (internal) funded from Capital Reserve Funds. The estimated cost to complete the project reflected in the 2024 CPIP includes replacement of the entire roof.

17. Project: State Board for Technical and Comprehensive Education
 H59.6331: Land Acquisition for AESC
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Final Land Acquisition to acquire +/- 14.43 acres in Florence County.
- Included in CPIP: No – The project was not included in the 2024 CPIP in error.
- Phase I Approval: December 2024 (estimated at \$20,005) (JBRC)
- Supporting Details: Pages 303-312

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, ReadySC FY25 Appropriated State, (B) Section 3.6 (12), (State Board for Technical and Comprehensive Education – readySC)	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>		<u>20,000</u>

Rationale: The property is being acquired to fulfill a contractual obligation to the Automotive Energy Supply Corporation (AESC) to construct a training center in Florence to support the corporation's new nearby electric vehicle (EV li-ion) battery manufacturing facility being constructed in project H59-6243.

Characteristics: The property to be acquired is +/- 14.43 acres.

Financial Impact: The property is being offered by Florence County Council for \$5. The project is not expected to result in any change in annual operating expenditures. After the property is acquired, a training center will be constructed with an estimated cost of \$25,500,000 which will be funded from economic development funds. An appraisal is not required because the property is being offered for a nominal consideration. A Phase I Environmental Site Assessment was completed in May 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a governmental entity and therefore not on the tax rolls.

Full Project Estimate: \$20,000 (internal) funded from Appropriated State (nonrecurring) Funds.

18. Project: South Carolina Law Enforcement Division
 D10.9535: CJIS HVAC Replacement
- Request: Establish Phase I Pre-Design Budget to replace HVAC units.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$250,000)
- Supporting Details: Pages 313-318

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Record Search Fees				6,800	6,800
All Sources				<u>6,800</u>	<u>6,800</u>

Summary of Work: The project will replace nine (9) HVAC units in the IT /CJIS Facility with current commercial technology HVAC units suited for the application. The work will include demolition and removal of existing units and new piping.

Rationale: Seven of the existing units are residential style units rather than commercial units that would be properly suited. All units have exceeded their useful life.

Facility Characteristics: The IT /Criminal Justice Information Services facility is 14,490 square feet and was constructed in 1979 (46 years old). Eight of the units are 19 to 20 years old, with the ninth unit being 10 years old. The new HVAC system will service the entire building. It houses SLED's Data center, Information Technology, Records, and CJIS Operations. It is utilized by 125 staff daily.

Financial Impact: The project will be funded from Other, Record Search Fees Funds (uncommitted balance \$16.9 million at June 16, 2025). Record Search Fee Funds are derived from background check fees charged to the public. The project is expected to result in a decrease of \$25,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$454,678 funded from Record Search Fees Funds. The estimated cost to complete the project has increased from the 2024 CPIP submission because an HVAC assessment was performed that more accurately defined the project scope and pricing.

19. Project: South Carolina Law Enforcement Division
 D10.9536: SLED Headquarters Cyber Remodel
- Request: Establish Phase I Pre-Design Budget to renovate space at SLED Headquarters.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY26 (estimated at \$1,550,000)
- Supporting Details: Pages 319-324

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Record Search Fees				31,659	31,659
All Sources				<u>31,659</u>	<u>31,659</u>

- Summary of Work: The project will renovate space at the Headquarters Building for SLED's Cyber Security Unit. The work will include renovating two (2) bathrooms and updating HVAC systems in the renovated and adjacent spaces.
- Rationale: The recent renovation of the former laboratory has relocated the Training, Tech Services, and Regulatory units from the Headquarters facility. SLED's Cyber Security unit currently operates from leased space on Elmwood Avenue in downtown Columbia. According to the agency, relocation of the unit to the renovated open space in the Headquarters facility will improve operational efficiency and eliminate the ongoing cost of leased space.
- Facility Characteristics: The SLED Headquarters Building is 36,000 square feet and was constructed in 1967 (58 years old). The portion of the building being renovated is 3,900 square feet. SLED's Cyber Security operation will utilize the renovated space. Bathroom renovations will be used by Cyber Security, Procurement, Finance, and Human Resources operations. Approximately 25 staff will utilize the renovated space daily.
- Financial Impact: The project will be funded from Other, Record Search Fees Funds (uncommitted balance \$16.9 million at June 16, 2025). Record Search Fee Funds are derived from background check fees charged to the public. The project is expected to result in a decrease of \$23,227 (year 1), and \$46,454 (years 2 thru 3), in annual operating expenditures.
- Full Project Estimate: \$2,110,585 funded from Record Search Fees Funds. The estimated cost to complete the project has increased from the 2024 CPIP submission because a relocation assessment was performed that more accurately defined the project scope and pricing.

20. Project: South Carolina Law Enforcement Division
 D10.9537: Aviation Hangar Property Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 25 acres in Richland County.
- Included in CPIP: No – The property was not available until after the 2024 CPIP submission process.
- Supporting Details: Pages 325-336

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

Rationale: SLED is no longer able to store its aircraft in its current hangar facility. The latest aircraft acquisition is stored off-site at the Columbia airport. The hazards surrounding the current hangar pose an ongoing risk to arriving and departing aircraft.

Characteristics: The vacant property is located within the vicinity of SLED and is a large and open site free of surrounding hazards.

Financial Impact: The property is being offered by the SC Department of Corrections for \$1. The due diligence activities will be funded from Other, Record Search Fees Funds (uncommitted balance \$16.9 million at June 16, 2025). Record Search Fee Funds are derived from background check fees charged to the public. If acquired, a new aviation hangar facility will be constructed with an estimated cost of \$8,000,000 to \$10,000,000. The project is expected to result in an increase of \$62,314 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$20,000 (internal) funded from Record Search Fee Funds.

21. Project: Department of Administration
 D50.6184: Brown Building - HVAC Pumps Replacement Project

Request: Establish Phase I Pre-Design Budget to replace the HVAC pumps.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 13 in FY29 (estimated at \$205,884)

Supporting Details: Pages 337-342

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,350	9,350
All Sources				<u>9,350</u>	<u>9,350</u>

Summary of Work: The project will replace secondary chilled water pumps, hot water pumps and condensate receivers inside the building's mechanical room. The work includes associated plumbing and electrical, automation controls, insulation, and hazardous material abatement, as needed.

Rationale: The pumps and receivers have exceeded their life expectancy and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1972 (53 years old). The water pumps being replaced are original to the building. The condensate receiver is 39 years old. The building is utilized by the following entities: 1. Administrative Law Court, 2. Attorney General, 3. Commission for the Blind, 4. Department of Public Safety, 5. Department of Administration, 6. Judicial Branch, 7. Medical University of SC, 8. Parks, Recreation & Tourism, 9. Secretary of State, 9. Department of Natural Resources, 10. Procurement Review Board, 11.Senate, 12. Children's Advocacy, 13. Education Oversight, and 14. State Board of Financial Institutions. Approximately 150 state employees and various visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$290,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.2% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

22. Project:	Department of Administration D50.6185: Laurel Street Warehouse - Electric Panelboards & Switchboard Replacement
Request:	Establish Phase I Pre-Design Budget to replace the electric panelboards and switchboard.
Included in CPIP:	No – The need for the project was unknown during the 2024 CPIP submission process. Following the facility condition assessments conducted in 2024, the need for the project was discovered and it will be included in the 2025 CPIP submission.
Supporting Details:	Pages 343-348

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				8,500	8,500
All Sources				<u>8,500</u>	<u>8,500</u>

Summary of Work:	The project will replace the existing electric panelboards and switchboard and assess the electrical wiring in the building.
Rationale:	The switchboard and associated panelboards have exceeded their useful life expectancy, are obsolete, and a potential fire hazard.
Facility Characteristics:	The Laurel Street Warehouse Building is 61,648 square feet and was constructed in 1976 (49 years old). The electrical panelboards and switchboard are original to the building. The building is utilized by the South Carolina Department Administration, the SC Department of Archives and History and the Judicial Branch. It is utilized by approximately 20 staff and various visitors daily.
Financial Impact:	The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.
Full Project Estimate:	\$338,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.5% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

23. Project: Department of Administration
 D50.6186: SC Archives & History Building - Clean Steam Boiler Replacement

Request: Establish Phase I Pre-Design Budget to replace the Clean Steam Boiler.

Included in CPIP: Yes – 2024 CPIP Priority 5 of 28 of FY26 (estimated at \$460,000)

Supporting Details: Pages 349-354

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				10,000	10,000
All Sources				<u>10,000</u>	<u>10,000</u>

Summary of Work: The project will replace the existing Clean Steam Boiler.

Rationale: The Clean Steam Boiler has exceeded its useful life expectancy, is inefficient, and continues to have operational issues.

Facility Characteristics: The Archives & History Building is 143,709 square feet and was constructed in 1997 (28 years old). The Clean Steam Boiler is original to the building. The building is utilized by approximately 85 SC Department of Archives and History staff and various visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$460,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.1% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

24. Project: Department of Administration
 D50.6187: SC Data Center - Parking Lot Repairs and Resurfacing

Request: Establish Phase I Pre-Design Budget to repair and resurface the pavement.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 28 of FY26 (estimated at \$150,000)

Supporting Details: Pages 355-360

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				23,000	23,000
All Sources				<u>23,000</u>	<u>23,000</u>

Summary of Work: The project will repair and resurface the parking lot pavement at the Data Center.

Rationale: The asphalt has exceeded its life expectancy, is in poor condition, and is a trip hazard to the visitors and employees that utilize the building daily.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (26 years old). The asphalt parking lot is original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$340,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 6.7% of the estimated cost to complete the project and the additional amount will be used to cover civil engineering services, a field survey of the site, and geotechnical services.

25. Project: Department of Administration
 D50.6188: SC Data Center - Replace ATS #3 & ATS #7 and Emergency Breaker Retrofit

Request: Establish Phase I Pre-Design Budget to replace Automatic Transfer Switches (ATS) #3 & #7.

Included in CPIP: Yes – 2024 CPIP Priority 23 of 28 of FY26 (estimated at \$500,000)

Supporting Details: Pages 361-366

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology				17,300	17,300
All Sources				<u>17,300</u>	<u>17,300</u>

Summary of Work: The project will replace Automatic Transfer Switches (ATS) #3 and #7 at the SC Data Center. The work will also include replacing the emergency source circuit breakers.

Rationale: The ATS units are essential for maintaining the continuous operation of the facility and ensuring all life safety equipment functions properly. The components have exceeded their life expectancy, replacement parts are unavailable, and the manufacturer no longer provides support.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (26 years old). The ATS units and the emergency source circuit breakers are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$9.22 million at May 23, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$820,000 (internal) funded from SC Division of Technology Funds. The Phase I amount requested is 2.1% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

26. Project: Department of Administration
 D50.6189: SC Data Center - Replace CRAC Units 3, 7, 8, and 9

Request: Establish Phase I Pre-Design Budget to replace the computer room air conditioning (CRAC) units 3, 7, 8, and 9.

Included in CPIP: Yes – 2024 CPIP Priority 24 of 28 of FY26 (estimated at \$500,000)

Supporting Details: Pages 367-372

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology				15,100	15,100
All Sources				<u>15,100</u>	<u>15,100</u>

Summary of Work: The project will replace the computer room air conditioning (CRAC) units 3, 7, 8, and 9 at the Data Center.

Rationale: The CRAC units have exceeded their life expectancy and are required to keep the Data Center's Server Room operating at a set temperature to ensure the proper functioning of all server equipment.

Facility Characteristics: The SC Data Center is 76,021 square feet and was constructed in 1999 (26 years old). The CRAC units are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$9.22 million at May 23, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$685,000 (internal) funded from SC Division of Technology Funds. The Phase I amount requested is 2.2% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

27. Project: Department of Administration
 D50.6190: State Library Building - Plaza Deck Repairs

Request: Establish Phase I Pre-Design Budget to complete repairs to the plaza deck of the building.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 12 of FY29 (estimated at \$228,500)

Supporting Details: Pages 373-378

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				14,750	14,750
All Sources				<u>14,750</u>	<u>14,750</u>

Summary of Work: The project will repair and replace the waterproof membrane below the plaza's brick pavers at the State Library.

Rationale: The existing waterproof membrane is curled, damaged, and has open seams, preventing water from reaching the drains and causing water intrusion in the stairwell entrances on all elevations and leaks in the basement and other areas.

Facility Characteristics: The State Library Building is approximately 60,494 square feet and was constructed in 1969 (56 years old). The plaza deck waterproofing is 6,700 square feet and is 15 years old. The building is utilized by approximately 45 SC State Library staff and various visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$650,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.2% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

28. Project: Department of Administration
 D50.6191: Sumter Street Building - Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the roof on the building.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 28 of FY26 (estimated at \$250,000)

Supporting Details: Pages 379-384

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				10,800	10,800
All Sources				<u>10,800</u>	<u>10,800</u>

Summary of Work: The project will replace the roof on the building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The existing roof has undergone multiple repairs and the warranty for the repairs expired in 2018. It has exceeded its useful life expectancy and is experiencing multiple leaks. The roof is not eligible for elastomeric coating.

Facility Characteristics: The Sumter Street Building is approximately 37,501 square feet and was constructed in 1923 (102 years old). The existing roof is approximately 17,000 square feet and was replaced in 2006. The building is used by the SC Human Affairs Commission and the SC Arts Commission. It is utilized by approximately 66 staff and various visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$720,000 (internal) funded from Appropriated State Funds.

29. Project: Department of Administration
 D50.6192: Supreme Court Building - Pump Replacement Project
- Request: Establish Phase I Pre-Design Budget to replace the hydronic pumps at the building.
- Included in CPIP: Yes – 2024 CPIP Priority 12 of 12 of FY29 (estimated at \$156,511)
- Supporting Details: Pages 385-390

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,300	9,300
All Sources				<u>9,300</u>	<u>9,300</u>

Summary of Work: The project will replace the replace the hydronic pumps at the building. The work will include the replacement of associated plumbing, electrical, and abatement of hazardous materials, as needed.

Rationale: The existing two chilled water pumps, two hot water pumps, and two condensate pumps and their associated tank have exceeded their life expectancy. The pumps are in disrepair, their parts are difficult to source, and they are no longer supported by the manufacturer. These pumps provide essential HVAC service to the facility.

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (104 years old). The existing hydronic pumps are approximately 50 years old. The Supreme Court Building is utilized by approximately 50 Judicial Branch staff and various annual visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$285,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.26% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

30. Project: Department of Administration
D50.6193: State Owned Buildings Security Upgrades
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to complete security upgrades for the buildings and grounds of the Capitol Complex and Governor's Mansion.
- Included in CPIP: No – This project will be included in the 2025 CPIP submission.
- Supporting Details: Pages 391-402

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Capital Reserve (2), (State-Owned Buildings Security Upgrades)				21,070,682	21,070,682
FY26 Appropriated State, Proviso 118.22 (B)(68)(c), (State-Owned Buildings Security Upgrades)				2,929,318	2,929,318
All Sources				<u>24,000,000</u>	<u>24,000,000</u>

- Summary of Work: The project will increase the security of the buildings and grounds.
- Rationale: Measures to be implemented are based on assessments and subsequent recommendations made by the Office of Homeland Security within the State Law Enforcement Division, the Department of Public Safety and the Sergeants at Arms.
- Facility Characteristics: The Capital Complex and Mansion are utilized by the Governor's Office, General Assembly, and various state agencies. Approximately 2,700 staff and various visitors utilize the Capitol Complex and the Governor's Mansion and Grounds annually.
- Financial Impact: The project will be funded from FY26 Capital Reserve (uncommitted balance \$21.07 million at June 26, 2025), and FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.93 million at June 26, 2025). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$24,000,000 (internal) funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in November 2025 and completion of construction in June 2027.

31. Project: Department of Administration
 D50.6181: Supreme Court Building - First and Second Floor Carpet Replacement

Request: Establish Phase II Full Construction Budget to replace and update the existing flooring finishes.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 27 in FY25 (estimated at \$120,000)

Phase I Approval: April 2025 (estimated at \$552,000) (SFAA)

Supporting Details: Pages 403-410

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	18,280		18,280	469,220	487,500
All Sources	<u>18,280</u>		<u>18,280</u>	<u>469,220</u>	<u>487,500</u>

Summary of Work: The project will replace the flooring on the first and second floor and the mezzanine level of the building. This includes installing new carpet, refinishing the existing hardwood floors, and abatement of hazardous materials as needed.

Rationale: The floors are in poor condition and are a trip hazard to staff and visitors.

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (104 years old). The existing flooring finishes are approximately 20 years old. The building is utilized by the 50 Judicial Branch staff and various visitors daily.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$6.12 million at May 22, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$487,500 funded from Depreciation Reserve Funds. Contract execution is expected in November 2025 and completion of construction in June 2026.

32. Project:	Department of Administration D50.6103: SC State House – VAV Replacement, HVAC Controls & AHU #1 Re-Build
Request:	Revise Scope and increase Phase II Full Construction Budget to replace all VAV's and to rebuild AHU#1.
Included in CIP:	No – The need for the increase was unknown during the 2024 CIP submission process.
Phase I Approval:	November 2022 (estimated at \$1,690,671) (SFAA)
Phase II Approval:	March 2023 (estimated at \$1,844,235) (SFAA)
Supporting Details:	Pages 411-416

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (5), (State-Owned Building Maintenance) (transfer from D50-6011)		187,678	187,678		187,678
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transfer from D50-6059)		366,365	366,365		366,365
Appropriated State (transfer from D50-6055)	336		336		336
Appropriated State (transfer from D50-6036)		106,645	106,645		106,645
FY22 Appropriated State, Proviso 118.18 (B)(67)(b), (Facilities Management Permanent Improvements) (transfer from D50-6083)		1,057,188	1,057,188		1,057,188
Appropriated State				1,620,266	1,620,266
Other, Depreciation Reserve (transfer from D50-6055)	26,178		26,178		26,178
Other, Depreciation Reserve (transfer from D50-6026)		99,845	99,845		99,845
All Sources	<u>26,514</u>	<u>1,817,721</u>	<u>1,844,235</u>	<u>1,620,266</u>	<u>3,464,501</u>

Summary of Work: The original scope of work included replacement of all 34 VAV's in the crawlspace of the building, as well as rebuilding Air Handler Unit #1 in the basement. This equipment supplies heating and air to the first floor of the building. It also included replacing and upgrading the current Honeywell HVAC controls system for the entire building. This scope revision request adds reconfiguring the smoke evacuation system to properly tie into the new HVAC system. This was not part of the original budget.

Rationale: This equipment was part of the 1997 renovation and has reached the end of its useful life. The controls software is obsolete and parts to repair this equipment are increasingly difficult to obtain, per the agency. While investigating the complexity of the existing Honeywell HVAC controls system it was discovered that the smoke evacuation system was part of the controls system and not the Simplex fire alarm system. As a result, the

smoke evacuation system will not work as intended and needs to be reconfigured to properly tie into the new HVAC controls system.

Facility Characteristics: The SC State House Building is approximately 164,880 square feet and was constructed in 1851 (174 years old), with the building being completely renovated in 1997 (28 years ago). The State House is utilized by the Senate, House of Representatives, Legislative Council, Legislative Services Agency, Governor's Office, Department of Public Safety and Parks Recreation & Tourism. According to SC Parks, Recreation & Tourism the average number of visitors to the SC State House is 110,000 annually.

Financial Impact: This increase will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,464,501 funded from Capital Reserve, Appropriated State and Depreciation Reserve Funds. Contract execution is expected in January 2026 and completion of construction in December 2027.

33. Project:	Department of Administration D50.6112: Wade Hampton Building - Flooring Repair and Replacement (Annualized)
Request:	Increase Phase II Full Construction Budget to restore flooring and cove base in the fourth-floor suites of the building.
Included in CPIP:	Yes – 2024 CPIP Priority 6 of 28 in FY26 (estimated at \$325,000)
Phase I Approval:	December 2022 (estimated at \$364,000) (JBRC)
Phase II Approval:	March 2023 (estimated at \$294,206) (JBRC)
Phase II Increase Approval:	January 2024 (estimated at \$370,000) (JBRC)
Phase II Increase Approval:	May 2024 (estimated at \$434,178) (Admin)
Phase II Increase Approval:	October 2024 (estimated at 442,983) (SFAA)
Supporting Details:	Pages 417-422

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	7,900	362,100	370,000	325,000	695,000
Appropriated State (transferred from 6088)		8,805	8,805		8,805
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transferred from 6066)		44,178	44,178		44,178
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transferred from 6040)		20,000	20,000		20,000
All Sources	<u>7,900</u>	<u>435,083</u>	<u>442,983</u>	<u>325,000</u>	<u>767,983</u>

Summary of Work: This annualized project includes installation of a moisture barrier to address high moisture levels in the basement, replacement of the existing floor coverings with vinyl flooring, and abatement of hazardous materials, as needed. The project previously requested to restore and refinish the terrazzo and travertine flooring on the 1st floor lobby area, Ombudsman Reception Area, 4th floor elevator lobby, and 5th floor elevator lobby. This increase will remove and replace the existing flooring and cove base in the 4th floor suites, and repair and repaint walls.

Rationale: The floors are in poor condition and are a trip hazard to staff and visitors.

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (87 years old). The flooring to be replaced is approximately 25 years old and covers approximately 13,130 square feet of the building. The building is utilized by approximately 275 staff and various annual visitors to the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor's Office, SC State Treasurer's Office, SC Comptroller General Office, SC Adjutant General's Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority.

Financial Impact: The increase will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$767,983 funded from Appropriated State and Capital Reserve Funds. Contract execution for this phase is expected in December 2025 and completion of construction in June 2027.

34. Project: Office of the Adjutant General
 E24.9864: Moncks Corner Readiness Center Fire Repairs
- Request: Establish Phase II Full Construction Budget for an emergency project to repair damage caused by a fire inside the building.
- Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 423-430

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				375,527	375,527
Federal, National Guard Bureau				375,527	375,527
All Sources				<u>751,054</u>	<u>751,054</u>

Summary of Work: The project will replace the ceilings, lights, paint, flooring, damaged mechanical units, duct work, and electrical wiring and conduit near the space where the fire occurred.

Rationale: As the result of a fire that occurred on March 30, 2025, the Moncks Corner Readiness Center sustained damage throughout the facility. An emergency procurement was established with the Office of the State Engineer, and a claim has been filed with the Insurance Reserve Fund.

Facility Characteristics: The Moncks Corner Readiness Center is 20,381 square feet and was constructed in 1981 (44 years old). Approximately 17,000 square feet will be impacted by this project. The readiness center is utilized by 140 Company A, 1-118 Infantry Battalion soldiers.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus 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: \$751,054 funded from Operating, and National Guard Bureau Funds. Completion of construction is expected in December 2025.

35. Project: Office of the Adjutant General
 E24.9865: Georgetown Armory Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the roof on the Georgetown Readiness Center.

Included in CPIP: Yes – 2024 CPIP Priority 9 of 20 in FY25 (estimated at \$1,265,000)

Supporting Details: Pages 431-436

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				9,375	9,375
Federal, National Guard Bureau				9,375	9,375
All Sources				<u>18,750</u>	<u>18,750</u>

Summary of Work: The project will replace the existing roof system including all associated trim, fascia, and soffit on the readiness center. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The roof system has exceeded its life cycle and is experiencing numerous leaks causing potential damage to electrical and mechanical systems within the building.

Facility Characteristics: The Georgetown Readiness Center is 23,000 square feet and was constructed in 1981 (44 years old). The roof is original to the building. The readiness center is the headquarters for 100 1-178 Field Artillery soldiers.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus 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 expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,250,000 (internal) funded from Operating, and National Guard Bureau Funds.

36. Project: Office of the Adjutant General
 E24.9866: Unit Training and Equipment Site (UTES) Exterior Painting
- Request: Establish Phase I Pre-Design Budget to repaint the exterior of the maintenance building at McCrady Training Center.
- Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 437-442

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				3,752	3,752
All Sources				<u>3,752</u>	<u>3,752</u>

Summary of Work: The project will repaint the exterior of the building to include metal doors and frames, metal panels/trim, EIFS, bollards, and painted CMU. Painting will occur at the vertical walls only and does not include roofs/roof edges/downspouts or pavement painting.

Rationale: The exterior of the maintenance facility is weathered and in need of waterproofing and paint. This project will provide a needed waterproofing of the exterior walls and a more professional appearance of the facility.

Facility Characteristics: The maintenance facility at McCrady Training Center is 10,000 square feet and was constructed in the 1980's (40+ years old). The building is utilized by personnel of the Unit Training and Equipment Site comprised of 47 fulltime personnel and 140 transient personnel.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus 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: \$250,137 (internal) funded from National Guard Bureau Funds.

37. Project: Office of the Adjutant General
 E24.9867: Youth Challenge Academy Administrative Buildings Roof Replacements

Request: Establish Phase I Pre-Design Budget to install a new roof system on two Youth Challenge Academy buildings at McCrady Training Center.

Included in CPIP: Yes – 2024 CPIP Priority 5 of 11 in FY26 (estimated at \$506,000)

Supporting Details: Pages 443-448

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Youth Challenge Academy Operating				4,750	4,750
All Sources				<u>4,750</u>	<u>4,750</u>

Summary of Work: The project will install new roof systems to include the installation of a roof recovery system consisting of a mechanically fastened thermoplastic roof membrane with insulation. It will include all new sheet metal flashings and all associated accessories. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The existing roof on both buildings are failing. Numerous water leaks are creating property damage to ceilings, walls, and flooring. Additionally, the leaks cause disruption to the intended utilization of the affected spaces where leaks are present.

Facility Characteristics: The two Youth Challenge Academy buildings total 16,000 square feet and were constructed in 1985 (40 years old). The roofs are original to the buildings. Approximately 300 cadets, educators and staff utilize the buildings for administrative offices and classroom space.

Financial Impact: This phase of the project will be funded from Appropriated State, Youth Challenge Academy Operating Funds (uncommitted balance \$800K at July 1, 2025). The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$300,000 (internal). Phase II will be funded from Youth Challenge Academy Operating, and Youth Challenge Academy Grant Funds.

38. Project: Office of the Adjutant General
 E24.9856: NG Federal Facilities Revitalization

Request: Establish Phase II Full Construction Budget to complete renovations and modifications to facilities maintained and operated by the agency.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 20 in FY25 (estimated at \$1,181,050)
 Phase I Approval: October 2024 (estimated at \$617,825) (SFAA)
 Phase I Increase
 Approval: December 2024 (estimated at \$1,227,050) (SFAA)
 Supporting Details: Pages 449-458

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	9,255	9,151	18,406	1,417,605	1,436,011
All Sources	<u>9,255</u>	<u>9,151</u>	<u>18,406</u>	<u>1,417,605</u>	<u>1,436,011</u>

Summary of Work: This annualized project was established to complete renovations to the Combined Support Maintenance Site (CSMS), 10 Field Maintenance Shops, Army Aviation Support Facility 1, Army Aviation Support Facilities – Upstate, McCrady Training Center and Clarks Hill Training Site. When established, the Phase I amount included the design for the McCrady Training Center Building 3906. A previous Phase I increase added the design for CSMS HVAC Repair, and the design for the Varn Lake Loop Road Improvements at McCrady Training Center. This request will add construction to complete the McCrady Training Center Building 3906. The work includes replacement of the roof, existing siding, sidewalks, doors, ceiling, lighting, and HVAC system. Interior layout changes to create a classroom and replacement of aging wood panel partition walls is also included. Lastly, restroom modification to better suit for classroom use and updates of fixtures, plumbing and partitions will also be completed. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: For the McCrady Training Center Building 3906, the renovations will allow for code and energy efficiency updates to re-purpose this 1970's structure to become home to the new Warrant Officer Candidate Accession Program as well as the existing Warrant Officer Candidate School. Proper classroom and administration facilities allow for accreditation of the Candidate Schools to continue selecting, training and developing leaders for the SC Army National Guard. At CSMS, the HVAC units have exceeded their useful life. The existing Varn Lake Loop Road is heavily traveled, and paving will improve travel and maintenance of the road.

Facility Characteristics: The McCrady Training Center Building 3906 is 4,186 square feet and was constructed in 1996 (29 years old). The entire building will be renovated as part of this project. The renovations will allow for the facility to be used as a headquarters and classroom. The Combined Support Maintenance Site HVAC unit is approximately 27 years old, and the gravel Varn Lake Loop Road is approximately 40 years old. The McCrady Training Center supports 500+ soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$6 million at May 27, 2025). 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 expected to result in a decrease of \$300 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,436,011 funded from National Guard Bureau Funds. The total estimated cost of the project in its entirety is \$6,289,451. The estimated cost to complete the project has increased from the 2024 CPIP and the Phase I amount due to increased material and labor costs. The original estimate did not include additional site work, increased requirements by the customer, and minimized renovation opportunities that should have been included. Contract execution for this phase is expected in September 2025 and completion of construction in May 2026.

39. Project: Office of the Adjutant General
 E24.9859: Graniteville Armory Roof Repairs

Request: Establish Phase II Full Construction Budget to replace the roof on the armory.

Included in CPIP: Yes – 2024 CPIP Priority 9 of 20 in FY25 (estimated at \$1,265,000)

Phase I Approval: December 2024 (estimated at \$1,265,000) (SFAA)

Supporting Details: Pages 459-468

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	7,500		7,500	641,400	648,900
Federal, National Guard Bureau	7,500		7,500	641,400	648,900
All Sources	<u>15,000</u>		<u>15,000</u>	<u>1,282,800</u>	<u>1,297,800</u>

Summary of Work: The project will replace the standing seam metal roof system on the building. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing roof has exceeded its useful life and is deteriorating.

Facility Characteristics: The Graniteville Readiness Center is 18,516 square feet and was constructed in 1975 (50 years old). The roof is original to the building. The armory supports 150+ soldiers in the 1221 Engineer Route Clearing Company.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). 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 expected to result in a decrease of \$2,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,297,800 funded from Operating and National Guard Bureau Funds. Contract execution is expected in October 2025 and completion of construction in March 2026.

40. Project: Office of the Adjutant General
 E24.9860: Training Sites TT Enlisted Barracks Replacement

Request: Establish Phase II Full Construction Budget for Barracks #1.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 20 in FY25 (estimated at \$2,259,750)

Phase I Approval: December 2024 (estimated at \$4,026,000) (SFAA)

Supporting Details: Pages 469-478

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	50,850		50,850	1,846,135	1,896,985
All Sources	<u>50,850</u>		<u>50,850</u>	<u>1,846,135</u>	<u>1,896,985</u>

Summary of Work: This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at the McCrady Training Center (MTC) Army National Guard Training Site. This project will complete four barracks (MTC #1, MTC #2, MTC #3, and MTC #4) from FY2025 thru FY2028. Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. The previously approved Phase I included the design for Barracks #1 and #2. This request will add the construction of Barracks #1. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The barracks to be replaced are no longer sufficient for housing soldiers because the structures are not insulated properly; the roofs are cost prohibitive to repair; there is no latrine; the windows are single pane; and the light fixtures are old and energy inefficient.

Facility Characteristics: The current McCrady Training Site four barracks total 4,000 square and were moved from Fort Jackson to the McCrady Training Center in 1970 (55 years ago). Each new barrack to be constructed will be 3,200 square feet. These barracks support approximately 380 Army National Guard soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$6 million at May 27, 2025). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,896,985 for this phase of the project, funded from National Guard Bureau Funds. The total estimated cost of all four barracks is \$10,469,795. Contract execution for this phase is expected in September 2025 and completion of construction in May 2026.

41. Project: Office of the Adjutant General
 E24.9794: USPFO Warehouse Latrines

Request: Change Project Name and increase Phase II Full Construction Budget to construct latrine and shower facilities.

Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
 Phase I Approval: November 2016 (estimated at \$200,000) (JBRC Staff)
 Phase I Increase & Change Project Name Approval: January 2017 (estimated at \$200,000) (JBRC Staff)
 Phase I Increase & Revise Scope Approval: August 2017 (estimated at \$535,521) (JBRC)
 Establish Phase II Approval: April 2018 (estimated at \$697,213) (JBRC)
 Supporting Details: Pages 479-484

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	3,000	694,213	697,213	403,267	1,100,480
All Sources	<u>3,000</u>	<u>694,213</u>	<u>697,213</u>	<u>403,267</u>	<u>1,100,480</u>

Summary of Work: This project was established to demolish the existing restroom, construct an interior shower and latrine addition, and construct a conditioned breakroom. After establishment, a scope revision was approved to add the installation of new potable water and sanitary sewer lines, and extensive survey related work to locate and identify existing utilities. Due to insufficient potable water supply in the area of the proposed latrine and locker room, a new service line is required by the City of Columbia water system. Additionally, new service lines to the buildings were included along with lines to provide additional fire hydrants in the warehouse area. The existing sewer service line will be replaced, and a new manhole installed. There will not be a breakroom constructed in this project.

Rationale: The project was not completed as originally planned due to a design conflict involving proposed increases in pipe sizing. The initial design required upsizing the utilities, which the city was unwilling to approve without annexation of the utilities. This was an action the county declined to pursue. As a temporary solution, a shower trailer was installed on the property to meet immediate needs while the utility issued remained unresolved. Unfortunately, the impasse between the city and county prevented progress under the original design. In 2024, the project was revisited, and an alternative design was developed that avoids the need for pipe upsizing. The warehouse currently includes only one restroom and no shower facilities for women. With a workforce of 50+ employees, 19 of which are females, it is necessary to provide adequate facilities for employees. The project will create a restroom with showers, in addition to changing areas to accommodate soldiers.

Facility Characteristics: The USPFO Warehouse is 60,000 square feet and was constructed in 1953 (72 years old). The latrine addition will be 762 square feet. The USPFO is the central issue facility for the SC Army National Guard and is utilized by 50+ full-time employees.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$6 million at May 27, 2025). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in an increase of \$675 (year 1), \$750 (year 2), and \$800 (year 3), in annual operating expenditures.

Full Project Estimate: \$1,100,480 funded from National Guard Bureau Funds. Contract execution is expected in October 2025 and completion of construction in March 2026.

42. Project:	Office of the Adjutant General E24.9854: RC/FMS Parking Improvements (Annualized)
Request:	Increase Phase II Full Construction Budget to repave the vehicle parking areas at various armories across the state.
Included in CPIP:	Yes – 2024 CPIP priority 10 of 20 FY25 (estimated at \$1,992,500)
Phase I Approval:	January 2024 (estimated at \$681,000) (JBRC)
Phase I Increase Approval:	June 2024 (estimated at \$2,052,250) (SFAA)
Phase II Approval:	June 2025 (estimated at \$1,255,094) (SFAA)
Supporting Details:	Pages 485-492

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	10,500	622,297	632,797	71,775	704,572
Federal, National Guard Bureau		622,297	622,297	71,775	694,072
All Sources	<u>10,500</u>	<u>1,244,594</u>	<u>1,255,094</u>	<u>143,550</u>	<u>1,398,644</u>

Summary of Work: This annualized project will demolish what remains of the existing military (MIL) vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact sub-grade, apply asphalt overlays and re-stripe. Additional authorized parking space to include new utilities and storm water fixtures, along with any required site work to include sidewalk removal to add ADA compliant parking spaces and ramps will also be constructed. Work will be completed at various armories across the state with repairs occurring based on conditions. These armories are anticipated to be Fort Mill, Anderson, Camden, Field Maintenance Shop 11, Clinton, Chester, Greer, Manning, Walterboro, Andrews, West Columbia, and Moncks Corner. The previous approval allowed for the design and construction of the Anderson Readiness Center parking lot which is pending award. This increase will complete the initial design to repave the civilian parking lots at the Chester and Eastover Readiness Centers.

Rationale: The paved parking areas at numerous armories are in disrepair and/or are in complete failure and cannot be utilized for assigned military equipment or soldier or public parking. Repairs and/or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking areas will provide the unit with an adequate area for parking its assigned Military Equipment or the additional POVs used by the soldiers now assigned to the unit.

Facility Characteristics: After reconstruction and expansion, the Anderson Readiness Center parking will be expanded to a total of 15,989 square yards. The parking is utilized by approximately 223 Missile Defense and 119 Air Defense staff /soldiers. After reconstruction and expansion, the Chester and Eastover Readiness Centers parking will be expanded to a total of 14,244 square yards. Both parking areas are over 30 years old and are original to construction. The parking areas combined are utilized by approximately 250 personnel monthly.

Financial Impact: This increase will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus 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 expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,398,644 funded from Operating, and National Guard Bureau Funds. Contract execution for the Chester and Eastover Readiness Centers parking areas is expected in December 2025 and completion of construction in April 2026. The total estimated cost to complete all 12 armories is \$9,482,250.

43. Project: Office of the Adjutant General
 E24.9868: Graniteville Land Purchase
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 4.8 acres in Aiken County.
- Included in CPIP: No – The property was not available during the 2024 CPIP submission process.
- Supporting Details: Pages 493-502

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

- Rationale: Acquisition of this property will provide additional acreage which will meet the minimum required acreage the agency seeks when looking for suitable sites for construction of Readiness Centers. The property will reduce the need to train away from the Graniteville Readiness Center location and add opportunity to expand the motor pool and increase security of the stored equipment.
- Characteristics: The property is adjacent to the Graniteville Readiness Center. There are no structures located on the property.
- Financial Impact: The property is offered by the SC Forestry Commission for the proposed purchase price of \$185,000. The due diligence activities will be funded from Appropriated State, Operating Funds (uncommitted balance \$4 million at July 1, 2025. If acquired, the property will be used to expand the motor pool, and the construction will include site work and fence line expansion with a total estimated cost of \$350,000. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$205,000 (internal) funded from Appropriated State, Operating and Appropriated State (nonrecurring) Funds.

44. Project: Office of the Adjutant General
E24.9820: McEntire Joint National Guard Base - Land Management
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Increase Final Land Acquisition to purchase +/- 6.88 acres of vacant land located adjacent to the southern tip of the McEntire Joint National Guard Base runway.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase I Approval: November 2019 (estimated at \$2,200,000) (Admin.)
Revise Scope
Approval: February 2022 (estimated at \$2,200,000) (Admin.)
Revise Scope &
Phase II Approval: June 2023 (estimated at \$110,000) (JBRC Staff)
Supporting Details: Pages 503-508

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Appropriated State, Proviso 118.16 (B)(18)(c), (McEntire Joint National Guard Base – Land Management)	110,000		110,000	39,575	149,575
All Sources	<u>110,000</u>		<u>110,000</u>	<u>39,575</u>	<u>149,575</u>

Rationale: Additional funds are needed to purchase the Baggot property. The original budget was utilized on due diligence activities for Steel Mill, Baggot, and Coalie Martin which is why the increase is needed to move forward with the Baggot property. Possession of the additional tract would acquire Clear Zone real property interest as well as property that currently falls within incompatible noise contours. It will ensure operational integrity of the military airfield and establish stand-off distances for Anti-Terrorism and Force Protection. It will also help with compliance to DoD Instruction 4165.57, Air Installations Compatible Use Zones (AICUZ).

Characteristics: The property to be acquired is +/-6.88 acres of vacant land located adjacent to the southern tip of the McEntire Joint National Guard Base runway. 2.151 acres are unencumbered, while 4.729 acres are encumbered with an existing Air Installation Compatible Use Zone (AICUZ) easement which was acquired in 1980. Additionally, the property is within the fence line of the installation and surrounded by property owned by the SCARNG.

Financial Impact: The property is offered by the Baggott family for \$60,000. The acquisition will be funded from FY20 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.05 million at May 29, 2025). An appraisal was completed in June 2025 and valued the property at \$137,600. A Phase I Environmental Site Assessment was completed in June 2022 and found no evidence of recognized environmental conditions in connection with the property and therefore no further evaluation is recommended at this time. Letters of support have been received from Richland County Council, and Richland One School District authorizing the property to be removed from the tax rolls. A Building Assessment was not completed as there are no buildings on the property. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$149,575 funded from Appropriated State (nonrecurring) Funds.

45. Project: Governor's School for Science and Mathematics
H65.9529: Residence Hall Elevator Modernization Project
- Request: Change Source of Funds and Establish Phase II Full Construction Budget to modernize the elevators.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY25 (estimated at \$350,000)
- Phase I Approval: February 2025 (estimated at \$300,000) (SFAA)
- Supporting Details: Pages 509-516

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(7)(b), (Residential Elevator Replacement)	4,500		4,500	295,500	300,000
FY25 Appropriated State, Carryforward				364,561	364,561
All Sources	<u>4,500</u>		<u>4,500</u>	<u>660,061</u>	<u>664,561</u>

Summary of Work: The project will modernize the elevators that service the residence halls.

Rationale: Due to increased costs, the cost of the project has increased from the original estimate. The equipment is beyond its serviceable life. The original manufacturer is no longer in business and replacement parts are extremely difficult to locate. The age and overall operational state of the equipment leads to significant downtime.

Facility Characteristics: The residence hall is approximately 25,000 square feet and was constructed in 2003 (22 years old). The current elevator equipment is original to the building. The building is utilized by approximately 300 students and staff living in the residence.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (nonrecurring) (uncommitted balance \$296K at May 27, 2025), and FY25 Appropriated State, Carryforward Funds (uncommitted balance \$3.2 million at May 27, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$664,561 funded from Appropriated State (nonrecurring), and Carryforward Funds. Contract execution is expected in November 2025 and completion of construction in July 2026.

46. Project: Vocational Rehabilitation Department
 H73.9630: Conway VR Center Repaving

Request: Establish Phase I Pre-Design Budget to repair and resurface parking lots.

Included in CPIP: Yes - 2024 CPIP Priority 1 of 6 in FY26 (estimated at \$567,000)

Supporting Details: Pages 517-522

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will resurface and repair the existing parking lot and loading area at the vocational rehabilitation center. The work will include demolition, striping, lighting, landscaping, and gate and fencing.

Rationale: The existing parking and load area are deteriorating and need repair and resurfacing.

Facility Characteristics: The Conway Vocational Rehabilitation (VR) Center is 23,500 square feet and was constructed in 1978 (47 years old). The parking lot is 2,360 square feet and the loading area is 2,970 square feet. The center provides vocational rehabilitation services to individuals with a wide range of disabilities. It is utilized by 27 staff and 20 to 30 consumers daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$68.88 million at June 6, 2025). The project is expected to result in an increase of \$400 (year 1), and \$1,200 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$567,000 (internal). Phase II will be funded from Appropriated State (nonrecurring), and State Vocational Rehabilitation Services Grant Funds. The Phase I amount requested is 3.5% of the estimated cost to complete the project and the additional amount will be used to cover topographical surveys and soil borings.

47. Project: Vocational Rehabilitation Department
 H73.9631: Holmesview Center Rebuilding

Request: Establish Phase I Pre-Design Budget to construct a new drug and alcohol treatment center.

Included in CPIP: Yes - 2024 CPIP Priority 5 of 6 in FY26 (estimated at \$22,150,000)

Supporting Details: Pages 523-534

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				400,000	400,000
All Sources				<u>400,000</u>	<u>400,000</u>

Summary of Work: The project will construct a new drug and alcohol treatment center in Greenville County. The facility will include men's and women's dorm rooms, a community room, a day room, group therapy rooms, an exercise room, computer classrooms, offices, a kitchen, and dining and support areas. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: This new facility will replace a facility that was destroyed by fire in November 2016.

Facility Characteristics: The new treatment center will be 40,800 square feet. It will be a 24-hour treatment center and will have 60 beds available for chemically dependent or addictive individuals. The new center will be utilized by 45 staff and 45 to 60 patients daily.

Financial Impact: This phase of the project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$4 million at April 11, 2025). The agency is authorized to establish an interest-bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance. These funds may be carried forward from the prior fiscal year into the current fiscal year to be used for the same purpose. A settlement of \$5,386,445 was received from the Insurance Reserve Fund in 2017. The project is expected to result in an increase in annual operating expenditures by the amount has not yet been determined.

Full Project Estimate: \$27,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring), to be requested in the budget request process, State Vocational Rehabilitation Services Grant, and Insurance Reserve Funds held in the Deferred Maintenance Funds.

48. Project: Vocational Rehabilitation Department
 H73.9632: Lexington VR Center Repaving

Request: Establish Phase I Pre-Design Budget to repair and resurface parking lots.

Included in CPIP: Yes - 2024 CPIP Priority 2 of 6 in FY26 (estimated at \$707,400)

Supporting Details: Pages 535-540

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will resurface and repair the existing parking lot and loading area at the vocational rehabilitation Center. The work will include demolition, striping, lighting, landscaping, gate and fencing.

Rationale: The existing parking and load area are deteriorating and need repair and resurfacing.

Facility Characteristics: The Lexington Vocational Rehabilitation (VR) Center is 12,000 square feet and was constructed in 1980 (45 years old). The parking lot is 5,160 square feet and the loading area is 2,500 square feet. The center provides vocational rehabilitation services to individuals with a wide range of disabilities. It is utilized by 35 staff and 35 to 45 patients daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$68.88 million at June 6, 2025). The project is expected to result in an increase of \$400 (year 1), and \$1,200 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$707,400 (internal). Phase II will be funded from Appropriated State (nonrecurring), and State Vocational Rehabilitation Services Grant Funds. The Phase I amount requested is 2.8% of the estimated cost to complete the project and the additional amount will be used to cover topographical surveys and soil borings.

49. Project: Vocational Rehabilitation Department
 H73.9629: Berkeley-Dorchester VR Center Re-roofing

Request: Establish Phase II Full Construction Budget to reroof the building.

Included in CPIP: Yes - 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$494,000)

Phase I Approval: April 2025 (estimated at \$494,000) (SFAA)

Supporting Details: Pages 541-552

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(32)(c), (Berkeley-Dorchester VR Center Re-roofing)	15,000		15,000	479,000	494,000
Federal, State Vocational Rehabilitation Services Grant				194,600	194,600
All Sources	<u>15,000</u>		<u>15,000</u>	<u>673,600</u>	<u>688,600</u>

Summary of Work: The project will remove and replace the existing built-up roof. The project will require the removal and disposal of asbestos containing roofing and flashing materials. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing roof has exceeded its useful expected life and has experienced numerous leaks, which have been repaired but the size and frequency of the leaks is increasing. The roof needs to be replaced before water further deteriorates the deck, ceiling, and contents of the building.

Facility Characteristics: The Berkeley-Dorchester VR Center building is approximately 21,450 square feet and was constructed in 1992 (33 years old). The roof is original to the building. This facility provides vocational rehabilitation services to individuals with a wide range of disabilities. The center is utilized by 24 staff and 20 to 30 patients daily.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$479K at June 6, 2025), and Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$68.88 million at June 6, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$688,600 funded from Appropriated State (nonrecurring), and State Vocational Rehabilitation Services Grant Funds. Contract execution is expected in November 2025 and completion of construction in May 2026. The estimated cost to complete the project has increased from the 2024 CPIP submission and the Phase I estimate due to the uncertainty of the supply chain issues, inflation, and the increase in cost of roofing insulation and roofing materials.

50. Project: Department of Behavioral Health & Developmental Disabilities – Office of Mental Health
 J12.9878: Morris Village Underground Chilled Water Piping Replacement
- Request: Establish Phase I Pre-Design Budget to replace the existing underground chilled water pipeline located at the Morris Village Alcohol and Drug Addiction Treatment Center.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 20 in FY26 (estimated at \$1,650,000)
- Supporting Details: Pages 553-558

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				47,281	47,281
All Sources				<u>47,281</u>	<u>47,281</u>

Summary of Work: The project will replace the existing underground chilled water pipeline from the Bryan Psychiatric Hospital Energy Plant to the Morris Village Campus loop.

Rationale: A recent leak in the existing underground chilled water pipeline was identified and an emergency procurement was established to install a temporary above ground chilled water line.

Facility Characteristics: The Morris Village Alcohol and Drug Addiction Treatment Center is 89,191 square feet and was constructed in 1975 (50 years old). The underground chilled water piping is original to the building. The facility houses administration, support, alcohol, and drug addiction programs. It is utilized by 130 staff serving approximately 1,200 patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). 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 not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,152,097 (internal) funded from Capital Improvement and Maintenance Funds.

51. Project: Department of Behavioral Health & Developmental Disabilities – Office of Mental Health
 J12.9879: Morris Village Emergency Temp Chilled Water Line 2025
- Request: Establish Phase II Full Construction Budget to install a temporary chilled water line.
- Included in CPIP: No – The need for this project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 559-568

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				334,671	334,671
All Sources				<u>334,671</u>	<u>334,671</u>

Summary of Work: The project will install a temporary chilled water line from the Bryan Psychiatric Hospital (BPH) Energy Plant to the Morris Village Complex. The scope of work is to install a temporary above ground chilled water line from the BPH Energy Facility to the Morris Village Complex with a justification for emergency procurement established through the State Engineer's Office.

Rationale: The agency was advised by the Physical Plant Services Engineering (PPSE) department that the existing chilled water pipeline system from the BPH Energy Facility to the Morris Village Complex, was losing approximately 1,900 gallons of water per day identified through the make-up water meter serving the system. The loss was causing sludge damaging the chiller systems. This temporary line will mitigate losses and dangers posed to health and safety while the PIP (J08-9878), to replace of the existing chilled water line gets completed.

Facility Characteristics: The Morris Village Alcohol and Drug Addiction Treatment Center is 89,191 square feet and was constructed in 1975 (50 years old). The facility houses administration, support, alcohol, and drug addiction programs. The facility is utilized by 130 staff serving approximately 1,200 patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). 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 not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$334,671 (internal) funded from Capital Improvement and Maintenance Funds. The contract was executed in May 2025 with completion of construction in June 2025.

52. Project: Department of Behavioral Health & Developmental Disabilities – Office of Mental Health
 J12.9833: Bryan Hall Psychiatric Hospital Fire Alarm Replacement
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to replace the existing fire alarm system.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase I Approval: December 2022 (estimated at \$801,000) (JBRC)
- Phase II Approval: January 2024 (estimated at \$606,000) (JBRC)
- Supporting Details: Pages 569-574

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	12,015	593,985	606,000	667,055	1,273,055
All Sources	<u>12,015</u>	<u>593,985</u>	<u>606,000</u>	<u>667,055</u>	<u>1,273,055</u>

Summary of Work: The project will replace the existing Simplex fire alarm system. Lightning protections and a cellular dialer will also be installed.

Rationale: Bids were received on May 1, 2025 with the lowest bid being at \$1,002,546. The contractor has agreed to hold their price and bid until this Phase II increase is approved. The fire alarm panels, and sensors have outlived their useful life and Simplex stopped supporting the panels in 2017.

Facility Characteristics: The Bryan Hall Psychiatric Hospital is 209,679 square feet and was constructed in 1977 (48 years old). The fire alarm system is original to the building. The facility provides inpatient psychiatric care for 200 adults and adolescents and has 525 full time staff.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). 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 not expected to result any change in annual operating expenditures.

Full Project Estimate: \$1,273,055 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in October 2025 and completion of construction in June 2026.

53. Project: Department of Behavioral Health & Developmental Disabilities – Office of Mental Health J12.9854: Orangeburg MHC HVAC Replacement
- Request: Increase Phase II Full Construction Budget to cover increased costs to replace the HVAC at the mental health center.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase I Approval: August 2023 (estimated at \$250,000) (JBRC Staff)
- Phase II Approval: June 2024 (estimated at \$610,475) (JBRC)
- Supporting Details: Pages 575-580

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	3,000	607,475	610,475	226,562	837,037
All Sources	<u>3,000</u>	<u>607,475</u>	<u>610,475</u>	<u>226,562</u>	<u>837,037</u>

Summary of Work: The project will replace the existing 20 split system heat pump units totaling 78 tons.

Rationale: After discussion with the A&E and the Office of the State Engineer, it was determined that the opinion of probable cost used for the Phase II submission would not provide an adequate construction budget. Per the agency, the project should reduce energy consumption and maintenance costs. R-22 is becoming more costly and difficult to find as the production of the refrigerant is being phased out. Repairs are becoming expensive as parts are hard to source.

Facility Characteristics: The Orangeburg Mental Health Center is 25,595 square feet and was constructed in 1998 (27 years ago). The HVAC units are original to the building. The facility has 75 staff and sees an average of 1,993 patients a year.

Financial Impact: This increase will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). 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 \$2,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$837,037 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in November 2025 with construction completion in May 2026.

54. Project: Department of Public Safety
 K05.9625: SCDPS /DMV Headquarters Parking Lot Expansion

Request: Establish Phase II Full Construction Budget to expand the parking lot.

Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.

Phase I Approval: June 2025 (estimated at \$1,428,988) (SFAA)

Supporting Details: Pages 581-588

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building Fund	6,500		6,500	1,472,388	1,478,888
All Sources	<u>6,500</u>		<u>6,500</u>	<u>1,472,388</u>	<u>1,478,888</u>

Summary of Work: The project will add a new parking lot at the SCDPS /DMV Headquarters. The work will include the expansion of the existing water retention area to accommodate the new parking lot, new parking lot lighting, and landscaping.

Rationale: A charter school has purchased the adjacent building and parking lots. The prior owner of this property allowed DPS/DMV employees and visitors to use the parking lots. The new owners have purchased the parking lots, and they will no longer be available for use by DPS/DMV employees and visitors

Facility Characteristics: The new parking lot will provide approximately 338 additional spaces to the SCDPS /DMV Headquarters. The project will benefit SCDMV and DMV employees to include administrative staff, highway patrol, state transport police, highway safety, and regional telecommunications. Approximately 795 employees, and 1,150 visitors will utilize the parking lot monthly.

Financial Impact: The project will be funded from Other, Department of Public Safety Building Funds (uncommitted balance \$3.07 million at March 1, 2025). Revenue to this fund is collected from late penalty fees by DMV on vehicle registrations. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,478,888 funded from Department of Public Safety Building Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

55. Project: Forestry Commission
P12.9612: Buckfield Project
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 2,880 acres in Beaufort, Jasper, and Hampton Counties.
- Included in CPIP: No – The property was not available until after the 2024 CPIP submission process.
- Supporting Details: Pages 589-600

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

- Rationale: This is a working forest tract that has been identified as a priority for conserving working forest land. This property and surrounding area is in eminent danger of being lost to develop with proximity to I-95, Hwy 17, and Hwy 21. If acquired the property will become a new state forest that will be protected and managed by the agency for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.
- Characteristics: The property is located in Hampton, Jasper, and Beaufort County near the town of Yemassee. This property is two contiguous tracts adjacent to the new Coosawhatchie HP WMA and other private owned protected land that extends down into the ACE Basin.
- Financial Impact: The property is being offered by Chilton Timber & Land Company in two potential transactions for the total proposed purchase price of \$20,000,000. Transaction #1 would be for Open Space Institute Land Trust, LLC to purchase 1,687 acres from Chilton Timber & Land Company for \$12,000,000, and then donate 1,687 acres to the Forestry Commission. Transaction #2 would be for either Chilton Timber & Land Company, or Open Space Institute Land Trust, LLC to offer 1,193 acres to the Forestry Commission for the proposed purchase price of \$8,000,000. The due diligence activities will be funded from Other, Timber Sales Revenue Funds (uncommitted balance \$7.54 million at May 28, 2025). Revenue to this fund is generated from all timber sales and all pine straw sales from all five state forests. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$8,050,000 (internal). The Final Land Acquisition will be funded from SC Office of Resilience EPA Climate Pollution Grant Funds. The budget amount requested exceeds \$30,000 and the additional amount will be used to procure Phase I activities that are anticipated to exceed that amount.
- Other: The Forestry Commission has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

56. Project: Department of Natural Resources
 P24.6129: Marlboro – Lake Paul Wallace Dam Repair
- Request: Establish Phase I Pre-Design Budget to repair and rebuild the dam in Bennettsville.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 62 in FY25 (estimated at \$12,533,000)
- Supporting Details: Pages 601-608

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Water Recreation Resource				1,000,000	1,000,000
All Sources				<u>1,000,000</u>	<u>1,000,000</u>

Summary of Work: The project will completely redesign and rehabilitate the dam to comply with the current SC Dams and Reservoirs Safety Act standards. This will be an extensive design that will enable the dam to safely pass the Probable Maximum Flood event without failing. This will include improvements to the earthen dam embankment for seismic design criteria, new spillway structure with larger conveyance capacity, improvements to the separation dike, and downstream clearing.

Rationale: On May 6, 2024, the dam suffered internal erosion that caused a partial failure of the dam. Residents in the downstream communities of Shady Rest and Richardson Park were evacuated from their homes as a result of flooding from the dam failure. This dam is classified as a High Hazard Dam by the SC Department of Environmental Services (SCDES).

Facility Characteristics: The Lake Paul Wallace dam was constructed in 1959 (66 years old) and has been an asset to the City of Bennettsville and is adjacent to Marlboro County residents. Prior to the dam failure the City of Bennettsville used the upper end of Lake Wallace as a potable water supply source for the City's water system.

Financial Impact: This phase of the project will be funded from Other, Water Recreation Resource Funds (uncommitted balance \$3.19 million at May 30, 2025). Revenue to this fund is one percent of the proceeds from thirteen cents of the gasoline user fee. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$26,000,000 (internal). Phase II will be funded from FY26 Appropriated State (nonrecurring) Funds. The Phase I amount requested is 3.84% of the estimated cost to complete the project and the additional amount will be used to cover surveys, geotechnical explorations, ground penetrating radar and hydrologic and hydraulic analyses.

57. Project: Department of Natural Resources
 P24.6131: Lexington – Hatchery System Feed Storage Building
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to construct a new feed storage facility.
- Included in CPIP: Yes – 2024 CPIP Priority 6 of 62 in FY25 (estimated at \$550,000)
- Supporting Details: Pages 609-616

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(37)(a), (Fish Hatcheries Deferred Maintenance and Repairs)				7,501	7,501
All Sources				<u>7,501</u>	<u>7,501</u>

Summary of Work: The project will construct a new facility to serve the feed storage needs of the Fish Hatchery Program. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: According to the agency, freight costs on less-than-truckload shipments of fish feed have increased in recent years, straining operating budgets. Purchasing feed in bulk is not feasible, since dietary needs differ across fish species and sizes; feed spoils quickly without appropriate climate control; and storage space at each of the six (6) freshwater hatcheries is limited.

Facility Characteristics: The new feed storage facility will be approximately 2,500 square feet. The storage building will be used to store feed purchased in bulk and distributed to individual hatcheries. Approximately 35 staff members will utilize the facility at various times.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$10.83 million at May 30, 2025). The project is expected to result in an increase of \$5,200 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$500,050 (internal) funded from Appropriated State (nonrecurring) Funds.

58. Project: Department of Natural Resources
P24.6104: Charleston – CCEHBR Building Demolition
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Increase Phase II Full Construction Budget to demolish the former Center for Coastal Health & Bio-molecular Research (CCEHBR) building in Charleston.
- Included in CPIP: Yes – 2024 CPIP Priority 11 of 62 in FY25 (estimated at \$1,452,000)
- Phase II Approval: April 2024 (estimated at \$945,000) (Admin)
- Supporting Details: Pages 617-624

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(g), (Infrastructure Needs)	945,000		945,000	507,040	1,452,040
All Sources	<u>945,000</u>		<u>945,000</u>	<u>507,040</u>	<u>1,452,040</u>

Summary of Work: The project will demolish the building.

Rationale: The need for this increase is mainly attributed to higher than anticipated demolition and hazardous materials abatement costs. In 2021 NOAA-NMFS ended their lease and moved out of the building. It has remained unoccupied since that time. In 2013, the agency conducted a feasibility study to provide an overall facility condition assessment from an architectural, mechanical, and electrical standpoint. The study determined that the building has outlived its useful life and is inefficient.

Facility Characteristics: The Center for Coastal Health & Bio-molecular Research building is 49,000 square feet and was constructed in 1977 (48 years old). It was originally leased to National Oceanic and Atmospheric Administration's (NOAA) National Marine Fisheries Service (NMFS) to conduct integrated environmental research and develop tools to measure coastal ecosystems health.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) (Funds) (uncommitted balance \$7.41 million at May 29, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,452,040 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected October 2025 and completion of construction in May 2026.

59. Project: Department of Natural Resources
 P24.6094: Aiken - Aiken Gopher Tortoise HP Land Acquisition (Korn Tract)

Request: Establish Final Land Acquisition to purchase +/- 302.32 acres in Aiken County.

Included in CPIP: Yes – 2024 CPIP Priority 10 of 34 in FY26 (estimated at \$20,000)

Phase I Approval: October 2024 (estimated at \$1,020,000) (SFAA)

Supporting Details: Pages 625-644

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	1,000,000	1,020,000
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 will increase the size of the preserve by approximately 19% and give DNR ownership of both sides of the creek and the floodplain. If acquired, the property will be open to the public for outdoor recreational activities.

Characteristics: The property contains habitat for gopher tortoises and has known element of occurrence records for the state threatened spotted turtle. This property has not had a botanical survey yet, but it is anticipated that the 11 rare plants that are found on the adjoining preserve are likely on this property as well.

Financial Impact: The property is offered by Aiken Land Conservancy for \$1,000,000. The acquisition will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$36.29 million at April 30, 2025). The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures. An appraisal was completed in March 2025 and valued the property at \$1,160,000. A Phase I Environmental Site Assessment was completed in April 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a nonprofit entity.

Full Project Estimate: \$1,020,000 funded from Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

60. Project: Department of Natural Resources
P24.6068: Charleston-Botany Bay HP Land Donation (Bayview Farms Tract)
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Revise the Scope of the Final Land Acquisition to acquire an additional +/- 3.97 acres in this project established to acquire +/- 176.43 acres, for a total of +/- 180.4 acres in Charleston County.
- Included in CPIP: Yes – 2024 CPIP Priority 38 of 62 in FY25 (estimated at \$20,000)
Phase I Approval: September 2023 (estimated at \$20,000) (JBRC Staff)
Phase II Approval: March 2025 (SFAA)
Supporting Details: Pages 645-660

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation) (transfer from P24-6078)	12,497		12,497		12,497
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation)	7,503		7,503		7,503
All Sources	<u>20,000</u>		<u>20,000</u>		<u>20,000</u>

Rationale: Acquisition of the property will expand a SCDNR Heritage Preserve /Wildlife Management Area (HP /WMA) and will be open to the public for outdoor recreational activities such as hunting, fishing, hiking, and viewing wildlife. Acquisition of the tract will preserve the view shed along the entrance road to Botany Bay, which has the highest visitation rate of all SCDNR properties. Protection of this property will expand protection of riparian corridor habitat, floodplain functions, and downstream water quality affecting creeks and related estuarine resources at the refuge. Further, the acquisition of the property gives an opportunity for restoration of the channelized tidal wetland which drains into the Heritage Preserve. Private lands available for outdoor activities continue to diminish; therefore, demand for public lands to engage in these activities continue to increase.

Characteristics: The property to be acquired is located adjacent to Botany Bay HP /WMA on Highway 74 and Botany Bay Road. It includes approximately 50 acres of palustrine wetlands. It is beside an existing Heritage Preserve/WMA. The tract has been identified as a priority area for bird species and is in the ACE Basin Waterfowl Focus Area, and includes a mixed hardwood upland forest, maritime forest, riparian corridors, and forested floodplain.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. as a donation. The project is expected to result in an increase of \$4,000 (year 1), \$1,000 (year 2), and \$500 (year 3) in annual operating expenditures. An appraisal is not required because this is a donation. A Phase I Environmental Site Assessment was completed in July 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls.

Full Project Estimate: \$20,000 funded from Appropriated State (nonrecurring) Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

61. Project: Department of Parks, Recreation, and Tourism
 P28.9868: Blackstock Plantation Construction Donation

Request: Establish Phase I Pre-Design Budget to clear approximately 7 acres at Musgrove Mill State Park.

Included in CPIP: No – The funding was not available during the 2024 CPIP submission process.

Supporting Details: Pages 661-668

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, American Battlefield Trust (Construction Related Gift)				20,081	20,081
All Sources				<u>20,081</u>	<u>20,081</u>

Summary of Work: The project will clear approximately 7 acres turning it into a meadow to develop an addition to Musgrove Mill State Park. It will provide trails, facilities, roads and landscape.

Rationale: Clearing of this property will provide additional space at the park to develop additional educational opportunities to visitors at a new location.

Facility Characteristics: Musgrove Mill State Park is located in Clinton South Carolina. It receives approximately 45,000 park visitors each year.

Financial Impact: The project will be funded from Other, American Battlefield Trust Funds (construction related gift up to \$1.34 million at May 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,338,772 (internal) funded from American Battlefield Trust Funds.

62. Project: Department of Parks, Recreation, and Tourism
P28.9856: Lake Warren Park Improvements
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Revise Scope and Establish Phase II Full Construction Budget to construct a full-service campground at the state park.
- Included in CPIP: Yes – 2024 CPIP Priority 10 of 11 in FY29 (estimated at \$1,000,000)
- Phase I Approval: October 2024 (estimated at \$1,000,000) (SFAA)
- Supporting Details: Pages 669-676

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(93)(vvvvv), (Lake Warren State Park)	15,000		15,000	985,000	1,000,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>985,000</u>	<u>1,000,000</u>

- Summary of Work: The project was established to build a full-service campground and two camper cabins. The work included an estimated 10 to 15 full-service campsites, roads, sites, and a bathhouse. Wiring for power distribution, water distribution, sewer, and a comfort station were also included. The bathhouse will be a 450-square foot prefabricated building. The revised scope will reduce the number of full-service campsites from 10 to 15, down to 4 and remove the two camper cabins.
- Rationale: The scope is being revised due to increased costs. Creating these amenities can extend recreational experiences into the evening hours, allowing overnight guests to enjoy peaceful nights by the water. The facilities from an economic impact standpoint will also bring tourists into the area, generate revenue, and support local businesses.
- Facility Characteristics: The park encompasses +/- 440 acres located 4 miles southwest of the town of Hampton. The park's main attraction is Lake Warren itself, which is locally popular for fishing, boating, and birdwatching. An additional smaller pond, a playground, picnic shelters and community building are also located within the park. The project is expected to provide accommodations for an estimated 42,000 park visitors annually.
- Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) (Funds) (uncommitted balance is \$985K at May 13, 2025). The project is expected to result in an increase of \$10,000 (years 1 thru 3), in annual operating expenditures.
- Full Project Estimate: \$1,000,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in October 2025 and completion of construction in March 2027.

63. Project: Department of Parks, Recreation & Tourism
 P28.9859: Edisto Beach State Park Bank Stabilization

Request: Establish Phase II Full Construction Budget to stabilize an area of increasing concern.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 11 in FY29 (estimated at \$550,000)

Phase I Approval: October 2024 (estimated at \$550,000) (SFAA)

Supporting Details: Pages 677-684

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (8), (State Park Maintenance Needs) (transfer from P28-9774)				42,876	42,876
Federal, SCDES Grant				300,401	300,401
Other, Park Revenue	8,250		8,250	175,901	184,151
All Sources	<u>8,250</u>		<u>8,250</u>	<u>519,178</u>	<u>527,428</u>

Summary of Work: The project will stabilize approximately 250 linear feet of bank using a combination of Best Management Practices recommended by SC Department of Environmental Services, Clemson Extension, and SC Department of Natural Resources. The bank will be regraded and reshaped, the toe will be reinforced with natural materials, and salt-tolerant native vegetation will be used to plant the bank.

Rationale: The intention of this project is to protect the property by preventing the continued loss of land assets from erosion into Scott's Creek. It is estimated that approximately 250 ft of real estate has been lost into Scott's Creek annually at this site since 2007 (approximately 4,000 ft total loss). Additionally, the added sediment introduced into Scott's Creek from this erosion site adds to previously documented turbidity impairment concerns within the Edisto Island Watershed. This site is also known to have significant archaeological resources that are potentially being lost into the creek due to the continued erosion. Stabilizing the bank will prevent these resources from being lost into the creek.

Facility Characteristics: The 250 linear feet of bank are near a park staff residence, where the bank is eroding along Scott's Creek. Only the Park Manager and his family have regular access to this exact location.

Financial Impact: The project will be funded from FY19 Capital Reserve (uncommitted balance \$43K at May 30, 2025), Federal, South Carolina Department of Environmental Services Grant (uncommitted balance \$301K at May 30, 2025), and Other, Park Revenue Funds (uncommitted balance \$15.51 million at May 30, 2025). Park Revenues are derived from operating 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. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$527,428 funded from Capital Reserve, SCDES Grant, and Park Revenue Funds. Contract execution is expected in May 2026 and completion of construction in May 2029.

64. Project:	Department of Parks, Recreation & Tourism P28.9869: Property Acquisition – Caesars Headwaters
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 26.2 acres in Greenville County.
Included in CPIP:	Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at \$20,000)
Supporting Details:	Pages 685-696

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

Rationale:	This tract represents a rare and strategic conservation opportunity. By preserving the headwaters of the Middle Saluda River, this acquisition will safeguard critical riparian buffers, reduce sedimentation, and enhance downstream water quality throughout the watershed. The tract serves as a vital ecological corridor between protected lands in South Carolina and adjacent conservation areas in North Carolina, supporting wildlife movement and biodiversity. The property's proximity to Caesars Head State Park enhances opportunities for passive recreation, scenic preservation, and public enjoyment of the Blue Ridge Escarpment's natural beauty. Protecting intact forested headwaters contributes to regional climate resilience by maintaining natural hydrology, sequestering carbon, and mitigating the impacts of extreme weather events.
Characteristics:	The property lies just south of the North Carolina border and contains the headwaters of the Middle Saluda River. The tract includes an 86-year-old residential structure and is adjacent to Caesars Head State Park.
Financial Impact:	The property is offered by Thomas Sak to Naturaland Trust for the proposed purchase price of \$1,100,000 million. Naturaland Trust is offering the Department of Parks, Recreation & Tourism the property, for an undetermined purchase price less than \$1,100,000. The due diligence activities will be funded from Other, Park Revenue Funds (uncommitted balance \$15.51 million at May 30, 2025). Park Revenues are derived from operating 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. The project is not expected to result in any change in annual operating expenditures.
Full Project Estimate:	\$1,020,000 (internal). The fund source for the Final Land Acquisition request has not yet been determined.
Other:	The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

65. Project: Department of Labor, Licensing and Regulation
 R36.9518: Replace and Install 6 Emergency Generators

Request: Establish Phase I Pre-Design Budget to replace and install new emergency power generators.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$850,000)

Supporting Details: Pages 697-714

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Revenue				17,223	17,223
All Sources				<u>17,223</u>	<u>17,223</u>

Summary of Work: The project will replace and install up to 6 emergency power generators throughout the SC State Fire Academy campus. The building locations for placement of the emergency generators include Building 2 (Fire Marshal Administration), which replaces an existing non-repairable emergency generator, and installing new generators at Building 3 (Fire Academy Administration), Building 5 (Denny Auditorium), Building 6 (Cafeteria), Building 8 (Fire Station), and Building 9 (Student Processing/Maintenance Shop). The work will include emergency generators and automatic transfer switches.

Rationale: The intent of the generator installation project is to ensure continuity of services from State Fire during emergency events, such as natural disasters, that routinely interrupts the campus power supply. This was an issue identified in the agency's Business Continuity Preparedness Plan for relocation of essential LLR services and the use of the State Fire Campus as a command-and-control center during such events. State Fire must be able to stand up essential services, personnel, and house other state and federal agencies such as FEMA Search and Rescue Teams, during a disaster. Uninterrupted power supply is an essential element to enhance response capabilities and keep the campus operating regardless of the circumstances.

Facility Characteristics: The SC State Fire Academy is a 208-acre campus located in Columbia. The campus houses the agency's Division of Fire and Life Safety (State Fire) and is utilized by approximately 10,000 students, staff, and visitors annually.

Financial Impact: The project will be funded from Other, Revenue Funds (uncommitted balance \$20.5 million at May 31, 2025). Revenue to this fund is generated from tax collected on fire insurers. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,148,228 (internal) funded from Revenue Funds.

66. Project: Department of Transportation
U12.9744: I-26 EB Rest Area Reconstruction, Charleston Co.
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Committee approval prior to Act 214.)
- Request: Increase Phase II Full Construction Budget to cover increased costs for the reconstruction of the rest area.
- Included in CPIP: No – The project was not included in the 2024 CPIP submission in error.
Phase I Approval: June 2020 (estimated at \$10,000,000) (SFAA)
Phase I Increase Approval: October 2021 (estimated at 10,000,000) (Admin.)
Phase II Approval: December 2021 (estimated at \$12,880,000) (Admin.)
Supporting Details: Pages 715-725

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Appropriated State, Proviso 118.16 (B)(7)(a), (Rest Areas)	138,000	3,862,000	4,000,000		4,000,000
FY22 Appropriated State, Proviso 118.18 (B)(79), (Rest Areas Renovation)		8,880,000	8,880,000	3,726,000	12,606,000
All Sources	<u>138,000</u>	<u>12,742,000</u>	<u>12,880,000</u>	<u>3,726,000</u>	<u>16,606,000</u>

Summary of Work: The project will demolish the existing facilities, construct new facilities, install additional truck parking, and add an emergency backup power generator. In addition, the new facility will provide new amenities such as family assistance restrooms, and health rooms. Also, new picnic shelters and tables as well as walking trails and electric car charging stations will be added. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Since the initial Phase II cost estimate was completed, there has been a significant increase in construction costs due to inflation. The largest price escalations have been in the site design and truck parking construction. The existing facilities are outdated, in poor condition, and non-ADA accessible. The current amount of available truck parking is not sufficient. The expansion allows SCDOT to provide the number of truck parking spaces critically needed.

Facility Characteristics: The current facilities to be demolished (multiple buildings), total approximately 2,000 square feet, accommodate approximately 15 people, were constructed in 1973 (52 years old) and are frequently utilized by 1,500 travelers and truck /freight haulers daily. The new single facility will be 4,936 square feet and accommodate approximately 40 people.

Financial Impact: This increase will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance \$31.12 million at May 27, 2025). The project is expected to result in an increase of \$1,200 (year 1), \$1,400 (year 2), and \$1,600 (year 3) in annual operating expenditures.

Full Project Estimate: \$16,606,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in March 2026 and completion of construction in August 2027.

AGENCY: South Carolina State Fiscal Accountability Authority

SUBJECT: Proposed Ceiling Allocation Plan for Calendar Year 2026

Article 3 of Chapter 11, Title 1 of the South Carolina Code of Laws provides for the Allocation of State Ceiling on Issuance of Private Activity Bonds, and further provides among other things that, no later than September 30 of the year preceding the calendar year to which the state ceiling applies, the State Fiscal Accountability Authority must publish a State Ceiling Allocation Plan that assigns percentages of the state ceiling to categories of any of the permitted purposes prescribed by the Internal Revenue Code. The Plan is subject to review and comment by the Committee.

In compliance with these statutory requirements, the State Authority has submitted its proposed State Ceiling Allocation Plan for Calendar Year 2026, which among other things:

- Assigns percentages to private activity bond purposes permitted by the Internal Revenue Code, subject to certain limitations;
- Provides for periodic allocations equally divided among the periods during the year in which allocations are to be made;
- Establishes competitive criteria, including a scoring and ranking process among requests, to achieve highest value and greatest public benefit;
- Provides for allocation of the private activity bond limit for all issuing authorities in response to authorized requests; and
- Provides for limitations on amounts assigned to authorized requests.

The State Authority seeks review of and comment by the Committee on the Plan for 2026, which will apply to allocations of state ceiling beginning January 1, 2026. The Plan has received comprehensive review and comment from Authority and Committee staff, the South Carolina State Housing Finance and Development Authority, and the South Carolina Department of Commerce; and has been distributed to members of the State Authority and their respective staffs. The State Authority is expected to consider adoption of the Plan for 2026 at its meeting scheduled on August 26, 2025.

COMMITTEE ACTION:

Review and comment on the proposed State Ceiling Allocation Plan for Calendar Year 2026.

ATTACHMENTS:

1. Letter dated August 4, 2025, of Mr. Grant Gillespie, Executive Director, South Carolina State Fiscal Accountability Authority.
2. 2026 South Carolina State Ceiling Allocation Plan.

HENRY MCMASTER, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

BRIAN J. GAINES
COMPTROLLER GENERAL



HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

OFFICE OF THE EXECUTIVE DIRECTOR

GRANT GILLESPIE
EXECUTIVE DIRECTOR
(803) 734-8018
GGILLESPIE@SFAA.SC.GOV

August 4, 2025

Catherine Ortmann Hart
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, SC 29201

RE: South Carolina State Ceiling Allocation Plan – 2026

Dear Ms. Hart:

Section 1-11-520(A) of the SC Code of Laws requires that the State Fiscal Accountability Authority publish a State Ceiling Allocation Plan, subject to review and comment by the Joint Bond Review Committee. In compliance with this statutory requirement, and after consultation with Authority members I have enclosed a proposed 2026 State Ceiling Allocation Plan for the Committee's review and comment. There are no changes to the competitive criteria, and the only substantive change to the Plan appears in Section F, where language was added to allow the Executive Director of the State Fiscal Accountability Authority to amend the allocation dates for compelling circumstances. Please submit this to the Committee for its consideration at its meeting scheduled for August 19, 2025.

Should you have any questions or concerns do not hesitate to contact me.

Sincerely,

Grant Gillespie

cc: State Fiscal Accountability Authority Members (via email only)
Delbert Singleton (via email only)
Keith McCook (via email only)

2026 South Carolina State Ceiling Allocation Plan

SECTION A. CONVENTIONS, DEFINITIONS AND EXHIBITS

Authorized Request includes any request submitted pursuant to §1-11-530(A) or (B) and any request for Issuance Approval as defined below using prior-year carryforward.

Issuance approval means approval by the State Authority for the issuance by State Housing of private activity bonds for a multi-family housing project, as required by Section 31-13-90.

Plan Year refers to the year to which this plan applies, which is noted in the header on each page.

Commerce means the South Carolina Department of Commerce.

Committee means the Joint Bond Review Committee.

JEDA means the Jobs-Economic Development Authority.

Secretary means the Secretary of the State Fiscal Accountability Authority.

State Authority means the State Fiscal Accountability Authority.

State Housing means the State Housing Finance Development Authority.

Exhibit	Subject
A	Competitive Criteria for Industrial and Economic Development Projects, and Projects Proposed for Other Qualified Purposes
B	Competitive Criteria for Multi-family Housing Projects
C	Evaluation and Ranking Report Format for Multi-family Housing Projects

SECTION B. AUTHORITY AND ADOPTION

The State Authority approved this plan at its meeting of August 26, 2025. Unless the State Authority provides otherwise herein, the Plan is effective upon adoption.

The Committee favorably reviewed this plan at its meeting of August 19, 2025.

Section 1-11-520(A) requires the annual publication of a State Ceiling Allocation Plan no later than September thirtieth of the year preceding the Plan Year. The State Authority intends to adopt each year's plan at its last regularly scheduled meeting prior to September thirtieth.

2026 South Carolina State Ceiling Allocation Plan

SECTION C. PLAN UPDATES AND AMENDMENTS; PLAN PUBLICATION

Administrative Updates

The Plan may be updated administratively as provided herein. An administrative update authorized by this plan is deemed not to constitute an amendment to the Plan.

By the second Monday in January, the Secretary shall publish an administrative update of the plan that (a) updates Section D to state the actual certified amount of state ceiling for the Plan Year, (b) updates Section D to recalculate the limits on authorized requests using the total state ceiling for the Plan Year, (c) updates Section E to state the then-current amounts identified in that Section (d) adds to Section E the amount of any carryforward designated in the prior calendar year pursuant to Section 1-11-520(G), and (e) using the Category Percentages previously approved, recalculates the dollar amounts in Section G based on the actual certified amount of state ceiling for the Plan year.

At the State Authority's first regularly scheduled meeting for the Plan Year, the Secretary will submit a summary of the updates to the State Authority as an informational agenda item.

Plan Amendments

The Plan may be amended as allowed by Title 1, Chapter 11. Section 1-11-520 expressly contemplates amendments to the annual allocation plan upon a finding of exceptional and compelling circumstances by the State Authority. Amendments are subject to review and comment by the Committee. See Section H.

Publication of the Plan

Section 1-11-520(A) requires the State Authority to publish the plan. Once approved, the Secretary is directed to publish the approved plan, as well as any amendment or update, by posting it to the State Authority's website. The initial plan and every update or amendment shall remain on the State Authority's website until the end of the Plan Year.

All updates or amendments shall be sequentially numbered. With each update or amendment, the header shall be revised to include the number and date of the update or amendment, as applicable.

SECTION D. DETERMINATION OF STATE CEILING AND LIMITS ON STATE CEILING FOR AUTHORIZED REQUESTS

The total state ceiling on the issuance of private activity bonds for the current Plan Year is \$712,248,030, as certified by the Secretary pursuant to Section 1-11-500.

2026 South Carolina State Ceiling Allocation Plan

Unless authorized pursuant to Section 1-11-520(D), the amount of state ceiling that may be allocated to an authorized request may not exceed 10% of the total state ceiling (\$71,224,803) in the case of an industrial or economic development project, or 5% (\$35,612,401.50) for any other authorized request.

The total state ceiling for the Plan Year will not be known until the January following the plan's adoption; accordingly, for purposes of the plan's publication, the State Authority will use the state ceiling for the year in which the plan is published. As reflected above, the limits on authorized requests are calculated against the total state ceiling for the year preceding this Plan Year. As reflected in Section E below, the plan will also use an estimate of the carryforward the Secretary anticipates will be unused and available for the Plan Year. These and other tentative amounts will be updated pursuant to Section C.

SECTION E. DETERMINATION OF AMOUNTS SUBJECT TO THIS ALLOCATION PLAN

In addition to the amount determined pursuant to Section 1-11-500, certain amounts available from carryforward from prior-years and other adjustments are subject to the provisions of this Allocation Plan, as follows:

Amount determined pursuant to Section 1-11-500	\$712,248,030
Plus amounts expired, relinquished, revoked, or otherwise no utilized for issuance	\$0
Plus amount carried forward from prior calendar years that remain unused:	
• Allocated to Multi-Family Housing (2023; expires 2026)	\$175,507,079
• Allocated to Multi-Family Housing (2024; expires 2027)	\$271,697,375
Total:	\$1,159,452,484 ¹

SECTION F. ALLOCATION PERIODS & DATES FOR ALLOCATIONS TO AUTHORIZED REQUESTS

Pursuant to Section 1-11-520(B), the State Authority hereby provides for two allocation periods for authorized requests and hereby designates February 1 and August 1 as the beginning of each period. On those dates, 50% of the state ceiling assigned to each category is made available for subsequent allocation to authorized requests.

Authorized requests will be considered on one or more dates on or after the beginning of each allocation period, as established and announced by the Executive Director of the State Authority, and may be amended by the Executive Director for compelling circumstances. Notwithstanding the foregoing, all authorized requests for the same permitted purpose during a single allocation period must be made at only one meeting during that period.

¹ The State Authority allocated and designated as carryforward \$671,694,375 of the 2024 state ceiling to State Housing on December 31, 2024. Of that amount, State Housing elected to apply \$271,694,375 to its multi-family housing program and \$400,000,000 to its single-family program.

2026 South Carolina State Ceiling Allocation Plan

SECTION G. CATEGORIES OF PERMITTED PURPOSES; PERCENTAGE ASSIGNMENTS TO CATEGORIES

In accordance with Section 1-11-520(A), the State Authority adopts the following categories of permitted purposes and assigns percentages of the current-year state ceiling to those categories.

Categories of Permitted Purposes ²	Category Percentage	Category Amount	Amount Available for Allocation on or after February 1 of the Plan Year	Amount Available for Allocation on or after August 1 of the Plan Year
Industrial and Economic Development ³	40%	\$284,899,212	\$142,449,606	\$142,449,606
Multi-Family Housing ⁴	0%	\$0.00	\$0.00	\$0.00
Single-Family Housing ⁵	20%	\$142,449,606	\$71,224,803	\$71,224,803
Other Qualified Purposes ⁶	40%	\$284,899,212	\$142,449,606	\$142,449,606
Totals	100%	\$712,248,030	\$356,124,015	\$356,124,015

The above amounts are subject to revisions pursuant to the update required by Section C.

As noted in Section E, there is carryforward available for Multi-Family Housing that will expire during the plan year unless otherwise utilized. Accordingly, no assignment of state ceiling is contemplated for Multi-Family Housing until the available carryforward is exhausted.

Any unused state ceiling from the first period shall automatically carry over to the same category for the second period unless reassigned by State Authority pursuant to 1-11-520(C).

If an authorized request submitted to the Secretary cannot be approved pursuant to the then-current plan even with a reassignment pursuant to Section 1-11-520(C), the Secretary is authorized not to place the request on the State Authority's agenda. In such an event, Secretary

² Generally, see IRS Publication 4078 (Rev. 9-2019) for a complete list of permitted purposes prescribed by the IRC.

³ Facilities for the furnishing of water; sewage facilities; privately owned solid waste disposal facilities; facilities for the local furnishing of electric energy or gas; local district heating or cooling; qualified hazardous waste facilities; qualified enterprise zone facilities; qualified small issue bonds.

⁴ Qualified residential rental projects.

⁵ Qualified mortgage bonds.

⁶ Mass commuting facilities; privately owned high-speed intercity rail facilities; qualified redevelopment bond; and qualified student loan bonds.

2026 South Carolina State Ceiling Allocation Plan

will notify the State Authority's members as soon as practicable prior to the scheduled meeting date.

SECTION H. PLAN AMENDMENTS

Any change to the amount of state ceiling allocated to a category that cannot be accomplished by a reassignment pursuant to Section 1-11-520(C) can only be effected by an amendment to the annual allocation plan in accordance with Section 1-11-520(B) following review and comment by the Joint Bond Review Committee.

SECTION I. EVALUATION AND RANKING BY STATE HOUSING AND COMMERCE

Pursuant to Section 1-11-520(E), the State Authority hereby directs that State Housing perform the periodic evaluation and ranking of all authorized requests for multi-family housing projects. In performing this evaluation and ranking, State Housing will use the competitive criteria adopted in this plan and provide a report as described in **Exhibit C**.

Pursuant to Section 1-11-520(E), the State Authority hereby directs that the South Carolina Department of Commerce perform the periodic evaluation and ranking of any non-housing project involving an authorized request for state ceiling. In performing this evaluation and ranking, Commerce will use the competitive criteria adopted in this plan and provide a report as described herein.

SECTION J. SUBMISSION FOR 2026 RANKING

No authorized request will be considered by the State Authority until the project associated with the request has been evaluated and ranked by either State Housing or Commerce, as applicable.

Timely submissions are essential for all authorized requests. Any delay can undermine the ability of the State Authority to timely adopt any plan amendment necessary to modify the category assignments. Reference Section H.

Industrial and Economic Development

Any Industrial or Economic Development project making an authorized request during an allocation period must submit all necessary information to Commerce by any due date established by Commerce for the applicable allocation period. Once the State Authority adopts

2026 South Carolina State Ceiling Allocation Plan

a schedule for its regular meetings in the Plan Year, Commerce should announce all applicable due dates for each allocation period.

Not later than the published bond due date for the applicable State Authority meeting, Commerce must provide the State Authority with its allocation recommendations and its evaluation and ranking for any non-housing project seeking an allocation of state ceiling, provided the request was timely received by Commerce.

As noted in Item 6 of Section P below, Commerce must provide the State Authority with written confirmation of the Coordinating Council's allocation recommendations no later than the published bond due date for the applicable State Authority meeting.

Multi-Family Housing

All multi-family housing projects making an authorized request during an allocation period must submit all necessary information to State Housing by the due date established by State Housing for the applicable allocation period. Once the State Authority adopts a schedule for its regular meetings in the Plan Year, State Housing should announce all applicable due dates for each allocation period.

Not later than the published bond due date for the applicable State Authority meeting, State Housing must provide the State Authority with a report of its evaluation and ranking of all projects making an authorized request. State Housing's report must also include its evaluation and ranking of all pending state tax credit applications. The report must include all the information identified in **Exhibit C**.

As noted in Item 7 of Section P below, State Housing must provide the State Authority with written confirmation of its Board's allocation recommendations for State Housing projects no later than the published bond due date for the applicable State Authority meeting.

SECTION K. REQUIRED REPORTS

No later than September 30th each year, the State Authority must adopt a plan for the next calendar year. In order to develop that plan, the State Authority needs reliable information before it begins drafting. To gather that information, the State Authority requests the following reports be submitted by August 1st of each year.

The State Authority acknowledges that specific project details may not be known in all cases for the coming plan year; accordingly, specificity is expected to the extent known, accompanied by reasonable estimates of anticipated requests.

2026 South Carolina State Ceiling Allocation Plan

These reports will also inform any decisions to reassign state ceiling pursuant to section 1-11-520(C), to reallocate by amending the plan pursuant to section 1-11-520(B), or to reserve current-year state ceiling for year-end designation as carryforward.

Industrial and Economic Development Bonds

Commerce and JEDA, in consultation with the South Carolina Coordinating Council for Economic Development (Coordinating Council), must provide a coordinated report for proposed industrial and economic development projects to the State Authority identifying all known requests for state ceiling for the year following the plan year. The response must include the project name,⁷ amount of the state ceiling request, year of allocation, and tentative recommendation of Commerce in accordance with the competitive criteria described below.

Separate from its report, Commerce must submit proposed deadlines for the year following the plan year by which those seeking state ceiling for Industrial and Economic Development projects or projects proposed for other qualified purposes must submit their proposals to Commerce in order for Commerce to provide the State Authority with its final ranking and recommendations no later than the bond submission deadline for the meetings at which state ceiling allocation requests will be considered for the applicable allocation period. Commerce must submit proposed deadlines on the 10th business day following the Authority's adoption of a meeting schedule for the Plan Year.

Commerce may also submit a request for the State Authority to assign up to 40 percent of state ceiling for Industrial and Economic Development, less any allocation requested for known projects, to accommodate future but presently unidentifiable requests; provided, however, that once known, each such request shall identify the project, amount of the allocation request, year of allocation, and include a recommendation of Commerce in accordance with the competitive criteria.

Multi-Family and Single-Family Housing Bonds

State Housing must provide a report for proposed single-family and multi-family housing projects to the State Authority identifying all pending and expected authorized requests for the year following the plan year. The response must include the project name, amount of the state ceiling request, amount of state tax credit (if any), and year of allocation.

The report must also include recommendations for the amount of carryforward from prior-years needed for State Housing to continue each of its programs in the year following the plan year.

With its report, Housing must submit proposed deadlines for the year following the plan year by which those seeking state ceiling for multi-family housing projects must submit their

⁷ Or other identifying information in the event the name of the project is not yet public.

2026 South Carolina State Ceiling Allocation Plan

proposals to Housing in order for Housing to provide the State Authority with its final ranking and recommendation no later than the bond submission deadline for the meetings at which state ceiling allocation requests will be considered for the applicable allocation period.

State Housing must provide the Secretary with a year-end account of any unused remaining carryforward from prior-years no later than first business day of January each year.

SECTION L. COMPETITIVE CRITERIA - GENERALLY

Section 1-11-520(E) requires that the allocation plan establish competitive criteria for allocation of state ceiling to authorized requests, and further provides that competitive criteria may be unique to each category but must be uniform within each category and established to achieve highest value and greatest public benefit.

For purposes of this Allocation Plan, determinations of highest value and greatest public benefit will be made on the basis of the relationship of the state resources requested to the measurable benefit of the proposed project.

SECTION M. COMPETITIVE CRITERIA FOR INDUSTRIAL AND ECONOMIC DEVELOPMENT ALLOCATION AND ALLOCATION TO OTHER PERMITTED PURPOSES

Commerce must provide each year to the State Authority for inclusion in the annual State Ceiling Allocation Plan its recommendations for determining highest value and greatest public benefit for allocation of state ceiling to industrial and economic development projects, and projects proposed for other qualified purposes.

Determinations of highest value and greatest public benefit must include at a minimum and without limitation such measures as the number of new permanent jobs⁸ that will be created by the project; the capital investment of the project sponsor independent of state incentives and resources; and a cost benefit analysis generally reflecting a positive financial benefit to the state. The Coordinating Council must submit its proposed recommendations for the year following the plan year to the State Authority no later than August 1 of the plan year. Commerce will use these measures to evaluate any ceiling allocation requests for Industrial and Economic Development projects and projects proposed for other qualified purposes, and such evaluations shall be presented to the Coordinating Council for approval at a public meeting.

For projects seeking state discretionary incentives such as job development credits and/or state grant funding, a definitive agreement with the Coordinating Council must have been finalized prior to consideration by the State Authority. Such agreements with the Coordinating Council may include a preliminary revitalization, grant performance or other incentive agreement

⁸ Generally, maintenance of existing jobs will not meet this criterion.

2026 South Carolina State Ceiling Allocation Plan

provided that it contains minimum new permanent job and investment commitments by the entity seeking an allocation.

For projects that are not seeking state discretionary incentives, such information as is requested and determined by Commerce to be sufficient for Commerce to evaluate the feasibility and competitiveness of the proposal must be submitted to Commerce prior to consideration by the State Authority.

If multiple projects will be submitted for consideration by the State Authority within a single allocation period, Commerce must rank those projects from highest to lowest value and public benefit as determined by provisions of this section.

In addition to the foregoing, Commerce must, after the project has been fully vetted and all due diligence conducted, provide a definitive recommendation for the amount of state ceiling proposed to be allocated to the project, following an affirmative vote of the Coordinating Council in a public meeting.

For the current year, the competitive criteria for Industrial and Economic Development projects recommended by Commerce are adopted by the State Authority, attached as **Exhibit A**, and incorporated into this Plan by reference.

SECTION N. COMPETITIVE CRITERIA FOR MULTI-FAMILY HOUSING ALLOCATION

State Housing must provide each year to the State Authority for inclusion in the State Ceiling Allocation Plan its recommendations for determining highest value and greatest public benefit for allocation of state ceiling to multi-family housing projects.

Determinations of highest value and greatest public benefit must reflect the relationship of the state resources proposed for the project to the affordable housing benefits the project will achieve. Total state resources must include without limitation the amount of state ceiling, any applicable state tax credits, and any other state resources and incentives as are germane and applicable to the project. Affordable housing benefits must include without limitation such facility characteristics as the heated residential square footage, number of bedrooms, and number of tenants the project is designed to serve. A determination of highest value must include a comparison of the state resources to the project's total cost.

State Housing may coordinate these determinations with the applicable Qualified Allocation Plan and any other threshold requirements, policies, or procedures as are consistent with this section.

If multiple multi-family project submissions (for ceiling allocation and/or issuance approval for use of carryforward) will be considered by the State Authority within a single allocation period, State Housing must rank those projects from highest to lowest value and public benefit, as determined by the provisions of this section and Exhibit B.

2026 South Carolina State Ceiling Allocation Plan

These criteria will be applied uniformly to all authorized requests for multi-family housing projects. State Housing must submit its proposed recommendations for the coming year to the State Authority no later than August 1 of the plan year.

In addition to the foregoing, State Housing must, after the projects are fully vetted and all due diligence conducted, provide a definitive recommendation for the amount of state ceiling proposed to be allocated to any State Housing project, following an affirmative vote of its governing board in a public meeting.

For the current year, the competitive criteria for Multi-family Housing projects recommended by State Housing are adopted by the State Authority, attached as **Exhibit B**, and incorporated into this Plan by reference.

SECTION O. COMPETITIVE CRITERIA FOR SINGLE-FAMILY HOUSING ALLOCATION

Multiple competing requests during a single allocation period are not expected for submissions in this category. Accordingly, the State Authority has determined that the highest value and greatest public benefit are most appropriately determined at the programmatic level, rather than by allocations to specific requests.

SECTION P. SUBMISSION REQUIREMENTS FOR AUTHORIZED REQUESTS

All authorized requests must be complete at the time of submission. The Secretary is authorized not to place any incomplete submission on the agenda. The request must be in accordance with the statutory provisions of Section 1-11-530. In addition to the foregoing, all authorized requests must meet all of the following requirements, as applicable:

1. If issuance of the private activity bonds requires approval of the State Authority, any associated request for allocation of state ceiling must be made at the same time. A request for an allocation of state ceiling associated with a contemporaneous request for issuance approval is not complete unless it includes all items required by the State Authority for the issuance approval request.
2. If the applicable private activity bonds require the approval of an entity other than the State Authority, the issuer, or a state constitutional officer, a certified statement from the other approving entity must be submitted with the allocation request. For example, an issuance of bonds by JEDA must be approved by the Coordinating Council (§ 41-43-110(A)).
3. If an authorized request regards private activity bonds for a multi-family housing project, either (i) the petition making the request must be accompanied by both a preliminary determination of the project's eligibility for the South Carolina housing tax credit (§12-6-3795(B)(5)(d)) and all comments provided by a county and city pursuant to Section 12-6-3795(C)(3)); or (ii) the petition making the request must include an irrevocable waiver of any claim for a state tax credit pursuant to Section 12-6-3795, accompanied by proof that the petition has been filed with State Housing.

2026 South Carolina State Ceiling Allocation Plan

4. If an authorized request regards a multi-family housing project, the request must undergo a feasibility and underwriting review by State Housing; accordingly, the request must be accompanied by a Certificate of Allocating Agency (42(m) Letter). This requirement applies even if the project includes an irrevocable waiver of any claim for state tax credits pursuant to Section 12-6-3795.
5. The petition submitted for each authorized request must include an acknowledgement that any amount of allocation subsequently requested will constitute a new authorized request and a representation that "the allocation amount requested constitutes all of the private activity bond financing contemplated at the time for the project and any other facilities located at or used as a part of an integrated operation with the project." Reference Section 1-11-530(C).
6. In the case of a proposed industrial or economic development project using state ceiling from either the Industrial and Economic Development or Other Qualified Purposes categories, the authorized request must be accompanied by a letter signed by an executive officer of the project sponsor establishing the project scope and expenditure schedule for proceeds of bonds to which the ceiling allocation applies.
7. In the case of a proposed industrial or economic development project using state ceiling from either the Industrial and Economic Development or Other Qualified Purposes categories, the project must appear on the list of projects ranked by the Coordinating Council for Economic Development and must have received a definitive recommendation from the Coordinating Council for the amount of state ceiling proposed to be allocated to the project.
8. All authorized requests for multi-family housing projects must appear on a single consolidated list of projects ranked by State Housing and must have received a definitive recommendation from State Housing for the amount of state ceiling proposed to be allocated to the project.

2026 South Carolina State Ceiling Allocation Plan

9. A request to take any of the following actions must be accompanied by a letter signed by an executive officer of the project sponsor providing a thorough explanation of the compelling circumstances leading to the request and a justification for why those circumstances were not successfully avoided: A request (a) to reinstate or extend the validity of previously allocated state ceiling, (b) to allocate state ceiling to a project if previously allocated state ceiling was allowed to expire, or (c) to allocate additional state ceiling to a project. In addition, a request to allocate additional state ceiling to a project must be accompanied by supporting financial analysis demonstrating the further amount necessary to accomplish financial feasibility of the project. A responsible officer of the project sponsor is expected to attend the applicable State Authority meeting.

10. A request (a) to approve single-project allocations for carry-forward election, or (b) to approve carryforward elections prior to the fourth quarter of the calendar year to which the state ceiling applies must be accompanied by a letter signed by an executive officer of the project sponsor that provides a compelling justification for such action and a thorough explanation of why it is in the best interest of the state to approve the request. As noted below, such requests are considered extraordinary and will receive a heightened level of review. A responsible officer of the project sponsor is expected to attend the applicable State Authority meeting.

11. In the case of an industrial or economic development project, an authorized request seeking more than ten percent of the total state ceiling for the Plan Year must be accompanied by a thorough and compelling statement of facts justifying such an extraordinary allocation of state ceiling to a single project and sufficient to support the finding required by Section 1-11-520(D). The petition must be accompanied by a statement of position by the Coordinating Council regarding the relative size of the request.

12. In the case of a project for any purpose other than for industrial or economic development, an authorized request seeking more than five percent of the total state ceiling for the Plan Year must be accompanied by a thorough and compelling statement of facts justifying such an extraordinary allocation of state ceiling to a single project and sufficient to support the finding required by Section 1-11-520(D).

13. If any part of the submission is subject to review, comment or other action of the Joint Bond Review Committee, the item must be submitted to the committee prior to consideration of the submission by the State Authority.

If a request does not meet each and every published requirement by the submission deadline for the applicable State Authority meeting, the State Authority's Secretary is authorized not to place the item on the State Authority's agenda.

The State Authority reserves its discretion to amend and supplement these procedures as circumstances dictate.

The State Authority and its members reserve the right to require additional information for any particular item.

SECTION Q. EXTENSIONS AND CARRYFORWARDS

Section 1-11-530(C) provides that each authorized request must demonstrate that the allocation amount requested constitutes all of the private activity bond financing contemplated at the time for the project and any other facilities located at or used as a part of an integrated operation with the project. In addition to the foregoing, the State Authority must be reasonably assured that any allocation of state resources will be utilized prior to expiration. Accordingly, the State Authority will undertake a heightened level of review and exercise conservative discretion in addressing any request to (1) reinstate or extend the validity of previously allocated state ceiling, (2) allocate state ceiling to a project if previously allocated state ceiling was allowed to expire, (3) allocate additional state ceiling to a project, (4) approve single-project allocations for carry-forward election, (5) or approve carryforward elections prior to the fourth quarter of the calendar year to which the state ceiling applies.

SECTION R. BACKGROUND

On August 30, 2022, the State Fiscal Accountability Authority adopted the inaugural South Carolina State Ceiling Allocation Plan pursuant to Act 202 of 2022. Section A of the 2022 State Ceiling Allocation Plan provided the background and purpose of the plan. The background and purpose of the inaugural plan and Act 202 of 2022 has not changed and need not be repeated on an annual basis. However, the Background and Purpose as written in the 2022 State Ceiling Allocation Plan remains relevant and is incorporated by reference for this South Carolina State Ceiling Allocation Plan.

EXHIBIT A

2026 COMPETITIVE CRITERIA FOR ECONOMIC DEVELOPMENT AND OTHER PROJECTS

SUMMARY OF PROCEDURES FOR EVALUATING REQUESTS FOR STATE CEILING ALLOCATIONS

The following briefly summarizes the procedures applicable to the methodology employed by the South Carolina Department of Commerce (the “Department”) in evaluating industrial and economic development projects that are requesting an allocation of the state private activity bond limit by the State Fiscal Accountability Authority (SFAA).

Background

The Department was designated by the South Carolina General Assembly to assist SFAA in determining the allocation of the state private activity bond limit for industrial and economic development projects. As required by Act 202 of 2022 and the South Carolina State Ceiling Allocation Plan, Commerce has established competitive criteria to evaluate industrial and economic development project. These criteria are designed to achieve highest value and greatest public benefit.

Review Procedures and Scoring

During the review process, Department staff will evaluate the following factors for each industrial and economic development project requesting allocation of the state ceiling and will give scores weighted in the ranges set forth on the attached Scoring Criteria for Bond Applicants and as discussed below.

1. **Tier ranking of the county in which the project will be located as determined by the South Carolina Department of Revenue for the year in which allocation is sought.**
Projects in the most rural counties will be given the higher scores to encourage development in those counties. The rural counties are most in need of industrial development to sustain and improve those counties.
2. **Type of Project.**
Projects that improve public infrastructure will score higher than projects that only benefit the public through job creation and investment. Manufacturing projects will score higher than non-manufacturing projects because they attract suppliers that generate further new job creation and investment to South Carolina.
3. **Number of existing jobs to be maintained at the project.**
The larger the current employment, the higher the score because larger companies have the greatest impact on the economy of the local region and the state as a whole.
4. **Number of net new jobs to be created at the project.**
The more jobs being created, the greater the impact on the economy of the local region and the state as a whole by providing more employment for residents and resulting in increased income to the state.
5. **Average salary of the new jobs to be created at the project.**
Jobs with higher wages will increase income to the state, and jobs with wages above the per capita income of the county have a greater impact on the economic well-being of that county.
6. **Existing investment of the entity.**
The greater the existing investment the more property taxes that will be received to benefit the economy of the local region and the state as a whole.
7. **New investment to be made at the project.**
Similarly, the greater the new investment, the more property taxes that will be received and will benefit the county and local school districts.

8. **Financing available to support the project.**

This category is the most subjective, but a vital consideration. A project's ability to support the project financially is essential to the success.

9. **Cost Benefit**

The South Carolina Coordinating Council for Economic Development (the "Coordinating Council") will perform a cost benefit analysis on each project. Absent extenuating circumstances, a project that does not have a positive financial benefit to the state will not be recommended for state ceiling allocation; provided, however, projects locating in Tier 3 and 4 counties will not be excluded from consideration because of a negative return on investment resulting from the estimated value of job tax credits. While the cost benefit analysis assumes all job tax credits earned and accrued are used, as a practical matter, companies rarely have sufficient income tax liability to use the maximum value of the credits. This is particularly true in the most rural counties because of the extremely high value of the job tax credits under state law.

After consideration of each factor and allocation of appropriate scores, the Department will then calculate the final score using the following formula:

$((\text{County Designation} \times (\text{New Jobs} + \text{New Investment})) + \text{Type of Project} + \text{Existing jobs} + \text{Existing Investment} + \text{Average Salary} + \text{Financing} + \text{Cost Benefit})$

Scoring Criteria for Bond Applicants

County Designation

Tier 4	3
Tier 3	2
Tier 2	1
Tier 1	1

Type of Project

Public Infrastructure	4
Manufacturing	2
Other Business	0

Existing Jobs

> 500	2
100-500	1
0-100	0

New Jobs

>300	5
150-300	4
50-149	3
25-49	2
>25	1

Existing Investment

>\$300,000,000	3
\$100,000,000- \$300,000,000	2
\$70,000,000-\$100,000,000	1
<\$70,000,000	0

New Investment

>\$20,000,000	4
\$10,000,000-\$20,000,000	3
\$5,000,000-\$10,000,000	2
<\$5,000,000	1

Avg. Salary

>150% of per capita income	2
100% of per capita income	1
>100%	0

Financing

Financing in place	5
Financing not sufficient to sustain project	0

Cost Benefit

Positive State Benefit > \$10 million	4
Estimate positive state benefit < \$9.9 Million	2
Negative	-30

EXHIBIT B

2026 COMPETITIVE CRITERIA FOR MULTI-FAMILY HOUSING PROJECTS



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: 803.896.9001 TTY: 803.896.8831

SCHousing.com

C. Todd Latiff
Chairman

Richard A. Hutto
Executive Director

Proposed State Ceiling Criteria

For those projects seeking an allocation of state ceiling or carryforward for a multifamily project intending to utilize 4% federal low-income housing tax credits, SC Housing will require certain threshold criteria as detailed in the applicable Qualified Allocation Plan (QAP) which is the controlling document related to the allocation of the credit. This threshold criteria includes items such as financial feasibility, minimum applicant experience, site control, financial capacity of the applicant, and readiness to proceed (i.e., without limitation, establishment of the bond working group, existence of letters of interest or letters of intent from lenders, syndicators, and other parties). Additionally, SC Housing will require projects to meet the requirements outlined in SC Housing's Multifamily Tax-Exempt Bond Finance Program manual.

Projects meeting the threshold criteria described above will be ranked for state ceiling utilizing the following criteria that evidence the highest value and greatest public benefit as required by Act 202 of 2022 and the State Ceiling Allocation Plan. Section O of the State Ceiling Allocation Plan requires, at a minimum, certain measures to be included. The following criteria meet the requirements of the State Ceiling Allocation Plan:

- State resources per heated residential square foot
 - This criterion will rank projects from lowest to highest, based on a calculation of state resources (bond ceiling and state tax credit) per heated residential square foot (i.e., excluding common areas), to demonstrate the most efficient use of state resources for the portion of total project costs applicable to actual tenant housing.
- State resources per bedroom
 - This criterion will rank projects from lowest to highest, based on a calculation of state resources per bedroom, to demonstrate the most efficient use of state resources for the number of families the project will house.
- State resources per dollar of total project costs
 - This criterion will rank projects from lowest to highest, based on a calculation of state resources to total project costs to demonstrate the most efficient investment of state resources in the project overall.
- State resources per potential tenant
 - This criterion will rank projects from lowest to highest, based on a calculation of state resources per potential tenant to demonstrate the most efficient use of state resources for the number of potential residents the project will house.

A 30% adjustment to state resources will be made as a ranking consideration for projects located in USDA-designated rural areas. A 10% adjustment to state resources will be made for new construction units, as a ranking consideration for projects providing an overall increase in affordable housing. These adjustments apply for the sole purpose of establishing project rankings.

Exhibit B - 2026 Competitive Criteria for Multi-Family Housing Projects

Development	Location	USDA Rural Eligibility	Issuance Approval Date	Annual STC	10 Year STC	TIB Ceiling Allocation	Total Project Costs	Residential Project Costs	Net New Units	Residential Square Footage	Efficiency/ Studio	1BR	2BR	3BR	4BR	Total BRs	Total Units	Est Tenants	Total State Resources	Rural Bonus	New Construction Bonus	ADJUSTED Total State Resources	State Resources per Res SF	State Resources per BR	Total Project Costs (Value)	State Resources per Potential Tenant (Public Benefit)	Ranking				
																											State Resources per Potential Tenant (Public Benefit)	State Resources per BR	Total Project Costs (Value)	State Resources per BR	Total Project Costs (Value)
Palmetto Oaks Apartments	Florence	Y	TBD	\$ 595,000.00	5,950,000.00	\$ 8,697,400	\$ 17,891,278	\$ 17,891,278	76	107,620		36	20	12	8	144	76	288	\$ 14,647,400	0.3	0.0	\$ 10,253,180	\$ 177.94	\$ 71,202.64	\$ 0.731	\$ 35,601	2	1	1	5	1
Riverbend Lofts	Greenville	N	TBD	\$ 1,052,308.89	10,523,088.90	\$ 12,500,000	\$ 25,249,449	\$ 25,249,449	90	107,115		9	45	36		234	90	468	\$ 23,023,089	0.0	0.1	\$ 20,720,780	\$ 162.13	\$ 88,550.34	\$ 0.6176	\$ 44,275	1	2	2	2	7
Magnolia Creek Villas	Summerville	N	TBD	\$ 1,441,281.45	14,412,814.50	\$ 30,000,000	\$ 33,549,260	\$ 33,549,260	144	127,800		36	72	36		288	144	576	\$ 44,412,815	0.0	0.1	\$ 39,971,533	\$ 312.77	\$ 138,790.05	\$ 1.1914	\$ 60,395	4	4	5	4	17
Cypress Hollow Apartments	Beaufort	N	TBD	\$ 529,200.00	5,292,000.00	\$ 12,000,000	\$ 24,286,853	\$ 24,286,853	72	68,916		61	11		83	72	166	\$ 17,292,000	0.0	0.1	\$ 15,562,800	\$ 225.82	\$ 187,503.61	\$ 0.6408	\$ 93,752	3	6	3	6	18	
Sandhills Pointe Residences	Columbia	N	TBD	\$ 2,342,542.12	23,425,421.20	\$ 31,000,000	\$ 55,540,201	\$ 55,540,201	216	210,918		54	108	54		439	216	878	\$ 54,425,421	0.0	0.1	\$ 48,982,879	\$ 710.76	\$ 111,578.31	\$ 2.0168	\$ 55,789	6	3	6	3	18
Lake Marion Landing	Santee	N	TBD	\$ 2,535,242.50	25,352,425.00	\$ 29,400,000	\$ 56,066,796	\$ 56,066,796	162	157,483		39	81	32	10	337	162	674	\$ 54,752,425	0.0	0.1	\$ 49,277,183	\$ 312.90	\$ 146,223.09	\$ 0.8789	\$ 73,112	5	5	5	4	19
TOTAL:				\$ 8,495,574.96	84,955,749.60	\$ 123,597,400																									

Column A: Development Name.

Column B: Development Location.

Column C: USDA Rural Designation of the development property. Properties located in rural areas receive a preference bonus reflected in a 30% adjustment to the total state resources figure.

Column D: Issuance Approval Date.

Columns E-F: Annual State Tax Credit Amount and 10-year total (housing, historic, abandoned building) in the project.

Column G: Tax Exempt bond ceiling allocation being requested by the developer/sponsor.

Column H: Total development project cost.

Column I: In-kind use proposals, the amount of the overall development cost apportioned to multifamily residential. NB: Market rate units are not included in the total.

Column J: The net newly produced units in the proposed project. Projects where a majority of the units are newly produced receive a preference bonus reflected in a 10% adjustment to the total state resources figure.

Column K: Residential square footage is that portion of heated square footage comprising living units, and is of direct use and benefit to the tenants.

Column L-R: The unit mix of the development project by bedroom size of units.

Column S: The number of potential tenants served in the development; 2 persons per bedroom is the standard.

Column T: Total tax exempt bond request plus all state tax credits.

Column U-V: Projects located in rural areas as designated by the USDA receive a 30% preference bonus; projects where the majority of units are new (rather than rehab of existing) receive a 10% preference bonus.

Column W: Adjusted total state resources (see Column T) after the rural and new unit preferences have been factored in.

Column X: State resources per residential square footage; this reflects the value of the building as an asset and is a component of determining "highest and best value" for the state's investment.

Column Y: State resources per bedroom; this reflects the potential utility of the building to tenants and is a component of determining the "public benefit" of the state's investment.

Column Z: Total project costs ratio; this reflects the value of the state's adjusted total investment relative to the total residential development cost and is a measure of the "highest and best value" for the state's investment.

Column AA: State resources per potential tenant housed in the development; this is reflective of the potential number citizens served and therefore of the "public benefit" for the state's investment.

Columns AB through AG: Development projects are ranked by relative score in Columns AB through AG; a development's rank is totaled across all four ranking categories to produce an Overall Rank within the competitive pool.

Columns AD through AI: Development projects are ranked by relative score in Columns X through AA; a development's rank is totaled across all four ranking categories to produce an Overall Rank within the competitive pool. determinations of highest value and greatest public benefit will be made on the basis of the relationship of the state resources requested to the measurable benefit of the proposed project.

AGENCY: South Carolina Office of Resilience

SUBJECT: Proposed Mitigation Improvements to
USS Yorktown at Patriots Point

Act 6 of 2023 provides for among other things that funding held in the ARPA Resilience Account may be used to mitigate the potential release of contamination associated with the USS Yorktown, an asset of the Patriots Point Development Authority. The Act further provides that the Office of Resilience must make an initial funding request for Phase I review and comment by the Joint Bond Review Committee that describes the project scope and provides an estimate of costs for the proposed improvements. Thereafter, the Office of Resilience must make a full funding request for Phase II review and comment by the Committee to establish final budget authorization and project scope. No funds may be expended toward the project in either phase until the Committee has provided review and comment.

At its meeting on August 22, 2023, the Committee favorably reviewed the Office of Resilience's request for the Committee to consider its proposal to establish Phase I of the project at \$10,710,016 for the purposes of moving forward with emergency repairs at an associated cost of not exceeding \$6,710,016; and effecting a reimbursement to the Resilience Fund in an amount not exceeding \$4,000,000 for costs of conducting a comprehensive assessment of contaminants and a plan to remediate them.

By letter dated February 26, 2024, the Office of Resilience reported that Phase I of the project was completed in December 2023 at a cost of \$8,369,120. At its meeting on March 20, 2024, the Committee reviewed the Office's authorization request to undertake Phase II of the project at an estimated \$18,900,000 to remediate legacy contaminants and clean the tanks and structures within which they were contained. The authorization established the final project scope and full budget authority at \$29,610,016.

By letter dated July 29, 2025, the Office reports that the project has encountered PFAS also known as "forever chemicals" that require filtration and destruction. The Office requests an additional \$2,000,000 in budget authorization to complete the remediation.¹ The additional funds request will establish the full project budget at \$31,610,016.²

¹ The submission reports that Patriots Point Development Authority is willing to commit \$250,000 in repair funds to the remediation project.

² The Office submits that this request in additional project authority will be covered by a \$2.83M stormwater project which the Office can reallocate to other obligated ARPA projects since the grantee could not timely acquire a Conditional Letter of Map Resolution (CLOMR) for a project in a FEMA floodplain. The CLOMR letter is necessary for the project to go forward and will not be issued in time to meet the ARPA project expenditure deadline of December 31, 2026. If the Committee approves of this current request, the Office will apply \$2M of the reallocated ARPA stormwater funds toward Yorktown and then apply the remainder to increased scope or costs in one of the Office's other ARPA stormwater projects.

COMMITTEE ACTION:

Review and comment on the Phase II authorization increase for additional remediation and associated costs at an amount not to exceed \$2,000,000.

ATTACHMENTS:

1. Letter dated July 29, 2025, of Mr. Benjamin I. Duncan II, Chief Resilience Officer, South Carolina Office of Resilience.



HENRY D. MCMASTER, *Governor*
BENJAMIN I. DUNCAN II, *Chief Resilience Officer*

29 July 2025

Via Email Only

Catherine O. Hart
Director of Research
Joint Bond Review Committee
321 Gressette Building
Columbia, SC 20201

Re: South Carolina Office of Resilience – *USS Yorktown* Environmental Remediation Project

Dear Ms. Hart:

The South Carolina Office of Resilience (SCOR) requests authority to expend up to an additional \$2,000,000 in ARPA funds on Phase 2 of its *USS Yorktown* Environmental Remediation Project under Act 6 of 2023, effective April 20th, 2023, the Joint Resolution to Authorize the expenditure of certain funds allocated to South Carolina under the American Rescue Plan Act of 2021. The Act further provides that the Office of Resilience must make an initial funding request for Phase I review and comment by the Joint Bond Review Committee (JBRC) that describes the project scope and provides an estimate of costs for the proposed improvements. Thereafter, the Office of Resilience must make a full funding request for Phase II review and comment by the Committee to establish final budget authorization and project scope. No funds may be expended toward the project in either phase until the Committee has provided review and comment.

The Joint Bond Review Committee approved \$10,710,016 for Phase 1 of the *USS Yorktown* project on August 22, 2023, for an environmental assessment and various immediate repairs. On March 20, 2024, JBRC approved \$18,900,000 for the purpose of remediating legacy contaminants and cleaning tanks and structures within which such contaminants are contained. The authorization established the final project scope and full budget authority at \$29,610,016.

The project has encountered per-polyfluoroalkyl substances, otherwise known as PFAS, which are generically known in public lexicon as “forever chemicals” because they break down so slowly over time. The cost of filtration and destruction of the PFAS is substantial. The only effective means by which to destroy PFAS is to break the chemical bonds with high temperature incineration at about 1,900°F. The additional cost of the PFAS remediation activities is the basis for this request for additional project authority.

The USS Yorktown

The *USS Yorktown* is an Essex-class aircraft carrier first commissioned in 1943. She was converted under the SCB-27A program as an attack aircraft carrier, CVA-10, in the 1950s. This conversion included the addition of blister tanks, faired into the existing hull. An angled deck was added in 1955. She was decommissioned in 1970.

The *USS Yorktown* was donated to Patriots Point Development Authority in 1975, relocated to Charleston, and has remained the centerpiece of Patriots Point Naval & Maritime Museum since then. In the U.S. Navy donation contract, the State of South Carolina indicated its intention to preserve and exhibit the vessel and committed to making and keeping the *USS Yorktown* safe and presentable for public exhibition. It is a National Historic Landmark.

The *USS Yorktown* is currently moored in Charleston harbor with the keel buried to a depth of approximately 28 feet in soft bottom silt. Above the silt line, there is open water on the port side and tidal marsh on the starboard side, and the ship's hull is subjected to tidal ebb and flow. Localized areas of the ship's hull, particularly in the tidal splash zone, have experienced extensive corrosion with significant through-hull penetration. It is anticipated that the *USS Yorktown* will require significant repairs in the foreseeable future.

At the time of *USS Yorktown's* deactivation, the extensive procedures prescribed by the Navy today, S9086-BS-STM-010 [0910-LP-104-3949, rev 3], were not in place. The U.S. Navy made the *USS Yorktown* available to South Carolina "as is" and "without warranty." Consequently, the *USS Yorktown* still contains significant quantities of potentially hazardous materials. A release of those materials would be an environmental and economic catastrophe.

Governor McMaster's Executive Order

On July 11th, 2022, Governor McMaster issued Executive Order No. 2022-20 directing the South Carolina Office of Resilience (SCOR), in coordination with the Patriots Point Development Authority (PPDA), to take immediate action to address the potential environmental hazards contained within the *USS Yorktown*. Governor McMaster directed that SCOR utilize existing funds or any authorized, appropriated, or available funds to procure and conduct a comprehensive assessment of any and all remaining legacy contaminants in the *USS Yorktown* and develop a comprehensive plan to remediate those contaminants. Governor McMaster further requested that the General Assembly authorize SCOR to use a portion funds allocated by the federal government to the State of South Carolina under the American Rescue Plan Act of 2021 (ARAP), Pub. L. 117-2, for removing or remediating the hazardous or potentially hazardous materials in the ship.

Following this directive, SCOR met with PPDA leadership and published a Request for Qualifications (RFQ) for undertaking a new study of the existing contamination in *USS Yorktown*. Two prior studies were out of date and were not as comprehensive as directed by Governor McMaster. SCOR issued the RFQ on July 22, 2022. SCOR determined it was feasible to utilize the Resilience Reserve Fund to start the study process, pending authorization to utilize appropriated ARPA funds.

ARPA Joint Resolutions

When the General Assembly issued its first ARPA joint Resolution, H.4408, Act 244 of 2022, effective May 13th, 2022, it allocated SCOR \$100 million to be used to complete stormwater infrastructure projects and acquisitions of property in the floodplain throughout the State to lessen the impacts of future flood events. Act 244 predated Governor McMaster's Executive Order No. 2022-22. The scope of Act 244 did not provide authorization to use allocated ARPA funds for an environmental remediation and resilience project such as *USS Yorktown*.

As noted above, Governor McMaster issued Executive Order 2022-20 on July 11, 2022. Thereafter, once the General Assembly was back in session, on April 20th, 2023, it issued a second Joint Resolution regarding ARPA funds, Act 6 of 2023, effective April 20th, 2023. The authorization section specific to SCOR provided:

Notwithstanding Section 14 of Act 244 of 2022, the funds in the ARPA Resilience Account also may be used to mitigate the potential release of contamination associated with the *USS Yorktown*, an asset of the Patriots Point Development Authority. The Office of Resilience must make an initial funding request for Phase I review and comment by the Joint Bond Review Committee that describes the project scope and provides an estimate of costs for the proposed improvements. Thereafter, the Office of Resilience must make a full funding request for Phase II review and comment by the Joint Bond Review Committee to establish final budget authorization and project scope. No funds may be expended toward the project in either phase until the Joint Bond Review Committee has provided review and comment. The Office of Resilience is authorized to engage and reimburse the services of other state agencies in the development of both phases of the project.

The Yorktown Environmental Assessment & Remediation Project

SCOR received approval from JBRC on August 22, 2023, to utilize federal ARPA funds to establish Phase 1 of the mitigation project for the *USS Yorktown* in the amount of \$10,710,016 for the purposes of reimbursing the Disaster Relief and Resilience Reserve Fund \$4,000,000 for the comprehensive assessment of legacy contaminants and remediation plan and undertaking immediate repairs necessary to prepare for Phase 2 at an associated cost not exceeding \$6,710,016. The Phase 1 environmental assessment is complete and immediate repair phase is complete.

On March 20, 2024, SCOR received JBRC approval to proceed with the \$18,900,000 remediation project. SCOR subsequently procured the remediation contractors, completed a public environmental review and outreach process, completed permitting, and began the onsite remediation on February 24, 2024. The remediation project has an anticipated substantial completion date by mid-October of 2025.

There has been weekly reporting and close coordination amongst SCOR, PPDA, and the prime and subcontractors involved in the project. The project is generally moving along well with the only major negative development being the identification of PFAS. As of the date of this submittal 974,874 gallons of contaminated liquids have been removed from the ship; 54 (out of 69) targeted structural tanks have been emptied and cleaned; and 4,037 gallons of heavy fuel oil (HFO) have been removed from the ship while concurrently maintaining ballast for sufficient grounding reaction.

In April of 2024, the EPA issued a National Primary Drinking Water Regulation setting certain PFAS limits, 89 FR 32532, and then subsequently modified the limit in June of 2024, 89 FR 49101. However, the EPA's regulation for drinking won't become enforceable until 2027. Nonetheless, SCOR working with its remediator did not think it prudent to dispose of the Yorktown derived fluids with PFAS remaining therein. The Contractor's proposed solution was an expensive filtration system. SCOR closely coordinated with SC Dept. of Environmental Services (DES) Director Myra Reece and her team on the proposed solution. The PFAS-contaminated water is processed through a multi-filter system which ultimately captures the PFAS in a trapping media. Test results have been shared with and reviewed along with DES and the system has achieved non-detectable PFAS results. The now-PFAS-contaminated media is sent off-site to an approved incinerator for destruction. The high heat incineration breaks down the bonds of the PFAS. On-going test results are shared with the DES team.

The total PFAS related costs projected through the end of the remediation project will be close to \$3M. The project had the potential to finish below budget up until the PFAS discovery. Because of the PFAS discovery PPDA is willing to commit \$250,000 in their repair funds to the remediation project. PPDA can't undertake anticipate necessary repairs until the remediation project is done. With the remaining unexpended amount in the project and PPDA's contribution to the remediation, SCOR calculates that the additional amount needed to complete the remediation is \$1,886,894.17. Out of an abundance of caution, it asks for \$2M in not-to-exceed authority to finish the project. Any funds under the \$2M not spent can be re-allocated to other ARPA stormwater projects.

SCOR's Request

- 1) SCOR requests authority to utilize an additional \$2 million of federal ARPA funds for the Phase 2 remediation of legacy contaminants aboard the *USS Yorktown*, particularly for the PFAS remediation costs.

Upon approval of this additional funds request, the authority for the total project will not exceed \$31,610,016.

Project	Cost
Phase 1	\$10,710,016
Phase 2	\$18,900,000
Current JBRC Approved Total	\$29,610,016
SCOR Request for Additional ARPA Authority	\$2,000,000
Final Project Cost Not to Exceed	\$31,610,016

Please note that upon being assigned the *USS Yorktown* Project, SCOR originally reserved \$40M in ARPA funding for the project since the potential remediation costs were unknown at that time. Once Yorktown project costs were established and authorized by JBRC, SCOR subsequently reduced the Yorktown planning budget to \$30M so that funding could be utilized for ARPA eligible stormwater/flood reduction projects. This request for \$2M in additional project authority will be covered by a \$2.83M stormwater project which SCOR de-obligated since the grantee could not timely acquire a Conditional Letter of Map Resolution (CLOMR) for a project in a FEMA floodplain. The CLOMR letter is necessary for the project to go forward and will not be issued in time to meet the ARPA project expenditure deadline of December 31, 2026. Therefore, if JBRC approves of this request for Yorktown, the SCOR would apply \$2M of the de-obligated ARPA stormwater funds toward Yorktown and then apply the remainder to increased scope or costs in one of SCOR's other ARPA stormwater projects.

SCOR thanks our colleagues at PPDA for their outstanding collaboration on this endeavor. The PPDA team has been an excellent partner in this effort. SCOR also thanks our colleagues at DES for their excellent collaborative approach in solving problems in this dynamic and complex project.

Please contact me if you have any questions and please advise if you need further information.

Sincerely,



Benjamin I. Duncan, II
Chief Resilience Officer

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Lander University Lease Report
Student Housing, Greenwood

At its meeting on June 3, 2025, the Committee reviewed and recommended prospective approval for Lander University to enter into one or more leases to address its current student housing deficit. The University projected a need for up to 200 beds in the Greenwood area for the Fall 2025 semester at a cost per semester not to exceed \$800,000 for the 2025-26 academic year. The University committed to continuing to work with the Department of Administration to find suitable space. At the meeting, the Committee expressed interest in receiving further information concerning the lease proposal(s) once a suitable location(s) was found. Responsive to this request, the Department of Administration submitted a report detailing two lease agreements that meet Lander's needs.

Baymont Inn & Suites. This lease is a short-term lease from Baymont Inn & Suites¹ in Greenwood for up to 40 beds. The lease term begins August 13, 2025, and ends on December 15, 2025, with beds initially leased from the beginning of the term to September 4, 2025, at a nightly rate of \$94.35 per room for a total of \$43,401. Should beds be needed until the end of the term, the nightly rate will decrease to \$83.25 per room for a total of \$168,165. Total rent over the term if all beds are utilized for the full term is expected not to exceed \$211,566.

CORT Business Services Corporation. This lease is a Guest Accommodation Agreement with CORT Business Services Corporation² for up to 97 beds located at various locations in Greenwood³. The rooms will be double, triple, and quadruple rooms at varying rates from \$119 to \$189 per room per night. The lease will begin August 13, 2025, and end on August 12, 2026. The University may be subject to additional fees should there be excess energy utilized, smoking, extraordinary cleaning required, missing items, unauthorized pets, or service cancellations. The University will charge any additional fees to the students directly responsible for their application. Total rent over the term if all beds are utilized for the full term is expected not to exceed \$759,613.

Total rent for both leases is expected not to exceed \$637,726 for the fall semester; \$315,876 for the spring semester, and \$17,577 for the summer semester.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

¹ Baymont by Wyndham located at 109 Enterprise Court, Greenwood, SC

² A Delaware corporation in good standing registered with the SC Secretary of State effective October 23, 1995. CT corporation System is registered agent.

³ The locations are Cardinal Glenn at 1524 Parkway; Hamilton Park at 101 Hamilton Park Circle; 411 Durst Avenue West; and 311 Ponder Place Circle.

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1. Letter dated July 24, 2025, of Ashlie Lancaster, Director, Division of Facilities Management and Property Services, Department of Administration.

July 24, 2025

Catherine Ortmann Hart, Director of Research
Joint Bond Review Committee
South Carolina Senate
Gressette Office Building
Columbia, SC 29201

Dear Ms. Hart,

At its meeting on June 3, 2025, the Joint Bond Review Committee (the “Committee”) reviewed and recommended prospective approval for Lander University to enter into one or more leases for up to 200 beds at a cost per semester not to exceed \$800,000 for the 2025-2026 academic year. The lease or leases are needed to address Lander’s current student housing deficit. At the meeting, the Committee expressed an interest in receiving further information concerning the lease proposal(s) once a suitable location(s) was found and recommended that the Department of Administration (Admin) report to the Chairman and Vice Chairman of the Joint Bond Review Committee on the lease agreement(s) prior to Lander entering into a lease agreement.

Since that time, Lander has continued to work with Admin to find suitable space and has requested approval to enter into two leases as follows.

The first lease will be a short-term lease (August 13, 2025, to December 15, 2025) from Baymont Inn & Suites in Greenwood for up to 40 beds (20 double rooms). These beds will be used to accommodate students short-term, with Lander placing these students in campus housing within the first few weeks of the semester, if possible, based on attrition. Beds leased from August 13, 2025, to September 4, 2025, will be at a nightly rate of \$94.35 per room, which equates to \$43,401. Should beds still be needed after September 4, 2025, and for a longer duration, through December 15, 2025, the nightly rate drops to \$83.25 per room, which equates to \$168,165. The maximum total amount of rent that could be paid by Lander over the term of this lease is \$211,566.

The second lease will be for a Guest Accommodation Agreement with CORT Business Services Corporation (CORT) for up to 97 beds at the following various locations in Greenwood: Cardinal Glenn – 1524 Parkway, Hamilton Park – 101 Hamilton Park Circle, 411 Durst Avenue West, and 311 Ponder Place Circle for double, triple, and quadruple rooms at rates varying from \$119 to \$189 per room per night. The term of this Agreement would be from August 13, 2025, to August 12, 2026. Lander may also be required to pay additional fees if there is excess energy utilized,



smoking, extraordinary cleaning, missing items, unauthorized pets and service cancellation fees, which fees will be charged to the students whose actions resulted in such fees. The maximum total amount of rent that could be paid by Lander over the term of this lease is \$759,613.

The maximum total amount of rent that could be paid by Lander for both leases in the fall semester is \$637,726, the maximum total amount of rent that could be paid by Lander in the spring semester is \$315,876, and the maximum total amount of rent that could be paid by Lander in the summer semester is \$17,577.

Please advise if you have any questions or need any further information.

Sincerely,

Ashlie Lancaster

Ashlie Lancaster

AGENCY: South Carolina Office of State Treasurer

SUBJECT: Report of Sale of Bonds or Notes

South Carolina Code Section 11-5-220 provides that immediately after selling any General Obligation Bonds or Anticipation Notes, the State Treasurer must report the total amount of the issue, the interest rate charged, the time contracted to pay the debt service and the principal payment schedule to the Joint Bond Review Committee, the House Ways and Means Committee, and the Seante Finance Committee.

In accordance with the statute, the State Treasurer has reported the issuance of two General Obligation State Institution Bond Anticipation Notes issued on behalf of Clemson University and the Medical University of South Carolina. The State Treasurer expects to refund both bond anticipation notes by May 29, 2026, with proceeds from the issuance of either State Institution Bonds or new bond anticipation notes. Other details are included in the report.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letter dated May 29, 2025, of Curtis M. Loftis, Jr., State Treasurer, South Carolina Office of State Treasurer.



THE HONORABLE CURTIS M. LOFTIS, JR.

State Treasurer

May 29, 2025

VIA ELECTRONIC MAIL

The Honorable Harvey S. Peeler, Jr.
Chairman, Senate Finance Committee
111 Gressette Building
Columbia, SC 29201

The Honorable Bruce W. Bannister
Chairman, House Ways and Means
525 Blatt Building
Columbia, SC 29201

RE: Report of Sale of Bonds or Notes Pursuant to S.C. Code 11-5-220

Dear Chairman Peeler and Chairman Bannister:

On May 29, 2025, the State issued its General Obligation State Institution Bond Anticipation Note (Issued on Behalf of Clemson University), Series 2025A (the "2025A BAN") in the aggregate principal amount of \$185,350,000. The 2025A BAN bears interest at a rate of 3.057% per annum, matures on May 29, 2026, and is not callable prior to maturity. It is expected that by that date either (1) State SIBs will be issued in the amount sufficient to refund the 2025A BAN in its entirety or (2) State BANs will be issued in the amount sufficient to refund the 2025A BAN.

On May 29, 2025, the State issued its General Obligation State Institution Bond Anticipation Note (Issued on Behalf of The Medical University of South Carolina), Series 2025B (the "2025B BAN") in the aggregate principal amount of \$45,155,000. The 2025B BAN bears interest at a rate of 3.057% per annum, matures on May 29, 2026, and is not callable prior to maturity. It is expected that by that date either (1) State SIBs will be issued in the amount sufficient to refund the 2025B BAN in its entirety or (2) State BANs will be issued in the amount sufficient to refund the 2025B BAN.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Curtis M. Loftis, Jr.".

Curtis M. Loftis, Jr.
South Carolina Treasurer

Cc: Catherine Hart, Joint Bond Review Committee

AGENCY: Clemson University

SUBJECT: Semiannual Report Pursuant to Proviso 14.1 of the Fiscal Year
2023-24 Appropriations Act

Proviso 14.1 of the Fiscal Year 2023-24 Appropriations Act, as continued in the Fiscal Year 2025-26 Appropriations Act, requires among other things that funds appropriated for the construction of a College of Veterinary Medicine at Clemson University must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, Clemson has provided its semiannual report as of June 30, 2025, as follows.

Capital costs of new facilities supporting the College are estimated at \$285 million and have not changed. The General Assembly has appropriated a total of \$225.5 million in non-recurring capital funding; \$12.5 million in recurring education and general funding; and \$8 million in recurring funding for the remaining capital need. Proceeds from the issuance of not exceeding \$51 million General Obligation State Institution Bonds will be used to fully fund the remaining capital costs of the facilities.

Construction documents were finalized earlier this year, and construction is progressing on schedule with the seven buildings included in this project. Demolition of the old milking parlor at Lamaster Dairy has also been completed allowing site preparation for the farm animal teaching lab.

Expenditures through June 30, 2025, totaled \$250 million in capital expenditures¹, and \$16.6 million in operating expenditures and transfers. The University is in the full construction phase of the project. The project remains on track for substantial occupancy during the Summer of 2026. The University expects to enroll the College's first class of students in the Fall of 2026.

The report also provides a general status update for the College's staffing, accreditation, and curriculum, all of which activities appear to be progressing toward its scheduled objectives supporting enrollment of students in Fall 2026.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated July 22, 2025, of Dr. Steven L. Marks, BVSc, MS, MRCVS, DACVIM, Dean, College of Veterinary Medicine, Clemson University.
2. Semiannual Report to the Joint Bond Review Committee, July 2025.

¹ Capital expenditures include both obligated but not yet paid amounts and paid capital expenses. The total amount actually paid out for the capital project as of June 30, 2025, is \$70,600,303.



July 22, 2025

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

Dear Chairman Peeler:

On behalf of Clemson University, I am pleased to provide an update regarding the Clemson University Harvey S. Peeler Jr. College of Veterinary Medicine. Proviso 14.1 of the 2024-2025 Appropriations Bill, Act 226, requires that Clemson University submit to the Joint Bond Review Committee a semiannual report on the necessary permanent improvements associated with the College to include: the amount of funding carried forward, the amount remaining to be expended, and the overall status of the project.

In accordance with Proviso 14.1, the semiannual report for January 1, 2025 to June 30, 2025 is included.

Please let me know if you need further information. As always, we stand ready to answer any questions from you or other members of the Committee.

Sincerely,

Steven L. Marks, BVSc, MS, MRCVS, DACVIM
Dean



Harvey S. Peeler, Jr. College of Veterinary Medicine at Clemson University Semiannual Report to the Joint Bond Review Committee - July 2025

Clemson University is pleased to provide our fourth semiannual report on the status and progress of establishing a College of Veterinary Medicine at Clemson as required under FY 24, FY25 & FY26 Proviso 14.1 *(With the funds appropriated in this act, Clemson University is authorized to undertake permanent improvements necessary for the construction of a College of Veterinary Medicine. Further, the funds appropriated in Part 1A and 1B of this act for the College of Veterinary Medicine may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee)*

General Overview

In 2022, a partnership began between the South Carolina General Assembly and Clemson University to establish a College of Veterinary Medicine in South Carolina. A feasibility study documented shortages of veterinarians nationally and in South Carolina in all practice areas – farm animal, public health, food safety and security, research as well as companion animal care.

The study also recommended use of a Distributed Model of Veterinary Education and class size of 80 students per year. This plan is expected to graduate veterinarians equipped to go to practice immediately upon graduation but equally prepared to enter any other veterinary career path.

Overview of the Capital Project

Capital cost is estimated at \$285 million. The new facilities under construction total 238,984 ft² of space, including a home for a farm animal ambulatory service, farm animal and equine clinical skills teaching centers (co-located at Clemson PSA Piedmont Research & Education Center farms), and other appropriate lecture halls, classrooms, teaching labs, and research labs on the new campus.

The Clemson Board of Trustees approved the naming of the new College of Veterinary Medicine for Senator Harvey S. Peeler, Jr. on November 22, 2024. This action was officially announced at a ceremonial groundbreaking held on the new College of Veterinary Medicine campus site later that same day with over 500 people in attendance.

Recurring and Capital Funding Summary:

FY23 - \$10 million - nonrecurring appropriation

FY24 - \$75 million for E&G and \$15.5 million for PSA - nonrecurring appropriations

FY24 - \$12.5 million for E&G - recurring appropriation, Proviso 14.1

FY25 - \$125 million nonrecurring appropriation (E&G), Proviso 14.1

FY25 - \$8 million recurring for remaining capital need

See the chart below for a summary spending as of July 1, 2025.

Report Date - 6/30/25	Fiscal Year			
Designated Recipient and Purpose: Clemson University Harvey S. Peeler Jr. College of Veterinary Medicine	2023	2024	2025	2026
Non-Recurring Capital				
Clemson University Appropriated				
FY23 Lottery Expend. Account	10,000,000			
FY24 118.19 (B)(10)(1) & 14.1		75,000,000		
FY25 118.20 (B) (9) & 14.1			78,000,000	-
FY25 Capital Reserve Fund			47,000,000	-
PSA Appropriated				
FY24 Proviso 118.19 (B)(35)(a)		15,466,000		
Internal Transfer from Recurring Operating		10,000,000		
Internal Transfer from Recurring Capital			8,000,000	8,000,000
Prior Year Carryforward		9,421,346	46,642,148	(6,746,157)
Total Non-Recurring Capital	10,000,000	109,887,346	179,642,148	1,253,843
Expenditures				
Total Expenditures	578,654	63,245,198	186,388,305	-
Fiscal Year-End Balance	9,421,346	46,642,148	(6,746,157)	
Recurring Capital				
Clemson University Appropriated				
Part 1A 14			8,000,000	8,000,000
Transferred to NonRecurring Capital			(8,000,000)	(8,000,000)
Fiscal Year-End Balance			-	-
Recurring Operating				
Clemson University Appropriated				
Part 1A 14		12,500,000	12,500,000	12,500,000
Prior Year Carryforward		-	287,703	8,414,321
Total Recurring Operating		12,500,000	12,787,703	20,914,321
Expenditures				
Operational		2,212,297	4,373,382	
Transferred to Capital		10,000,000		
Total Expenditures	-	12,212,297	4,373,382	-
Fiscal Year-End Balance		287,703	8,414,321	

Table Notes: Capital expenditures as reported above include both obligated but not yet paid amounts and paid capital expenses. The total amount actually paid out for the capital project as of 6/30/25 is \$70,600,303. The PCVM also received \$69,241 in additional operating income from the University's FY25 COLA/merit and fringe increase appropriation. This additional income is not reflected in FY25 Year-End Balance.

Summary of expenditures:

The University is in the full construction phase of the project. The project remains on track for substantial occupancy during the Summer 2026.

Recurring expenditures for initial college operations in FY24 included: the initial recruitment and hiring of critical staff, consultants, joint faculty, travel for benchmarking, engagement, and development of clinical partnerships, the AVMA consultative accreditation visit and configuration and setup of the college's temporary office accommodations for new employees as they were onboarded.

FY25 expenditures included: an AVMA comprehensive accreditation site visit, cost of critical staff including recruitment and hiring additional full time staff, continued travel for engagement and development of clinical partnerships, recruitment costs for initial faculty positions, community engagement materials, an electronic medical records system, a case log portfolio system, and a state-issued vehicle.

Future recurring funding needs:

Additional recurring funding of \$6.8M, once students are enrolled, has been a critical element of the planning for the Harvey S. Peeler, Jr. College of Veterinary Medicine (PCVM) from the outset of the project, along with termination of future out of state seat contracts. The Commission on Higher Education's (CHE) currently contracts with the South Regional Education Board (SREB) for South Carolina resident veterinary students to attend out of state schools at in state tuition rates. Those contracts will no longer be needed once the PCVM is operational and enrolling students. The actual termination of these SREB contract seats must be phased in over four years to allow students already enrolled under contract to complete their veterinary education at the out of state schools where they initially enrolled. The PCVM hopes to admit its first class expected in the fall of 2026 (FY27).

Progress Report (July 2026):

- *Staffing*- Founding Dean Steven Marks continues to build the faculty and staff of the new PCVM, the total of full-time employees as of 6/30/25 is 18. Currently there are 14 signed offer letters for new employees to start in the next FY. 3 are critical staff and 11 are faculty starting between July '26 and January '27. Additional searches are underway for both faculty and staff that are needed to prepare for the arrival of the first class with the expectation for them to also be on board prior to the Summer of 2026. The applicant pools for these positions so far have been large and strong.
- *Accreditation*- American Veterinary Medical Association Council on Education (AVMA COE) conducted a comprehensive site visit June 1-5, 2025. The initial report from the site visit team was very encouraging. This report, along with Clemson's responses, is scheduled for consideration by the AVMA COE at its Fall meeting in late September 2025. Clemson expects to receive the official decision on granting it a "letter of reasonable assurance" in mid-October 2025. If the letter is granted, Clemson will immediately begin accepting applications for August 2026 enrollment. The letter is required before any official recruiting of students, acceptance of applications or offers of admission can begin.
- *Curriculum* – Initial curriculum has been developed and approved by the Clemson's Graduate Curriculum Committee (March 8, 2024) and the Clemson Board of Trustees (April 4, 2024). The SC Commission on Higher Education approved the Doctor of Veterinary Medicine degree on November 7, 2024. Approval of the DVM Veterinary Medicine Program was granted by the Southern Association of Colleges and Schools Commission on Colleges April 11, 2025.
- *Facilities* – Architect & Engineering Teams (LS3P and Flad & Associates) finalized the construction documents early in 2025 and the construction team is progressing on schedule with the seven buildings in this project. Demolition of the old milking parlor at Lamaster Dairy has also been completed allowing site preparation for the farm animal teaching lab located there to begin.

AGENCY: University of South Carolina

SUBJECT: Semiannual Report Pursuant to Proviso 20.5 of the Fiscal Year
2023-24 Appropriations Act

Proviso 20.5 of the Fiscal Year 2023-24 Appropriations Act, as continued in the Fiscal Year 2025-26 Appropriations Act, authorizes the University of South Carolina to undertake permanent improvements necessary for the renovation and upfit of the University's existing Science and Technology Building East Tower and construction of the University's new Science and Technology Center as funds are available. The Act provided an appropriation of \$29 million in support of furthering education of the state's future workforce in Science, Technology, Engineering, and Mathematics and other high-demand fields. These funds must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, the University has provided its semiannual report as of June 30, 2025, as follows.

The East Tower project expands academic space throughout a 50,000 square foot shell space consisting of 3 floors east of the main entrance lobby of the existing Science and Technology Building. The project will provide 16 modern classrooms, 4 instructional science labs, student study areas, faculty offices, and new support spaces accommodating up to 1,000 students and faculty. The project has been established with a budget not to exceed \$25 million. Construction began on September 27, 2024, and is anticipated to be complete in the fall of 2025.

The new Science and Technology Center is proposed for construction on the same block as the existing Science and Technology Building and is envisioned as a 5-story structure comprised of 100,000 square feet of space for translational research in collaboration with corporate partners and will provide wet and dry research labs and student support services. A feasibility study has been completed that has confirmed programming, schematic design, and a project budget to inform future appropriation requests. The University expects to apply any remaining funding from the \$29 million appropriation to the new Science and Technology Center project budget once the East Tower Upfit Renovation is completed.

Expenditures through the reporting period ended June 30, 2025, were \$11.6 million for the East Tower Upfit Renovation, with a balance remaining of \$17.3 million, which has been carried forward for future expenditure in accordance with the Proviso.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated June 30, 2025, of Mr. Derek S. Gruner, Registered Architect, LEED AP, University Architect and Associate Vice President of Planning, Design, and Construction, University of South Carolina.
2. Semiannual Report to the Joint Bond Review Committee, June 30, 2025.
3. Proviso 20.5 (USC: Science and Technology Center) of the Fiscal Year 2023-24 Appropriations Act.



June 30, 2025

Facilities Planning Design and Construction

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
Senate of South Carolina
105 Gressette Building
Columbia, SC 29201

The Honorable Representative Bruce Bannister
Vice-Chairman, Joint Bond Review Committee
SC House of Representatives
525 Blatt Building
Columbia, SC 29201

Re: **Proviso 20.5:** Report for the USC Science and Technology Building East Tower upfit renovation and the new Science and Technology Center (STEM Building)
Project: H27-6151- **Update #3**

Dear Senator Peeler and Representative Bannister:

Pursuant to Proviso 20.5 of the annual appropriations act, I am pleased to provide a status update for the USC Science and Technology Building East Tower upfit renovation as well as planning associated with our proposed new Science and Technology Center (STEM Building).

Specifically, Proviso 20.5 requires the university to submit to the Joint Bond Review Committee (JBRC) a report of funding carried forward, the amount remaining to be expended, the overall status of the projects, and any other pertinent information. In accordance with this proviso, our report through the end of June 2025 follows this introductory letter.

USC is sincerely appreciative of the legislature's investment of \$29 million in these projects. The East Tower project will provide 16 modern classrooms and 4 instructional science labs among other student-focused spaces for the fall semester of 2025. The positive impact these instructional spaces will have on students in the western district of our campus will be profound.

Please let us know if we can offer any further information as we stand ready to respond to questions from you or other members of the JBRC.

Very respectfully,

Derek S. Gruner

Derek S. Gruner, Registered Architect, LEED AP
University Architect and Associate Vice President of Planning, Design and Construction
University of South Carolina

Cc: Catherine Hart, Edward Walton, Craig Parks

**University of South Carolina
Science and Technology Center
Report to the Joint Bond Review Committee
June 2025 (Update #3)
(for the mid-year of 2025)**

Proviso 20.5 authorizes the university to utilize \$29 million of appropriated FY24 funds to renovate the existing Science and Technology Building East Tower and/or to partially fund the construction of the new Science and Technology Center in support of furthering education of the state's future workforce in STEM and other high-demand fields.

Overview and Status of the Projects

East Tower Upfit Renovation

Background: The Science and Technology Building is a repurposed facility that was renovated and partially upfitted in 2019 to provide numerous instructional science labs, classrooms, and public core spaces over three floors. Following this partial upfit, approximately 100,000 square feet remained available for future upfit expansions. Aside from the extraordinary sustainability aspects of repurposing the existing building, the 2019 upfit has proven to be fiscally responsible by saving the university the cost of removing and recreating a 200,000 gross square foot shell building.

The East Tower Upfit Renovation project is the next phase following the 2019 project described above and was first included in USC's CPIP in 2021. This project expands academic space throughout a 50,000 square foot three-floor shell space east of the main entrance lobby. The program will provide 16 modern classrooms, student study areas, faculty offices, and new core support spaces capable of accommodating approximately 1000 students and faculty. Four instructional science labs were added to the program to address undergraduate demand. Once this renovation is complete, the East Tower will become an important academic center in the west district of the campus serving our growing student body. Importantly, space for additional upfit expansion will remain in the Science and Technology Building for future academic growth needs.

The project - currently budgeted at \$22 million - received favorable competitive bids from general contractors on August 6, 2024. The lowest bidding contractor was HITT Construction

who was authorized to proceed and commenced construction on September 27, 2024. The construction schedule is aggressive with anticipated completion for the fall semester of 2025.

Current construction status report:

- The project remains on schedule and under budget.
- Interior walls are erected and are being finished.
- Mechanical HVAC and Electrical systems are substantially installed – on site start up activities have begun this month.
- New ceilings are being installed
- New exterior windows are being installed.
- Lab equipment and casework have been approved, ordered and are expected to arrive in the next two weeks to begin installation ahead of the fall occupancy. While not yet incurred as an expenditure, the Purchase Order value is worth \$813,031.35. This expenditure is not included in the Spending Chart on page 4 of this report.
- Flooring has arrived and installation is expected to commence in the next two weeks, beginning with the ceramic tile.
- New classroom, office and lounge furnishings have been approved, ordered and will begin installation in late July ahead of the fall occupancy. While not yet incurred as an expenditure, the Purchase Order values are cumulatively worth \$700,658. This expenditure is not included in the Spending Chart on page 4 of this report.
- New AV and IT cabling, components, projectors, monitors and projection screens have been ordered and largely received by USC AV and IT. Cable pulls have begun.

New Science and Technology Center (New STEM Building)

This new facility - expected to cost approximately \$90M - will be constructed in a parking lot on the same block as the Science and Technology Building and will face the important Greene Street campus pedestrian artery. The new facility is planned as a five-story structure comprised of approximately 100,000 gross square feet of innovation space for translational research collaborating with corporate partners. The facility will also provide wet and dry research labs and student support spaces.

A feasibility study has been completed that has confirmed programming, schematic design, and a project budget to inform future appropriation requests. Several million dollars is anticipated to remain from the \$29 million appropriation to be applied to the project budget after the East Tower Upfit Renovation is completed. Additional appropriations and/or university financing will be identified in the future, so that this important project can proceed. In the current university draft of the 2025 CIP, the new STEM Building is priority number 8 of 27 in year 1.

Summary of Spending Chart for Expenses to Date:

Report Date – Through 6/30/2025	Fiscal Year
University of South Carolina Science and Technology Building East Tower Upfit Renovation	FY25
Non-Recurring Capital	
Capital Reserve Fund FY24 H.4301	\$15,000,000
Appropriated State FY24 Proviso 118.19	\$14,000,000
Total Non-Recurring Capital	\$29,000,000
Amount Expended- East Tower Upfit Renovation (Design and Professional Services including the initial Feasibility Study)	\$1,245,859
Amount Expended- East Tower Upfit Renovation (Construction)	\$9,339,182
Amount Expended – East Tower Upfit Renovation (Audio Visual)	\$926,354
Amount Expended – East Tower Upfit Renovation (IT)	\$143,940
Amount Remaining to be Expended (FY24 Carry Forward)	\$17,344,665

Copy of Proviso 20.5

20.5. (USC: Science and Technology Center) With funds appropriated for the University of South Carolina Science and Technology Center, in support of furthering education of the state's future workforce in STEM and other high-demand fields, the University is authorized to undertake permanent improvements necessary for the renovation and upfit of the University's existing Science and Technology Building "East Tower" and/or construction of the University's new Science and Technology Center as funds are available. Further, funds appropriated in this act for the University's Science and Technology Center may be carried forward and expended exclusively in support of completing the necessary permanent improvements described herein. The funds must be accounted for separately, and the University shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project(s), and any other information requested by the committee.

End of June 2025 Update

AGENCY: University of South Carolina

SUBJECT: Semiannual Reports Pursuant to Proviso 20.8 of the Fiscal Year 2024-25 Appropriations Act and Proviso 117.204 of the Fiscal Year 2025-26

Proviso 20.8 of the Fiscal Year 2024-25 Appropriations Act, as continued in the Fiscal Year 2025-26 Appropriations Act, authorizes the University of South Carolina to undertake permanent improvements necessary for the construction of the Health Science Campus, including the Brian Health Center. Funds appropriated for the Campus must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Proviso 117.204 of the Fiscal Year 2025-26 Appropriations Act authorizes, among other things, the Department of Health and Human Services to transfer not more than \$200,000,000 to the University of South Carolina for Neurological Critical Care and Rehabilitation Services and authorizes the University to undertake permanent improvements necessary for such purposes. Funds appropriated must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to these requirements, the University has provided a consolidated semiannual report as of June 30, 2025, as follows.

The Health Science Campus undertaking includes three capital projects: the School of Medicine, the Brain Health Center, and the Neurological Hospital and Rehabilitation Center¹.

School of Medicine. The existing School of Medicine, currently located at the Dorn Veteran's Affairs Campus, will be relocated to the new Health Science Campus located within the Bull Street District. A four-story education wing will contain among other things active learning classrooms, an Interprofessional Simulation Center, a Clinical Skills Suite, and an Ultrasound Institute Lab. The education wing will be complimented with a Health Science Library, Student Life, Student Success, and Wellness spaces. The four-story research wing will contain state-of-the-art Biomedical Wet Research Laboratories & Write-up Spaces and other interdisciplinary spaces. The project is budgeted at \$300 million funded by Institutional funds, Capital Reserve, and Appropriated State funds. Construction is underway and on schedule. Project completion is expected for the fall of 2027.

Expenditures through the reporting period for the School of Medicine-Health Science Campus total \$41 million. The remaining balance of \$258.9 million has been carried forward for future expenditure in accordance with the Proviso.

¹ The three health sciences projects are a coordinated effort in the University's health care infrastructure, research, and education. Collectively, they will anchor the University's Health Sciences Campus located in and around Columbia's Bull Street District.

Brain Health Center. The new Brain Health Center will serve as the flagship for the Brain Health Institute, which also includes regional clinics. The Center will provide diagnostic services and supportive management of cognitive issues including Alzheimer's Disease and other forms of dementia. The project will comprehensively upfit two and a half floors within the existing Medical Park Building. The interior of the building will feature two MRI scanners, including an ultra-high field 7 Tesla scanner, the first of its kind in South Carolina. The project will also improve the exterior architecture and envelope performance, and upgrade the building to comply with current life safety and accessibility building codes. The project is budgeted at \$30 million funded by Appropriated State funds. All abatement and interior demolition have been completed, and the upfit and renovation of the interior has begun. The project remains within budget and on schedule for completion in February of 2026.

Expenditures through the reporting period total \$2.7 million. The remaining balance of \$27.3 million has been carried forward for future expenditure in accordance with the Proviso.

Neurological Hospital and Rehabilitation Center. The Neurological Hospital and Rehabilitation Center will be located in the Health Sciences Campus adjacent to the School of Medicine. Initial estimates anticipate the facility to require 260,000 to 275,000 square feet, to be confirmed during a programming process. The building is anticipated to be 4-6 stories and will serve as the state's first and only specialized facility exclusively focused on neurological care. The University reports that the facility will provide technologically advanced acute treatment and care for stroke, head trauma, spinal cord injuries, and potentially other conditions including Dementia, Alzheimer's Disease, Epilepsy, Autism, and Parkinson's Disease. Rehabilitation settings will provide advanced accommodations and equipment for post-acute care and out-patient services.

The project is budgeted at \$350 million funded by Appropriated State funds and Capital Reserve funds. Site studies have been completed that confirm the need for additional acreage to support the development. Programming for the facility is expected to begin in September 2025 following the design team selection process. The programming process will confirm foundational design parameters and other detailed aspects of the facility to form a basis of design. The University reports that to date, only limited funds have been expended for conceptual site studies. The next report will reflect expenditure of appropriated funds for programming and partial schematic design.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated July 22, 2025, of Mr. Derek S. Gruner, Registered Architect, LEED AP, University Architect and Associate Vice President of Planning, Design, and Construction, University of South Carolina.
2. Consolidated Semiannual Report to the Joint Bond Review Committee, June 30, 2025.
3. Proviso 20.8 (USC: Health Science Campus) of the Fiscal Year 2024-25 Appropriations Act.
4. Proviso 117.204 (GP: Interim Neurological and Critical Care Hospital Board) of the Fiscal Year 2025-26 Appropriations Act.



Facilities Planning Design and Construction

July 22, 2025

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

The Honorable Representative Bruce Bannister
Vice-Chairman, Joint Bond Review Committee
525 Blatt Building
Columbia, SC 29201

Re: **Proviso 20.8/177.204:** June 2025 Report for the Health Sciences Campus (USC School of Medicine; USC Brain Health Center; USC Neurological Hospital and Rehabilitation Center)

Dear Senator Peeler and Representative Bannister:

On behalf of the University of South Carolina, I am pleased to submit the enclosed consolidated report on the progress of three related capital projects: the USC School of Medicine, the USC Brain Health Center, and the USC Neurological Hospital and Rehabilitation Center.

The three health sciences projects detailed in this report represent a coordinated and forward-looking investment in health care infrastructure, research, and education. Collectively, they will anchor USC's emerging Health Sciences Campus (HSC) located within, or in close proximity to, Columbia's Bull Street District, an area that will quickly become a dynamic center for interdisciplinary clinical care and academic excellence. Together, these efforts will educate our future health care professionals, expand patient access to critical services, grow the state's health care workforce, and position South Carolina as a leader in brain and cognitive health.

We are deeply grateful for the substantial financial investment made by the General Assembly, without which this work would not be possible. USC is proud to be a strong and committed partner in this endeavor and remains fully invested in the long-term success of these projects and their mission to expand access to health care and improve outcomes for South Carolinians—especially in rural and underserved communities.

Thank you for your leadership and continued support. Please do not hesitate to contact us if the committee needs additional information or if we may be of further service.

Very respectfully,

Derek S. Gruner

Derek S. Gruner, Registered Architect, LEED AP
University Architect and Associate Vice President of Planning, Design and Construction

Cc: Catherine Hart, Edward Walton, Craig Parks

**University of South Carolina
Health Science Campus
Report to the Joint Bond Review Committee
June 2025**

Index for the Consolidated Report

- I. Executive Summary / Health Science Campus Projects Overview**
- II. USC School of Medicine**
 - A. Proviso and Budget
 - B. Overview of the Project
 - C. Status of the Project
 - D. Summary of Spending Chart for Expenses to Date
- III. USC Brain Health Center**
 - A. Proviso and Budget
 - B. Overview of the Project
 - C. Status of the Project
 - D. Summary of Spending Chart for Expenses to Date
- IV. USC Neurological Hospital and Rehabilitation Center**
 - A. Proviso and Budget
 - B. Overview of the Project
 - C. Status of the Project
 - D. Summary of Spending Chart for Expenses to Date
- V. Copy of Provisos**

I. Executive Summary / Health Science Campus Projects Overview

A Strategic Partnership to Build South Carolina’s Premier Health Sciences Campus

The University of South Carolina (USC), in close partnership with the State of South Carolina and the General Assembly, is advancing a bold and coordinated vision to strengthen the health and well-being of all South Carolinians through the development of a new, state-of-the-art USC Health Sciences Campus (HSC) in downtown Columbia.

This visionary undertaking includes three capital projects— each significant on their own, but collectively will be transformative for our state:

1. Construction of a new School of Medicine combining academic, clinical simulation, and research lab space
2. Development of a high-tech Brain Health Center with state-of-the-art imaging technology
3. Creation of the Southeast’s first standalone Neurological Hospital and Rehabilitation Center

Together, these facilities will anchor a campus that will position South Carolina as a regional and national leader in health care education, brain and cognitive health research, and advanced clinical care. Located in the reimagined Bull Street District (including nearby parcels within the USC Med Park complex and at the Tucker Center), this integrated campus will exist to meet the growing demand for health services and medical workforce development across South Carolina—particularly in rural and medically underserved areas—for generations to come.

USC has committed more than \$100 million in institutional resources to the HSC, underscoring our deep investment in the state’s future. This initiative is only possible through the strong partnership with state government and the South Carolina General Assembly, whose substantial and ongoing financial and regulatory support has been critical to turning this long-planned vision into reality.

The new USC School of Medicine will serve as a modern center for training the next generation of physicians and health care professionals, closely located to USC’s main campus and clinical partners. Contiguous to the new medical school within the Bull Street District, the Neurological Hospital and Rehabilitation Center will bring physicians, researchers, therapists, and students together in one integrated environment—dramatically enhancing the university’s ability to conduct interdisciplinary research and deliver collaborative, specialized patient-centered care. As the first facility of its kind in the Southeast, the hospital will offer world-class treatment for stroke, Alzheimer’s disease, traumatic brain injury, epilepsy, and other complex neurological conditions, many of which are increasing in prevalence across South Carolina.

Located nearby on Harden Street Extension, and adjacent to the USC Med Park/Prisma campus, the USC Brain Health Center will provide outpatient care powered by state-of-the-art imaging technologies and will give patients access to the latest diagnostics, innovative therapies, and clinical trial opportunities. This facility will be equipped with cutting-edge MRI technology not available anywhere else in South Carolina or neighboring states and staffed by expert clinicians and researchers focused on cognitive care. Complementing the Brain Health Center is USC’s Brain Health Network—a growing statewide system of clinics currently operating in Columbia, Richland, Sumter, Winnsboro, in Seneca with Prisma Health, in Darlington and Orangeburg with Hope Health, and in Lexington with Lexington Medical Center. We are actively working to expand to more areas and with more partners in 2025-26. Through this network, USC is extending access to diagnosis, treatment, and caregiver support to South Carolinians affected by dementia, memory loss, and other neurological conditions in rural and underserved areas.

This campus is more than a collection of buildings— it is an intentionally coordinated strategy that addresses urgent and long-standing health challenges in our state. It reflects a shared commitment between the university and the legislature to expand access to specialized care, attract and retain top medical talent, and ensure South Carolina remains at the forefront of medical education and innovation.

When completed, the Health Sciences Campus will stand as a lasting example of what is possible when the state’s flagship university and its elected leaders work together to serve the people of South Carolina. It will be a cornerstone of the state’s health care infrastructure, delivering meaningful benefits for communities across every region for generations to come.

II. USC School of Medicine Project: H27-6139-CB

- A. Proviso 20.5 authorizes the university to construct the new USC School of Medicine known as the Health Science Campus (HSC).

B. **Overview of the Project**

The existing School of Medicine, currently located at the Dorn Veteran's Affairs Campus, will be relocated to USC's new HSC located within the emerging Bull Street District to create a destination for learning, research, and community as well as the master plan framework for future health sciences related development. HSC will be a home for health sciences education that fosters strong relationships, interaction, collaboration and creativity for students and the health professional community. Located within the four-story education wing are active learning classrooms, an Interprofessional Simulation Center, a Clinical Skills Suite, an Ultrasound Institute Lab, a Procedural Skills Lab along with a Human Anatomy Suite. The education wing compliments these intense learning environments with a Health Science Library, Student Life, Student Success, and Wellness spaces. HSC intends to build an interdisciplinary health sciences research community around problem-focused research supported by funded researchers. The four-story research wing contains state-of-the-art Biomedical Wet Research Laboratories & Write-up Spaces, Central Support, Core Labs, and a Vivarium. HSC will blur the boundaries between education and research while at the same time fostering a health sciences community in service to the state's needs that respond to evolving healthcare advancements in medical knowledge and patient care. The proposed facility achieves this with Collaboration and Conferencing Space, Lobby/Event Space, an Outdoor Courtyard with Gardens, and a Café all located adjacent to Page Ellington City Park.

C. **Status of the Project**

Construction pricing was subdivided into five contract document packages. Three of the packages (site work, foundations, and long-lead materials) were completed prior to the end of 2024. The fourth package, GMP #4 (building enclosure), was presented to USC at the end of March. To inform cost-effective design and mitigate potential exposure to tariffs and potential gouging, the Contractor has entered into design-assist contracts with several prime sub-contractors. The fifth, and final, design package has been priced was thoroughly reviewed on July 16th to confirm the final Guaranteed Maximum Price (GMP). We are very pleased to say that as a result of prudent planning at every step, **the project remains in budget and on schedule** despite our environment of radical cost escalation, insufficient subcontractors, and tariffs that are creating extraordinary challenges in the design and construction industry.

The land disturbance contractor mobilized in January of 2025 to begin sitework and grading. Installation of storm drainage piping and sub-surface utility infrastructure is ongoing throughout the site. Deep foundations began in February and are now completed after having installed over 600 hundred auger cast piles. The concrete subcontractor mobilized at the end of March and began installing pile caps in April followed immediately by vertical concrete columns and shear walls that will support elevated concrete slabs at the research wing. Long lead structural steel arrived in Columbia in May to begin erection in July to construct the education wing. In June, a

150' tall tower crane was erected and elevated slabs are currently being poured in the research wing of the building. The entire concrete and steel superstructure is anticipated to be completed in November of 2025.

Completion of the project remains on schedule for the fall semester of 2027.

D. Summary of Spending Chart for Expenses to Date:

Report Date – Through 6/30/2025	Fiscal Year
University of South Carolina School of Medicine - Health Science Campus	FY25
Non-Recurring Capital – Institutional (USC) Funds	
Institutional Funds	\$115,000,000
Non-Recurring Capital – Legislatively Appropriated Funds	
Capital Reserve Fund FY19 H.4951, FY20 H.4001, FY22 H.4101, FY23 H.5151	\$117,000,000
Other State Funds FY21 Proviso 118.18, FY24 H.4300, FY25 Proviso 118.20	\$68,000,000
Total Non-Recurring Capital	\$300,000,000
Amount Expended- (Design and Professional Services)	\$13,675,419
Amount Expended-(Construction)	\$27,432,212
Amount Expended-to date	\$41,107,631
Amount Remaining to be Expended	\$258,892,369

III. USC Brain Health Center Project: H27-6153-CB

A. Proviso 20.8 also authorizes the university to construct the new USC Brain Health Center.

B. Overview of the Project

To most expeditiously create the USC Brain Health Center and put a facility into service as quickly as possible, the project will gut and comprehensively renovate and upfit two and a half floors within the existing Medical Park #15 Building. Reusing the building's existing structure and serviceable site improvements will also save cost and reflect sustainable values. The Brain Health Center is the flagship of the larger Brain Health Institute that includes regional clinics (aka the USC Brain Health Network). The project will abate any hazardous materials, (asbestos and lead paint), and address maintenance needs by replacing aged mechanical, plumbing, electrical, and elevator systems. The Brain Health Center will accommodate two state-of-the-art magnetic resonance imaging (MRI) machines— a Tesla 3 and the most state-of-the-art Tesla 7. The scanners will be housed in special construction providing adequate foundations, room dimensions, acoustic and vibration isolation, and electromagnetic isolation precisely designed to accommodate the large and powerful scanners. The project will also improve the exterior architecture and envelope performance by removing large areas of brown brick masonry and replacing them with new insulated glazing, limestone panels, and thermal insulation on much of

the facades to project a modern image and improve energy performance. The renovations will also upgrade the building to comply with current life safety and accessibility building codes with new ADA-compliant restrooms, installation of a sprinkler system, and a new fire alarm system.

C. Status of the Project

All abatement and Interior demolition have been completed and the upfit and renovation of the interior has begun. Elevator shafts have been modified to accommodate new larger elevators. Interior partitions are being installed on all floors. Mechanical ductwork, plumbing and electrical work is underway on all three levels. Trenching on Level 0 for new utilities has been completed. Demolition of the exterior wall assembly has begun and is progressing rapidly. Temporary perimeter walls are now being installed as exterior walls are removed. The new curtainwall system will begin in August.

The project remains in budget and completion of the project remains on schedule for February of 2026. Quarterly progress reports are being submitted to the DHHS.

D. Summary of Spending Chart for Expenses to Date:

Report Date – Through 6/30/2025	Fiscal Year
University of South Carolina Brain Health Center	FY25
Non-Recurring Capital	
SC DHHS one-time funds (via state proviso and DHHS contract)	\$30,000,000
Amount Expended (Design and Professional Services)	\$1,799,185
Amount Expended- (Construction)	\$967,972*
Amount Expended- to date	\$2,767,157
Amount Remaining to be Expended	\$ 27,232,843
*The amount shown in this spreadsheet as expended through June 30, 2025 for construction does not reflect a recent payment made in July 2025 to the General Contractor in the amount of \$1,166,732.00.	

IV. Neurological Hospital and Rehabilitation Center Project: H27-N444-CB

- A.** Proviso 117.204 authorizes the university to construct the USC Neurological Hospital and Rehabilitation Center.

B. Overview of the Project

The USC Neurological Hospital and Rehabilitation Center (NHRC) will be located in the Health Sciences Campus (HSC) adjacent to the School of Medicine in the Bull Street District and in close proximity to the USC Brain Health Center. The NHRC will require the acquisition of four additional

acres of property contiguous with the School of Medicine site to support the development of the NHRC.

Initial estimates anticipate the NHRC facility to require 260,000-275,000 gross square feet to be confirmed during a rigorous programming process. The building is anticipated to be 4-6 stories tall. Architecturally, the building will employ exterior materials complimentary to the School of Medicine building; however, the aesthetic may be expressed through more progressive architectural massing and detailing. An associated parking structure and all necessary site work and energy/utility infrastructure is included in the scope of the project.

The NHRC will serve as the state's first and only specialized facility exclusively focused on neurological care and is a naturally synergistic component of the new USC Health Sciences Campus. The NHRC facility will provide technologically advanced acute treatment and care for Stroke, Head Trauma, Spinal Cord Injuries, and potentially other conditions including Dementia, Alzheimer's Disease, Epilepsy, Autism, and Parkinson's Disease. Rehabilitation settings will provide advanced accommodations and equipment for post-acute care and out-patient services. Acute treatment and rehabilitation areas will include in-patient bedrooms and out-patient care areas. Surgical suites, imaging suites, and a broad program of other clinical support spaces will be required. The facility may also include computational and wet-lab research space for the disciplines of medicine, public health, and engineering. The hospital program does not include an emergency room as the specialty neurological hospital is envisioned as a facility to serve stabilized patients in need of specialized neurological surgery, care, and rehabilitation. The facility will provide critical treatment for South Carolina citizens who currently must travel to other states to receive the neurological treatment that this facility will offer.

C. Status of the Project

Site studies have been completed that confirm the need for additional acreage to support the development. The University has determined that the construction delivery method should be Construction Manager at Risk (CM@R). The Request for Alternative Delivery Method justification was submitted to the Office of the State Engineer (OSE) on June 16, 2025. The University received approval from the OSE on June 30, 2025. This approval action by the OSE clears the way to solicit for architectural and engineering design services in accordance with the SC Manual for the Execution of Permanent Improvement Projects. Advertisement is expected to be issued during the week of July 21st. Only design teams with nationally prominent reputations and extraordinary expertise in the design of neurological hospitals will be considered.

Programming for the facility is expected to begin in September following the design team selection process. The programming process will confirm foundational design parameters such as in-patient bed capacities for acute neurological care and for in-patient rehabilitation. Programming will also confirm other detailed aspects of the facility to form a basis of design. Related, we look forward to the forthcoming appointment of the Interim Board pursuant to Proviso 117.204 so that we can begin working with them to ensure this transformational project is a success.

The next report will seek to establish milestones for an anticipated project schedule that will seek to complete the project in 2029.

D. Summary of Spending Chart for Expenses to Date:

Report Date – As of 7/1/2025	Fiscal Year
University of South Carolina Neurological Hospital and Rehabilitation Center	FY25
Non-Recurring Capital – Legislatively Appropriated Funds	
SC DHHS one-time funds (via Proviso 117.204 and DHHS contract)	\$200,000,000
Capital Reserve Fund FY26 H. 4026	\$150,000,000
Total Non-Recurring Capital	\$350,000,000
Amount Expended- to date*	See below
Amount Remaining to be Expended	\$ \$350,000,000

*To date, only limited university funds have been expended for conceptual site studies and funds will soon be expended for site diligence efforts associated with the acquisition of additional acreage upon which to construct the NHRC facility. The next report will reflect some expenditure of appropriated funds for programming and partial schematic design.

V. Copy of Proviso 20.5 and 117.204

20.8. *(USC: Health Science Campus) With the funds appropriated for this purpose, the University of South Carolina is authorized to undertake permanent improvements necessary for the construction of the Health Science Campus, including the Brain Health Center. Further, the funds appropriated in Part 1A and 1B of this act for the Health Science Campus may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee.*

117.204. *(GP: Interim Neurological and Critical Care Hospital Board) (A) With the funds appropriated to the Department of Health and Human Services for Neurological Critical Care and Rehabilitation Services in South Carolina, there is created the Interim Neurological and Critical Care Hospital Board at the University of South Carolina. The Department of Health and Human Services is authorized to transfer no more than an*

additional \$200,000,000 of agency funds to the University of South Carolina for the same purposes. The board shall consist of the following members and shall serve at the pleasure of the appointing official:

(1) two members appointed by the Chairman of Senate Finance Committee, one of which may be a member of the University of South Carolina Board of Trustees;

(2) one member appointed by the President of the Senate, who may be a senior level employee of the University of South Carolina with knowledge of the medical field;

(3) two members appointed by the Chairman of the House Ways and Means Committee, one of which may be a member of the University of South Carolina Board of Trustees;

(4) one member appointed by the Speaker of the House, who may have a background in hospital management or administration and may not be an employee or member of the Board of Trustees of the University of South Carolina; and

(5) one member appointed by the Governor, who may have a background in hospital management or administration and may not be an employee or member of the Board of Trustees of the University of South Carolina nor a former employee or member of the Board of Trustees of the University of South Carolina.

(B) The Chairman of the Interim Board shall be one of the members appointed by the Chairman of the Senate Finance Committee, the President of the Senate, the Chairman of the House Ways and Means Committee, or the Speaker of the House to be elected by the board.

(C) The board shall be administratively supported by the University of South Carolina.

(D) The University of South Carolina is authorized to undertake permanent improvements necessary for Neurological Critical Care and Rehabilitation Services. Further, the funds appropriated for this purpose may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee.

End of June 2025 Consolidated HSC Projects Update

AGENCY: South Carolina Department of Administration
Executive Budget Office

SUBJECT: Annual Report of Expenditures
Savannah River Site Litigation Settlement Funds

Proviso 118.19(72) of the Fiscal Year 2022-23 Appropriations Act provided for certain expenditures from proceeds of the Savannah River Site Litigation, and Proviso 118.19(72.1) required written requests for funding that must be reported to the Committee and the legislative delegations prior to disbursement of the funds to recipients.

Through June 30, 2025, expenditures of amounts awarded totaled \$83,814,461, and amounts awarded but not yet expended totaled \$250,816,574. Further details of these expenditures are reflected on the attached report.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Savannah River Site Litigation Settlement Fund Annual Expenditure Report.

Savannah River Site Litigation Settlement Fund Annual Expenditure Report

County / Project	Allocated Amount	FY23 Annual Expenditures	FY24 Annual Expenditures	FY25 Annual Expenditures	Balance
Row Labels	Allocated Amount				
Alken	\$ 146,350,000	\$ 14,834,800	\$ 10,176,191	\$ 14,971,513	\$ 106,367,496
Alken County Public School District - New Career and Technology Center and district-wide technology upgrades	\$ 30,000,000	\$ 331,002	\$ 1,092,402	\$ 7,096,751	\$ 21,475,844
Alken County United Way Building/Infrastructure	\$ 250,000	\$ 250,000	-	-	-
Alken Generational Park	\$ 1,200,000	-	\$ 109,409	\$ 148,713	\$ 941,878
Alken Railroad Facilities Renovation and Completion	\$ 900,000	-	-	-	\$ 900,000
Alken Rural Health Services Building	\$ 6,000,000	\$ 3,311,915	\$ 2,688,085	-	-
Children's Place Incorporated/Multi-County Therapeutic Child Care Infrastructure	\$ 500,000	\$ 500,000	-	-	-
Cyber Initiative Infrastructure Investment to complement Fort Gordon Army Cyber Command and Georgia Cyber Command	\$ 15,000,000	-	-	-	\$ 15,000,000
Fox Creek Athletic Complex	\$ 500,000	\$ 386,708	\$ 113,292	-	-
Highway 19 Corridor Business/Economic Development Improvements (New Elenton) and Downtown Water/Sewer Infrastructure (Wagner, Jackson, Burnettsville, and Salley)	\$ 6,000,000	\$ 255,524	\$ 592,282	\$ 315,039	\$ 4,837,155
Improvements to Sage Mill Industrial Park to include water and sewer upgrades	\$ 5,000,000	-	-	-	\$ 5,000,000
Industrial Park Project in eastern Alken County (land and infrastructure)	\$ 10,000,000	-	\$ 3,919,600	-	\$ 6,080,400
North Augusta Regional Solid Waste Transfer Station	\$ 2,000,000	\$ 199,650	-	\$ 1,737,945	\$ 62,405
North Augusta/Alken County New Savannah Bluff Lock and Dam	\$ 20,000,000	-	-	-	\$ 20,000,000
Off-site Infrastructure Improvements for SRS National Lab, including the Alken Technology Innovation Center	\$ 20,000,000	-	\$ 940,895	\$ 4,046,604	\$ 15,012,502
Redevelopment and Economic Development in Downtown and Alken's Northside Toward I-20	\$ 25,000,000	\$ 9,600,000	\$ 720,227	\$ 1,626,462	\$ 13,053,312
Water line along Highway 39 from Wagner to Monetta with two elevated storage tanks and three pump stations	\$ 4,000,000	-	-	-	\$ 4,000,000
Allendale	\$ 27,000,000	-	\$ 2,358,025	\$ 3,786,634	\$ 20,855,341
Allendale County Law Enforcement Agency Consolidation and Upgrades	\$ 2,500,000	-	-	-	\$ 2,500,000
Allendale County - Purchase, Permitting, and Development of Potential Industrial Property Site	\$ 5,000,000	-	\$ 1,300,425	\$ 650	\$ 3,698,925
Allendale County - Renovate C.V. Bing High School to Consolidate Law Enforcement and Other Town and County Facilities	\$ 4,500,000	-	-	\$ 316,578	\$ 4,183,422
Allendale School District - Capital Improvements to Allendale High School and other district buildings	\$ 15,000,000	-	\$ 1,057,600	\$ 3,469,405	\$ 10,472,994
Barnwell	\$ 9,000,000	-	\$ 164,309	\$ 1,503,641	\$ 7,332,050
Barnwell County - Cross Rhodes Industrial Park Speculative Building	\$ 4,000,000	-	-	\$ 39,641	\$ 3,960,359
Barnwell County Consolidated Schools - Schools Facilities Bond Reduction	\$ 5,000,000	-	\$ 164,309	\$ 1,464,000	\$ 3,371,691
Barnwell	\$ 110,000,000	-	\$ 2,254,925	\$ 2,001,352	\$ 105,743,723
Barnwell Multipurpose Building	\$ 2,000,000	-	-	\$ 2,000,000	-
Blackville Multipurpose Space	\$ 2,000,000	-	-	\$ 254,925	\$ 1,744,575
Construction of Consolidated High School and Career Center and K-8 School for Williston and Blackville	\$ 105,000,000	-	-	\$ 2,000,852	\$ 102,999,148
Williston City Park Multipurpose Building	\$ 1,000,000	-	-	-	\$ 1,000,000
Colleton	\$ 1,387,932	-	-	\$ 1,387,932	-
Colleton County - New Speculative Industrial Shell Building and Engineering	\$ 1,387,932	-	-	\$ 1,387,932	-
Edgefield	\$ 19,700,000	\$ 360,000	\$ 2,446,763	\$ 15,513,026	\$ 1,380,211
Bettis Academy Preparatory School Renovation and Construction	\$ 1,200,000	\$ 360,000	-	-	\$ 840,000
Edgefield County Law Enforcement Center	\$ 18,000,000	-	\$ 2,309,538	\$ 15,150,251	\$ 540,211
Edgefield County School District - Workforce Development Training and Equipment	\$ 500,000	-	\$ 137,225	\$ 362,775	-
Hampton	\$ 3,137,931	\$ 609,543	\$ 1,448,213	\$ 1,080,175	-
Hampton County - Purchase property adjacent to Southern Carolina Industrial Park	\$ 3,137,931	\$ 609,543	\$ 1,448,213	\$ 1,080,175	-
Lexington	\$ 11,900,000	\$ 112,000	\$ 1,591,052	\$ 1,787,271	\$ 8,409,677
Batesburg-Leesville Industrial Park - Construction of Speculative Building on Parcel #1	\$ 2,100,000	-	-	-	\$ 2,100,000
Batesburg-Leesville Industrial Park - Site Preparation for Parcel #1	\$ 1,250,000	-	\$ 31,900	\$ 711,102	\$ 506,998
Chapin Business and Technology Park at Brighton - Site Preparation for Parcel #10	\$ 1,250,000	-	-	-	\$ 1,250,000
Saxe Gotha Industrial Park - Phase III Roadway and Water Expansion	\$ 4,800,000	-	-	\$ 272,607	\$ 4,527,393
Saxe Gotha Industrial Park - Site Preparation for Parcel #9	\$ 2,500,000	\$ 112,000	\$ 1,559,152	\$ 803,562	\$ 25,286
Orangeburg	\$ 6,155,172	-	\$ 4,199,247	\$ 1,227,849	\$ 728,076
Orangeburg County - Hidden Valley Road/Essex Road Sewer	\$ 655,172	-	-	-	\$ 655,172
Orangeburg County - Holly Hill Services Center Renovation	\$ 1,000,000	-	\$ 42,423	\$ 957,577	-
Orangeburg County - Property Acquisition	\$ 500,000	-	\$ 427,096	-	\$ 72,904
Western End Industrial Speculative Building	\$ 4,000,000	-	\$ 3,729,728	\$ 270,272	-
Grand Total	\$ 334,631,035	\$ 15,916,342	\$ 24,638,724	\$ 43,259,395	\$ 250,816,574

AGENCY: Department of Behavioral Health and Developmental Disabilities

SUBJECT: Regional Centers Condition Assessments and Renovation Plan

Proviso 36.14 of the Fiscal Year 2024-25 Appropriations Act directs the South Carolina Department of Disabilities and Special Needs, now Department of Behavioral Health and Developmental Disabilities – Office of Intellectual and Developmental Disabilities, to engage the services of one or more professional firms qualified to conduct facility condition assessments at each of the Department’s Regional Centers and provide a comprehensive plan with recommendations for their renovation, construction, reconstruction, or demolition. The comprehensive plan must be submitted to the Joint Bond Review Committee for review and comment prior to implementation, and the Department must provide periodic reports to the Committee at such times and in such form and substance as may be prescribed by the Committee.

At its meeting on October 8, 2024, the Committee reviewed the Plan submitted by the Department and established an expectation of calendar quarterly reporting on the progress of the Plan.

Responsive to this expectation, the Committee has received a timely status report for the period ending June 30, 2025, which reflects expenditures for the period of \$338,234. Total commitments to date total \$5,275,262 and current total outstanding commitments are \$4,921,493.

During the period, the Department entered into architectural and engineering service contracts for certain Coastal Center buildings, the remaining Pee Dee Center Priority 1 and 2 buildings, and the Saleeby Priority 1 buildings. Construction documents have been supplied for certain Coastal Center buildings. Schematic design of the Coastal Center’s remaining 9 Priority 1 buildings and 5 Priority 2 buildings have begun. Schematic design of 4 Pee Dee buildings and 2 Saleeby buildings were completed during the period.

The Department is currently reviewing construction proposals for projects remaining at the Midlands and Whitten Centers.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated July 30, 2025, of Constance Holloway, Office Director, Office of Intellectual and Developmental Disabilities, South Carolina Department of Behavioral Health and Developmental Disabilities.
2. Quarterly Status Report for the period ended June 30, 2025.

July 30, 2025

Ms. Catherine Hart
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, South Carolina 29201

Dear Ms. Hart:

Pursuant to Proviso 36.14 of the annual appropriations act, the Department of Behavioral Health and Developmental Disabilities - Office of Intellectual and Developmental Disabilities ("BHDD - OIDD") hereby submits its progress report on the Comprehensive Regional Center Renovation Plan ("Renovation Plan") for the quarter ended June 30, 2025.

Thank you for the opportunity to provide this status update on the Renovation Plan. BHDD - OIDD welcomes any feedback or suggestions on its implementation. Please let me know if we can offer any further information.

Sincerely,


Constance Holloway, Office Director

Enclosure

Comprehensive Regional Center Renovation Plan Implementation Progress Report (Update #3)
For the Quarter Ended June 30, 2025.

In our previous progress report, the Department of Behavioral Health and Developmental Disabilities - Office of Intellectual and Developmental Disabilities (“BHDD - OIDD”) reported entering into architect-engineering (A/E) service contracts with Caplea Coe Architects for the remaining Priority 1 buildings of the Coastal Center. We also reported that the construction groundbreaking ceremony would take place at the Coastal Center on May 16, 2025, which occurred as planned, and Trident Construction has begun the preconstruction phase services for Coastal Center - Highlands 110 and Hillside 620 including shop drawings review. S&ME also completed asbestos testing on these two buildings as well as Hillside 220 and Highlands 310. Highlands 110, Hillside 620, and Hillside 220 will require minimal non-friable abatement. Building 310 showed no asbestos containing materials.

During this quarter, BHDD - OIDD entered into the following A/E service contracts with Caplea Coe for the Coastal Center Priority 2 buildings and the A/E service contracts with Moseley Architects for the remaining Pee Dee Center Priority 1, Pee Dee Center Priority 2, and Saleeby’s two Priority 1 buildings¹.

Coastal Center - Caplea Coe Architects				
Building Name	Project Number	Estimated Cost	Actual Cost	Contract Signed
Gym	J16-N015-CB-L	\$124,405.00	\$100,654.91	4/2/2025
Classroom H3	J16-N015-CB-M	\$115,893.00	\$93,768.09	4/2/2025
Classroom H4	J16-N015-CB-N	\$85,518.00	\$70,746.77	4/2/2025
Canteen	J16-N015-CB-O	\$21,142.00	\$19,219.50	4/2/2025
Highlands Program Building 210	J16-N015-CB-P	\$192,660.00	\$150,624.79	4/2/2025
Highlands Developmental Services	J16-N015-CB-Q	\$167,614.00	\$132,567.29	4/2/2025
Hillside Program Building	J16-N015-CB-R	\$84,199.00	\$71,186.39	4/2/2025

Pee Dee Center - Moseley Architects				
Building Name	Project Number	Estimated Cost	Actual Cost	Contract Signed
Pecan 201	J16-N016-CB-B	\$192,997.00	\$175,400.00	4/7/2025
Pecan 202	J16-N016-CB-C	\$165,301.00	\$150,200.00	4/7/2025
Pecan 203	J16-N016-CB-D	\$174,559.00	\$158,600.00	4/7/2025
Pecan 204	J16-N016-CB-E	\$166,336.00	\$151,200.00	4/7/2025
Pecan 205	J16-N016-CB-F	\$172,122.00	\$156,400.00	4/7/2025
Mulberry 301	J16-N016-CB-G	\$104,927.00	\$95,300.00	4/7/2025
Mulberry 303	J16-N016-CB-H	\$129,535.00	\$117,700.00	4/7/2025
Mulberry 304	J16-N016-CB-I	\$127,849.00	\$116,200.00	4/7/2025
Mulberry 305	J16-N016-CB-J	\$127,535.00	\$115,900.00	4/7/2025
Mulberry 306	J16-N016-CB-K	\$117,804.00	\$107,000.00	4/7/2025
Mulberry 307	J16-N016-CB-L	\$117,448.00	\$106,700.00	4/7/2025
Gym/Therapy/Pool	J16-N016-CB-M	\$402,657.00	\$331,000.00	4/7/2025
Medical Services	J16-N016-CB-N	\$130,953.00	\$119,000.00	4/7/2025
Work Activities Center	J16-N016-CB-O	\$131,784.00	\$119,800.00	4/7/2025
Multi-Purpose Building	J16-N016-CB-P	\$55,559.00	\$50,500.00	4/7/2025
Program Building	J16-N016-CB-Q	\$96,905.00	\$88,900.00	4/7/2025
Kitchen	J16-N016-CB-R	\$149,544.00	\$135,900.00	4/30/2025

¹ Priority 1 and Priority 2 buildings include residential and program areas.

Saleeby Center - Moseley Architects				
Building Name	Project Number	Estimated Cost	Actual Cost	Contract Signed
Saleeby Center	J16-N017-CB-A	\$483,034.00	\$439,000.00	4/7/2025
Center Wing	J16-N017-CB-B	\$254,295.00	\$231,000.00	4/7/2025

During the quarter ended June 30, 2025, Moseley Architects supplied construction documents for Coastal Center Highlands 110, and Caplea Coe supplied construction documents for Coastal Center Hillside 620. Caplea Coe also started the schematic design of the Coastal Center's remaining nine Priority 1 buildings² and five of the Priority 2 buildings³. Moseley Architects completed the schematic design of four of Pee Dee's buildings, two Priority 1 buildings⁴ and two Priority 2 buildings⁵, and two of Saleeby's Priority 1 buildings⁶.

BHDD - OIDD reviewed contractor services proposals and entered into the following construction contracts⁷ with Trident Construction for the Coastal Center:

Trident Construction			
Building Name	Project Number	Estimated GMP ⁸	Contract Signed
Highlands 110	J16-N015-CB-A.1	\$2,061,700.00	5/1/2025
Hillside 620	J16-N015-CB-B.1	\$1,643,519.00	5/1/2025
Highlands 310	J16-N015-CB-C.1	\$2,297,817.00	5/1/2025
Hillside 220	J16-N015-CB-D.1	\$1,759,827.00	5/1/2025
Highlands 710	J16-N015-CB-E.1	\$818,937.00	5/1/2025
Highlands 810	J16-N015-CB-F.1	\$819,921.00	5/1/2025
Highlands 910	J16-N015-CB-G.1	\$816,860.00	5/1/2025
Hillside 520	J16-N015-CB-H.1	\$1,247,187.00	5/1/2025
Highlands 510	J16-N015-CB-I.1	\$2,753,679.00	5/28/2025
Hillside 320	J16-N015-CB-J.1	\$1,439,669.00	5/28/2025
Hillside 420	J16-N015-CB-K.1	\$1,396,574.00	5/28/2025
Gym	J16-N015-CB-L.1	\$1,130,954.00	5/28/2025
Classroom H3	J16-N015-CB-M.1	\$1,053,574.00	5/28/2025
Classroom H4	J16-N015-CB-N.1	\$777,437.00	5/28/2025
Canteen	J16-N015-CB-O.1	\$192,195.00	5/28/2025
Highlands Program Building 210	J16-N015-CB-P.1	\$1,751,451.00	5/28/2025
Highlands Developmental Services	J16-N015-CB-Q.1	\$1,523,762.00	5/28/2025
Hillside Program Building	J16-N015-CB-R.1	\$765,445.00	5/28/2025

Additionally, OIDD requested and received the following proposals during the quarter:

² Highlands 310, Highlands 220, Highlands 710, Highlands 810, Highlands 910, Hillside 520, Highlands 510, Hillside 320, and Hillside 420.

³ Gym, Classroom H3, Classroom H4, Canteen, and Highlands 210.

⁴ Pecan 201 and Mulberry 302.

⁵ Gym/Therapy/Pool Building and Kitchen (Note: The kitchen was moved up in priority from 3 to 2, due to prioritizing health and safety needs, and the gym/therapy/pool building was started to allow more space for programming areas and administrative staff that are currently utilizing dorm space).

⁶ Saleeby Center and Center Wing.

⁷ AIA Document A133, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.

⁸ These numbers are as estimated by the A/E and do not include design fees or construction contingency.

Project Name	Proposal Type	Contractor	Received
Whitten Center - Priorities 1 & 2	Construction Services	GMK	4/2/2025
Midlands Center - Priorities 1 & 2	Construction Services	Hood Construction	5/7/2025

Summary of Commitments and Expenditures (rounded) ⁹			
	Commitments	Expenditures	Outstanding Commitments
Prior Quarters	\$940,729	\$15,535	\$925,194
Quarter Ended June 30, 2025	\$4,334,533	\$338,234	\$3,996,299
Total	\$5,275,262	\$353,769	\$4,921,493

⁹ Includes asbestos testing and Department of Public Health fees in addition to the contractual commitments detailed in this and prior reports.

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, October 14, 2025.

2025

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

COMMITTEE ACTION:

Schedule next meeting.