

**Capital Improvements  
Joint Bond Review Committee**

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**F. RICHARD HARMON, JR.**  
DIRECTOR OF RESEARCH  
SFAA LIAISON  
803-212-6682

**MARY KATHERINE ROGERS**  
ADMINISTRATIVE ASSISTANT  
803-212-6677  
FAX: 803-212-6690

**JOINT BOND REVIEW COMMITTEE MEETING**

Tuesday, December 7, 2021, 10:30 a.m.  
105 Gressette Building

**AGENDA**

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AGENCY: South Carolina Public Service Authority

SUBJECT: Real Property Sale Proposal  
Loris Commerce Park Lot 5

Section 58-31-240(B)(2) of the South Carolina Code of Laws 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.

The Authority requests approval to sell a 9.8-acre lot known as Lot 5 in Loris Commerce Park, Loris, to CFS of Loris, LLC,<sup>1</sup> at a total price of \$65,000, as determined by independent appraisal. The purchaser intends to use the property to expand and build a new food distribution facility, with the potential of creating 70 new jobs and \$3 million in capital investment.

This parcel is a part of approximately 179.25 acres acquired by the Authority in 1994 for development as a commerce park in conjunction with the City of Loris. Of 15 original lots, 4 lots totaling 80 acres remain to be sold. The Authority has been working with local economic development partners to market the remaining 4 lots, which may be subdivided. The Authority's Board has declared the park property to be surplus real property and has authorized its sale in whole or in part for economic development purposes.

Proceeds of the sale will be used to reduce Authority debt.

COMMITTEE ACTION:

Review and approve, reject, or modify the South Carolina Public Service Authority's request to sell a 9.8-acre lot known as Lot 5 in Loris Commerce Park to CFS of Loris, LLC, at a total price of \$65,000.

ATTACHMENTS:

1. Letter dated November 15, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Description of the property and terms of sale.
3. Ownership disclosure of CFS of Loris, LLC.
4. Resolution dated December 10, 2018, of the Authority Board.

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<sup>1</sup> A South Carolina limited liability company in good standing registered with the SC Secretary of State effective November 12, 2021. Juan J. Serrato of Loris is registered agent. Ownership of the LLC is disclosed as Ernesto Alvarez with a 1/15 ownership interest; and Heriberto Ibarra, Juan J. Serrato, Manuel Ibarra, Pablo Ramos, Ricardo Garcia, Salvador Villalpando, and Samuel Ibarra, each with a 2/15 ownership interest.



**Pamela J. Williams**  
Chief Public Affairs Officer and  
General Counsel  
(843) 761-7043  
Cell: (843) 708-1760  
pamela.williams@santeecooper.com

November 15, 2021

Mr. Rick Harmon  
Director of Research  
Joint Bond Review Committee  
312 Gressette Building  
Columbia SC 29201

RE: Property Sale at Loris Commerce Park, Horry County

Dear Mr. Harmon,

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve the sale of a 9.8-acre lot at the Loris Commerce Park (the “Property”).

In 1994, Santee Cooper purchased 179.25 acres in Horry County to develop as a commerce park in conjunction with the City of Loris. Of the original 15 lots, four lots totaling 80 acres remain to be sold. Santee Cooper has been working with local economic development partners to market the remaining four lots, and those lots may be subdivided. Santee Cooper’s Board has declared the park property to be surplus real property and authorized that it or portions of it be sold for economic development opportunities.

Myrtle Beach Economic Development Corporation recently contacted Santee Cooper with a prospective buyer for Lot 5 in Loris Commerce Park. Santee Cooper hired a local appraiser, Jayroe Appraisal Company, to determine the current fair market value for the Property. Based on the appraisal, the current fair market value is \$65,000.00. Attachment A describes the Property and substantive terms of the proposed Purchase and Sale Agreement.

Santee Cooper respectfully requests that the JBRC approve the request to sell the Property.

Sincerely,

A handwritten signature in black ink that reads 'Pamela J. Williams'.

Pamela J. Williams

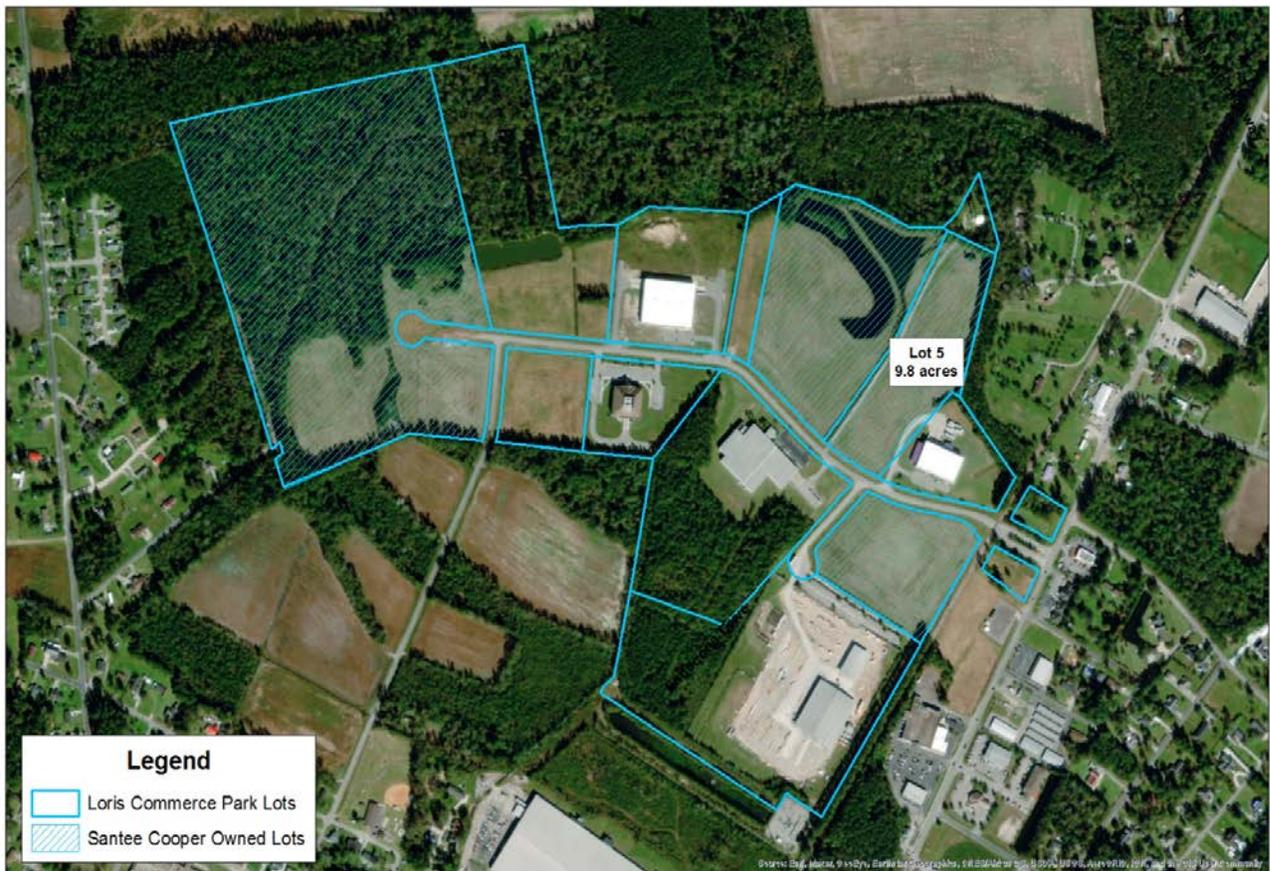
Attachments

Description of the Property and PSA Terms  
CSF of Loris, LLC Ownership  
Santee Cooper Board Resolution

## Attachment A

The Property is Lot 5, Loris Commerce Park, containing approximately 9.8 acres located in Horry County, Tax Map Number 0480001142. The Purchaser intends to use the Property to expand and build a new food distribution facility. This expansion could provide as many as 70 new jobs and \$3 million in capital investment. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

<b>Purchaser</b>	<b>CFS of Loris, LLC<sup>1</sup></b>
<b>Acreage</b>	<b>Approximately 9.8 acres</b>
<b>Purchase Price</b>	<b>\$65,000.00 as determined by appraisal</b>
<b>Earnest Money Deposit</b>	<b>\$3,250.00 upon Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Within 90 days of effective date of Purchase and Sale Agreement</b>



<sup>1</sup> See attached for LLC ownership information.

<b>Ownership CFS of Loris, LLC</b>		
<b>Partner</b>		<b>Share%</b>
1	Ernesto Alvarez	1/15
2	Heriberto Ibarra	2/15
3	Juan J Serrato	2/15
4	Manuel Ibarra	2/15
5	Pablo Ramos	2/15
6	Ricardo Garcia	2/15
7	Salvador Villalpando	2/15
8	Samuel Ibarra	2/15

15/15

December 10, 2018

LORIS COMMERCE PARK  
SURPLUS PROPERTY APPROVAL

Adopted

Rejected

Postponed

R E S O L U T I O N

WHEREAS, The South Carolina Public Service Authority (the "Authority") has been vested with the powers to acquire, purchase, hold, use, lease, mortgage, sell, transfer and dispose of any real property; and

WHEREAS, The Authority owns property throughout the State of South Carolina; and

WHEREAS, South Carolina Code Section 58-31-30 authorizes the Board to sell surplus real properties which the Authority may acquire and which the Board deems unnecessary for the purpose of the Authority's development; and

WHEREAS, The Authority purchased 179.25 acres in 1994 in conjunction with the City of Loris to develop as an industrial park (the "Loris Commerce Park"); and

WHEREAS, The Authority planned to recover the costs of acquiring property and constructing improvements in the Loris Commerce Park from the sale of property and has previously transferred several tracts; and

WHEREAS, The Authority is actively engaged in marketing the Loris Commerce Park for economic development purposes pursuant to a plan which has been presented to the Property Committee; and

WHEREAS, The Authority owns approximately 80 acres of property in the Loris Commerce Park (the "Remainder Property"); and

WHEREAS, The Authority's Executive Leadership has recommended that the Remainder Property within the Loris Commerce Park be declared surplus so that it may be sold for the Authority's benefit; and

WHEREAS, The Authority's Property Management Division will establish the sales price of the Remainder Property based on its fair market value; and

WHEREAS, The Board finds that the Remainder Property within Loris Commerce Park is unnecessary for the purpose of the Santee Cooper development and should be declared surplus so that it may be sold for the Authority's benefit and for economic development opportunities; and

WHEREAS, The Board has considered and appropriately balanced the factors set forth in South Carolina Code Section 58-31-55(A)(3) and has determined that the sale of the Remainder Property within the Loris Commerce Park is in the best interests of the Authority; now therefore be it

RESOLVED, That the Board declares the Remainder Property within the Loris Commerce Park to be surplus and authorizes that the Remainder Property may be sold; and be it further

RESOLVED, That the Board hereby authorizes the President and Chief Executive Officer or the Senior Vice President, Corporate Services to take such further actions and execute such agreements as are necessary to carry out the foregoing resolution.

*\*If approved by the Committee, this resolution will be referred to the full Board for approval.  
**This resolution was referred to and approved by the full Board.***

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Lease Proposal  
South Carolina Workers Compensation Commission  
1333 Main Street, Columbia

The South Carolina Workers Compensation Commission requests review of its proposal to lease 22,719 square feet of space at 1333 Main Street from Galium 1333 Main, LLC.<sup>1</sup> The Department has leased space at this location since May 2009, and its current lease will expire on March 31, 2022.

The SC Department of Administration conducted a solicitation following a determination that other state space was not available. The Department of Administration received 5 responses to the solicitation, 1 of which was eliminated from consideration because of its proximity to the Carolina Crossroads construction, which may impede access and functionality for an indefinite period of time. The proposal for the selected location was the lowest bid of the 4 remaining proposals, after giving effect to costs of relocation.

The term of the proposed lease is 5 years beginning April 1, 2022. Rent includes all operating expenses and equates to \$18.25 per square foot for the first year of the term, and is equivalent to the existing rate. Thereafter, rent will increase by 2.5% annually for the remainder of the term. Rent for the first month of the term will be abated. The lease does not include parking, but parking is available in an adjacent garage.<sup>2</sup> Total rent over the term is \$2,144,836. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from earmarked fund revenues, and the Department'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 in the area range from \$18.40 to \$21.50 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. South Carolina Workers Compensation Commission letter.

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<sup>1</sup> A Delaware limited liability company in good standing registered with the SC Secretary of State effective January 23, 2020. C T Corporation System of Columbia is registered agent. Private Participant Disclosures were included with the submission.

<sup>2</sup> Costs to the agency for parking are estimated at \$16,000 annually and are not included in the calculation of total rent over the term.

# JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 7, 2021

Regular Agenda

## 1. Submitted by:

- (a) Agency: Department of Administration,  
Division of Facilities Management and  
Property Services
- (b) Authorized Official Signature:

*Ashlie Lancaster*

Ashlie Lancaster, Director

**2. Subject:** South Carolina Workers' Compensation Commission Lease of 1333 Main Street, Columbia, SC

## 3. Summary Background Information:

The South Carolina Workers' Compensation Commission (Worker's Compensation) requests approval to lease 22,719 rentable square feet of office space at 1333 Main Street, Columbia, SC from Galium 1333 Main, LLC, a Delaware limited liability company. Agency has leased space at this location since May 2009. The current lease will expire on March 31, 2022.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation for commercial space in Richland County for a 3, 5, or 7-year term. Proposals were received for five locations. Site visits were conducted at all but one location which was removed from consideration due to the upcoming Carolina Crossroads construction, which may impede access and functionality of the office for an indefinite amount of time. The proposed lease represents the lowest price to Agency of the four remaining bids when considering moving costs.

The lease term will be five years. The rental rate for the first year of the term will be \$18.25 per square foot and rent for the first month of the term will be abated. Rent will increase annually by 2.5%. The total rent to be paid over the 5-year term will be \$2,144,836.00, as more specifically set forth in the chart below. This is a full gross lease and includes all operating expenses.

	Rent per SF	Total Rent for Period	Monthly Rent
Month 1	\$0	\$0	\$0
Months 2-12	\$18.25	\$380,069.94	\$34,551.81
Year 2	\$18.71	\$425,072.49	\$35,422.71
Year 3	\$19.17	\$435,523.23	\$36,293.60
Year 4	\$19.65	\$446,428.35	\$37,202.36
Year 5	\$20.14	\$457,560.66	\$38,130.06

The lease does not provide parking, however parking is available in the adjacent garage and surface parking lot. Agency's parking costs are estimated to be approximately \$16,000 annually.

The following chart represents comparable lease rates of similar space:

<b>Tenant</b>	<b>Location</b>	<b>Rate /SF</b>
Vacant	200 Arbor Lake	\$20.25
Vacant	200 Center Point Circle	\$21.50
Vacant	607 Bush River Road	\$18.95
Lottery Commission	1333 Main Street	\$18.40

Above rates subject to additional operating expenses and base rent escalations.

Agency has adequate funds for the lease according to a Budget Approval Form dated October 27, 2021, which also includes a multi-year plan. Lease payments will be funded with earmarked fund revenues. No option to purchase the property is included in the lease.

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**4. What is the Joint Bond Review Committee asked to do?** Approve the proposed five-year lease.

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**5. What is recommendation of Department of Administration?** Approve the proposed five-year lease.

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**6. List of Supporting Documents:**

- (a) Letter from Agency dated
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56

# *State of South Carolina*

1333 Main Street, 5<sup>th</sup> Floor  
P.O. Box 1715  
Columbia, S.C. 29202-1715



TEL: (803) 737-5700  
[www.wcc.sc.gov](http://www.wcc.sc.gov)

## *Workers' Compensation Commission*

October 25, 2021

Ms. Shawn L. DeJames  
Assistant Director, Division of Facilities Management and Property Services  
Department of Administration  
1200 Senate Street, 6<sup>th</sup> Floor  
Columbia, SC 29201

Dear Ms. DeJames:

The Department of Administration solicited lease proposals for lease of 18,000 to 22,500 square feet of office space for the SC Workers' Compensation Commission (Commission). Proposals for five properties were received including the Commission's current location, 1333 Main Street, Columbia, SC.

After a thorough review of the proposals, we desire a five-year lease be entered into with - Galium 1333 Main, LLC for the Commission's current location, 1333 Main Street, Columbia, SC.

Remaining at the current location has several benefits over the other properties proposed.

- Cost savings will result by remaining at the current location. The one-time cost for moving is estimated at \$200,000. This was not anticipated nor budgeted for the current fiscal year.
- Relocating will cause a disruption of service delivery to stakeholders as a result of the necessity to cease operations during the move.
- The current location is centrally located and ample public parking makes the current location easily accessible to stakeholders.
- The current location's functionality and ease of use are known factors. Our stakeholders are satisfied with the ease and accessibility of parking for our offices for Commissioner Hearings, Appellate Hearings and other public meetings conducted by the Commission.

Shawn L. DeJames  
October 25, 2021  
Page 2

- The current location has 24-7 security. The annual cost for providing the same level of security at a new location will exceed \$150,000 per year.
- Two of the proposed properties are located near the section of I-26 where major reconstruction projects will occur in the near future. The construction project will have a tremendous negative impact on our stakeholders' accessibility and convenience to the Commission's offices at the new location.
- The existing location is within 3 blocks of the Statehouse and numerous other State agencies with which the Commission has regular interaction.

For the aforementioned reasons we respectfully request the Real Property Services support our request and the Division of Facilities Management and Property Services present the request to the SFAA for approval.

Thank you for consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Gary M. Cannon". The signature is written in a cursive style with a large initial "G" and "C".

Gary M. Cannon  
Executive Director

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Lease Proposal  
South Carolina Department of Social Services  
3346 Rivers Avenue, North Charleston

The South Carolina Department of Social Services requests review of its proposal to enter into an amendment to extend its current lease for 22,899 square feet of space at 3346 Rivers Avenue from Rivers and Cherokee, LLC.<sup>1</sup> The leased space supports the Department's Childcare Licensing, Adoption, and Child Support divisions. The Department has leased space at this location since April 1994, and its current lease will expire on February 28, 2022.

The Department is evaluating its long-term space needs and telecommuting options, and has proposed extending the current lease for 1 year and 3 months to complete its analysis. The amended lease will include standard provisions permitting space reduction and early termination. Rent includes all operating expenses and equates to \$17.32 per square foot, and is equivalent to the existing rental rate. Total rent over the extended term is \$396,611. 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 funds, and the Department'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 in the area range from \$17.50 to \$26.75 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. South Carolina Department of Social Services letter.

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<sup>1</sup> A South Carolina limited liability company in good standing registered with the SC Secretary of State effective March 1, 2021. Jim Haley of North Charleston, SC is registered agent. Private Participant Disclosures were included with the submission.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: December 7, 2021

Regular Agenda

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**1. Submitted by:**

- (a) Agency: Department of Administration,  
Division of Facilities Management and  
Property Services
- (b) Authorized Official Signature:

*Ashlie Lancaster*

Ashlie Lancaster, Director

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**2. Subject:** South Carolina Department of Social Services Lease of 3346 Rivers Avenue, North Charleston, SC 29405

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**3. Summary Background Information:**

South Carolina Department of Social Services (DSS) requests approval to enter into a lease amendment to extend their current lease of 22,899 rentable square feet of office space at 3346 Rivers Avenue, Suites D1, D2, E and F in North Charleston, SC from Rivers and Cherokee, LLC. DSS has leased space at this location since April 1994. The space will be used by DSS for its Childcare Licensing, Adoption and Child Support. The current lease at this location will expire on February 28, 2022.

DSS is currently in the process of determining its long-term space needs and telecommuting options and has requested to extend their current lease for up to one (1) year and three (3) months in order to complete its analysis and the process for telecommuting approval. The lease, as amended, will contain the standard termination language, which allows the DSS to reduce space size or terminate the lease early.

The extended lease term will be one (1) year and three (3) months commencing March 1, 2022. The rental rate for the term will be \$17.32 per rentable square foot for an annual aggregate amount of \$396,610.68, which is the same rate as they are currently paying. This is a full gross lease and includes all operating expenses.

The Department of Administration conducted a market analysis. The following chart represents comparable lease rates of similar space:

Tenant	Location	*Rate /SF
Health and Human Services	4130 Faber Place, North Charleston	\$18.58
Dept. of Public Safety	597 Old Mt. Holly Rd., Goose Creek	\$18.00
Vocational Rehabilitation Dept.	2070 Northbrook Blvd., North Charleston	\$19.71

Vacant	1101 Remount Road, North Charleston	\$17.50
Vacant	4401 Belle Oaks Dr., North Charleston	\$26.75

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

DSS has adequate funds for the lease amendment according to a Budget Approval Form submitted October 26, 2021. Lease payments will be funded through state appropriations and federal funding. No option to purchase the property is included in the lease.

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**4. What is the Joint Bond Review Committee asked to do?** Approve the proposed amendment to extend the lease for one year and three-months.

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**5. What is recommendation of Department of Administration?** Approve the proposed amendment to extend the lease for one-year and three-month.

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**6. List of Supporting Documents:**

- (a) Letter from DSS
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



**HENRY McMASTER**, GOVERNOR

**MICHAEL LEACH**, STATE DIRECTOR

October 29, 2021

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

RE: Lease for 3346 Rivers Avenue, Suites D1, D2, E and F, North Charleston, SC 29405

Dear Ms. Lancaster:

The South Carolina Department of Social Services requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a one (1) year and three (3) month lease extension with Rivers and Cherokee, LLC for 22,899 rentable square feet of office space at 3346 Rivers Avenue, Suites D1, D2, E and F, North Charleston, SC 29405. The South Carolina Department of Social Services current lease at 3346 Rivers Avenue, Suites D1, D2, E and F, North Charleston, SC 29405 expires on 2/28/2022.

DSS is currently in the process of determining its long-term space needs and telecommuting options and has requested to extend its current lease to complete its analysis and the process for telecommuting approval. The lease, as amended, will contain the standard termination language, which allows the DSS to reduce space size or terminate the lease early. The cumulative cost of the lease during the term is \$495,763.35.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Leach", is written over a light blue horizontal line.

Michael Leach  
State Director

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Lease Proposal  
South Carolina Department of Social Services  
1628 Browning Road, Columbia

The South Carolina Department of Social Services requests review of its proposal to enter into an amendment to extend its current lease for 31,544 square feet of space at 1628 Browning Road from Browning Office Investment, LLC.<sup>1</sup> The leased space supports the Department's Internal Audit, OIG, Staff Training & Development, Individual and Provider Rights, and Contract Monitoring divisions. The Department has leased space at this location since March 2017, and its current lease will expire on March 28, 2022.

The Department is evaluating its long-term space needs and telecommuting options, and has proposed extending the current lease for 1 year to complete its analysis. The amended lease will include standard provisions permitting space reduction and early termination. Rent includes all operating expenses and equates to \$13.53 per square foot, and is equivalent to the existing rental rate. Total rent over the extended term is \$426,790. 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, federal, and Medicaid funds, and the Department'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 in the area range from \$16.11 to \$21.50 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. South Carolina Department of Social Services letter.

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<sup>1</sup> A North Carolina limited liability company in good standing registered with the SC Secretary of State effective May 8, 2006. Corporation Service Company of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

# JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 7, 2021

Regular Agenda

## 1. Submitted by:

- (a) Agency: Department of Administration,  
Division of Facilities Management and  
Property Services
- (b) Authorized Official Signature:

*Ashlie Lancaster*

Ashlie Lancaster, Director

**2. Subject:** South Carolina Department of Social Services Extension of Lease at 1628 Browning Road, Suite 200, Columbia, SC

## 3. Summary Background Information:

The South Carolina Department of Social Services (DSS) requests approval to enter into a lease amendment to extend their current lease of 31,544 rentable square feet of office space at 1628 Browning Road, Columbia, SC from Browning Office Investments, LLC. DSS has leased space at this location since March 2017. The space will be used by DSS Internal Audit, OIG, Staff Training & Development, Individual & Provider Rights and Contract Monitoring. The current lease at this location will expire on March 28, 2022.

DSS is currently in the process of determining its long-term space needs and telecommuting options and has requested to extend their current lease for up to one (1) year in order to complete its analysis and the process for telecommuting approval. The lease, as amended, will contain the standard termination language, which allows the DSS to reduce space size or terminate the lease early.

The extended lease term will be one (1) year commencing March 29, 2022. The rental rate for the extended term will be \$13.53 per rentable square foot for an annual aggregate amount of \$426,790.32, which is the same rate as they are currently paying. This is a full gross lease and includes all operating expenses.

The Department of Administration conducted a market analysis. The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate /SF
Vacant	7909 Parklane Road	\$19.00
Vacant	200 Center Point Circle	\$21.50
Lottery Commission	1333 Main Street	\$18.40
Retirement Systems Investment Fund	1201 Main Street	\$16.11
Workers Compensation Comm.	1333 Main Street	\$18.25

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

DSS has adequate funds for the lease amendment according to a Budget Approval Form submitted October 26, 2021. Lease payments will be funded through state appropriations, federal funding, and Medicaid. No option to purchase the property is included in the lease.

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**4. What is the Joint Bond Review Committee asked to do?** Approve the proposed amendment to extend the lease for one year.

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**5. What is recommendation of Department of Administration?** Approve the proposed amendment to extend the lease for one year.

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**6. List of Supporting Documents:**

- (a) Letter from DSS
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



**HENRY McMASTER**, GOVERNOR

**MICHAEL LEACH**, STATE DIRECTOR

October 29, 2021

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

RE: Lease for 1628 Browning Road, Suite 200, Columbia, SC 29201

Dear Ms. Lancaster:

The South Carolina Department of Social Services requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a one (1) year lease extension with Browning Office Investment, LLC for 31,544 rentable square feet of office space at 1628 Browning Road, Suite 200, Columbia, SC 29201. The South Carolina Department of Social Services' current lease at 1628 Browning Road, Suite 200, Columbia, SC 29201 expires on March 28, 2022.

DSS is currently in the process of determining its long-term space needs and telecommuting options and has requested to extend its current lease to complete its analysis and the process for telecommuting approval. The lease, as amended, will contain the standard termination language, which allows DSS to reduce space size or terminate the lease early. The cumulative cost of the lease during the term is \$ 426,790.32.

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

Sincerely,



Michael Leach  
State Director

---

AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal  
South Carolina State University  
Lake Marion Parcel and Washington Point Property, Elloree

Section 58-31-240(B) of the South Carolina Code of Laws 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, except that this requirement does not apply to encroachment agreements, rights of way, or lease agreements made by the Authority for property within the Federal Energy Regulatory Project boundary.

The Authority requests approval to renew a lease of 9.1 acres to South Carolina State University under a gratis lease located adjacent to the University's Camp Daniels, and to lease approximately 30 acres known as the Washington Point Property, which is subdivided into 27 residential lots and leased to individuals, pursuant to a management plan that is mutually agreeable to the Authority and the University.

The Authority proposes to renew a lease of the 9.1-acre gratis lease property for a 40-year term, to be used by the University's 1890 Program for recreational purposes associated with Camp Daniels. The lease contains an option exercisable by the University for a period of 5 years to separate 4 acres of the property and extend the lease term to 60 years, contingent on the University's obtaining funding for construction and maintenance of a limnology research center that will be used to study freshwater habitats. The Limnology Center has potential collaborative benefits to the Authority and the University in connection with environmental and water quality efforts. This lease is exempt from the requirements of Section 58-31-240(B), as the subject property is located entirely within the FERC boundary; however, the Authority has submitted this lease for committee review because of its connection with the proposed lease of the Washington Point Property, as more fully described herein.

The Authority further proposes to implement a management plan for the Washington Point Property addressing new and extended residential leases that are subject to the approval, rejection, or modification provisions of Section 58-31-240(B). The Board of the Authority established in 2016 new lease rates for the Washington Point Property consistent with the rate structure of the other residential leases of the Authority; however, the new rates, which are established as a percentage of an independently-determined appraised value, will be phased in to avoid one-time large increases and potential hardships on lease holders, many of whom have made substantial improvements to the properties. The schedule of increases is more fully described in the Authority's submission.

The Authority further proposes to cooperatively manage these residential leases in collaboration with the University with a portion of lease fees retained by the Authority, and a portion dedicated to a scholarship fund for University students.

The University will secure and grant to the Authority an access easement across the property.

COMMITTEE ACTION:

Approve renewal of the lease of 9.1 acres by the Authority to South Carolina State University as a gratis lease; and approve the management plan for the lease of approximately 30 acres known as the Washington Point Property, each as described herein and more fully in the documents supporting the Authority's submission.

ATTACHMENTS:

1. Letter dated November 9, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Resolution of the Authority Board adopted October 25, 2021.
3. Location and Aerial Maps.



**Pamela J. Williams**  
Chief Public Affairs Officer and  
General Counsel  
(843) 761-7043  
Cell: (843) 708-1760  
pamela.williams@santeecooper.com

November 9, 2021

The Honorable Hugh K. Leatherman, Sr.  
Chairman, Joint Bond Review Committee  
South Carolina State Senate  
111 Gressette Building  
Columbia, SC 29201

Re: South Carolina Public Service Authority Residential Leased Lots

Dear Chairman Leatherman,

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve real estate transactions for property located in Calhoun County adjacent to SC State University’s Camp Daniels.

### **Background**

Santee Cooper owns approximately 39 acres on Lake Marion (the “Property”) that is adjacent to SC State’s 255-acre Camp Daniels. The Property includes a 9.1-acre parcel that was under a gratis lease to SC State from 1951 to 2017 (the “Gratis Lease Property”). Santee Cooper and SC State propose to renew the gratis lease as further described below.

The remaining 30 acres of the Property (the “Washington Point Property”) are divided into 27 residential lots and leased by Santee Cooper to individuals who have constructed improvements thereon. From 1981 until the 2013, SC State designated who would lease the lots, and Santee Cooper handled the paperwork and collected lease fees. SC State declined to continue designating lessees in 2013. Vehicular access to the Property runs through Camp Daniels, and Santee Cooper has no dedicated access rights.

Camp Daniels supports the public service activities of SC State’s 1890 Research and Extension Program (the “1890 Program”). A recently adopted Master Plan for Camp Daniels includes a conference facility that opened earlier this year, and there are plans for a recreational center for 4-H campers and a limnology research center (studying freshwater habitats). In the spring of 2020, Santee Cooper and the 1890 Program began discussions regarding renewing the gratis lease and controlling access to the Washington Point Property to address Camp Daniel security concerns. These discussions expanded into other areas for collaboration, and we believe there is an excellent opportunity to create mutual benefits to Santee Cooper and SC State through collaborative efforts at Camp Daniels. There are two distinct but related parts of this request. A presentation from Santee Cooper’s October 25, 2021 Board Meeting is attached for your reference.

### **Gratis Lease**

Santee Cooper proposes to lease the Gratis Lease Property to SC State for a 40-year term, to be used by the 1890 Program for recreational purposes associated with Camp Daniels. The lease contains an option, exercisable by SC State for a period of five years, to separate out 4 acres from the 9.1 acres and extend the lease term on those 4 acres to 60 years, contingent on SC State obtaining funding for construction and maintenance of the limnology center. The limnology center has the potential to benefit Santee Cooper's environmental and water quality efforts through a collaborative effort with SC State. Because the Gratis Lease Property is inside the FERC project boundary, under a strict interpretation of Act 90, it is exempt from the requirement for JBRC approval. However, given the connection of this lease with the following item, we are submitting both parts of the transaction to JBRC for consideration.

### **Residential Lease Lots**

The residential leases on the Washington Point Property commenced in the early 1980's and have 40-year terms, with an average current lease rate of \$900/year. Many are expiring at year-end, and any extension or new lease requires JBRC approval. In 2016, the Santee Cooper Board established new lease rates for Washington Point that are consistent with the lease rate structure for Santee Cooper's other residential leases. The new rates will take effect as the current leases expire, with the new rates set at 2% of appraised value<sup>1</sup>, subject to a phase in-approach for current lessees and immediate family members. The phase-in was included in the rate structure to avoid one-time large increases in lease fees and potential hardships for individual lessees, many of whom have made significant improvements.

#### **Lease Rate Structure for Washington Point Subdivision**

Approved by Santee Cooper Board of Directors on August 22, 2016  
(Resolution attached)

1. The Residential Lease Rate will be set at 2.0% of the appraised value of the lot, and the leases will have a term of 40 years.
2. If a current leaseholder renews a lease, enters into a new lease or transfers his lease to a child or spouse, the new lease rate will be phased in over a ten-year period as follows:

Year 1	.50%	Year 6	1.00%
Year 2	.50%	Year 7	1.25%
Year 3	.75%	Year 8	1.50%
Year 4	.75%	Year 9	1.75%
Year 5	1.00%	Year 10	2.00%

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<sup>1</sup> Average appraised value of Washington Point lots is \$160,000

The Honorable Hugh K. Leatherman, Sr.  
Chairman, Joint Bond Review Committee  
South Carolina State Senate  
November 9, 2021  
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3. Residential Lease Rates will be adjusted every ten years based on appraised value, but any increase may not exceed 20% of the previous lease rate. If the adjustment causes an increase of more than 10%, the new lease rate will be phased in at 5% per year until the new lease rate is reached.
4. Appraised values will be determined by an independent certified appraiser.

As part of its collaboration with the 1890 Program, Santee Cooper proposes cooperatively managing the leases, with a portion of lease fees retained by Santee Cooper, and a portion dedicated to a scholarship fund for SC State students. SC State will grant Santee Cooper an access easement providing dedicated legal access to the Property and will provide secured access. The Santee Cooper Board approved the following plan for managing the Washington Point Property.

**Management of Washington Point Subdivision Leases**

Approved by Santee Cooper Board of Directors on October 25, 2021  
(Resolution attached)

1. SC State's 1890 Program will designate all new lessees, including transferees, and in doing so will comply with all state and federal laws, including the Fair Housing Act.
2. Lease rates for leases renewed, entered into, or transferred after the date of this resolution will be consistent with the Santee Cooper's Board-approved rate structure adopted August 22, 2016, or any subsequent Board-approved policy.
3. Santee Cooper will retain up to \$900/year in lease fees for each lot.
4. Lease fees greater than \$900/lot will be used for Washington Point Subdivision road maintenance, with the excess dedicated to fund SC State scholarships in fields of study as agreed by Santee Cooper and SC State.
5. The 1890 Program may assess an additional scholarship fee for each lot dedicated to the scholarship fund described in #4 above; provided
  - a. The scholarship fee will not be charged to current lessees or the spouse of a current lessee.
  - b. The amount of the scholarship fee will be as agreed by Santee Cooper and the 1890 Program, not to exceed \$2,500/year.

**Request**

Santee Cooper respectfully requests that the JBRC approve: (1) the lease of the Gratis Lease Property to SC State as described herein, (2) administration of the leases on the Washington Point

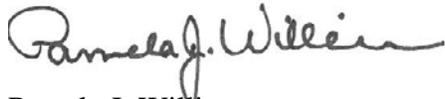
The Honorable Hugh K. Leatherman, Sr.  
Chairman, Joint Bond Review Committee  
South Carolina State Senate  
November 9, 2021  
Page 4

Property under Santee Cooper's board approved rate structure and management plan as described herein. This arrangement provides the following benefits:

- Perfects access to the Washington Point subdivision
- Provides an opportunity for a water management collaboration with the 1890 Program
- Preserves Santee Cooper's existing revenue
- Creates a scholarship fund that will provide a pipeline of candidates for employment
- Provides enhanced public access to Lake Marion through the Gratis Lease Property.

Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,



Pamela J. Williams

Attachments

Santee Cooper Board Resolutions  
Presentation to the Santee Cooper Board of Directors on August 25, 2021

October 25, 2021

CAMP DANIELS GRATIS LEASE AND WASHINGTON POINT PROPOSAL

Adopted   ✓  

Rejected       

Postponed       

RESOLUTION

WHEREAS, South Carolina Code § 58-31-30(A)(4) vests The South Carolina Public Service Authority (the "Authority") with the powers to acquire, purchase, hold, use, lease, mortgage, sell, transfer and dispose of any property, real, personal, or mixed; and

WHEREAS, It is the policy of the Authority to allow use of its properties at no charge to certain organizations for purposes that advance both a public purpose and the Authority's corporate purpose; and

WHEREAS, South Carolina State University (SC State) has requested the renewal of a lease from the Authority for approximately 9.1 acres adjacent to its Camp Daniels Property (the "Leased Property") for use by its 1890 Research and Extension Program (the "1890 Program"); and

WHEREAS, A lease for the Leased Property will enable the 1890 Program to further its public service activities by providing recreational opportunities associated with Camp Daniels and the possible operation and maintenance of a Limnology Research Center; and

WHEREAS, The lease to SC State and contemplated activities on the Leased Property will create a collaboration that helps the Authority fulfill its mission of improving the quality of life of State residents by providing public recreation and educational opportunities for the community; and

WHEREAS, The Authority's Management has duly considered the request and has determined that the gratis lease meets the requirements recited in Corporate Policy 2-52-00, Gratis Leases, adopted by the Board on August 22, 2016; and

WHEREAS, The Authority's Management recommends the granting of a new 40-year lease for the Leased Property to SC State, without charge, for use by the 1890 Program for recreational activities, which will include an option, available for five years, to separate out approximately 4 acres of the Leased Property for a 60-year lease for the site of a Limnology Research Center, contingent upon SC State receiving funding for that purpose; and

WHEREAS, SC State has proposed an approach to manage administration of the residential leased lots at Washington Point Subdivision adjacent to Camp Daniels to address security concerns and create a scholarship fund for SC State students; and

WHEREAS, The Authority's Management recommends that those residential lots be managed collaboratively by the Authority and the 1890 Program as further described in Attachment A (the "Washington Point Management Plan"); and

WHEREAS, The Washington Point Management Plan will benefit the Authority by providing assistance with lease administration, creating scholarships for students who will be candidates for employment, and providing enhancing security for and access to its property; and

WHEREAS, The Board of Directors has reviewed the information provided by the Authority's Management and has considered Management's recommendations; and

WHEREAS, After having considered and appropriately balanced the factors set forth in South Carolina Code § 58-31-55, the Board of Directors has determined its approval of the gratis lease of the Leased Property and Washington Point Management Plan is in the best interest of the Authority; now, therefore, be it

RESOLVED, The Authority is authorized to lease the Leased Property as recommended by Management; and be it further

RESOLVED, That the Washington Point Subdivision residential lots be managed according to the Washington Point Management Plan; and be it further

RESOLVED, That, the President and Chief Executive Officer or the Chief Public Affairs Officer and General Counsel are authorized to take such further actions as are necessary to carry out the foregoing resolution.

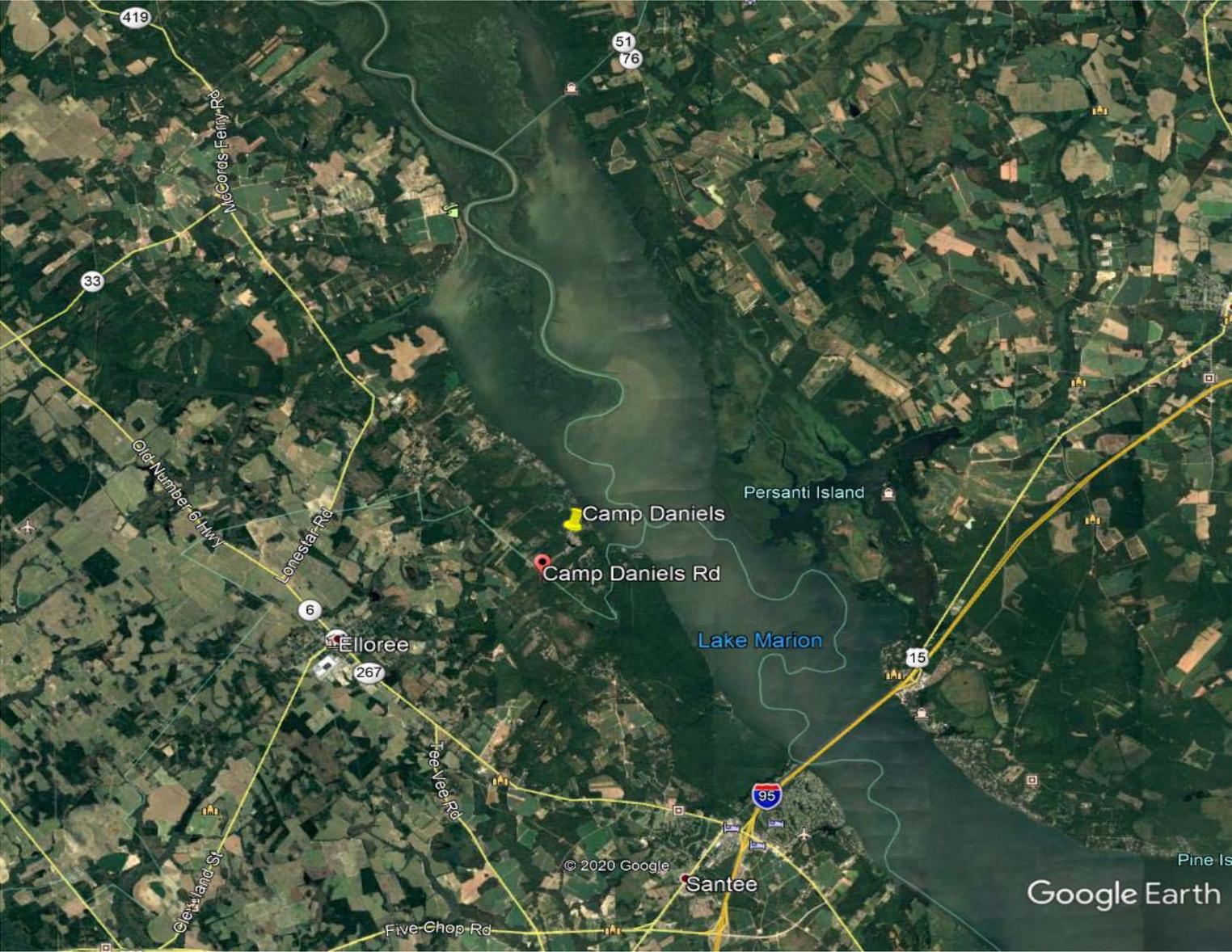
*\*If approved by the Committee, this resolution will be referred to the full Board for approval.  
**This resolution was referred to and approved by the full Board.***

## **Attachment A**

### Management of Washington Point Subdivision Leases Effective November 1, 2021

1. SC State's 1890 Program will designate all new lessees, including transferees, and in doing so will comply with all state and federal laws, including the Fair Housing Act.
2. Lease rates for leases renewed, entered into, or transferred after the date of this resolution will be consistent with the Authority's Board-approved rate structure adopted August 22, 2016, or any subsequent Board-approved policy.
3. The Authority will retain up to \$900/year in lease fees for each lot.
4. Lease fees greater than \$900/lot will be used for Washington Point Subdivision road maintenance, with the excess dedicated to fund SC State scholarships in fields of study as agreed by the Authority and SC State.
5. The 1890 Program may assess an additional scholarship fee for each lot dedicated to the scholarship fund described in #4 above; provided
  - a. The scholarship fee will not be charged to current lessees or the spouse of a current lessee.
  - b. The amount of the scholarship fee will be as agreed by the Authority and the 1890 Program, not to exceed \$2,500/year.
6. SC State will grant the Authority an access easement and will be responsible for road maintenance (once funds are available) and secure access.
7. The Authority and SC State will enter into a definitive agreement setting forth the respective rights and responsibilities of the parties.

# Location



# Site Aerial



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AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal  
Jefferies Generating Station Property, Moncks Corner

Section 58-31-240(B) of the South Carolina Code of Laws 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, except that this requirement does not apply to encroachment agreements, rights of way, or lease agreements made by the Authority for property within the Federal Energy Regulatory Project boundary.

The Authority requests approval to extend a lease of 15.8 acres located adjacent to the Authority's Jefferies Hydroelectric Generating Station in Moncks Corner to Cameron Ag Products, LLC. The Authority originally entered into the lease in February 2017, which was amended in July 2018 and August 2019. The existing lease ends on December 31, 2021, and the Authority requests approval to extend the lease, as amended, through December 31, 2024.

Cam Ag leases the property to unload and store synthetic gypsum for sale to the Authority and is permitted use of the existing rail spur and rail line leading into the property. The lease fee is \$10 annually, and Cam Ag is responsible for permitting and maintenance of the rail, and for arranging its own power supply. The 2018 and 2019 amendments permitted Cam Ag to unload and store additional material consisting of granite and sand for sale to third parties.

The Authority purchases gypsum from Cam Ag to supplement gypsum produced at its Cross and Winyah Generation Stations to fulfill its obligation to provide wallboard quality gypsum to American Gypsum. Gypsum supplied by Cam Ag is the Authority's least cost source primarily because transporting gypsum by rail is less costly than transporting by truck. Revenue from third party sales associated with the 2018 and 2019 amendments lower Cam Ag's handling costs, which further benefits the Authority. Moreover, at the Authority's request, Cam Ag recently began loading pond ash removed from the ash pond undergoing closure at the Jefferies Station into rail cars for transport to cement companies in the southeast. Those companies are beneficially using the ash, and this method of disposing of the ash results in lower costs to the Authority versus landfilling the material.

**COMMITTEE ACTION:**

Approve renewal of the lease of 15.8 acres by the Authority to Cameron Ag Products, LLC as described herein and more fully in the documents supporting the Authority's submission.

**ATTACHMENTS:**

1. Letter dated November 10, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Lease Agreement dated February 7, 2017; First and Second Amendments dated July 1, 2018, and August 22, 2019, respectively.
3. Proposed Third Amendment to Lease Agreement.

November 10, 2021

The Honorable Hugh K. Leatherman, Sr.  
Chairman, Joint Bond Review Committee  
South Carolina State Senate  
111 Gressette Building  
Columbia, SC 29201

Re: Lease of Property at the former site of Jefferies Generating Station

Dear Chairman Leatherman,

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve the extension of an existing lease of property adjacent to its Jefferies Hydroelectric Generating Station in Berkeley County.

Jefferies Generating Station previously consisted of two coal-fired and two oil-fired electric generating units, along with the hydroelectric facility on Lake Moultrie. While the hydroelectric facility remains and continues to operate, the fossil-fired units were retired, and those units have since been demolished. Some associated infrastructure remains, including the rail line and rail spur previously used by the station to deliver coal, and the equipment used to unload the coal trains. The site also has a pond that stores coal ash generated during station operations. The ash pond is undergoing closure pursuant to a DHEC approved closure plan that requires removal of all the remaining ash.

In February 2017, Santee Cooper entered into a lease agreement with Cameron Ag Products, LLC<sup>1</sup> (“Cam Ag”) pursuant to which Cam Ag leases approximately 15.8 acres (the “Leased Property”) to unload and store synthetic gypsum for sale to Santee Cooper and other parties. Santee Cooper transferred the coal unloading equipment to Cam Ag (in exchange Cam Ag’s commitment to remove the equipment at the end of the lease term) and allows Cam Ag to use the existing rail spur and rail line leading into the Leased Property. The lease fee is \$10 annually, with Cam Ag responsible for any permitting, maintenance of the rail, and arranging its own power supply.

Santee Cooper purchases gypsum from Cam AG to supplement gypsum produced at Cross and Winyah Generating Stations to fulfill its obligation to provide wallboard quality gypsum to American Gypsum. Gypsum supplied by Cam Ag is currently Santee Cooper’s least cost source of supplemental synthetic gypsum, primarily because transporting gypsum by rail is less costly than the alternative of transporting gypsum by truck.

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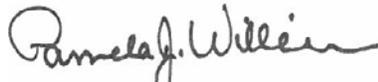
<sup>1</sup> The owners of Cameron Ag Products, LLC are Edward M. Rast and William R. Johnson

The Honorable Hugh K. Leatherman, Sr.  
Chairman, Joint Bond Review Committee  
South Carolina State Senate  
November 10, 2021  
Page 2

The lease was amended in July 2018 and August 2019, and Cam Ag was permitted to unload and store additional material (granite stone and sand) for sale to third parties. The revenue from third party sales allows Cam Ag to lower its handling costs for gypsum sold to Santee Cooper, thereby benefitting Santee Cooper. At Santee Cooper's request, Cam AG recently began loading rail cars with pond ash removed from the on-site ash pond undergoing closure. The ash is being transported to and beneficially reused by cement companies in the Southeast, resulting in lower costs for Santee Cooper versus landfilling the material. The lease agreement with Cameron Ag ends on December 31, 2021.

The services Santee Cooper receives from Cam Ag are a financial benefit to Santee Cooper's operations, and we are optimally using a site that currently has limited other uses. Santee Cooper respectfully requests approval of a contract amendment to extend the lease with Cam AG through December 31, 2024.

Sincerely,



Pamela J. Williams

#### Attachments

Lease Agreement dated February 7, 2107 between SCPSA and Cameron Ag Products, LLC  
First Amendment to Lease Agreement dated July 1, 2018  
Second Amendment to Lease Agreement dated August 22, 2019  
Proposed Third Amendment to Lease Agreement

COPY

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

LEASE AGREEMENT

This Lease Agreement ("Lease") is made effective this 7 day of February, 2017, between **South Carolina Public Service Authority**, a body corporate and politic created and existing pursuant to the laws of the State of South Carolina ("Lessor" herein), having an address of 1 Riverwood Drive, Moncks Corner, South Carolina and **Cameron Ag Products, LLC**, a South Carolina limited liability company, ("Lessee" herein), having an address of 50 Royster Road, Cameron, South Carolina.

WITNESS:

Lessor is the owner of real property with improvements thereon located in Berkeley County, South Carolina, commonly referred to as Jefferies Generating Station, being located approximately three (3) miles north of the Town of Moncks Corner, South Carolina, situate lying and being adjacent to the Tail Race Canal and Lake Moultrie on Power House Road. Lessee wishes to lease a portion of Jefferies Generating Station for the purpose of establishing and maintaining a storage yard for the receipt, storage and delivery of Synthetic Gypsum, as defined in that certain agreement entered into by the parties on February 7, 2017, entitled "Synthetic Gypsum Purchase and Sale Agreement." This Lease shall run concurrent with the Synthetic Gypsum Purchase and Sale Agreement, and shall terminate simultaneously therewith.

Simultaneous to the execution of the within Lease and the Synthetic Gypsum Purchase and Sale Agreement, Lessee shall enter into a "Rail Car Net Lease Agreement" for certain rail cars as described therein.

In consideration of the rent to be paid by Lessee to Lessor, the covenants and agreements contained herein, and for other good and valuable consideration, the receipt and legal sufficiency of which both parties acknowledge, the Lessee and Lessor agree as follows:

SECTION 1. Leased Premises. Lessor leases to Lessee, and Lessee leases from Lessor, all that piece, parcel or tract of land containing approximately 15.80± acres, being a portion of Jefferies Generating Station, and shown as "15.80± ACRES AREA TO BE LEASED" on the attached Exhibit A ("Leased Premises" herein), together with rights of ingress and egress, as directed by Lessor, subject, however, to all matters of record filed in the Office of the Register of Deeds for Berkeley County, and any permits, laws, or regulations applicable to the Leased Premises. Use of the Leased Premises is specifically made subject to current remediation efforts being conducted by Lessor, as further described herein.

In addition to the Leased Premises, Lessor grants to Lessee a revocable license providing for the right of common usage of a circular section of railroad track and the associated spur located adjacent to the Leased Premises, being shown on Exhibit A as "RAILROAD SPUR LICENSE AGREEMENT." Lessee, at its sole cost and expense, agrees to maintain said tracks in compliance with applicable laws, regulations and any other standards provided by Lessor, to pay its proportionate share of any spur track or lead track extending service to the Leased Premises, and to perform its obligations pursuant to Rail Car Net Lease Agreement. Lessee shall hold harmless and indemnify Lessor from any and all loss, injury, or damage to persons or property resulting from the use of such tracks.

SECTION 2. Term. The term of this Lease shall commence on the date first mentioned above and shall terminate on December 31, 2019, both dates inclusive, unless sooner terminated or extended pursuant to the terms of this Lease or mutual agreement of the parties.

SECTION 3. Rent. Lessee shall pay to Lessor the sum of Ten (\$10.00) Dollars annually for the use and occupancy of the Leased Premises, the Railroad Spur License area, and related access points.

SECTION 4. Use of the Leased Premises. It is understood by the parties that Lessee intends to use the Leased Premises for the receipt, storage and delivery of Synthetic Gypsum, as defined in the Synthetic Gypsum Purchase and Sale Agreement. Provided, however, Lessor shall allow the receipt, storage, and delivery of gypsum not meeting the specifications of Synthetic Gypsum along with other aggregate material approved in writing by Lessor, so long as the activities aforementioned in this Section do not interfere with Lessor's activities at Jefferies Generating Station.

SECTION 5. Government Approvals. Lessee shall be solely responsible for and shall secure promptly all necessary governmental approvals, including but not limited to, all required permits.

SECTION 6. Construction and Alterations. Lessor is in the process of clearing the Leased Premises of coal, other materials, and structures related to Lessor's use of the Leased Premises as a coal yard. As part of this clearing, certain areas of the Leased Premises may become unavailable to Lessee for access or use during the lease term. Lessee agrees to fully accommodate Lessor's clearing, removal and remediation efforts. In the event Lessee fails to accommodate such efforts, Lessor may, but shall not be required to, enter on the Leased Premises and relocate any stockpiled Synthetic Gypsum or aggregate material and prohibit any further deliveries until such time as Lessor has concluded its clearing, removal and remediation efforts. Lessor may charge the cost of the relocation any material, including Synthetic Gypsum or aggregate material, to the Lessee as additional rent. Additional rent shall be due and payable on the first day of the month after which the Lessor has invoiced for such relocation efforts.

SECTION 7. Improvements. All structures, improvements, and fixtures of any nature constructed or installed by Lessee on the Leased Premises shall remain the property of Lessee and shall be removed by Lessee upon termination of the Lease. Furthermore, the parties hereto agree that Lessee shall have the right of use and purchase of those facilities listed herein as Exhibit "B", said facilities to be sold "as-is, where-is", to be conveyed by separate bill of sale, and to be removed by Lessee upon the termination of this Lease.

SECTION 8. Insurance. In addition to any insurance requirements contained in the Synthetic Gypsum Purchase and Sale Agreement and/or the Rail Car Net Lease Agreement, Lessee shall maintain hazard and casualty insurance on the Leased Premises for the benefit of Lessor and Lessee, in an amount to be agreed to by the parties. Additionally, Lessee shall maintain liability insurance on the Leased Premises in the minimum amount of \$2,000,000 per claim. Lessor shall be named as additional insured on all policies. Lessee shall provide Lessor with certificates of insurance evidencing coverage, together with proof of premium payment, at least once each year during the term of this Lease. Lessee shall secure a provision in each policy of insurance requiring that at least 30 days' written notice be given to Lessor by the insurance carrier prior to cancellation of any policy. In the event Lessee fails to insure or to secure insurance, Lessor may either obtain the same and charge the premiums to Lessee as additional rent, which shall become due and payable on the first day of the month after which Lessor pays the premiums, or declare Lessee in default of this Lease.

SECTION 9. Sublease. Lessee shall not be entitled to sublet the Leased Premises, improvements or facilities described in Exhibits "A" and "B".

SECTION 10. Indemnification. Lessee covenants and agrees with Lessor that it will indemnify and hold Lessor harmless from and against any and all liability, damages, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises or the Railroad Spur License Agreement area due to any act or acts of omission or commission of Lessee, or Lessee's officers, agents, servants, employees, contractors or assignees or due to environmental factors or site conditions. Lessee shall, at its own cost and expense, defend against any and all suits or actions (whether just or unjust) which may be brought against Lessor because of any above-mentioned matter, claim or claims. Lessor shall not be responsible or liable for any damage to any property, fixtures, building or other improvements, or for any injury to any person or persons, at any time on the Leased

Premises or the Railroad Spur License Agreement area, including any injury to Lessee or to any Lessee's officers, agents, servants, employees, contractors, customers or assignees, except as may result from any act or acts of omission or commission of Lessor or Lessor's officers, agents, servants, employees, assignees or contractors.

SECTION 11. Utilities. Lessee shall pay all fees charged for water and electric utilities utilized in connection with the use and occupancy of the Leased Premises. It is anticipated that Lessor, as a provider of electric power, will enter into a separate agreement for the provision of metered electric service for use at the Leased Premises.

SECTION 12. Inspection. Lessor shall have the right to enter on the Leased Premises at any hour to inspect for compliance with the terms of this Lease.

SECTION 13. Environmental Provisions. Lessee shall comply with all environmental laws, permits, orders and regulations of federal, state, county and municipal authorities, and with any directive issued pursuant to law by any public officer, which shall impose any order or duty on Lessee pertaining to the use or occupancy of the Leased Premises by Lessee. In addition to the foregoing, Lessee agrees as follows:

a. Lessee shall, at its expense, take all necessary measures for dust control relating to its operations on the Leased Premises to ensure compliance with state and federal fugitive dust emission limits as set forth in Exhibit C. Fugitive dust controls should be adequate to avoid any nuisance dust to C. R. Bard or other industries located in the vicinity of the Leased Premises.

b. Lessee shall, at its expense, control industrial storm water runoff from the Leased Premises by installing silt fences or implementing runoff controls Best Management Practices ("BMP's") to maintain a quality of storm water which meets state and federal defined limits and water quality requirements of South Carolina's General Storm Water permit Number SCR000000.

c. Lessor shall receive Lessee's on-site industrial storm water runoff provided said runoff meets all Federal and South Carolina DHEC regulations, including South Carolina's General Storm Water permit Number SCR000000 for steam electric, gypsum transfer and an aggregate transfer facility.

SECTION 14. End of Term. On expiration or other termination of this Lease, Lessee shall quit and surrender to Lessor the Leased Premises, in good order and condition, having removed all facilities enumerated at Exhibit "B".

SECTION 15. Notices. Any notice required to be given to Lessor or Lessee shall be in writing and sent certified mail, return receipt requested, or by express commercial courier, addressed as follows:

Lessor  
South Carolina Public Service Authority  
Attn: Ms. Susan Jackson  
1 Riverwood Drive  
Moncks Corner, SC 29461

Lessee  
Cameron Ag Products, LLC  
Attn: Mr. Robert Johnson  
50 Royster Road  
Cameron, SC 29030

SECTION 16. No Waiver. Any failure by either party to enforce any right arising shall not be deemed a



waiver of the right.

SECTION 17. Entire Agreement; Amendments. This Lease and any attached exhibits set forth all of the promises, agreements, conditions and understandings between Lessor and Lessee with respect to the Leased Premises. There are no other oral or written promises, agreements, conditions or understandings between them, except as provided for herein. This lease may only be modified by a written amendment signed by both parties. An oral modification shall not be binding on either party.

SECTION 18. Captions. The captions preceding the sections of this lease are inserted only as a matter of convenience and for reference purposes, and in no way define, limit, or describe the scope of this lease nor the intent of any provision of this lease.

SECTION 19. Default. The following shall be events of default on the part of Lessee under the terms of this lease:

- a. failure to pay rent or added rent when due;
- b. failure to comply with any law, regulation, policy or order of any lawful governmental authority;
- c. failure to comply with any other contained lease provision; and
- d. vacating or abandoning the Leased Premises.
- e. any default as provided for in the "Synthetic Gypsum Purchase and Sale Agreement" entered into by the parties and referenced herein above.

In the event of default, Lessor shall give written notice by certified mail, return receipt requested, or by express commercial courier, of default to Lessee, specifying the nature of the default. Lessee shall have ten (10) days from the date of dispatch of the notice to cure any default. If Lessee fails to cure the default within the specified time, Lessor may terminate this lease and remove Lessee by judicial action or otherwise; Lessor shall be entitled to reimbursement by Lessee or all costs and expenses incurred through the removal. The costs may include, but are not limited to, attorneys' fees and court costs.

SECTION 20. Severability. If any provision of this Lease conflicts with any law, conflict shall not affect the other provisions of this lease which can be given effect without the conflicting provision, and to this end the provisions of this lease are declared to be severable.

SECTION 21. Attorney's Fees. In the event it becomes necessary for either party to bring suit to enforce the terms of this Lease, the prevailing party shall be entitled to recover from the non-prevailing party all costs, fees and expenses incurred in connection with, including reasonable attorney's fees and court costs, both prior to and appeal.

SECTION 22. Governing Law. This Lease shall be governed by and interpreted according to the laws of the state of South Carolina.

SECTION 23. Counterparts. This agreement may be signed in counterparts, and when each required signatory shall have signed an original copy of this agreement and delivered to the other party, all signatures shall be taken collectively as though each party had executed in full a single document and same shall be binding and of full force and effect.

*SIGNATURES TO FOLLOW*





*Pamela J. Williams*  
\_\_\_\_\_

**South Carolina Public Service Authority**

*Pamela J. Williams*

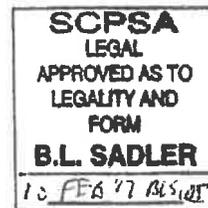
By: Pamela J. Williams  
It's Senior Vice President, Corporate Services

STATE OF SOUTH CAROLINA    )  
                                                  )  
COUNTY OF BERKELEY         )

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Pamela J. Williams, Senior Vice President, Corporate Services, South Carolina Public Service Authority, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of February, 2017.

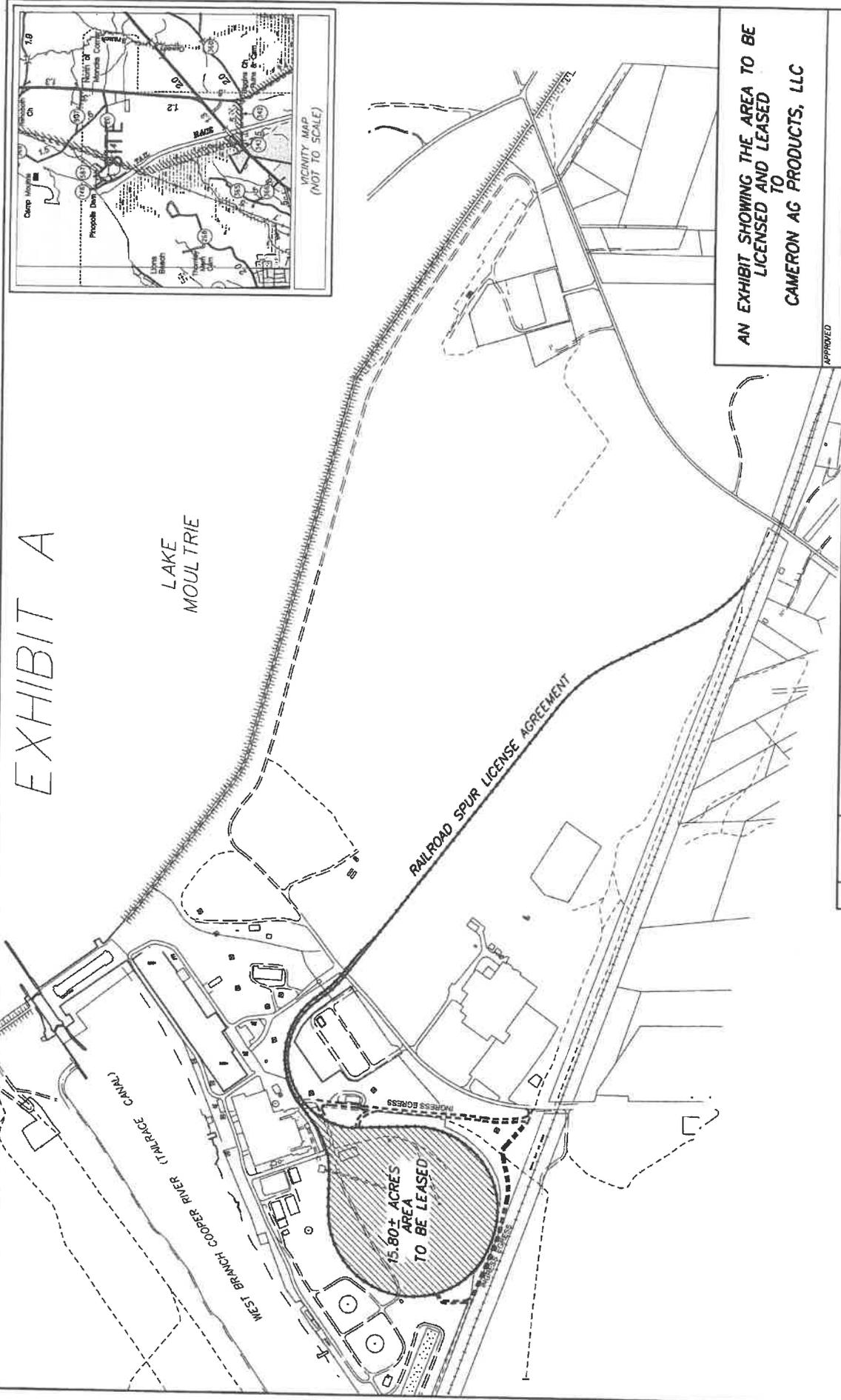
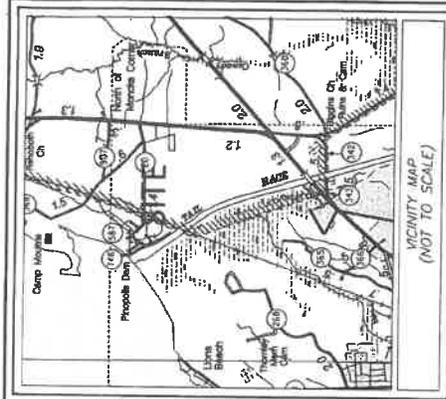
*Shellia C. Grady* (SEAL)  
Notary Public, State of South Carolina  
Notary Name Printed: Shellia C. Grady  
My Commission Expires: 4/12/22



*[Handwritten initials]*

# EXHIBIT A

LAKE MOULTRIE



**AN EXHIBIT SHOWING THE AREA TO BE LICENSED AND LEASED TO CAMERON AG PRODUCTS, LLC**

REV.	DATE	DESCRIPTION	DRAFTER	CHECKED	PROJ. NO.	DRAWING NO.	SHEET	OF
							1	1

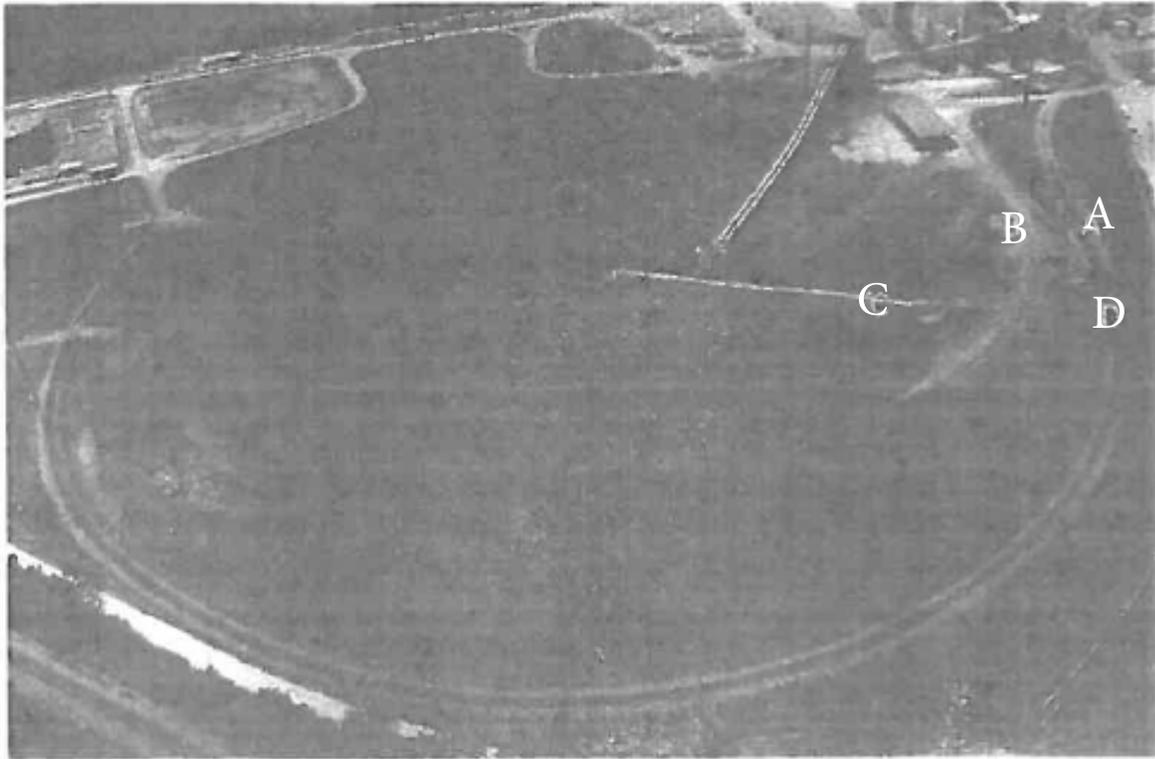
  

CHECKED	SADLER	
DRAFTER	HARFIELD	
DATE	1/10/2017	
SCALE	N.T.S.	
DRAWING NO.		

APPROVED		
SURVEY		
N/A		

Exhibit "B"



- A. Coal Unloading/Shaker Station
- B. Stock-out Control/Electrical Building
- C. Stock-out Conveyor/Tunnel (Conveyor "E")
- D. Conveyor "F" (located below Unloading Station)

A handwritten signature or logo in the bottom right corner of the page. It appears to be a stylized, cursive signature, possibly reading "EMR" or similar, enclosed in a circular or oval shape.

Exhibit C

Fugitive Dust Emission Requirements

**Emission Unit ID: 05 and 07**

**Equipment/Control Device ID: All**

In accordance with S.C. Regulation 61-62.5, Standard No. 4 - Emissions from Process Industries, Section X - Non-Enclosed Operations:

- (a) All non-enclosed operations shall be conducted in such a manner that a minimum of particulate matter becomes airborne.
- (b) The owner/operator of all such operations shall maintain dust control of the premises and any roadway owned or controlled by the owner/operator by paving, or other suitable measures. Oil treatment is prohibited.
- (c) All crushing, drying, classification and like operations shall employ a suitable control device acceptable to the Department, and shall discharge no more particulate matter than that specified in Section VIII of this Standard.

In accordance with S.C. Regulation 61-62.6 - Control of Fugitive Particulate Matter, Section III - Control of Fugitive Particulate Matter Statewide:

- (a) Emissions of fugitive particulate matter shall be controlled in such a manner and to the degree that it does not create an undesirable level of air pollution.
- (b) Restrictions and requirements may be contained in operating permits on a case-by-case basis that are deemed appropriate and necessary to control fugitive particulate matter in accordance with reasonably available control technology.
- (c) No source/plant shall use any method of materials handling which will generate fugitive particulate matter that is not fully described in the permit application.
- (d) Volatile organic compounds shall not be used for dust control purposes. Oil treatment is also prohibited.

The owner/operator shall prepare a plan to minimize fugitive particulate matter emissions. The plan shall, at a minimum:

- (a) Identify sources that reasonably have the potential to emit fugitive particulate matter. These sources shall include but are not limited to roadways, storage piles, etc.
- (b) Include steps that the owner/operator takes to minimize fugitive emissions from the identified sources.
- (c) Record episodes of excess fugitive particulate matter emissions.
- (d) Record the corrective actions taken to mitigate emissions during the episode.

The plan shall be maintained at the facility, kept up-to-date, and made available to the Department upon request. Plan requirements may be modified if future fugitive emission issues arise.



**FIRST AMENDMENT TO LEASE AGREEMENT**

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("Amendment") is made and entered into as of the 1 day of July, 2018, by and between South Carolina Public Service Authority (hereinafter referred to as "Lessor"), and Cameron Ag Products, LLC (hereinafter referred to as "Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Lease Agreement dated February 7, 2017 (the "Agreement"); and

WHEREAS, Lessor and Lessee wish to amend the Agreement as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the covenants and agreements set forth in the Agreement and herein, the parties agree as follows:

1. Definitions. All capitalized terms not defined herein shall have the meanings given to them in the Agreement.

2. Use of the Leased Premises. Section 4 of the Lease is hereby deleted in its entirety and replaced with the following:

"Use of the Leased Premises. It is understood by the parties that Lessee intends to use the Leased Premises for the receipt, storage and delivery of (i) granite stone and sand and (ii) Synthetic Gypsum, as defined in the Synthetic Gypsum Purchase and Sale Agreement. Provided, however, Lessor shall allow the receipt, storage, and delivery of gypsum not meeting the specifications of Synthetic Gypsum along with other aggregate material approved in writing by Lessor, so long as the activities aforementioned in this Section do not interfere with Lessor's activities at Jefferies Generating Station."

3. Miscellaneous. Except as amended and/or modified by this Amendment, the Agreement is hereby ratified and confirmed and all other terms of the Agreement shall remain in full force and effect, unaltered and unchanged by this Amendment. In the event of any conflict between the provisions of this Amendment and the provisions of the Agreement, the provisions of this Amendment shall prevail. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto except having additional signature pages executed by other parties to this Amendment attached thereto. The parties contemplate that they may be executing counterparts of this Amendment transmitted by facsimile or email in pdf format and agree and intend that an electronic signature by facsimile machine or email shall bind the party so signing with the same effect as though the signature were an original signature.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year set forth above.

**LESSOR:**  
South Carolina Public Service Authority

**LESSEE:**  
Cameron Ag Products, LLC

By: Pamela J. Williams (SEAL)  
Name: Pamela J. Williams  
Title: Sr. VP, Corporate Services

By: William R. Johnson (SEAL)  
Name: William R. Johnson  
Title: Member



**Second Amendment**

**Lease Agreement**

This Second Amendment to Lease Agreement (the "Second Amendment") is effective as of the 22 day of August, 2019 (the "Effective Date") by and between SOUTH CAROLINA PUBLIC SERVICE AUTHORITY, a body corporate and politic created by South Carolina Statute ("Santee Cooper"), with corporate headquarters located at One Riverwood Drive, Moncks Corner, South Carolina 29461, and Cameron Ag Products LLC, a corporation organized and existing under the laws of the State of South Carolina with a corporate headquarters located at 50 Royster Road, Cameron, South Carolina 29030 (CamAG).

**RECITALS**

WHEREAS, Santee Cooper and CamAG entered into certain Lease Agreement dated February 7, 2017 (the "Agreement"); and

NOW, THEREFORE, in consideration of those recitals and the mutual covenants stated hereinafter, the parties agree for themselves, their representatives, successors, and permitted assign as follows:

**SECTION 2. Term shall be deleted and replaced with the following:**

Term. The Term of this Lease shall commence on the date first mentioned above and shall terminate on December 31, 2021, both dates inclusive, unless sooner terminated or extended pursuant to the terms of this Lease or mutual agreement of the parties.

IN WITNESS WHEREOF, each of the parties, intending to be legally bound by the provisions of this Second Amendment, has caused its duly authorized representatives to execute this Second Amendment.

**CAMERON AG PRODUCTS, LLC**

By: William R. Johnson  
Print Name: William R. Johnson  
Title: Co-owner / COO

**SOUTH CAROLINA PUBLIC SERVICE AUTHORITY**

By: Jane H. Hood  
Print Name: Jane H. Hood  
Title: VP Environmental & Water Systems



**Third Amendment**  
**Lease Agreement**

This Third Amendment to Lease Agreement (the "Third Amendment") is effective as of the 31st day of , December 2021 (the "Effective Date") by and between SOUTH CAROLINA PUBLIC SERVICE AUTHORITY, a body corporate and politic created by South Carolina statute ("Santee Cooper"), with corporate headquarters located at One Riverwood Drive, Moncks Corner, South Carolina 29461, and Cameron Ag Products LLC, a South Carolina corporation, with a corporate headquarters located at 50 Royster Road, Cameron, South Carolina 29030 (CamAG).

RECITALS

WHEREAS, Santee Cooper and CamAG entered into certain Lease Agreement dated February 7, 2017 (the "Agreement"); and

WHEREAS, Santee Cooper and CamAG modified certain Lease Agreement dated July 1, 2018, (the "First Amendment"); and

WHEREAS, Santee Cooper and CamAG extended certain Lease Agreement dated August 22, 2019, (the "Second Amendment"); and

NOW, THEREFORE, in consideration of those recitals and the mutual covenants stated hereinafter, the parties agree for themselves, their representatives, successors, and permitted assign as follows:

**SECTION 2. Term** shall be deleted and replaced with the following:

Term. The Term of this Lease shall commence on the date first mentioned above and shall terminate on December 31, 2024, both dates inclusive, unless sooner terminated or extended pursuant to the terms of this Lease or mutual agreement of the parties.

Except as expressly modified by this Third Amendment, all other terms, conditions, and provisions of the Agreement and all amendments thereto shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, each of the parties, intending to be legally bound by the provisions of this Third Amendment, has caused its duly authorized representatives to execute this Third Amendment.

**CAMERON AG PRODUCTS, LLC**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**SOUTH CAROLINA PUBLIC SERVICE AUTHORITY**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_



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AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal  
Moncks Corner Rural Fire Department, Moncks Corner

Section 58-31-240(B) of the South Carolina Code of Laws 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, except that this requirement does not apply to encroachment agreements, rights of way, or lease agreements made by the Authority for property within the Federal Energy Regulatory Project boundary.

The Authority requests approval to renew a gratis lease of 0.988 acres located at 1113 Sugar Hill Drive in Pinopolis to the Moncks Corner Rural Fire Department pursuant to the Authority's gratis lease policy, which permits the grant of no-cost leases to organizations that advance both a public and corporate purpose, including education; community/civic; arts, culture, and humanities; environmental; safety, health and human services; and economic development.

The fire department is a 501(c)(3) organization that responds to emergencies and provides fire protection services within the limits of the Moncks Corner Fire District. The fire department has leased the property for many years, and maintains 2 buildings on the site to garage its equipment. The fire department serves a public purpose in providing safety, health, and human services for the community, and provides first responders in close proximity to Santee Cooper assets.

The Authority proposes an extension of the lease term for one year, with automatic year-to-year renewals thereafter unless terminated, all in accordance with the Authority's gratis lease policy.

**COMMITTEE ACTION:**

Approve renewal of the lease of 0.988 acres to the Moncks Corner Rural Fire Department, including automatic year-to-year renewals unless terminated, all in accordance with the Authority's gratis lease policy.

**ATTACHMENTS:**

1. Letter dated November 10, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Approval dated April 29, 2021, of the Authority's Chief Executive Officer, executed in accordance with the Authority's gratis lease policy.
3. Lease request dated April 12, 2021.
4. Aerial and improvement photographs.
5. Authority's gratis lease policy effective September 1, 2016.
6. Resolution of the Authority Board dated August 22, 2016.



**Pamela J. Williams**  
Chief Public Affairs Officer and  
General Counsel  
(843) 761-7043  
Cell: (843) 708-1760  
pamela.williams@santeecooper.com

November 10, 2021

The Honorable Hugh K. Leatherman, Sr.  
Chairman, Joint Bond Review Committee  
South Carolina State Senate  
111 Gressette Building  
Columbia SC 29201

Re: South Carolina Public Service Authority  
Gratis Lease for Moncks Corner Rural Fire Department

Dear Chairman Leatherman,

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve a Gratis Lease to the Moncks Corner Rural Fire Department (the “Gratis Lease”).

## **Background**

The Moncks Corner Rural Fire Department has requested the renewal of a gratis lease for the 0.988-acre property located at 1113 Sugar Hill Drive in Pinopolis, SC. For many years, the fire department leased the property to respond to emergencies and provide fire protection services within the limits of the Moncks Corner Fire District, a recognized sub-district of the countywide Special Tax District. The fire department maintains two buildings on the site to garage the fire equipment used by members of the fire department.

## **The Gratis Lease Policy**

In 2016, the Santee Cooper Board approved a new gratis lease policy Policy 2-52-00 (Gratis Leases) that permits Santee Cooper to grant a no-cost gratis lease to the following types organizations if the lease advances both a public purpose and a corporate purpose:

- Education
- Community/Civic
- Arts. Culture and humanities
- Environmental
- Safety, health and human services
- Economic development

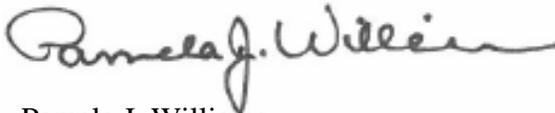
The Honorable Hugh K. Leatherman, Sr.  
Chairman, Joint Bond Review Committee  
November 10, 2021  
Page 2

The Moncks Corner Rural Fire Department is a 501(c)(3) organization that uses the property to serves a public purpose of providing safety, health and human services for the community. It serves a corporate purpose of Santee Cooper in fulfilling our mission of improving the quality of life of state residents and provides first responders in close proximity to Santee Cooper assets. The Gratis Lease would have a term of one year, with automatic year-to-year renewals unless terminated by either party upon sixty-days written notice.

In accordance with the Gratis Lease Policy 2-52-00 (Gratis Leases), leases that may be terminated with one year's notice or less may be approved by Santee Cooper's President and CEO, and that approval has been granted for the Gratis Lease.

Santee Cooper respectfully requests that the JBRC approve the request to renew this gratis lease in accordance with Santee Cooper's gratis lease policy. Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,



Pamela J. Williams

Attachments  
CEO Approval  
Gratis Lease Request  
Aerial Photos and Improvement Photos  
Gratis Lease Policy 2-52-00  
Board Resolution

DATE: April 29, 2021  
TO: Pamela Williams, Chief Public Affairs Officer & General Counsel  
FROM: Dan Camp, Senior Director, Camp Hall & Real Estate  
SUBJECT: Gratis Lease to Moncks Corner Rural Fire Department

The Moncks Corner Rural Fire Department is requesting the renewal of a gratis lease for the property located at 1113 Sugar Hill Drive in Pinopolis, SC. For many years, the fire department has leased the property in order to respond to emergencies and provide fire protection services within the limits of the Moncks Corner Fire District, a recognized sub-district of the countywide Special Tax District. Photos of the location and existing facilities are attached as Exhibit B. The fire department maintains two buildings on the site, which garage the fire equipment used by members of the fire department.

Policy 2-52-00 (Gratis Leases), attached as Exhibit C, permits Santee Cooper to grant a gratis lease to the following types organizations if the lease advances both a public purpose and a corporate purpose:

- Education
- Community/Civic
- Arts, Culture and humanities
- Environmental
- Safety, health and human services
- Economic development

In this case, Moncks Corner Rural Fire Department is a 501(c)(3) organization whose mission is to respond to emergencies and provide fire protection services within the limits of the Moncks Corner Fire District, a recognized sub-district of the countywide Special Tax District and is eligible to hold the lease. The lease serves a public purpose of providing safety, health and human services for the community. It serves a corporate purpose of Santee Cooper in fulfilling our mission of improving the quality of life of state residents.

In accordance with Policy 2-52-00 (Gratis Leases) lease, we are requesting a lease term of one (1) year and therefore likewise for further terms of one (1) year unless terminated by either party upon sixty (60) days written notice to the other with the effective date being sixty (60) days from written notice. A term of one (1) year is consistent with other similar leases, including the lease granted in 2018 to the Berkeley County YMCA for Lions Beach.

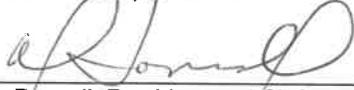
The information submitted by Moncks Corner Rural Fire Department for the facility per Property Management's evaluation meets the requirements of the Gratis Lease Policy. Property Management therefore requests review and approval of the Gratis Lease

Thank you for considering this request and please contact me if you have any questions.

Approve:



Pamela Williams, Chief Public Affairs Officer & General Counsel



Mark Bonsall, President and CEO

Attachments: Exhibit A – Written Request from Moncks Corner Rural Fire Department  
Exhibit B – Location & Existing Facilities Photos, Aerial Image  
Exhibit C – Policy 2-52-00 (Gratis Leases)  
Exhibit D – Approved Gratis Lease Board Resolution

## Guerry, Deneene

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**From:** Robert Jeffcoat <reelaxen@homesc.com>  
**Sent:** Monday, April 12, 2021 7:45 PM  
**To:** Guerry, Deneene  
**Subject:** [EXTERNAL SENDER] Gratis lease

WARNING: This e-mail is from an external sender. Use caution when opening attachments and clicking links.

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To whom it may concern,

I am Robert Jeffcoat, Chairman of the Board of directors for the Moncks Corner Rural Fire Department, I am writing this to ask for the gratis lease that has been done in the past for our department to help serve the community with fire protection. It has been a pleasure to be able to use this property on Sugarhill drive. The property is located as to provide great coverage for the insurance ratings for the community.(keeps it low).

We look forward to being good stewards of the property if you continue with this lease.

Thanks again for your time,

Robert Jeffcoat  
Chairman MCRFD Board  
843-297-2791

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**WARNING!**

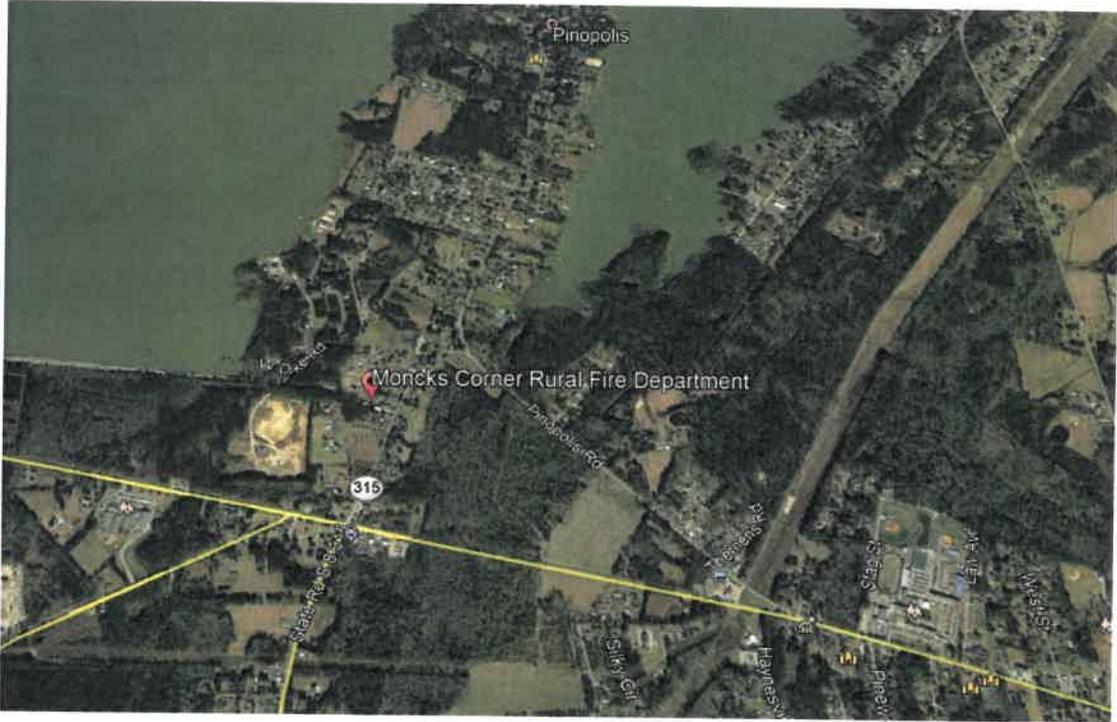
This e-mail message originated outside of Santee Cooper.

Do not click on any links or open any attachments unless you are confident it is from a trusted source.

If you have questions, please call the Technology Service Desk at Ext. 7777.

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**Exhibit B. Subject Property Location and Aerial Photo**



**Exhibit B con't. Subject Property Photos**



# POLICY

**Effective Date:** 09/01/2016  
**Title:** GRATIS LEASES  
**Interpretation Contact:** Manager, Property Management

**Number:** 2-52-00  
**Page:** 1 of 4  
**Classification:** Corporate  
**Approved By:**

---

## DISCLAIMER

THIS IS NOT A CONTRACT OF EMPLOYMENT. EMPLOYMENT REMAINS AT-WILL AND YOU OR SANTEE COOPER MAY END THE EMPLOYMENT RELATIONSHIP WITH OR WITHOUT CAUSE, FOR ANY REASON OR FOR NO REASON, WITH OR WITHOUT NOTICE.

## POLICY

### I. Policy Statement

Santee Cooper allows use of its properties at no charge to some organizations for purposes that advance both a public purpose and a corporate purpose.

### II. General

- A. Santee Cooper is a body corporate and politic created by statute and owned by the people of South Carolina. Among other activities prescribed by law, Santee Cooper produces, sells and distributes electricity. It is in competition with other electric utilities in the provision of these services.
- B. Santee Cooper has had a longstanding practice of supporting worthy causes. This practice has been deemed by the Board of Directors of Santee Cooper (the Board) to enhance its competitive position and to be important in carrying out the prudent operation of the business of Santee Cooper.
- C. The Board finds it necessary and desirable and in the best interest of Santee Cooper and its ratepayers to affirm the application of the public purpose/corporate purpose standard and to better define the working framework for the handling of requests for gratis leases on Santee Cooper-owned real estate.

- D. No Board member or employee shall make any solicitation concerning and participate in any formal action regarding a proposed gratis lease to an organization with which he or any member of his household has an association. In addition, no Board member or employee shall be honored or recognized by the naming of a facility after that individual in return for granting a gratis lease.
- E. Evaluation of Requests – Subject to the requirement that a gratis lease advances public purpose(s) and corporate purpose(s), the evaluation of gratis lease requests include the following:
  - 1. Santee Cooper may grant a gratis lease to:
    - a. Education
    - b. Community / civic
    - c. Arts, culture, and humanities
    - d. Environmental
    - e. Safety, health, and human services
    - f. Economic development
  - 2. Santee Cooper will not grant a gratis lease to:
    - a. Individuals
    - b. Political campaigns / parties
    - c. Religious organizations
    - d. Private for-profit organizations
    - e. Solicitations received by form letters

## PROCEDURE

### I. Definitions

- A. Gratis Lease – A legal agreement to allow the use of property owned by Santee Cooper at no charge.
- B. Public Purpose – A purpose which has for its objective the promotion of health, safety, morals, general welfare, security, prosperity, and contentment of the general public.
- C. Corporate Purpose – A purpose which has for its objective the furtherance of the lawful business interests and responsibilities of Santee Cooper.

## II. Responsibilities

### A. Property Management:

1. Coordinates the gratis lease process with the Requester and requires them to submit a written request for a gratis lease. The written request should contain a concise proposal including the following information:
  - a. Purpose and mission of the group requesting the gratis lease
  - b. Expected or intended use of the property
  - c. Financial status
  - d. Support from other sources
  - e. Documentation to verify tax status
  - f. Requested term of gratis lease (up to 40 years). If the Requestor is requesting a lease that does not permit Santee Cooper to terminate the lease with one year's notice (or less), justification must be provided for this request
  - g. Other documentation as requested to evaluate the request
2. Receives and classifies requests.
3. Determines the appropriate lease term (up to 40 years) and lease termination requirements.
4. Recommends those requests that may qualify for a gratis lease to the President and CEO (or the designee thereof).
5. Prepares necessary documents and issues gratis lease upon approval.
6. Prepares an annual report summarizing gratis leases for the Property Committee of the Board.

### B. President and CEO (or the designee thereof):

1. Evaluates requests to ensure they meet a public purpose and a corporate purpose.

2. Approves or denies requests if the lease agreement permits Santee Cooper to terminate the lease with one year's notice (or less).
3. If the lease agreement does not permit Santee Cooper to terminate the lease with one year's notice (or less), recommends those requests that may qualify for a gratis lease to the Property Committee of the Board of Directors.

C. Property Committee of the Board of Directors:

1. Approves or denies requests submitted by the President and CEO (or the designee thereof).
2. Reviews summary of all gratis leases on an annual basis.

Property Committee\*

August 22, 2016

GRATIS LEASE POLICY APPROVAL

Adopted

Rejected

Postponed

RESOLUTION

WHEREAS, The South Carolina Public Service Authority (the "Authority") leases property at no cost to non-profit and governmental agencies, known as Gratis Leases; and

WHEREAS, The Committee Guidelines for the Property Committee of the Board require that the Property Committee approve all Gratis Leases; and

WHEREAS, Gratis Leases are currently submitted on a per-parcel basis for approval by the Property Committee; and

WHEREAS, The Authority has developed a Corporate Policy for the consideration and approval of Gratis Leases ("Corporate Policy 2-52-00") which has been presented to the Property Committee; and

WHEREAS, Corporate Policy 2-52-00 provides for the administration by the Authority of the approval process for Gratis Leases which permit the Authority to terminate the lease with one year or less notice, provides that the Property Committee must approve other Gratis Leases, and provides for an annual report to the Property Committee; and

WHEREAS, The Authority's Executive Leadership recommends that the Committee Guidelines be changed to eliminate the requirement of Property Committee approval of Gratis Leases that permit Santee Cooper to terminate the lease with one year or less notice and the adoption of Corporate Policy 2-52-00; now therefore, be it

RESOLVED, That the Board hereby authorizes that the Committee Guidelines be changed to eliminate the requirement of Property Committee approval of Gratis Leases that permit Santee Cooper to terminate the lease with one year or less notice and that the Authority adopt Corporate Policy 2-52-00.

*\*If approved by the Committee, this resolution will be referred to the full Board for approval.  
This resolution was referred to and approved by the full Board.*

---

AGENCY: Greenville Technical College

SUBJECT: Financing Proposal for Permanent Improvements  
Arts and Sciences Building Construction

On October 5, 2021, the committee considered a proposal by Greenville Technical College to establish Phase II full design and construction for the construction of a multi-story classroom building of approximately 125,000 square feet on the Barton Campus. The College proposes to fund the project with local plant funds, funds donated by the Greenville Technical College Foundation, and a proposed issuance of not exceeding \$60 million installment purchase revenue bonds.

The committee recommended authorizing the College to move forward on the proposal with the understanding that the College would present a set of suitable guardrails and establish quarterly reporting requirements for the installment purchase revenue financing, which was to be coordinated with staff for approval by the committee at its December meeting.

On October 25, 2021, the College made the following recommendations as guardrails for transparency.

1. The documents will provide that there will be no pecuniary liability to the State of South Carolina, the Greenville Technical College Area Commission or Greenville County.
2. The documents will provide that base payments paid by the Commission under the Public Facilities Purchase and Occupancy Agreement will equal debt service payments paid by the Corporation on the Bonds.
3. Under the Corporation's bylaws, the Commission can remove Corporation board members at any time for any reason.
4. The documents will provide that at the end of the base lease term, the property and all buildings and improvements on the property are exclusively property of the Commission.
5. The documents will provide that an event of non-appropriation by the Commission is not an event of default under the documents.
6. Haynsworth Sinkler Boyd will provide an opinion addressed to the Joint Bond Review Committee that the above covenants and representations are contained in the agreements.
7. The Commission will submit quarterly construction progress reports to committee staff until completion of the project and will notify committee staff when a certificate of occupancy has been received on the project.
8. The Commission will provide committee staff with a copy of the final construction contract for the project.
9. The Commission will notify committee staff when all bond proceeds have been spent.
10. The Commission will copy committee staff on Electronic Municipal Market Access submissions.
11. The Commission will provide committee staff with results of the bond pricing.

Other than additional reporting, the other proposals proposed by the College were in substance included within the transaction documents previously presented to and considered by the committee on October 5, 2021.

COMMITTEE ACTION:

Review the proposed transactional and reporting requirements proposed by the College in connection with its proposal to issue not exceeding \$60,000,000 Installment Purchase Revenue Bonds.

ATTACHMENTS:

1. Letter dated November 11, 2021, of Jacqueline R. DiMaggio, Vice President for Finance, Greenville Technical College.
2. Memorandum dated November 12, 2021, of Teresa Cawley, Financial Advisor.



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 and Hospitality Education Center

November 11, 2021

Mr. Rick Harmon  
Research Director  
Joint Bond Review Committee  
Columbia, SC 29201

Mr. Harmon,

Greenville Technical College plans to proceed with the Installment Purchase Revenue bonds as approved by the JBRC on October 5, 2021 and the SFAA on October 12, 2021 with the following guardrails as requested:

1. The documents will provide that there will be no pecuniary liability to the State of South Carolina, the Greenville Technical College Area Commission or Greenville County.
2. The documents will provide that base payments paid by the Commission under the Public Facilities Purchase and Occupancy Agreement will equal debt service payments paid by the Corporation on the Bonds.
3. Under the Corporation's bylaws, the Commission can remove Corporation board members at any time for any reason.
4. The documents will provide that at the end of the base lease term, the property and all buildings and improvements on the property are exclusively property of the Commission.
5. The documents will provide that an event of non-appropriation by the Commission is not an event of default under the documents.
6. HSB will provide an opinion addressed to JBRC that the above covenants and representations are contained in the agreements.
7. The Commission will submit quarterly construction progress reports to JBRC staff until completion of the project and will notify JBRC staff when a certificate of occupancy has been received on the project.
8. The Commission will provide JBRC staff with a copy of the final construction contract for the project.
9. The Commission will notify JBRC staff when all bond proceeds have been spent.
10. The Commission will copy JBRC staff on EMMA submissions.
11. The Commission will provide JBRC staff with results of the bond pricing.

The College appreciates your assistance in this matter and has thoroughly vetted all other options and determined that this option is the best suited for the College at this time.

Thank you again for your assistance and guidance on the matter.

Very Truly Yours,

Jacqueline R. DiMaggio  
Vice President of Finance  
Greenville Technical College



**MEMORANDUM**

TO: KEITH MILLER, PH.D.  
JACQUI DIMAGGIO

FROM: TERESSA CAWLEY

DATE: NOVEMBER 12, 2021

RE: GREENVILLE COUNTY, SOUTH CAROLINA  
GENERAL OBLIGATION BONDS

GREENVILLE TECHNICAL COLLEGE  
STATE INSTITUTION BONDS

At your request, we have reviewed the financial advice provided by Mr. Rick Harmon to Greenville Technical College (“Greenville Tech”) regarding the issuance of state institution bonds to escrow payments associated with a portion of the general obligation debt of Greenville County.

As municipal advisor to both Greenville County and Greenville Tech, I cannot in good conscience recommend a structure that would significantly increase debt service costs to either Greenville County or Greenville Tech. Additionally, we believe such a structure would be financially irresponsible, and if the financing were ever under review, it would understandably raise a lot of questions as to Greenville Tech’s intent in replacing a very cost effective structure with one that would significantly increase the total debt service costs.

Please let me know if you have any additional questions.

TLC:gw

AGENCY: South Carolina Department of Juvenile Justice

SUBJECT: Emergency Permanent Improvement Project  
Laurel Unit Security and Safety Upgrades

On November 19, 2021, the South Carolina Department of Juvenile Justice notified Committee staff of its intent to proceed with a critical, life-safety emergency permanent improvement project to perform security and safety upgrades at the Laurel Unit on the Department's Broad River campus, following a serious incident on November 17, 2021.

Agencies are guided to exercise their best judgment commensurate with the circumstances, particularly in cases of life safety, with notification to the South Carolina Department of Administration and staff of the Committee as soon as prudent and practicable following the actions taken to address the emergency.

Committee staff acknowledged notification on November 19, 2021, and advised the Department that the Committee would be notified of the Department's action at the meeting of the Committee on December 7, 2021, with formal review of the permanent improvement project undertaken at its meeting tentatively scheduled on January 19, 2022.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letter dated November 19, 2021, of Ms. L. Eden Hendrick, Acting Director, South Carolina Department of Juvenile Justice.
2. Letter dated November 19, 2021, of Committee staff.



**L. Eden Hendrick**  
Acting Director

P.O. Box 21069  
Columbia, SC 29221-1069  
djj.sc.gov

**Henry McMaster**  
Governor



November 19, 2021

Rick Harmon  
Director of Research  
Joint Bond Review Committee  
312 Gressette Building  
Columbia, South Carolina 29201

Marcia S. Adams  
Executive Director  
South Carolina Department of Administration  
1200 Senate Street, Suite 460  
Columbia, South Carolina 29201

Dear Director Harmon and Director Adams,

The South Carolina Department of Juvenile Justice (DJJ) is requesting authorization from the Department of Administration and the Joint Bond Review Committee (JBRC) to proceed with an emergency project to perform security and safety upgrades at the Laurel Unit on the Broad River Road Campus.

The Laurel Unit is the agency lockup facility which houses youth who require a high level of security. As you may be aware, several juveniles got out of the pods within the unit earlier this week and the State Law Enforcement Division was called in to assist. The door locking systems in the facility are compromised and must be replaced immediately to ensure the safety of juveniles and staff. Additionally, the existing ceiling and lights have been significantly damaged by the juveniles and, because of the damage, pieces of the ceiling and lights are being used as weapons, as could damage and chipping tile in the showers.

The project scope includes new door locking mechanisms, the installation of a drywall and metal ceiling in the youth pods and replacement of the acoustical ceiling tile in the housing control areas, anti-ligature lighting, tile replacement in the showers, and associated mechanical work including fire sprinkler head adjustments, plumbing and HVAC. The project will be funded with carryforward funds.

As this is a life-safety emergency, DJJ is providing notice of its need to proceed immediately with these safety upgrades and repairs and requesting authorization. In accordance with the Policies and Guidance for Establishment and Maintenance of Permanent Improvement Projects, a Form A-1 and other required documents will be submitted to the Capital Budgeting Office as soon as practicable for review by JBRC at its January 2022 meeting.

We appreciate your help in this time sensitive matter.

Sincerely,

Eden Hendrick

**Capital Improvements  
Joint Bond Review Committee**

**HUGH K. LEATHERMAN, SR.**  
SENATE  
CHAIRMAN

**G. MURRELL SMITH, JR.**  
HOUSE OF REPRESENTATIVES  
VICE CHAIRMAN



**F. RICHARD HARMON, JR.**  
DIRECTOR OF RESEARCH  
SFAA LIAISON  
803-212-6682

**MARY KATHERINE ROGERS**  
ADMINISTRATIVE ASSISTANT  
803-212-6677  
FAX: 803-212-6690

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LEONIDAS E. STAVRINAKIS  
J. GARY SIMRILL  
HEATHER AMMONS CRAWFORD

November 19, 2021

Ms. L. Eden Hendrick  
Acting Director  
South Carolina Department of Juvenile Justice  
Post Office Box 21069  
Columbia, SC 29221

Re: Proposed Permanent Improvement Project  
Laurel Unit Security and Safety Upgrades

Dear Ms. Hendrick:

The South Carolina Department of Juvenile Justice has provided notice of its intent to proceed with a critical, life-safety emergency permanent improvement project to perform security and safety upgrades at the Laurel Unit on the Department's Broad River Road campus. You have further advised that this action follows an incident involving compromise of locking systems, damages to facilities, and use of materials from the damages being utilized as weapons. Given the circumstances and urgency for an immediate response, the Department has not determined with precision the full extent of the project scope or its attendant cost.

Agencies are guided to exercise their best judgment commensurate with the circumstances, particularly in cases of life safety, with notification to the Capital Budget Office of the South Carolina Department of Administration and staff of the Committee as soon as prudent and practicable following the actions taken to address the emergency. We hereby acknowledge notification of this emergency and the Department's intent to take immediate action pursuant to this guidance. The Committee will be notified of this action at its meeting on December 7, 2021, and formal review of the permanent improvement project will be undertaken at its meeting tentatively scheduled on January 19, 2022.

Very truly yours,

F. Richard Harmon, Jr.  
Director of Research, SFAA Liaison

c: Mrs. Marcia S. Adams  
Executive Director  
South Carolina Department of Administration

AGENCY: Department of Administration  
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 35 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
<b>Higher Education</b>				
H12 - Clemson University	5	20,000	7,810,000	294,750,000
H15 - College of Charleston	1	-	212,500	8,500,000
H47 - Winthrop University	2	45,000	3,009,000	6,600,000
H51 - Medical University of South Carolina	2	4,940,000	1,460,000	45,800,000
H59 - Horry Georgetown Technical College	1	20,000	1,560,000	1,580,000
Higher Education Total	11	5,025,000	14,051,500	357,230,000
<b>Agencies</b>				
D50 - Department of Administration	4	234,221	5,342,093	15,278,141
E24 - Office of the Adjutant General	2	675,911	1,225,486	1,901,397
J12 - Department of Mental Health	8	911,250	1,164,800	10,555,000
K05 - Department of Public Safety	1	7,500	492,500	500,000
L12 - SC Governor's School for Agriculture at John De	1	-	11,498	889,209
N04 - Department of Corrections	1	-	144,000	9,600,000
N20 - Criminal Justice Academy	1	-	6,506	433,735
P24 - Department of Natural Resources	4	20,000	3,452,584	5,368,583
P28 - Department of Parks, Recreation & Tourism	2	-	51,731,406	51,731,406
Agencies Total	24	1,848,882	63,570,873	96,257,471
Grand Total	35	6,873,882	77,622,373	453,487,471

**COMMITTEE ACTION:**

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

**ATTACHMENTS:**

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet - Summary 3-2022 covering the period August 24, 2021, through October 1, 2021.

1. Project: Clemson University  
 H12.9952: Advanced Materials Innovation Complex Construction
- Request: Establish Phase I Predesign Budget to construct an Advanced Materials Innovation Complex.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 5 in FY23 (estimated at \$130,000,000)
- CHE Approval: Pending CHE Board Approval on 12/2/21.
- Supporting Details: Pages 1-10

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance & Stewardship				1,800,000	1,800,000
All Sources				<u>1,800,000</u>	<u>1,800,000</u>

**Summary of Work:** This project will construct a 143,000 square foot facility that will include a variety of classrooms, wet and dry laboratories, faculty and administrative offices, lecture halls, seminar rooms and shared spaces that, per the university, will encourage greater collaboration among students, faculty, staff and industry partners in the science and engineering disciplines.

**Rationale:** Per the university, this facility is essential to support the significant research and enrollment growth in Chemistry, Materials Science and Engineering, and Chemical and Biomolecular Engineering programs and related programs, and to maintain Clemson’s contributions to the state as a public, top-tier research university. Research expenditures in these fields are expected to reach approximately \$17 million annually by 2026, which is critical to supporting the research goals in the university’s strategic plan. Further, enrollment in these high demand science and engineering disciplines is projected to grow by 25-30% by 2026. The current lack of chemistry facilities and laboratory space on campus will limit the university’s ability to serve more students in these programs, making this facility critical to serving the state’s growing educational and workforce needs.

**Facility Characteristics:** The new building to be constructed will be approximately 143,000 square feet and will house the Chemistry, Materials Science and Engineering, and Chemical and Biomolecular Engineering Departments and related programs. The building will support approximately 120 faculty and staff located in the building and up to 180 graduate assistants assigned to the research labs. In addition, the undergraduate labs will accommodate more than 12,000 students a week.

**Financial Impact:** This phase of the project will be funded from Maintenance and Stewardship Funds (uncommitted balance \$54.5 million at September 15, 2021). Revenue to this fund is generated from tuition, matriculation and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The project is expected to result in an increase of \$1,209,000 (year 1), \$1,254,270 (year 2), and \$1,282,628 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per

semester, and has increased from \$924 in 2017-2018 to \$1,005 in 2021-2022. The project will be designed to meet Green Globes Certification Standards.

Full Project Estimate: \$130,000,000 (internal) funded by State Institution Bonds and Private Gifts and Donations.

2. Project: Clemson University  
 H12.9953: Bryan Mall High Rise Renovations
- Request: Establish Phase I Predesign Budget to renovate approximately 306,000 square foot 1,450-bed Bryan Mall high-rise residence halls.
- Included in CPIP: Yes – 2021 CPIP Priority 5 of 10 in FY22 (estimated at \$100,000,000)  
 CHE Approval: Pending CHE Board Approval on 12/2/21.  
 Supporting Details: Pages 11-20

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

**Summary of Work:** The high-rise renovations will include repairing the building envelopes, improving accessibility, installing new fire sprinkler systems, replacing the plumbing, HVAC and electrical systems, and abating hazardous materials. Additionally, the project may include renovating interior spaces, renovating bathrooms and common spaces to accommodate modern student preferences, and improving the existing courtyard currently used for parking, to enhance the student experience. Approximately 210 of the current 1,450 beds are located in the interior of the building and will be converted into student lounge and programming space to provide a better resident experience. The project also includes modest, targeted renovations to the low-rise residence halls to extend their lives until they can be replaced.

**Rationale:** The buildings have had minimal renovations since construction. Many building systems are past their useful lives and the buildings no longer meet the preferences of students in key areas of bathroom privacy, common study, and social space. While maintenance is performed annually on the buildings, the building systems are old, not energy efficient and are not compliant with current code requirements. The interior spaces are not conducive to modern student needs and require updating. The proposed renovations will bring the facilities up to current standards and extend their useful lives for another 40 years.

**Facility Characteristics:** The three Bryan Mall high rise facilities total 306,000 square feet and were constructed between 1963 (58 years old) and 1972 (49 years old). The facilities have 1,450 bed spaces for freshman housing and a staff of 58, including 54 resident advisors, 2 graduate community directors, and 2 community directors.

**Financial Impact:** This phase of the project will be funded from Housing Improvement Funds (uncommitted balance \$17.8 million at September 17, 2021). Revenue for the Housing Improvement Funds come from bond covenant-required transfers from Housing Operations to allow for the maintenance and replacement of capital assets funded by bond issues. 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 \$1,005 per student per semester, and has increased from \$924 in 2017-2018 to \$1,005 in 2021-2022.

**Full Project Estimate:** \$100,000,000 (internal) funded by Revenue Bonds.

3. Project: Clemson University  
 H12.9954: Green Tiger I Guaranteed Energy Savings Project
- Request: Establish Phase I Predesign Budget to implement a guaranteed energy savings project for work on buildings on Clemson area campuses.
- Included in CPIP: No – The project was not included in the 2021 CPIP because the project budget will not be fully determined until after the investment grade audit is completed during the Phase I process.
- CHE Approval: Pending CHE Board Approval on 12/2/21.
- Supporting Details: Pages 21-30

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance & Stewardship				600,000	600,000
All Sources				<u>600,000</u>	<u>600,000</u>

- Summary of Work: This project will select Johnson Controls, Inc. as the university’s Guaranteed Energy Savings Project Contractor to study the university’s 108 buildings and determine the recommended scope of work that will maximize the university’s opportunity to save on utilities and address maintenance and repair needs for end-of-life systems.
- Rationale: The university seeks to significantly reduce utility and maintenance expenses while addressing aging building infrastructure needs, reliability, Clemson’s sustainability goals and long-term utility operating costs.
- Facility Characteristics: The Clemson Education and General (E&G), Dining and Housing facilities include approximately 108 buildings that total approximately 6,635,000 square feet and were constructed between 1893 (128 years old) and 2016 (5 years old). The project will benefit the entire Clemson University community, which has approximately 28,000 students, 5,500 faculty/staff, and other key stakeholders including parents, potential students, visitors, vendors, and clients.
- Financial Impact: The project will be funded from Maintenance and Stewardship Funds (uncommitted balance \$54.5 million at September 15, 2021). Revenue to this fund is generated from tuition, matriculation and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The project is expected to result in a decrease in annual operating expenses, but the savings have not yet been determined. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$924 in 2017-2018 to \$1,005 in 2021-2022.
- Full Project Estimate: \$49,000,000 (internal) funded by the State Treasurer’s Office Master Lease Program.

4. Project: Clemson University  
 H12.9955: Johnstone Hall/Core Campus Demolition
- Request: Establish Phase I Predesign Budget to demolish Johnstone Hall and Union Building Complex, as well as smaller facilities.
- Included in CPIP: Yes – 2021 CPIP Priority 5 of 5 in FY23 (estimated at \$12,000,000)
- CHE Approval: Pending CHE Board Approval on 12/2/21.
- Supporting Details: Pages 31-40

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance & Stewardship				90,000	90,000
Other, Housing Improvement				90,000	90,000
All Sources				<u>180,000</u>	<u>180,000</u>

- Summary of Work: This project will demolish the approximately 132,500 square foot Johnstone Hall and Union Building Complex, as well as smaller facilities associated with University Facilities’ move away from the campus core. The design process will determine what will initially replace these buildings on the site; however, it is expected that the buildings will be replaced with green space for student activities.
- Rationale: Per the university, both buildings are inefficient, unsuitable for continued use and located in the center of campus adjacent to Tillman Hall and the recently constructed Core Campus residence Halls. Johnstone has been vacated but is in the center of campus and requires expensive maintenance to ensure the safety of students, faculty and staff living and working in close proximity to it. Demolition will support the university’s broader strategy to prioritize on-campus space for student-centric needs.
- Facility Characteristics: Johnstone Hall and University Building Complex total approximately 132,500 square feet. Johnstone Hall was constructed in the 1950s (71 years old) as temporary housing. The Union Building Complex was constructed in 1974 (47 years old). It is expected that the buildings will be replaced with green space.
- Financial Impact: The project will be funded from Maintenance and Stewardship Funds (uncommitted balance \$54.5 million at September 15, 2021 and Housing Improvement Funds (uncommitted balance \$17.8 million at September 17, 2021). Revenue to the Maintenance and Stewardship fund is generated from tuition, matriculation and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. Revenue for the Housing Improvement Funds come from bond covenant-required transfers from Housing Operations to allow for the maintenance and replacement of capital assets funded by bond issues. The project is expected to result in a decrease of \$1,455,000 (year 1), \$1,498,650 (year 2), and \$1,543,095 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of

tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$924 in 2017-2018 to \$1,005 in 2021-2022.

Full Project Estimate: \$12,000,000 (internal) funded by Maintenance and Stewardship and Housing Improvement Funds.

5. Project: Clemson University  
 H12.9550: NCEES Building Acquisition
- Request: Final Land Acquisition to purchase the former headquarters building of the National Council of Examiners for Engineering and Surveying (NCEES) on Seneca Creek Road in Clemson.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 10 in FY22 (estimated at \$3,750,000) (SFAA)
- Phase I Approval: May 2021 (estimated at \$3,750,000) (SFAA)
- CHE Approval: Pending CHE Board Approval on 12/2/21.
- Supporting Details: Pages 41-54

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance and Stewardship	20,000		20,000	3,730,000	3,750,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>3,730,000</u>	<u>3,750,000</u>

- Rationale: Acquisition of the property would allow the University to move non-core programmatic functions out of the campus, opening up space for student driven education, programs, and functions. One of the potential users will be the Facilities Division, which is currently located in the core campus and other locations around campus. This relocation will allow this non-student facing function to be relocated to the periphery of campus, the vacated space to be filled with student facing units, and 6.7 acres of core campus to be returned to student purposes, allowing for its revitalization.
- Characteristics: The vacant building to be acquired is 36,086 square feet and was constructed in 1981 (40 years old), with renovations and additions completed in 1990 (31 years old), 2004 (17 years old), and 2013 (8 years old). The property on which the NCEES Building is sited is owned by Clemson University and is part of a 76-acre University-owned parcel. The ground lease of approximately 3.91 acres for the building, originally with NCEES, was acquired by CULSF Two, LLC, and will be terminated upon acquisition of the building by Clemson University.
- Financial Impact: The property is offered by CULSF Two, LLC of Clemson SC for \$3,600,000 with \$150,000 to be spent to reimburse CULSF Two, LLC for acquisition expenses. The acquisition will be funded from Maintenance and Stewardship Funds (uncommitted balance \$54.4 million at August 2, 2021). Revenue to this fund is tuition, matriculation and other debt retirement and plant transfers revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The project is expected to result in an increase of \$234,560 (year1), \$241,597 (year 2), and \$248,845 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$924 in 2017-2018 to \$1,005 in 2021-2022. An appraisal was completed by Valbridge Property Advisors in June 2021 and valued the property at \$3,750,000. The property where the building is located is owned by Clemson University, and therefore a Phase I Environmental Site Assessment has not been obtained during the Preliminary Land Acquisition due diligence process. A Building Condition Assessment was completed by Bunnell Lammons Engineering in July 2021 and found various immediate needs and

hazards of concern. These items included electrical, fire, plumbing, roofing, mechanical systems, ADA compliance items, and asphalt/paving. Bunnell Lammons Engineering estimates that these items will cost approximately \$353,447 to rectify. The university does not plan to complete these repairs subsequent to the acquisition of the property, but they will be done at a later date. The university does intend to complete \$211,000 in renovations after acquisition that is needed to adapt the building to meet the functional needs for intended occupants of the building. This work, which will be completed as part of a separate non-pip project, includes removing various walls and a storefront and doing associated electrical, mechanical and telecommunications work needed to support the removals.

Full Project Estimate: \$3,750,000 (internal) funded by Maintenance & Stewardship Funds.

Other: NCEES moved its headquarters and operations to Greenville in mid-2020. With the facility becoming vacant it created an opportunity to re-integrate the building and property back into the University campus, as the property is owned by Clemson University. The building was acquired by CULSF Two, LLC, a subsidiary of the Clemson University Land Stewardship Foundation as a strategic opportunity given its location, with one of the potential uses being for the University to acquire it, which takes time through the State's approval process.

6. Project: College of Charleston  
 H15.9675: Craig Residence Hall 2022 Renovation
- Request: Establish Phase I Predesign Budget for building envelope and renovation of the interior of the residence hall portion and the catering kitchen.
- Included in CPIP: Yes – 2021 CPIP Priority 9 of 11 in FY22 (estimated at \$8,000,000)
- CHE Approval: 11/4/21
- Supporting Details: Pages 55-66

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing Revenue				212,500	212,500
All Sources				<u>212,500</u>	<u>212,500</u>

Summary of Work: The project will replace roof membranes, exterior doors, windows, lighting, mechanical systems, fire alarm components, finishes and furnishings. Mechanical pipe systems, exterior stucco, and steel window lintels will be repaired. A fire sprinkler system and a DX dedicated outdoor air intake unit for humidity control will be added to the residence hall portion of the building.

Rationale: The last significant renovation to the residence hall was in 2004. Windows and doors from the 1960’s and 1970’s have become increasingly difficult to operate and maintain. The existing HVAC system does not meet current indoor air quality standards. Numerous leaks from the residence hall plumbing infrastructure have flooded portions of the Office of Admissions detracting from prospective student’s first impression of the College, per the university.

Facility Characteristics: Craig Hall is a three-level, 55,792 gross square foot building and was constructed in 1961 (60 years old). It was constructed as the college’s first residence hall, cafeteria, and student union. Additions were constructed in 1970, (51 years old), 1978 (43 years old), and 1988 (33 years old). The cafeteria was relocated to another site in 2007. The cafeteria was converted to a catering kitchen and the vacant space was significantly renovated in 2009 (12 years old) to house a consolidated Office of Admissions, Dining Services, and mechanical equipment. The second and third floors remain student housing with 134 beds. Throughout the expansions and reconfigurations, building improvements focused on interiors. In a typical academic year, the facility houses 134 undergraduate students in an arrangement of 13 two-bedroom suites, 11 three-bedroom suites, and two four-bedroom suites. The residence hall also contains an administrative office, laundry facility, student lounge and a staff apartment.

Financial Impact: This project will be funded from Housing Revenue Funds (uncommitted balance \$47.5 million at September 10, 2021). Revenues to this fund are generated through the Student Housing Fee, paid per-semester by students who reside in on-campus housing. The fee varies based on amenities, condition, and age of the college’s 13 residence halls and 24 historic student residences. The project is expected to result in a decrease of \$3,580 (year 1), \$3,652 (year 2), and \$3,725 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$966 per student per semester, and has increased from

\$844 in 2017-2018 to \$966 in 2021-2022. \$483 of the \$966 is currently pledged for debit service. The balance of the fee, \$483 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$8,500,000 (internal) funded by Housing Revenue Funds.

7. Project: Winthrop University  
 H47.9596: Demolition for Richardson Hall (residence hall)
- Request: Establish Phase I Predesign Budget to demolish the building.
- Included in CPIP: Yes – 2021 CPIP Priority 3 of 5 in FY25 (estimated at \$3,000,000)
- CHE Approval: 11/4/21
- Supporting Details: Pages 67-74

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing				54,000	54,000
All Sources				<u>54,000</u>	<u>54,000</u>

- Summary of Work: This project will abate and then demolish the building making land available for future development to support the Campus Master Plan.
- Rationale: Winthrop is implementing a five-year plan to renovate several residence halls including Lee Wicker and Phelps, and the closing and demolition of Wofford Hall. This project will address the closing of Richardson Hall.
- Facility Characteristics: Richardson Hall is 87,020 square feet and was constructed in 1966 (55 years old). It is a residence hall that houses approximately 400 students.
- Financial Impact: This project will be funded from Other, Housing Fund (uncommitted balance \$14.1 million at June 30, 2021) Revenue to the Housing Fund Net Position is derived from annual student housing and dining fees. Rates vary depending on type of room and number of occupants. The project is expected to result in a decrease of \$80,000 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has decreased from \$593 in 2017-2018 to \$523 in 2021-2022.
- Full Project Estimate: \$3,600,000 (internal) funded by Housing Funds.

8. Project: Winthrop University  
 H47.9594: Campus E&G and Auxiliary Building Wi-Fi Upgrade
- Request: Establish Phase II Full Construction Budget to upgrade the campus Wi-Fi system in E&G and Auxiliary Buildings.
- Included in CPIP: Yes – 2021 CPIP Priority 8 of 11 in FY22 (estimated at \$2,000,000) & 9 of 11 in FY22 (estimated at \$1,000,000)
- CHE Approval: Pending CHE Board Approval on 12/2/21.
- Supporting Details: Pages 75-84

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY22 Proviso 118.18 (nonrecurring)	30,000		30,000	1,970,000	2,000,000
Other, Housing	15,000		15,000	985,000	1,000,000
All Sources	<u>45,000</u>		<u>45,000</u>	<u>2,955,000</u>	<u>3,000,000</u>

- Summary of Work: This project will upgrade the campus Wi-Fi system in E&G and Auxiliary Buildings to include new wi-fi access point installation plus cabling, modifying existing data closets, and environmental testing and abatement. The facilities included in this project are as follows: E&G Buildings - Johnson, Kinard, Byrnes Conservatory of Music, Rutledge, McLaurin, Bancroft, Dinkins, Dacus, Sims, Dalton, and Withers. Auxiliary Residence Halls – Roddey Apartments, Margaret Nance, Lee Wicker Hall, and Thompson Hall.
- Rationale: Per the university, meeting current demands for Wi-Fi access will enhance academic programs while providing added technology support for faculty, staff, students, and visitors. This project will enhance the university's capacity to provide a functional, modern learning and living environment.
- Facility Characteristics: The E&G Buildings – Johnson (62,425 square feet), Kinard (77,156 square feet), Byrnes Conservatory of Music (36,662 square feet), Rutledge (52,289 square feet), McLaurin (53,660 square feet), Bancroft (89,796 square feet), Dinkins (46,450 square feet), Dacus (65,417 square feet), Sims (57,696 square feet), Dalton (65,417 square feet), and Withers (101,805 square feet). Auxiliary Residence Halls – Roddey Apartments (62,118 square feet), Margaret Nance (59,532 square feet), Lee Wicker Hall (69,382 square feet), and Thompson Hall (85,484 square feet). The project affects 15 total campus buildings – 11 E&G academic/classroom/lab spaces and 4 residence halls.
- Financial Impact: This project will be funded from Appropriated State, FY22 Proviso 118.18 (nonrecurring) (uncommitted balance \$9.18 million at July 1, 2021) and Other, Housing Funds (uncommitted balance \$14.1 million at June 30, 2021). Revenue to the Housing Fund Net Position is derived from annual student housing and dining fees. Rates vary depending on type of room and number of occupants. The project is expected to result in a decrease of \$8,000 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has decreased from \$593 in 2017-2018 to \$523 in 2021-2022.

Full Project Estimate: \$3,000,000 (internal) funded by Appropriated State, FY22 Proviso 118.18 (nonrecurring) and Housing Funds. Contract execution is expected in November 2021 with construction completion in August 2022.

9. Project: Medical University of South Carolina  
 H51.9854: College of Health Professions President Street Academic Building
- Request: Establish Phase I Predesign Budget to construct a six story, approximately 75,000 gross square foot building on President Street.
- Included in CPIP: Yes – 2021 CPIP Priority 7 of 9 in FY22 (estimated at \$25,000,000)  
 CHE Approval: Pending CHE Board Approval on 12/2/21  
 Supporting Details: Pages 85-102

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Reserves				600,000	600,000
All Sources				<u>600,000</u>	<u>600,000</u>

Summary of Work: The six story 75,000 square foot building will be constructed north of the Bioengineering building. It will include 5,000 square feet of research space, a 6,000 square foot auditorium, and a minimum of an additional 30 faculty and staff office and support space. The bottom four floors will be finished for immediate occupancy, the top two floors will be shell space for future College of Health Professions expansion. An elevated pedestrian bridge is included connecting to the 2<sup>nd</sup> floor of the existing Bioengineering building.

Rationale: The new facility is needed to support growth of the various academic programs within the College of Health Professions.

Facility Characteristics: The new facility will be 75,000 square feet and will support the Bachelor of Science in Healthcare Studies, Health Administration (Masters and Doctorate), Health Informatics, Doctor of Philosophy in Health and Rehabilitation Science, Cardiovascular Perfusion, Physician Assistant Studies, Anesthesia for Nurses, Speech Language Pathology, Physical Therapy, Occupational Therapy, and Proposed Genetic Counseling Program (pending CHE approval with potential start date of Fall 2023). Per the university, the current College of Health Professionals student body of approximately 800 students is expected to increase 20% over the next four years and is projected as follows: Physician Assistant Studies program, from 60 to 97 students; New Speech Language Pathology Program (first cohort of 43 students matriculated in Fall 2021); Proposal and development of a Genetic Counseling program. The facility will be accessible by students, faculty, staff and MUSC constituents.

Financial Impact: This phase of the project will be funded from Other, Institutional Capital Reserve Funds (uncommitted balance \$6.1 million at September 28, 2021) Revenue to this fund is excess debt service funds and remaining balances from closed projects. The project is expected to result in an increase of \$631,000 (years 1 thru 3), in annual operating expenses. MUSC does not charge a separate plant improvement fee to the students. No student fees or tuition will be increased as a consequence of the project.

Full Project Estimate: \$40,000,000 (internal) funded by State Institution Bonds, Patient Fees, and Institutional Capital Reserve Funds.

10. Project: Medical University of South Carolina  
 H51.9851: Basic Science Building Air Handler Unit #1 (West Side) Replacement
- Request: Increase Phase II Full Construction Budget to cover the construction bids that came in over budget to replace the Air Handler Unit #1 (West Side).
- Included in CPIP: Yes – 2019 CPIP Priority 1 of 5 in FY20 (included in Capital Renewal Projects – this component estimated at \$4,500,000)
- Phase I Approval: December 2019 (estimated at \$4,500,000) (SFAA)  
 Phase II Approval: October 2020 (estimated at \$4,940,000) (SFAA)  
 CHE Approval: Pending CHE Board Approval on 12/2/21.  
 Supporting Details: Pages 103-120

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Reserves	67,500	1,932,500	2,000,000		2,000,000
Other, Deferred Maintenance		2,940,000	2,940,000	860,000	3,800,000
All Sources	<u>67,500</u>	<u>4,872,500</u>	<u>4,940,000</u>	<u>860,000</u>	<u>5,800,000</u>

Summary of Work: The mechanical scope of work will include new heating, ventilating and air conditioning (HVAC) systems. New infrastructure and utility systems include the steam system, chilled water system and condensate drain system. Additionally, the control system will be replaced for system monitoring and the electrical distribution system will be updated for the air handler units.

Rationale: The construction bids were received on August 26, 2021 and the low bid was \$854,000 over the construction budget. The 2<sup>nd</sup> and 3<sup>rd</sup> bids were approximately \$400,000 and \$500,000 higher than the low bid. Ongoing issues associated with the world-wide supply chain have led to significant cost increases, especially with air conditioning type equipment. The low bidder has agreed to hold their current bid price for 120 days until a budget increase can be approved. This 200,000 cubic feet per minute air handler serves floors 1 through 6 of the west side of Basic Science Building. This equipment is 19+ years old and nearing the end of its service life.

Facility Characteristics: The Basic Science Building is 335,663 square feet and was constructed in 1973 (48 years old). There are 250 – 400 faculty and staff permanently housed in the building. In addition, this building is a major academic building with 500 – 600 students entering it daily.

Financial Impact: The proposed increase will be funded from Deferred Maintenance Funds (uncommitted balance \$4 million at September 20, 2021). Revenue to the Deferred Maintenance fund was established in 2013 when the university adopted RMC (Responsibility Centered Management) as the budget model. This budgeting model allocates all state appropriations and tuition/fees to the colleges and allocates all grant indirect cost recoveries to the grantee's college or unit. Under RMC, a Strategic Investment Fund has been created based on a percentage tax on certain college revenue streams. Approximately \$4 million of the Strategic Investment Fund retained by central administration is used to fund facilities and deferred maintenance. The source of funding

varies each year and is dependent on what each college has identified as available funding. The project is not expected to result in any change in annual operating expenditures. MUSC does not charge a separate plant improvement fee to the students. No student fees or tuition will be increased as a consequence of the project.

Full Project Estimate: \$5,800,000 (internal) funded by Institutional Reserve and Deferred Maintenance Funds. Contract execution is expected in December 2021 with construction completion in December 2022.

Other: This project was not included in the 2021 CPIP submission because the university did not anticipate needing additional budget for this project at the time that the CPIP was submitted.

11. Project: Horry Georgetown Technical College  
 H59.6173: Diesel Engine Training Facility Expansion – Building and Land Acquisition
- Request: Final Land Acquisition to purchase approximately 1.50 acres of land and a 13,700 square foot building in Horry County.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 1 in 2022 (estimated at \$2,000,000)  
 Phase I Approval: September 2021 (estimated at \$2,020,000) (SFAA)  
 CHE Approval: Pending CHE Board Approval on 12/2/21.  
 Supporting Details: Pages 121-138

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College	20,000		20,000	1,560,000	1,580,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,560,000</u>	<u>1,580,000</u>

Rationale: In response to workforce needs, state-wide labor shortages, and increased student demand, the college desires to acquire light industrial/commercial space that can accommodate both classroom and lab training for its Diesel Engine Technician Program. The existing training facility is only 5,000 square feet and cannot accommodate additional student enrollment. Through acquiring additional instructional and lab training space, the college can more than double enrollment in the Diesel Engine Technician program and also use the added space to better support the training, vehicle maintenance and equipment storage needs of its Electrical Lineman and Golf Course Management programs. Enrollment in the Diesel Training Program is currently 20 students with a waiting list of more than 2 semesters. With this project and the additional space the college plans to increase the enrollment to a capacity of 55 students.

Characteristics: The 13,700 square foot light industrial/commercial (warehouse type) building on 1.5 acres of land, is located in a Business Park directly across (within 1.5 miles) of the college’s Conway campus. The proposed building was constructed in 2005 (16 years old), includes 3 dock high (garage) doors that are 12 feet in height, and has 2 loading docks along with parking to support 45 vehicles. The total number of students, faculty, and staff that will occupy or use the added space is expected to be 104 per semester, or 202 per academic year.

Financial Impact: The property is offered by 470 Allied Drive, LLC of Conway SC for \$1,560,000. The acquisition will be funded from College Funds (uncommitted balance \$54.8 million at June 30, 2021). Revenue to this fund is the cumulative excess of revenues over expenses that are set aside to fund capital projects and major renovations. The project is expected to result in an increase of \$17,125 (year 1), and \$34,250 (years 2 and 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. Furthermore, the college has no debt and does not impose any capital related fee. An appraisal was completed by Jayroe Appraisal Company in September 2021 and valued the property at \$1,560,000. A Phase I Environmental Site Assessment was completed by S&ME in September 2021 and revealed one HREC (Historical Recognized Environmental Condition) in connection with the property due to the past industrial and regulatory history originally connected with the former GMC property. No VEC (Vapor Encroachment Conditions) exist on the subject property at this time. A Building

Condition Assessment was completed by Rosenblum Coe Architects, Inc. in September 2021 and determined that the existing building is in good condition and required repairs/upgrades seem minimal. Letters of support have been received from Horry County and Horry County Schools. If acquired, the College anticipates approximately \$400,000 in renovation work to upfit the existing structure in the near future. The upfitting will enhance the existing HVAC and air handling systems, modifying the loading dock access, and addressing any potential utility (power supply) needs.

Full Project Estimate: \$1,580,000 (internal) funded by College Funds.

12. Project: Department of Administration  
 D50.6086: Data Center Building – Site Security Measures and Fence
- Request: Establish Phase I Predesign Budget to install security fencing around the property perimeter.
- Included in CPIP: Yes – 2021 CPIP Priority 13 of 21 in FY22 (estimated at \$1,250,000)  
 CHE Approval: N/A  
 Supporting Details: Pages 139-148

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DTO				7,859	7,859
All Sources				<u>7,859</u>	<u>7,859</u>

- Summary of Work: The project will construct a strong perimeter defense against unauthorized access and threats made to physical IT infrastructure. Security fencing around the perimeter will be installed and security access gates to control access will be utilized. To better assist security with monitoring incoming traffic, and additional entryway into the parking lot will be added to establish directional traffic flow through security check points.
- Rationale: These new measures will better allow the Division of Technology to control access to the critical facility.
- Facility Characteristics: The Data Center located at 4430 Broad River Road in Columbia, is 75,500 square feet and was constructed in 2002 (19 years old). This project will construct 1,000 linear feet of security fencing and gates. Approximately 210 DTO employees utilize the facility daily.
- Financial Impact: The project will be funded from DTO Funds – Existing Resources (uncommitted balance \$8.3 million at October 18, 2021). Revenue to this fund is generated from DTO cash on hand, cash reserves available through billings from DTO services. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$523,936 (internal) funded by DTO Funds – Existing Resource Funds.
- Other: The estimated cost to complete the project is less than the 2021 CPIP because at the time of the CPIP submission it was anticipated that the project would cost more based on City of Columbia requirements for setbacks and the possibility that the main fiber communications junction box would have to be relocated. Since that time, it has been confirmed with the City that this will not be required. Additionally, DOT requires certain distances between driveways based on the traffic load of the road and the number of vehicles in a parking lot which made it difficult to determine the location of the proposed new exit driveway. As such, the project was originally budgeted to allow for all contingencies associated with exit driveway placement.

13. Project: Department of Administration  
 D50.6087: Mills/Jarrett – Roof Coating (Mills)
- Request: Establish Phase I Predesign Budget to coat the roof on the Mills side of the Mills/Jarrett building.
- Included in CPIP: Yes – 2021 CPIP Priority 11 of 21 in FY22 (estimated at \$200,000)  
 CHE Approval: N/A  
 Supporting Details: Pages 149-156

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				4,013	4,013
All Sources				<u>4,013</u>	<u>4,013</u>

- Summary of Work: The new roof coating to be applied will consist of a urethane or silicone-based material with reinforcing as required to obtain a 20-year NDL warranty. Coating of the roof will also eliminate the need to remove the existing roof system down to the deck. The repairs to be completed will be to repair bridging of the membrane due to un-adhered insulation bonds (285 square feet), remove and replace the wet insulation (600 square feet), and coating of the entire roof and flashings over the existing TPO roof.
- Rationale: The existing roof is in fair condition and the service life can be extended with repairs and a new roof coating applied.
- Facility Characteristics: The Mills/Jarrett Building is 103,781 gross square feet. The Mills Building was constructed in 1826 (195 years old), and the Jarrett Building was constructed in 1989 (32 years old). The existing roof was installed in 2007 (14 years old) and came with a 15-year warranty. Approximately 45 staff and 150 customers and visitors utilize the facility per week.
- Financial Impact: The project will be funded from Depreciation Reserve Funds (uncommitted balance \$3.7 million at September 27, 2021). Revenue to this account is 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: \$267,500 (internal) funded by Depreciation Reserve Funds.

14. Project: Department of Administration  
 D50.6082: SLED Former Forensics Laboratory Renovation
- Request: Increase Phase I Predesign Budget for Construction Management at Risk (CMR) services to renovate the former SLED Forensics Laboratory.
- Included in CPIP: Yes – 2021 CPIP Priority 15 of 21 in FY22 (estimated at \$9,124,500)  
 Phase I Approval: October 2021 (estimated at \$9,124,758) (SFAA)  
 CHE Approval: N/A  
 Supporting Details: Pages 157-164

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SLED (Record Search Fees)	156,871		156,871	45,624	202,495
All Sources	<u>156,871</u>		<u>156,871</u>	<u>45,624</u>	<u>202,495</u>

Summary of Work: The project will renovate this facility into an office building, which will allow for functional consolidation of work units and allow the removal of personnel from buildings not suitable for utilization as office facilities. This step will allow the Regulatory department, currently spread into multiple locations, to be consolidated into a single location. The Midlands District and Narcotics units will then be allowed to return to the Broad River Road campus. A building assessment study has been completed by the firm LS3P demonstrating the viability of the rehabilitation and establishing general project costs and parameters. During the Phase I process an enhanced structural analysis will be completed. Plans are to upgrade occupancy to Type IV which invokes structural enhancements.

Rationale: The State Engineer has approved this project to be executed as a Construction Management at Risk project. Factors in this decision are the renovation of an existing 30-year-old structure with unknown conditions, a volatile construction and materials cost environment, and a tight renovation budget which requires close alignment of building design with the available budget. The construction of the new replacement Forensics Laboratory will vacate the former Forensics Laboratory building.

Facility Characteristics: The Forensics Laboratory building is 70,000 square feet and was constructed in 1990 (31 years old). Approximately 65,462 square feet of this building will be renovated in this project. Approximately 260 employees of SLED Investigations, Administrative, Fusion Center and Regulatory operations, will utilize the renovated space.

Financial Impact: The project will be funded from SLED Record Search Fees (uncommitted balance \$29.3 million at October 6, 2021). Revenue to this fund is generated from SLED Record Search Fees. The project is expected to result in an increase of \$211,950 (year 1), and \$423,900 (years 2 and 3), in annual operating expenses.

Full Project Estimate: \$9,124,758 (internal) funded by SLED Record Search Fee Funds.

15. Project: Department of Administration  
 D50.6054: SCCB - Buildings A, B, C & D - Replace HVAC Units and Light Fixtures
- Request: Establish Phase II Full Construction Budget to renovate all four buildings on the SC Commission for the Blind Campus located at 1430 Confederate Avenue in Columbia.
- Included in CPIP: Yes – 2020 CPIP Priority 33 of 33 in FY21 (estimated at \$6,248,135)  
 Phase I Approval: October 2020 (estimated at \$5,156,685) (SFAA)  
 CHE Approval: N/A  
 Supporting Details: Pages 165-176

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SCCB FY22 Capital Reserve				5,101,685	5,101,685
Other, SCCB Grant	77,350		77,350	182,912	260,262
All Sources	<u>77,350</u>		<u>77,350</u>	<u>5,284,597</u>	<u>5,361,947</u>

- Summary of Work: The scope of work includes replacement of the existing HVAC units and light fixtures with more energy efficient type units. The central air handlers will be replaced along with the central boiler. Outside air units to Buildings A, B and C will be added, VAV's in Buildings A and C will be added, and all interior lighting with associated electrical, controls and ceiling will be replaced.
- Rationale: The heating and AC system for the complex was installed in 1997 (23 years old) and requires almost weekly maintenance calls. This is making it difficult to work inside the buildings because it requires blind consumers staying in the dormitory to have to stay in a hotel several times per year when the system goes down. This project will replace that system.
- Facility Characteristics: Building A is 21,939 gross square feet, Building B is 13,736 gross square feet, Building C is 22,522 gross square feet and Building D is 10,478 gross square feet and all buildings were constructed in 1978 (42 years old). Each building is utilized by approximately 100 SC Commission for the Blind Administration Employees, customers and visitors each day.
- Financial Impact: The project will be funded from SC Commission for the Blind Grant Funds (uncommitted balance \$1.7 million at July 10, 2020) and SC Commission for the Blind FY22 Capital Reserve (uncommitted balance \$5.1 million at August 20, 2021). The project is expected to result in a decrease of \$67,683 (years 1 thru 3), in annual operating expenses.
- Full Project Estimate: \$5,361,947 (internal) funded by SCCB FY22 Capital Reserve and SCCB Grant Funds. Contract execution is expected in March 2022 with construction completion in March 2023.

16. Project: Office of the Adjutant General  
 E24.9829: Pine Ridge Armory (SCEMD) HVAC Replacement (Annualized)
- Request: Establish Phase II Full Construction Budget to replace 13 HVAC condensing units and 8 air handler units at the SC EMD, SEOC.
- Included in CPIP: Yes – 2021 CPIP priority 9 of 23 FY22 (estimated at \$306,132)  
 Phase I Approval: December 2020 (estimated at \$479,275) (JBRC Staff)  
 Phase I Increase Approval: August 2021 (estimated at \$308,202) (JBRC)  
 CHE Approval: N/A  
 Support Details: Pages 177-186

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				162,950	162,950
Federal, Emergency Management Performance Grant	2,070	2,553	4,623	152,080	156,703
All Sources	<u>2,070</u>	<u>2,553</u>	<u>4,623</u>	<u>315,030</u>	<u>319,653</u>

- Summary of Work: This will be an annualized project to replace a total of 19 HVAC units over a 3-year period. This phase of the project will replace 13 HVAC condensing units and 8 air handler units.
- Rationale: All HVAC units are obsolete and have far surpassed their expected life cycle. In addition, the current HVAC units utilize R-22 refrigerate which is being phased out. Modernization and refitting the systems to use F-410A, a safer and compliant refrigerant, is not feasible or cost efficient. The age of the equipment along with the difficulty and expense of finding R-22 is resulting in significantly increasing maintenance costs.
- Facility Characteristics: The Pine Ridge Armory is 23,788 square feet and was constructed in 1994 (27 years old). In 1999 a major renovation was completed, which included additional HVAC units because SCEMD moved its operations to the Pine Ridge Armory. The SC Emergency Management Division (Pine Ridge Armory) is currently occupied by approximately 100 personnel during normal day to day operations. During state activations SCEMD can have up to 500-600 people in the building coordinating state-level responses to emergencies and disasters.
- Financial Impact: The project will be funded from Appropriated State (uncommitted balance \$163K at October 1, 2021) and Emergency Management Performance Grant Funds (uncommitted balance \$845K at October 1, 2021). The Emergency Management Performance Grant funds are received as a supplemental award to South Carolina to support emergency management programs. The project is expected to result in an increase of \$125 (year 1), \$150 (year 2), and \$175 (year 3) in annual operating expenses.
- Full Project Estimate: \$319,653 (internal) funded by Appropriated State and Emergency Preparedness and EMPG Funds. The total estimated cost to replace all 19 units is \$1,120,133. Contract execution is expected in January 2022 with construction completion in June 2022.

17. Project: Office of the Adjutant General  
 E24.9797: McEntire AASF Runway Centerline Improvement
- Request: Increase Phase II Full Construction Budget to cover increased labor and material costs to make taxi-way repairs.
- Included in CPIP: Yes – 2021 CPIP Priority 13 of 23 in FY22 (estimated at \$971,260)  
 Phase I Approval: January 2017 (estimated at \$214,000) (JBRC Staff)  
 Phase II Approval: August 2017 (estimated at \$214,000) (JBRC Staff)  
 Phase II Increase Approval: July 2019 (estimated at \$485,630) (JBRC)  
 Phase II Increase Approval: August 2021 (estimated at \$671,288) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 187-194

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	22,916	648,372	671,288	910,456	1,581,744
All Sources	<u>22,916</u>	<u>648,372</u>	<u>671,288</u>	<u>910,456</u>	<u>1,581,744</u>

- Summary of Work: The initial project was established and funded specifically to evaluate and repair cracks along centerline of Runway 05-23, 18-inches on both side of the centerline, in addition to repairs to a portion of the taxiway located next to the main runway utilized by the SC Air National Guard. An evaluation by the SC Air National Guard has shown significant damage from the taxiway to the main runway. The runway is approximately 3,420 linear feet long.
- Rationale: The agency received one bid for the proposed work due to the limited number of contractors available to do this type of work, along with the small scope of the work planned. These repairs are needed to reduce foreign object debris being drawn into the aircraft engines. An evaluation of Runway 05-23 indicates severe cracking of the concrete along the centerline of the runway for approximately 18-inches, on both sides. As the centerline of the runway receives the majority of impact by both fixed-wing and rotary aircraft, this area of the runway needs to be repaired to prevent the dislodging of broken materials and possible damage to aircraft.
- Facility Characteristics: The runway is approximately 3,420 linear feet and is over 50 years old. Over 300 aviation personnel utilize the runway.
- Financial Impact: The project will be funded from National Guard Bureau Funds (uncommitted balance \$1.89 million at September 30, 2021). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,581,744 (internal) funded by National Guard Bureau Funds. Construction completion is anticipated in May 2022.

18. Project: Department of Mental Health  
 J12.9806: Aiken-Barnwell MHC Parking Lot Repair and Paving
- Request: Establish Phase I Predesign Budget to repair and repave the parking lot at the Aiken-Barnwell Mental Health Center.
- Included in CPIP: No – The agency relies on the various mental health centers to notify them of projects to be included in the annual CPIP and this one was not provided until after the 2021 CPIP was submitted.
- CHE Approval: N/A
- Supporting Details: Pages 195-204

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				4,875	4,875
All Sources				<u>4,875</u>	<u>4,875</u>

- Summary of Work: The project will address the drive and parking where patients and visitors park, which is roughly 102 parking spaces.
- Rationale: The parking lot is in poor shape and needs some repair work. In addition, there are several potholes throughout the parking lot surface. The pavement is at the end of its life cycle.
- Facility Characteristics: The Aiken-Barnwell Mental Health Center is the main center for the region, located in Aiken. It is 27,804 square feet and was constructed in 1997 (24 years old). The building houses 50-60 staff and serves the mental health needs of over 4,000 clients in the area. The facility has 33,000 appointments annually.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2021). 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 and 3) in annual operating expenses.
- Full Project Estimate: \$325,000 (internal) funded by Capital Improvement & Maintenance Funds.

19. Project: Department of Mental Health  
 J12.9807: Coastal Empire Community MHC HVAC, Sprinkler System, and Fire Alarm Replacement
- Request: Establish Phase I Predesign Budget to replace HVAC, sprinkler system and fire alarm system at the Coastal Empire Mental Health Center in Beaufort.
- Included in CPIP: Yes – 2021 CPIP 1 of 21 in FY22 (estimated at \$1,200,000)  
 CHE Approval: N/A  
 Supporting Details: Pages 205-214

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				24,000	24,000
All Sources				<u>24,000</u>	<u>24,000</u>

- Summary of Work: The mental health center is conditioned by 15 split system heat pumps consisting of outdoor condensing units and indoor air handling units. The indoor units in the attic will also be replaced, and includes all ducting, dampers, refrigerant lines, and reconfiguring the mountings to allow proper maintenance access. The fire alarm system will be upgraded, and the fire sprinkler system will be replaced.
- Rationale: The HVAC system is well past its useful life. The existing fire sprinkler system has experienced multiple leaks over the last several years. The fire alarm system needs to be upgraded due to age and parts availability.
- Facility Characteristics: The Coastal Empire Mental Health Center is 16,766 square feet and was constructed in 1995 (26 years old). The facility has 45 staff and serves 26 patients per day and provides an average of 83 services per day during normal business hours.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2021). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1), and \$2,500 (years 2 and 3) in annual operating expenses.
- Full Project Estimate: \$1,600,000 (internal) funded by Capital Improvement & Maintenance Funds.

20. Project: Department of Mental Health  
 J12.9808: Crafts-Farrow Campus Electrical Distribution System

Request: Establish Phase I Predesign Budget to have Dominion take over and refeed the primary power to each campus at Crafts Farrow.

Included in CPIP: Yes – 2021 CPIP 6 of 21 in FY22 (estimated at \$500,000)

CHE Approval: N/A

Supporting Details: Pages 215-224

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				18,000	18,000
All Sources				<u>18,000</u>	<u>18,000</u>

Summary of Work: The project will have Dominion take over and refeed the primary power to each campus at Crafts Farrow eliminating the 50-year-old switchgear that is a single point of failure for three medical facilities and a large support facility. In addition, this project will set up the secondary power for the Crafts Farrow State Hospital (CRSH)/Bryan/Hall/Morris Village campus to be fed directly from the new Dominion power lines and transformers, eliminating the dependence on the old switchgear. The secondary power work shall include rewiring from the transformer to the buildings, temporary rental generators, trenching, and overhead work.

Rationale: The stability of the power grid to these facilities is critical due to the nature of the treatment. The patients reside on these campuses 24/7/365 to receive the treatment they need. Per the agency, loss of power would result in loss of environmental control, security, lights, and communications, which could result in loss of life.

Facility Characteristics: The Crafts-Farrow State Hospital includes 16 buildings that total 252,863 square feet and were constructed between 1911 (110 years old) and 1975 (46 years old). There are 490 staff and support personnel which include Forensic Staff, Physical Plant Services, Employee Training, IT, Public Safety, Nutrition Services, Vehicle Management, and other various Administrative personnel. The Bryan/Hall Psychiatric Hospital includes 26 buildings that total 204,011 square feet and were constructed between 1977(44 years old) and 2015 (6 years old). There are over 200 patients and 519 staff which provide inpatient psychiatric care for adults and juveniles. The Morris Village Treatment Center includes 31 buildings that total 89,191 square feet and were constructed between 1975 (46 years old) and 1987 (34 years old). There are 100 patients and 120 staff which include Administrative, Support, Alcohol, and Drug Addition Programs.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2021). 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 \$10,000 (year 1), and \$25,000 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$1,200,000 (internal) funded by Capital Improvement & Maintenance Funds.

21. Project: Department of Mental Health  
 J12.9809: Harris Anti-Ligature Bathroom Renovations
- Request: Establish Phase I Predesign Budget to change out the patient bathroom hardware to anti-ligature fixtures in the Patrick B. Harris Psychiatric Hospital, located in Anderson County.
- Included in CPIP: Yes – 2021 CPIP 4 of 21 in FY22 (estimated at \$600,000), 3 of 32 in FY23 (estimated at \$600,000, 4 of 11 in FY24 (estimated at \$600,000), 3 of 11 in FY25 (estimated at \$600,000) and 3 of 13 in FY26 (estimated at \$600,000)
- CHE Approval: N/A
- Supporting Details: Pages 225-234

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				34,650	34,650
All Sources				<u>34,650</u>	<u>34,650</u>

- Summary of Work: The project will replace all trim and hardware that contain potential attachment points, including sinks, showers, toilets, and door hardware in the Acute Pods in Lodges A, G, H, J, and K, totaling 12 bathrooms and over 50 doors. A prototype bathroom has been approved by Hospital Risk Management staff.
- Rationale: To get CMS (Centers for Medicare/Medicaid) federal funding, Patrick B. Harris Psychiatric Hospital must maintain licensing, certification, and accreditation from DHEC, CMS and The Joint Commission, respectively. Currently, Harris Hospital is not in compliance with Anti-Ligature safety requirements.
- Facility Characteristics: The Patrick B. Harris Psychiatric Hospital is 162,310 square feet and was constructed in 1985 (36 years old). The fixtures being replaced are original to the building. The hospital is an Acute inpatient psychiatric hospital with 200 licensed beds and current operating capacity of 131 beds. The hospital serves 626 students, 311 staff, and 777 clients.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2021). 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: \$2,310,000 (internal) funded by Capital Improvement & Maintenance Funds.
- Other: The project was included in the 2021 CPIP as an annualized project but will now be completed all at one time.

22. Project: Department of Mental Health  
 J12.9810: Tucker Whole Building Generators for Stone, Roddey and Roddy Support Buildings
- Request: Establish Phase I Predesign Budget to get the 3 operational buildings on the Tucker campus on a backup generator.
- Included in CPIP: Yes – 2021 CPIP 13 of 21 in FY22 (estimated at \$3,034,366)
- CHE Approval: N/A
- Supporting Details: Pages 235-244

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				45,525	45,525
All Sources				<u>45,525</u>	<u>45,525</u>

Summary of Work: The project will get the 3 operational buildings on the Tucker campus on a backup generator. A feasibility study was commissioned, and it was determined that it will cost around \$1 million for each building to have a generator large enough to power each building.

Rationale: It has been an agency goal to get all nursing homes on 100% emergency backup power. Other options have been explored, such as having a docking port installed on each building, but the generators would have to be large, and the fuel consumption would be significant depending on the season. Rental solutions were determined to being equal to a prorated loan and the agency would not own the equipment when it was over.

Facility Characteristics: The 3 buildings (Stone, Roddey and Roddey Support), are located on the C. M. Tucker Nursing Care Center Campus in Columbia. The Stone Pavilion is 45,684 square feet and was constructed in 1971 (50 years old). The facility currently houses 90 long-term nursing care military veterans along with 120 staff and support personnel. The Roddey Pavilion is 111,534 square feet and was constructed in 1983 (38 years old). The facility is home to 170+ inpatient nursing home clients and over 200 staff that occupy the building on a 24/7 basis. The Roddey Support Building is 11,305 square feet and was constructed in 1983 and 1996 (38 and 25 years old). The facility houses linens and supplies for the Stone and Roddey Nursing Homes. Roddey Support also has the campus Energy Center including chillers and boilers vital to the operation of Stone and Roddey Nursing Homes. This facility houses around 20 staff.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2021). 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 an increase of \$1,000 (year 1), and \$1,500 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$3,035,000 (internal) funded by Capital Improvement & Maintenance Funds.

23. Project: Department of Mental Health  
 J12.9811: Waccamaw Center for Mental Health HVAC, Sprinkler, Fire Alarm and Roof Replacement
- Request: Establish Phase I Predesign Budget to replace 25 HVAC units, HVAC controls, sprinkler, fire alarm and roof at the Waccamaw Center for Mental Health in Conway.
- Included in CPIP: Yes – 2021 CPIP 16 of 32 in FY23 (estimated at \$1,600,000)
- CHE Approval: N/A
- Supporting Details: Pages 245-254

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				24,000	24,000
All Sources				<u>24,000</u>	<u>24,000</u>

- Summary of Work: The project will include replacing the outside air and return dampers, ductwork, refrigerant lines, AHU's and condensers, remove/replace the existing damaged drywall ceilings with new lay-in ceilings, and replace the HVAC controls. Some carpet replacement will also be a part of this project for safety reasons. The shingle roof and sprinkler system will also be replaced.
- Rationale: The mechanical equipment is original to the building, has outlived its lifespan, and is now becoming more and more costly to maintain. The shingle roof is original to the building and needs to be replaced. The sprinkler system has several leaks in the system and needs to be replaced.
- Facility Characteristics: The Waccamaw Area Center for Mental Health is 33,326 square feet and was constructed in 1993 (28 years old). The center provides emergency services, case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Georgetown, Horry, and Williamsburg Counties. The facility has 145 staff and sees 6,000 patients a year.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2021). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1), and \$2,500 (years 2 and 3) in annual operating expenses.
- Full Project Estimate: \$1,600,000 (internal) funded by Capital Improvement & Maintenance Funds.

24. Project: Department of Mental Health  
 J12.9790: Harris Hospital Fire Alarm Replacement
- Request: Establish Phase II Full Construction Budget and Revise Scope to repair and re-certify the existing equipment at the Patrick B. Harris Hospital located in Anderson County.
- Included in CPIP: Yes – 2021 CPIP 2 of 21 in FY22 (estimated at \$750,000)  
 Phase I Approval: October 2020 (estimated at \$750,000) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 255-266

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	11,250		11,250	338,750	350,000
All Sources	<u>11,250</u>		<u>11,250</u>	<u>338,750</u>	<u>350,000</u>

Summary of Work: The project was originally established to replace the existing Diebold Fire Alarm system. The new project scope will solicit to find multiple qualified fire alarm service companies to provide a recertification test of the existing EST-3 fire alarm system in the main building and in the Central Energy Plant. The purpose of this testing is to identify equipment, devices, and circuits that are installed and performing properly and equipment, devices, and circuits that are defective or performing improperly. They will solicit a design-bid-build construction package for the repairs and modifications to the existing EST-3 fire alarm system based on the study by a qualified fire alarm service.

Rationale: During the Phase I process it was determined that there is a way to repair and keep the existing system operational. It was determined that there is a programming problem, and a few devices will be replaced.

Facility Characteristics: The building is 162,301 square feet and was constructed in 1985 (36 years old). The fire alarm system is 10 years old. The facility is an acute inpatient psychiatric hospital with 200 licensed beds, and the current operating capacity is 131 beds. The facility is used by 626 students, 311 staff and 777 clients currently.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2020). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,500 (year 1), and \$5,000 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$350,000 (internal) funded by Capital Improvement & Maintenance Funds. Contract execution is expected in February 2022 with construction completion in August 2022.

25. Project: Department of Mental Health  
 J12.9757: Roof and Sprinkler Replacement at Orangeburg Mental Health Center
- Request: Increase Phase II Full Construction Budget, Revise Scope and Change Project Name to replace the entire sprinkler system at the Orangeburg Mental Health Center in Orangeburg under a new contract because the contract with the previous contractor was terminated for convenience at Phase 1 of 4.
- Included in CPIP: No – The agency did not anticipate the problems with the project or contractor at the time the 2021 CPIP was submitted.
- Phase I Approval: August 2017 (estimated at \$500,000) (JBRC)
- Phase II Approval: December 2017 (estimated at \$575,000) (JBRC)
- Revise Scope Approval: May 2019 (estimated at \$575,000) (Admin)
- Phase II Increase & Revise Scope Approval: December 2019 (estimated at \$900,000)
- CHE Approval: N/A
- Supporting Details: Pages 267-276

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	7,500	892,500	900,000	675,000	1,575,000
All Sources	<u>7,500</u>	<u>892,500</u>	<u>900,000</u>	<u>675,000</u>	<u>1,575,000</u>

Summary of Work: This project was established to replace the existing 20-year-old asphalt shingle roof over a plywood deck. The roof was replaced with 50-year shingles and included a 20-year manufacturer’s warranty. Additionally, a previous scope revision was approved in May 2019 to include the removal and repair of several areas where there were sheetrock ceiling stains and to make repairs to specific trunk lines and sprinkler leaks. During the investigation there were other areas identified where sprinkler leaks have occurred increasing the quantity originally thought to address the problem. Subsequently the project was revisited, and it was decided that the entire sprinkler system needs to be replaced. Because of the issues with the contractor and several unknowns, like the unstable market, a new contractor taking ownership for previous work and equipment and unidentified issues above the ceiling remaining to be found, this project will have a 20% contingency.

Rationale: Due to issues with the contractor the agency canceled the project for convenience. This request will increase the project budget to replace the entire system and fix what the contractor did not complete or properly complete.

Facility Characteristics: The facility is 25,595 square feet and was constructed in 1998 (23 years old). It houses the general administration for all facilities and the following support services: Child, Adolescent and Family Clinic Based Services, School Based Services when out of school; ACT Like Teams; Crisis Intervention, Diversion and After Hours Teams; Clinical Intake Team; Adult Short Term Outpatient; Adult Assertive Case Management; Peer Support Team; State Care Coordination Team; Vocational Rehabilitation Representative; TLC, Residential and Homeshare Teams; Medication Clinic with Nurses; Psychiatric Clinic with Doctors and Tele-psychiatry. There is a total of 59 staff members who provide a total of 30,774 services to 1,096 clients on average a year.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$7.6 million at September 16, 2020). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$10,000 (years 1 thru 3).

Full Project Estimate: \$1,575,000 (internal) funded by Capital Improvement & Maintenance Funds. Contract execution is expected in April 2022 with construction completion in August 2022.

26. Project: Department of Public Safety  
 K05.9616: DPS Supply Warehouse HVAC Renovation
- Request: Establish Phase II Full Construction Budget to replace the existing HVAC system at the Supply Warehouse on Shop Road.
- Included in CPIP: Yes – 2021 CPIP Priority 3 of 4 in FY22 (estimated at \$500,000)  
 Phase I Approval: August 2021 (estimated at \$500,000) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 277-286

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building	7,500		7,500	492,500	500,000
All Sources	<u>7,500</u>		<u>7,500</u>	<u>492,500</u>	<u>500,000</u>

Summary of Work: The project will replace the existing air handlers, condensing units, ductwork and boiler systems with a new and efficient code compliant system, including associated controls, ductwork and piping.

Rationale: The building has a central dividing wall creating two equal size areas with separate HVAC systems serving each side. One side contains the DPS Supply Warehouse and Support Services offices, and the other side contains Central Evidence storage and offices for the Radio Shop and the Acert team. Major components of the aging HVAC system are original to the building and have had multiple failures. Boilers and air handling units are in non-code compliant mezzanine areas. Per the agency, the existing ductwork has fiberglass lining, which could create an air quality issue. Although the HVAC components have been well maintained, repairs are difficult and costly.

Facility Characteristics: The building was constructed in 1987 (34 years old). The majority of the HVAC piping and ductwork is original to the building, as well as two of the air handling units. The remainder of the system varies in age from 7 to 21 years old. The building houses approximately 70 DPS Support Services, Central Evidence, ACERT and Radio Technician employees.

Financial Impact: The project will be funded from the DPS Building Fund (uncommitted balance \$4.8 million at September 30, 2021). Revenue to this fund is generated by the late fee penalty on vehicle registrations. This money is collected by the Department of Motor Vehicles and transferred to DPS. The project is expected to result in a decrease of \$9,870 (years 1 thru 3), in annual operating expenses.

Full Project Estimate: \$500,000 (internal) funded by the DPS Building Fund. Contract execution is expected in May 2022 with construction completion in January 2023.

27. Project: SC Governor’s School for Agriculture at John De La Howe  
 L12.9523: JDLH Residence Halls Renovation

Request: Establish Phase I Predesign Budget to renovate six residential structures that will provide additional student/staff housing.

Included in CPIP: Yes – 2021 CPIP 3 of 5 in FY25 (estimated at \$530,000)  
 CHE Approval: N/A  
 Supporting Details: Pages 287-294

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				11,498	11,498
All Sources				<u>11,498</u>	<u>11,498</u>

Summary of Work: The project will make renovations on each residential hall that include plumbing, electrical, roofing, and flooring where needed. Additionally, the interior will be painted, and keyless entry and security cameras will be installed on the exterior.

Rationale: The residence halls have not been in use for more than 7 years and have deferred maintenance that needs to be addressed for the safety of housing students as well as allowing the utilization of 14,119 square feet for housing needs of students. The renovations will allow JDLH to accept additional students in the next school year.

Facility Characteristics: There are six residence halls located on the campus of the SC Governor’s School for Agriculture at John De La Howe. Hessie Morrah Residence Hall is 4,784 square feet and was constructed in 1967 (54 years old). Hester Residence Hall is 4,784 square feet and was constructed in 1967 (54 years old). Charleston Residence Hall is 4,551 square feet and was constructed in 1939 (82 years old). Staff House 17 is 1,257 square feet and was constructed in 1968 (53 years old). Staff House 3 is 1,664 square feet and was constructed in 1950 (71 years old). Staff House 8 is 2,124 square feet and was constructed in 1980 (41 years old). These facilities are used for staff and student housing. Approximately 40 students/faculty will occupy the facilities during the school year. Additionally, the residence halls may be used during the summer to host agriculture camps.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$1.2 million at September 28, 2021). The project is expected to result in an increase of \$75,550 (years 1 thru 3), in annual operating expenses.

Full Project Estimate: \$889,209 (internal) funded by Appropriated State Funds.

28. Project: Department of Corrections  
 N04.9775: Statewide – Add Air Conditioning to 256 Bed Housing Units
- Request: Establish Phase I Predesign Budget to add air conditioning to the housing units located at Lee Correctional Institution and Evans Correctional Institution.
- Included in CPIP: No – This project was not included in the 2021 CPIP submission because repairs of existing building systems had priority at that time.
- CHE Approval: N/A
- Supporting Details: Pages 295-302

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward				144,000	144,000
All Sources				<u>144,000</u>	<u>144,000</u>

- Summary of Work: The project scope will add air conditioning to both of the buildings and will include the addition of a chiller, new air handlers, duct work and electrical upgrades to run the new equipment.
- Rationale: The housing units were designed and constructed with heat and ventilation only.
- Facility Characteristics: Each of the 256 bed housing units is 29,470 square feet and were constructed in 2003 (18 years old). Each housing unit accommodates 256 inmates and 3 staff.
- Financial Impact: The project will be funded from Appropriated State, FY21 Carryforward Funds (uncommitted balance \$21.6 million at September 20, 2021). The project is expected to result in an increase in additional operating costs, but the amount has not yet been determined.
- Full Project Estimate: \$9,600,000 (internal) funded by Appropriated State, FY21 Carryforward Funds.

29. Project: Criminal Justice Academy  
 N20.9637: Renovate West Annex Campus Dormitory Restrooms

Request: Establish Phase I Predesign Budget to renovate all dormitory restrooms at the Academy's West Annex.

Included in CPIP: Yes – 2021 CPIP Priority 1 of 3 in FY23 (estimated at \$1,591,150)

CHE Approval: N/A

Supporting Details: Pages 303-310

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, CJA Court Fines				9,048	9,048
All Sources				<u>9,048</u>	<u>9,048</u>

Summary of Work: The project will renovate all 16 dormitory restrooms to include the demo and installation of walls, ceilings, flooring, plumbing, vanities, showers and toilets.

Rationale: The dormitory restrooms have never been renovated and are in very poor, unacceptable condition, per the agency.

Facility Characteristics: The West Annex Dormitories total approximately 131,400 square feet, with the 16 restrooms totaling 20,000 to 25,000 square feet and were constructed between 1976 (45 years old) and 2001 (20 years old). These facilities are utilized by approximately 200 students per week, 48 weeks per year.

Financial Impact: The project will be funded from Other, CJA Court Fine Funds (uncommitted balance \$4 million at September 24, 2021). Revenue to this fund is based on additional assessments from fines posed by general sessions court, magistrates court or municipal court on various traffic offenses. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$603,200 (internal) funded by Other, CJA Court Fine Funds.

30. Project: Department of National Resources  
 P24.6044: Colleton – Bennett’s Point Bank Stabilization
- Request: Establish Phase I Predesign Budget to stabilize the shoreline at the DNR McKenzie Field Station in southern Colleton County.
- Included in CPIP: Yes - 2021 CPIP Priority 21 of 32 in FY2022 (estimated at \$660,583)  
 CHE Approval: N/A  
 Supporting Details: Pages 311-318

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, NOAA Coastal Zone Mgmt. Grant				9,909	9,909
All Sources				<u>9,909</u>	<u>9,909</u>

- Summary of Work: This project will implement bank stabilization to prevent the continual loss of real estate and probable damage to structures. Stabilization measures considered consist of a combination of components including installation of a bulkhead in the most critical areas and living shoreline using a combination of natural materials and plantings to protect other shoreline areas.
- Rationale: Over the years the shoreline has undergone significant erosion, resulting in a near vertical embankment scarp measuring up to 6’. Many areas are undercut with noticeable loss of soil. Numerous trees and bushes have fallen to the base of the scarp with the remaining tree roots exposed near the top. Left unchecked, the ongoing erosion could compromise existing pilings that support access to the floating docks as well as continue its migration to the 4,000 sf McKenzie Field Station, outdoor classroom, and other amenities.
- Facility Characteristics: The McKenzie Field Station, located at 15819 Bennett’s Point Road in Green Pond, SC, covers approximately 3.7 acres in the ACE basin and is managed by DNR, in cooperation with NOAA, for long term research, water monitoring, education, and coastal stewardship efforts. The western boundary of the field station abuts approximately 450 linear feet of shoreline along Mosquito Creek; a tidally influenced tributary of the Ashepoo River. The McKenzie Field Station averages 1,000 staff, partner and visiting researchers per year.
- Financial Impact: The project will be funded from Federal, Coastal Zone Management Estuarine Research Reserve Grant Funds (uncommitted balance \$661K at September 30, 2021). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$660,583 (internal) funded by Federal, Coastal Zone Management Estuarine Research Reserve Grant Funds.

31. Project: Department of National Resources  
 P24.6051: Charleston - MRRI Flood Protection

Request: Establish Phase I Predesign Budget to provide flood protection to the Marine Resource Research Institute (MRRI) lab building at DNR's Fort Johnson Facility located on James Island.

Included in CPIP: Yes - 2021 CPIP Priority 1 of 32 in FY2022 (estimated at \$585,500)  
 CHE Approval: N/A  
 Supporting Details: Pages 319-330

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Proviso 118.18 (B)(52)(a)				9,675	9,675
All Sources				<u>9,675</u>	<u>9,675</u>

Summary of Work: This project will alleviate flooding by constructing a flood protection system along the Charleston Harbor side of MRRI. The flood “barrier” will be determined during the Phase I process, but it will need to be approximately 3 foot tall in order to protect the MRRI building foundation from King Tides. It will likely need to be a combination of an earthen type berm and bulkhead. The earthen berm will be utilized where there is currently piping and plumbing at ground level or just under the surface as the berm can be built on top of these existing utilities. The bulkhead will be utilized in areas where the OCRM Critical Area line is too close to the MRRI structure. In these areas there is not enough space between the OCRM line and MRRI building to build an earthen berm.

Rationale: During the last two hurricane events the buffer zone between the buildings and harbor experienced significant damage leaving little protection against high-tides and flood waters. Currently king tides over-top the bank and inundate the upland portion of the property causing flooding under the structure. Flooding infiltrates the building foundation which extends to the front of the building.

Facility Characteristics: The Marine Resource Research Institute (MRRI) is a 56,000 square foot facility and was constructed in 1977. The facility houses the agencies laboratory for marine aquaculture and research projects, and is utilized by 125 staff.

Financial Impact: The project will be funded from Appropriated State, FY21 Proviso 118.18 Funds (uncommitted balance \$586K at August 30, 2021). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$645,000 (internal) funded by Appropriated State, FY21 Proviso 118.18 (nonrecurring), and Other, Marine Resource, Program Income Funds.

32. Project: Department of Natural Resources  
 P24.6047: Horry - Cartwheel Bay HP Land Acquisition (OSI Tract)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 418 acres of land in Horry County.
- Included in CPIP: Yes – 2021 CPIP Priority 8 of 32 in FY22 (estimated at \$300,000)  
 CHE Approval: N/A  
 Supporting Details: Pages 331-342

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

- Rationale: The acquisition of the property will protect additional habitat beside DNR’s Cartwheel Bay Heritage Preserve/Wildlife Management Area. It will be dedicated as a heritage preserve and placed into the corpus of the South Carolina Heritage Trust. It will be open for outdoor recreational activities and will be part of SCDNR's Wildlife management Area program and managed as part of Cartwheel Bay Heritage preserve.
- Characteristics: The property is located three miles southwest of Duford and borders the southeast side of SCDNR's Cartwheel Bay Heritage Preserve. It is composed of forested wetlands and upland areas and contains the outer edge of a Carolina bay associated with the adjacent preserve. Carolina bays are oval or elliptical shaped freshwater wetlands that provide habitat for plant and animal species. Sixteen tracked rare plant species are on the adjoining preserve, including Venus flytrap, a federal at-risk species. Besides protecting the remaining portion of Cartwheel bay, acquisition of the property will also provide an additional access point into the preserve.
- Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. of New York, NY for \$610,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$18.2 million at August 31, 2021). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$3,000 (year 1), \$2,000 (year 2) and \$1,00 (year 3), in annual operating expenses.
- Full Project Estimate: \$630,000 (internal) funded by Other, Heritage Land Trust Funds.

33. Project: Department of Natural Resources  
 P24.6033: Jasper-Meyer Lake HP Land Acquisition (LLT/Epstein)
- Request: Final Land Acquisition and Change Source of Funds to purchase approximately 973 acres of land in southwestern Jasper County.
- Included in CPIP: Yes – 2021 CPIP Priority 26 of 32 in FY22 (estimated at \$1,370,000)  
 Phase I Approval: May 2021 (estimated at \$1,370,000) (SFAA)  
 CHE Approval: N/A  
 Supporting Details: Pages 343-356

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Coastal Wetlands Grant				1,000,000	1,000,000
Other, GA Port Authority				470,000	470,000
Other, Ducks Unlimited Grant				413,000	413,000
Other, SC Conservation Bank				1,000,000	1,000,000
Other, Savannah River Clean Water				180,000	180,000
Other, Heritage Land Trust	20,000		20,000	350,000	370,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>3,413,000</u>	<u>3,433,000</u>

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

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

Financial Impact: The property is offered by Lowcountry Land Trust of Charleston SC for \$3,413,000. The acquisition will be funded from Coastal Wetland Grant Funds (uncommitted balance \$1 million at September 30, 2021), GA Port Authority (uncommitted balance \$470K at

September 30, 2021), Ducks Unlimited (uncommitted balance \$413K at September 30, 2021), SC Conservation Bank (uncommitted balance \$1 million at September 30, 2021), Savannah River Clean Water (uncommitted balance \$180K at September) and Heritage Land Trust (uncommitted balance \$18.2 million at August 31, 2021). The funding sources are each single purpose grants. Revenue to Heritage Trust Fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$3,000 (year 1), \$2,000 (year 2), and \$1,000 (year 3), in annual operating expenses. An appraisal was completed by Compass South Appraisals in November 2020 and valued the property at \$3,500,000. A Phase I Environmental Site Assessment was completed by GEL Engineering, LLC in October 2020 and revealed no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no structures located on the property. Letters of support are also not required since the property is currently owned by a non-profit organization and is therefore not included on the tax rolls.

Full Project Estimate: \$3,433,000 (internal) funded by Coastal Wetland Grant, GA Port Authority, Ducks Unlimited, SC Conservation Bank, Savannah River Clean Water, and Heritage Land Trust Funds.

34. Project: Department of Parks, Recreation & Tourism  
 P28.9800: Gap Creek Public Access Development Donation
- Request: Establish Phase II Full Construction Budget to accept a construction related gift from the Palmetto Conservation Foundation to construct approximately 20 miles of trail, trail heads and education signage and parking.
- Included in CPIP: Yes - 2021 CPIP Priority 5 of 13 in FY23 (estimated at \$1,000,000)  
 CHE Approval: N/A  
 Supporting Details: Pages 357-370

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Construction Related Gift				1,000,000	1,000,000
All Sources				<u>1,000,000</u>	<u>1,000,000</u>

- Summary of Work: The project will construct approximately 20 miles of trail, trail heads and education signage, and parking. The trails will connect Caesars Head and Jones Gap State Parks, leading from Gap Creek Road to the Hospital Rock Trail. There will be several small parking areas added along with trail heads and education/informational signage. The trail will be designed and constructed with supervision from State Park Service staff utilizing a professional trail construction company using industry best practices for erosion control and trail grade.
- Rationale: The parking lots and trails are overcrowded, and this will allow more room for visitors to park and recreate.
- Facility Characteristics: These trails will become part of the Mountain Bridge Wilderness Area and will be taken care of by current staff members. The maintenance will be funded through fees collected. Approximately 100,000 park visitors and hikers are anticipated to utilize the trails each year.
- Financial Impact: The project will be funded from the Palmetto Conservation Foundation as a constructed related gift. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,000,000 (internal) funded by Other, Palmetto Conservation Foundation (construction related gift). Contract execution is expected in January 2022 with construction completion in December 2024.

35. Project: Department of Parks, Recreation & Tourism  
 P28.9802: Transfer of Dominion Energy Properties
- Request: Final Land Acquisition to accept various property donations from Dominion Energy SC, Inc. as part of a tax settlement with the SC Department of Revenue.
- Included in CPIP: No  
 CHE Approval: N/A  
 Supporting Details: Pages 371-419

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Tax Liability Settlement				50,731,406	50,731,406
All Sources				<u>50,731,406</u>	<u>50,731,406</u>

Rationale: The addition of these four sites will bring more visitors to the local area, increasing the revenue impact on surrounding businesses. Parks have continued to experience record visitation and additional recreational opportunities will provide increased access for visitors looking for outdoor experiences.

Characteristics: Misty Lake and Franklin Branch are approximately 190.85 acres of land and existing improvements located along the south side of I-20 and the north side of Ascauga Lake Road, North Augusta in Aiken County. The property is improved with a 1-story recreational club house that is approximately 6,200 gross square feet, constructed in 1982 (39 years old), along with the necessary site improvements to support the operation of the building.

Pine Island is approximately 27.13 acres of land and existing improvements located at the south end of Pine Island Road, Columbia in Lexington County. The property is improved with a recreational/conference center type building that is approximately 9,072 gross square feet, constructed in 1953 (68 years old), along with the necessary site improvements to support the operation of the building.

Bundrick Island is approximately 94 acres of land located at the end of Brady Porth Road, Lexington in Lexington County.

Ramsey Grove is approximately 2,631.74 acres of land located approximately six miles north of Georgetown. The property is improved with a caretaker's cottage (approximately 2,273 square feet), garage (approximately 900 square feet), storage shed (approximately 1,900 square feet), clubhouse (approximately 2,470 square feet), conference center (approximately 1,600 square feet), office (approximately 840 square feet), bunkhouse (approximately 1,200 square feet), boat house (approximately 1,100 square feet), plucking house (approximately 270 square feet), well house (40 square feet), deer processing shed (approximately 1,000 square feet), green shed (approximately 1,200 square feet), boat shed (approximately 300 square feet), and tractor shed (approximately 3,100 square feet). All of these structures were constructed in the early 1900's (approximately 120 years old).

**Financial Impact:** The property is offered by Dominion Energy as a donation. No funds will be expended by the State; however, the properties will offset Dominion Energy SC tax liability by \$50,731,406.25. Each property was appraised by both the State and Dominion Energy SC. The project is expected to result in an increase of \$550,000 (year 1), and \$250,000 (years 2 and 3), in annual operating expenses.

Misty Lake and Franklin Branch was appraised by Real Estate Appraisers and Consultants, LLC in May 2021 and valued the property at \$2,481,000. Dominion accepted the State appraisal at this amount. A Phase I Environmental Site Assessment was completed by S&ME, Inc. in June 2021 and revealed no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed by S&ME, Inc. in May 2021 and found approximately \$88,000 in immediate and short-term repairs. Per the agency, there will be no immediate construction expenses after acquisition of the property.

Pine Island was appraised by Real Estate Appraisers and Consultants, LLC in May 2021 and valued the property at \$6,069,000. The State accepted the Dominion appraisal at \$9,500,000. A Phase I Environmental Site Assessment was completed by S&ME, Inc. in June 2021 and revealed no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed by S&ME, Inc. in June 2021 and found approximately \$187,400 in immediate and short-term repairs. Per the agency, there will be no immediate construction expenses after acquisition of the property.

Bundrick Island was appraised by Real Estate Appraisers and Consultants, LLC in May 2021 and valued the property at \$2,441,000. The State appraisal valued the property at \$2,441,000 and the Dominion appraisal valued the property at \$18,800,000. For the purposes of the tax liability, the property is being received for a negotiated value of \$10,620,500. A Phase I Environmental Site Assessment was completed by S&ME, Inc. in June 2021 and revealed no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no structures located on the property.

Ramsey Grove was appraised by Appraisal Consultants, Inc in June 2021 and valued the property at \$13,400,000. The State and Dominion negotiated a value of \$28,129,906.25 based on the appraised value of the property plus the value of mitigation credits for this property. A Phase I Environmental Site Assessment was completed by S&ME, Inc. in June 2021 and revealed potential lead contamination from lead shot and ammunition at the 5-stand clay bird shooting range, which is considered a recognized environmental condition. S&ME recommended assessment of soils in the clay bird shooting range area and earthen backstops for lead contamination. They recommended a Phase II assessment of the shooting range areas be performed. Per the agency, a Phase II Assessment will not be completed until after acquisition of the property. A Building Condition Assessment was completed by S&ME, Inc. in June 2021 and found approximately \$87,700 in immediate and short-term repairs. Per the agency, there will be no immediate construction expenses after acquisition of the property.

**Full Project Estimate:** \$50,731,406 (internal) with no cost to the state.

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AGENCY: Public Institutions of Higher Learning

SUBJECT: Permanent Improvement Projects Approved by Governing Boards Pursuant to Proviso 117.153 (FY2021-22)

Proviso 117.153 of the Fiscal Year 2021-22 Appropriations Act provides that

For the current fiscal year, permanent improvement projects, as defined in Title 2, Chapter 47 of the 1976 Code, where the cost is at least one million dollars but not greater than five million dollars for public research universities and not greater than two million dollars for all other public institutions of higher learning shall be exempt from the requirements of Section 2-47-50, except that a project shall not be considered approved without an institution's governing board having first voted to approve the project in a public session. Institutions shall provide a report of projects approved by their governing boards pursuant to this provision to the Chairman of the Commission on Higher Education, the Joint Bond Review Committee, and the State Fiscal Accountability Authority by September 30th of the current fiscal year.

Timely reports received by the committee are summarized as follows.

	<u>Projects</u>	<u>Total</u>
Clemson University	5	\$ 17,800,000
Coastal Carolina University	1	1,850,000
College of Charleston	2	3,991,000
Francis Marion University <sup>1</sup>	--	--
Lander University	2	2,450,000
Medical University of South Carolina	24	47,670,000
The Citadel <sup>2</sup>	--	--
University of South Carolina	5	13,650,000
Winthrop University	4	6,300,000
State Technical College System <sup>3</sup>	--	--
Total	43	\$ 93,711,000

These permanent improvement projects are exempt only from the approval provisions of Section 2-47-50; the projects are subject to the other provisions of Chapter 47 of Title 2, along with any applicable policies and procedures of the committee.

**COMMITTEE ACTION:**

Receive as information.

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<sup>1</sup> All of the projects submitted by Francis Marion University appear to be otherwise exempt from the provisions of Section 2-47-50.

<sup>2</sup> The Citadel responded that it did not have any projects to which the proviso would apply.

<sup>3</sup> As of September 30, 2021, the State Board for Technical and Comprehensive Education had not yet approved any projects pursuant to the proviso. All current year projects will be established and submitted for necessary approval in accordance with the requirements of Section 2-47-50.

September 8, 2021

Mr. Rick Harmon  
Director of Research  
Joint Bond Review Committee  
312 Gressette Building  
Columbia, SC 29201

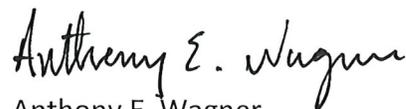
Dear Mr. Harmon,

Clemson University's Board of Trustees recently approved projects under budget proviso 117.153:

*For the current fiscal year, permanent improvement projects, as defined in Title 2, Chapter 47 of the 1976 Code, where the cost is at least one million dollars but not greater than five million dollars for public research universities and not greater than two million dollars for all other public institutions of higher learning shall be exempt from the requirements of Section 2-47-50, except that a project shall not be considered approved without an institutions governing board having first voted to approve the project in a public session. Institutions shall provide a report of projects approved by their governing boards pursuant to this provision to the Chairman of the Commission on Higher Education, the Joint Bond Review Committee, and the State Fiscal Accountability Authority by September 30 of the fiscal year.*

Per the proviso, we are reporting the projects approved by the Clemson University Board of Trustees on July 15, 2021. A summary of each action item approved by is attached to this letter as an exhibit.

Kindest regards,



Anthony E. Wagner

Executive Vice President, Finance & Operations

Enclosure

**Finance and Operations**

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

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



## **Action Item 5**

### **Approval: Phase 1 and Phase 2 Construction Approval-Capital Projects with Budgets Less than \$5,000,000**

**Action Requested – Approval of projects listed below that will not need State approval for this fiscal year**

**Prior Actions – N/A**

**Project Description and Justification –** For the current fiscal year, permanent improvement projects, as defined in Title 2, Chapter 47 of the 1976 Code, where the cost is at least one million dollars but not greater than five million dollars for public research universities and not greater than two million dollars for all other public institutions of higher learning shall be exempt from the requirements of Section 2-47-50, except that a project shall not be considered approved without an institutions governing board having first voted to approve the project in a public session. Institutions shall provide a report of projects approved by their governing boards pursuant to this provision to the Chairman of the Commission on Higher Education, the Joint Bond Review Committee, and the State Fiscal Accountability Authority by September 30th of the current fiscal year.

**Projects –**

- Holtzendorff Hall Elevator Installation - \$1,200,000
- Realignment of Old Stadium/ Williamson Road - \$4,200,000
- Student Entrepreneurship Accelerator Program - \$3,000,000
- Reeves Football Operations Complex Expansion - \$4,900,000
- Poe Indoor Practice Field Addition - \$4,500,000

**Holtzendorff Hall Elevator Installation – \$1,200,000** Funded by Maintenance Repair and Renovation Funds

Holtzendorff Hall has five levels, with ADA access available to four of the five levels through a series of multiple entrances and two antiquated single person lifts. An elevator is needed to provide reasonable accessibility throughout the building. The need for an elevator reaching all levels of the building has been recently highlighted when a handicapped student began working for a group on the mezzanine level, the level which has no ADA access. This group has been relocated to Sirrine until the elevator is complete.

The original project is funded by MR&R for just under \$1 million. The additional needed funds for a restroom relocation needed to accommodate the elevator take the project over the \$1 million threshold. Current plans are to that the restroom relocation will begin Dec 2021, after Fall 2021 exams, allowing the disruptive part of the work to occur over Winter Break. The new restroom will be complete by March 2022. The elevator area demolition will begin in May 2022, and planned construction is 4 months.

**Realignment of Old Stadium/ Williamson Road – \$4,200,000** Funded by Maintenance and Stewardship Funds

The existing configuration of Perimeter Road & Williamson Road and Perimeter Road & Old Stadium Road are problematic on several levels. The existing offset configuration of these intersections require pedestrians crossing Perimeter Road between Old Stadium Road and Williamson Road to walk on the Perimeter Road without sidewalks or to cross mid-block at an unsignalized crossing near Old Stadium Road. This creates a pedestrian safety issue and also causes an issue for vehicles turning from Old Stadium Road onto Perimeter Road.

After a comprehensive study of Perimeter Road and Old Stadium Road by campus planners and traffic engineers, the project mitigates this issue by realigning Williamson Road to align with Old Stadium Road, creating one four-leg intersection in place of the two offset three-leg intersections creating signalized crossings for pedestrians across Perimeter Road. Additionally, this configuration would allow the signalization of the northbound approach of Old Stadium Road, improving delays at this approach failing conditions in the existing configuration and providing comparable traffic conditions at the other approaches and at the intersection overall compared to the existing configuration.

**Student Entrepreneurship Accelerator Program – \$3,000,000 Funded by Private Gifts and Maintenance and Stewardship Funds**

The project will upfit two leased spaces totaling approximately 6,000 square feet at U-Centre in Downtown Clemson to host a student entrepreneurship accelerator program and Spiro Institute of Entrepreneurship. Upfit of this space will include installation of a mezzanine providing an additional 1,000 square feet and improvement of HVAC, electrical, and plumbing systems. Once completed, this startup incubator space will feature collaboration space, dedicated entrepreneurial activity spaces, and meetings spaces for both formal and informal interaction. This hub for entrepreneurship education in Downtown Clemson will be served by state-of-the-art technology allowing it to connect the College of Business to business and industry partners locally, nationwide, and around the world.

**Reeves Football Operations Complex Expansion – \$4,900,000 Funded by Athletic Gifts**

The Reeves Elite Performance & Wellness Center includes a renovation and expansion of the current Sports Medicine and Outdoor Courts. Designed specifically for student-athlete physical therapy and elite recovery with advanced practices in restoration and rejuvenation, the Wellness Center also includes an enclosure of the current outdoor basketball court to create multi-use space for various health and wellness approaches. Total area of construction is 13,018 square feet.

**Poe Indoor Practice Field Addition – \$4,500,000 Funded by Athletic Gifts**

The Poe Indoor Practice Field renovations consist of a new storage room and hydration stations on the East End of the facility, as well as renovations to the West End for expanded restrooms, a NFL Scout Room, Multi-purpose Press/Media space, relocation of the Applied Science lab, NFL Locker Room for Recruiting, and the new Student Athlete Branding Institute for use by all student-athletes. Total area of construction is 11,188 square feet.



Vice President of  
Finance and Administration  
and Chief Financial Officer

843.349.2115  
843.349.6434 fax  
coastal.edu

September 30, 2021

Senator Hugh Leatherman, Sr., Chairman  
Attention: Mr. Rick Harmon  
Joint Bond Review Committee  
312 Gressette Building  
Columbia, SC 29201

Dear Chairman Leatherman:

Pursuant to Proviso 117.153, the Board of Trustees of Coastal Carolina University has voted to approve one permanent improvement project that is valued between the statutory definition of \$1,000,000 and the proviso threshold of \$2,000,000 during fiscal year 2022. At its meeting on August 6, 2021, the Board of Trustees approved the renovation of Hicks Dining Hall which is expected to cost \$1,850,000 and is included in the Comprehensive Permanent Improvement Plan as priority five in fiscal year 2022. The project will be funded by the University's food service provider, Aramark. There will be no additional operating budget impact from this renovation.

Coastal Carolina University is appreciative of the increased efficiency that this proviso provides. Please contact me if additional information is required.

Sincerely,

David A. Frost, CPA  
Senior Vice President for Finance and Administration and  
Chief Financial Officer



November 9, 2021

The Honorable Hugh K. Leatherman, Sr.  
*President Pro Tempore Emeritus*  
Chairman, Senate Finance Committee  
Chairman, Joint Bond Review Committee  
South Carolina Senate  
111 Gressette Building  
Columbia, South Carolina 29201

Attention: Mr. Rick Harmon

Dear Senator Leatherman,

In compliance with Proviso 117.153, the College of Charleston respectfully submits the reporting of three permanent improvement projects valued between the statutory definition of \$1,000,000 and the threshold of \$2,000,000.

1. The **Glenn McConnell Residence Hall Renovation** was approved by the College of Charleston Board of Trustees at the September 29, 2021 meeting. The residence hall is a four-level, 71,603gsf building constructed in 1980. This project will update interior finishes and furniture, refresh the popular central courtyard, and replace the boiler system. The total project cost is \$1,798,000 plus a \$200,000 contingency, funded solely by auxiliary campus housing revenues. This property accommodates 240 student residents, generating up to \$1,600,000 in Tier Two housing revenue annually. Renovations will not affect the housing fees paid by students. Construction will start in May 2022 and conclude in August 2022.
2. The **107 Wentworth Student Residence Renovation** was approved by the College of Charleston Board of Trustees at the September 29, 2021 meeting. The residence is a 3,383gsf three-level, student residence constructed in 1858 and incorporates parts of a circa 1796 preceding home. This project will repair and increase the structural integrity of brick chimneys, exterior stucco, and brick substrate; accurately restore the exterior; and reconfigure/renovate the interior. The total project cost is \$1,693,000 plus a \$300,000 contingency, funded solely by auxiliary campus housing revenues. A comprehensive renovation of this property allows accommodation for 13 students, generating up to \$99,900 in Tier Two housing revenue annually. Renovations will not affect the housing fees paid by students. Construction will start in March 2022 and conclude in May 2023.

3. The **Craig Hall Mechanical Room Renovation** was approved by the College of Charleston Board of Trustees at the October 22, 2021 meeting. The building is a 55,792gsf three-level mixed-use facility constructed in 1961 as the College's first residence hall and student union/cafeteria. This project will address ongoing indoor heating, ventilation, and air conditioning issues by replacing all mechanical room equipment, associated piping, valves, and insulation. The structure houses the Craig Hall Admissions Center, a "first-impression" facility frequented by prospective students and their parents; a catering kitchen serving all College of Charleston facilities; and a residence hall of 52 student residents, generating up to \$312,000 in Tier One housing revenue annually. The total project cost is \$1,040,000 plus a \$240,000 contingency. Funding is split in proportion to assigned square footage: 66% from auxiliary campus housing revenues, 4% from auxiliary dining revenues, and 30% from the Capital Improvement Project Fund, funded by the Capital Improvement Fee paid by students. Renovations will not affect the housing, dining, nor capital improvement fees paid by students. Construction will start in May 2022 and conclude in August 2022.

The College of Charleston appreciates the increased efficiency allowed by this proviso. Please feel free to contact me if you have any questions or comments.

Most respectfully,



John F. Loonan  
Chief Financial Officer  
Executive Vice President for Business Affairs

Cc: John Morris  
Paul Patrick  
Michael Turner  
Tanya Williams



# FRANCIS MARION UNIVERSITY

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September 29, 2021

Mr. Rick Harmon, Director of Research  
SC Legislature Joint Bond Review Committee  
312 Gressette Building  
Columbia, SC 20201

Delivered via electronic mail

Dear Mr. Harmon,

In accordance with Proviso 117.153 included in the current South Carolina Appropriations Act, the attached information is included for your information from Francis Marion University.

While not every item listed is subject to the proviso, all projects that are subject to the proviso are included. The attachment includes both the list of projects and the resolution of approval from the Francis Marion University Board of Trustees.

Please let me know if any additional information or clarification is needed.

Sincerely,

Darryl Bridges  
Vice President for Finance & Facilities/Chief Finance Officer  
(843)661-1201  
dbridges@fmarion.edu

**08-21**  
**RESOLUTION**  
for  
**Approval for Capital Improvements to the FMU**  
**Campus**

*Whereas*, the University has identified the need for capital expansion and renovation to various facilities and infrastructure of the campus and properties; and

*Whereas*, the South Carolina General Assembly has appropriated funds to develop and construct a School of Education/School of Business Building and a Medical and Health Science Complex, as well as to conduct extensive maintenance and refurbishment to current University facilities and property; and

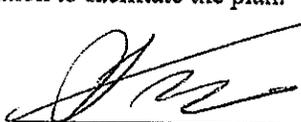
*Whereas*, the new facilities will provide significant opportunities for academic programs to accommodate the needs of students and faculty; and

*Whereas*, the maintenance and refurbishment of facilities and infrastructure is critical to successful operations and the fulfillment of the University mission; and

*Whereas*, the Board of Trustees has reviewed the plan to develop and construct the projects described above,

***Be it therefore resolved*** that the Board of Trustees for Francis Marion University hereby approves the attached "*Capital Improvements to the FMU Campus*" and authorizes the University administration to facilitate the plan.

APPROVED:

  
\_\_\_\_\_  
Secretary,  
Board of Trustees for Francis Marion University

DATE:

July 29, 2021

Presented by the Finance and Facilities Committee  
July 2021

**Capital Improvements to the FMU Campus  
July 29, 2021**

**New Construction**

Medical Education Facility (Circle Park)

*(State Appropriation)*

45,000 sf; \$21,000,000; January 2022 – October 2023

School of Business/School of Education Building

*(State Appropriation)*

61,000 sf; \$23,000,000; January 2022 - June 2023

**Building Renovations**

Smith University Center Renovation

*(Athletic Revenue Bond)*

\$4,000,000; January 2022 – June 2023

Founders Hall Renovation

*(State Appropriation)*

\$1,500,000; August 2023 – July 2023

Rogers Library Refurbishment

*(State Appropriation)*

\$500,000; May – July 2022

McNair Science Building Refurbishment

*(State Appropriation)*

- Roof Replacement \$325,00; March 2022 – April 2022
- Restroom Renovations \$250,000; May – June 2022
- Update flooring and paint throughout \$500,000; May – August 2022

Leatherman Science Facility Refurbishment

*(State Appropriation)*

- Roof Repair \$75,000; March – April 2022
- Bathroom Renovations \$400,000; May – July 2022

**Roads and Parking Lots**

Parking Lots

*(State Appropriation)*

- Parking Lot B (Stokes) - Complete resurface: \$250,000; May – August, 2023
- Parking Lot F (Village apartments) - Complete resurface: \$350,000; May – June 2022
- Parking Lot A (Founders/CEMC) - Seal and stripe: \$55,000; June – July, 2022
- Parking Lot B (Lee Nursing Building) - Seal and stripe: \$15,000; July - August, 2022
- Parking Lot G (student housing) Seal and stripe: \$150,000; May – June, 2022
- Parking Lot D (south of SUC) Complete resurface: \$550,000; May – June 2022

### Roads

*(Fully funded by Florence CTC/SCDoT)*

\$450,000

- Alumni Drive – resurface; May – August, 2023
- Heyward Drive – resurface; February – June 2022
- Wallace Drive – resurface; February – June 2022

### **Campus Infrastructure**

#### Sidewalks

*(State Appropriation)*

Total: \$750,000; May – August, 2022; May – August 2023; May – August 2024

#### Storm Water Drainage

*(Fully funded by US EDA Grant/SC Office of Resilience Match)*

Total - \$900,000; January 2022 – September 2023

### **Other Refurbishment/Renovations**

*(State Appropriation)*

- Cauthen Educational Media Center Air Handler Units (2), \$110,000; May - June 2023
- Facilities Management Building Chiller #4, \$325,000; October 2022 – January 2023
- Founders Hall Air Handler Unit, \$75,000; July – August 2022
- Leatherman Science Facility Air Handler Units (4), \$225,000; May – June 2023
- McNair Science Building Air Handler Units (2), \$450,000; July – August 2023
- Campus Entry Updates (gates #2, #3, and #4) \$240,000; May – June 2023
- Tennis Courts- Kassab Courts \$90,000; July 2022
- Hewn Timber Cabins Refurbishment \$500,000; TBD
- Exterior Refurbishment of Stokes Administration Building \$70,000; March – June 2022
- Chemical Storage Building. \$30,000; September – November, 2021
- Observatory Refurbishment. \$50,000; February – March 2022
- Performing Arts Center. \$15,000; October 2021 – January, 2022
- Mechanical Systems Repairs/Maintenance (across campus - electrical, HVAC, elevator, and data. Cost- \$1,178,113; ongoing

*The dates and estimated costs in this document are based upon preliminary information formulated in preparation of these projects. Actual dates and costs may vary dependent upon the results of the procurement process.*



September 23, 2021

Mr. Hugh K. Leatherman, Chairman  
Joint Bond Review Committee  
L. Marion Gressette Building  
1101 Pendleton Street  
Columbia, South Carolina 29201

Dear Chairman Leatherman,

At the university's September 14, 2021 Board of Trustee meeting, the members adopted two permanent improvement projects that meet the reporting requirements pursuant to Proviso 117.153 of the 2021-22 General Appropriations Act.

- 1) Renovate the existing pool and construct a new pavilion which will create space for outdoor events, student activities, and other usage opportunities for students, faculty and staff. This renovation and construction will include a large concrete pad, new lighting, a pavilion, restrooms and a movie screen. The pool enhancement will create a safe outdoor environment which will better enable social distancing.

Total cost of the project is anticipated at \$1.2 million.

- 2) Renovate the existing campus intramural field to allow for increased usage of the area by intramural sports, club sports, academic classes, collegiate athletic practice for Men's and Women's lacrosse, and occasional competition. In keeping with COVID-19 protocols, the student intramural program will utilize this field throughout the year in order to keep students outside, engaged, and socially distanced.

This renovation will include a synthetic resurfacing, drainage system, new lighting, scoreboard and limited perimeter fencing. The improved field will allow for increased usage during all weather conditions and expanded hours thus improving the utilization of the field by students.

The total cost of the project is anticipated at \$1.25 million.

Sincerely,

Stacie A. Bowie

Stacie A. Bowie  
Vice President for Finance and Administration

Medical University of South Carolina Proviso 117.153 Project Report

The following  $\$1,000,000 \leq$  total project budget  $\leq \$5,000,000$  fiscal year 2022 projects were approved by the MUSC Board of Trustees at their August 13, 2021 meeting.

1. Basic Science Building Chiller #6 Replacement	\$1,500,000
2. Hollings Cancer Center Generator #3 Replacement	\$2,600,000
3. Institute of Psychiatry Cooling Tower Replacement	\$1,800,000
4. Hollings Cancer Center Lab Air System Replacement	\$1,300,000
5. Campus Wide (CSB, BSB, SEI) Elevator Modernizations	\$4,300,000
6. 135 Cannon AHU #1 - #4 Replacement	\$1,000,000
7. Mechanical Room Expansion Chiller #1 Replacement	\$1,940,000
8. Basic Science Building Restroom Renovations	\$1,700,000
9. Clinical Science Building Exterior Envelope Repairs	\$4,000,000
10. Clinical Sciences Building Air Handlers #1 and #7 Replacement	\$1,500,000
11. Children's Research Institute Air Handlers 1 & 2 Systems Replacement	\$1,600,000
12. Quad F Chiller #3, & AHUs 1, 2, 4 Replacement	\$4,000,000
13. Hollings Cancer Center Air Handlers 5 and 6 Replacement	\$1,500,000
14. Infrastructure: Campus Chill Water & Steam Piping Replacement	\$2,400,000
15. Storm Eye HVAC Controls, Distribution Piping, and Pumps Replacement	\$1,100,000
16. Thurmond Gazes Building Restroom Renovations	\$1,400,000
17. Thurmond Gazes Air Handlers 2, 3, 4, & 6 Replacement	\$2,500,000
18. Thurmond Gazes Generator Replacement	\$3,550,000
19. Quad E Air Handler Units 2, 3, & 4 Replacement	\$1,600,000
20. Hollings Cancer Center Electrical Feeders A&B Replacement	\$1,520,000
21. Walton Research Building Air Handler Units 1 & 2 Replacement	\$1,510,000
22. Baruch Auditorium Air Handler Units 1 & 2 Replacement	\$1,475,000
23. St. Luke's Chapel Air Handler Units 1, 2, & 3 Replacement	\$1,500,000

Respectfully submitted,



Stewart A. Mixon  
Interim Executive Vice President for Finance and Operations  
and University Chief Operations Officer



Facilities Planning Design and Construction

September 30, 2021

The Honorable Hugh K. Leatherman, Chairman  
111 Gressette Building  
Columbia, SC 29201

Regarding: Proviso 117.153  
University of South Carolina Report of Permanent Improvement Projects

Dear Chairman Leatherman,

In accordance with Proviso 117.153, we respectfully submit this report as information to the Joint Bond Review Committee regarding projects approved by the Governing Board of the University of South Carolina in which the project budget is at least one million dollars but not greater than five million dollars.

Attached you will find a spreadsheet identifying the applicable projects, with information related to budget, fund source, date of Board approval, and project descriptions.

We continue to execute capital projects in accordance with a multi-year plan that places significant emphasis on capital renewal. The University is grateful for the Proviso as it enables projects under five million dollars to be more expeditiously approved, designed, and ultimately be solicited for competitive construction bids more quickly. In 2021, we have experienced extraordinary construction inflation and reducing capital project approval and design timelines certainly translates to savings in construction cost.

If we can offer any further information on any of these projects, please do not hesitate to contact me.

Very respectfully,

Derek S. Gruner, Registered Architect, LEED AP  
University Architect and Associate Vice President  
Facilities Planning Design and Construction  
1300 Pickens Street  
Columbia SC, 29208

Cc: Harris Pastides  
Ed Walton  
Joe Sobieralski  
Craig Parks

**Proviso 117.153- Report of Projects Approved by UofSC Governing Board of Trustees (between \$1M and \$5M)**

**Report Date: 9/30/2021**

Project Name	Budget	Fund Source	Date of BOT Approval	Project Description
<p><b>West Energy Plant Chiller Replacement</b></p>	<p>\$ 3,100,000</p>	<p>ICPF Maint. Reserve</p>	<p>9/17/2021 Fully Approved</p>	<p><b>Project Description:</b> The project will replace a centrifugal 1600-ton chiller with a new energy efficient centrifugal 2000-ton chiller at the West Energy Plant facility. The act of removing the existing chiller and replacing it will require modification to the exterior wall of the plant.</p> <p>In 2020, the university funded a Master Utility Plan for the Columbia campus. An external mechanical and electrical engineering firm, working with university energy staff, inspected, assessed, and reported findings, to make recommendations related to critical and routine energy and utility infrastructure maintenance needs. The Master Utility Plan has been completed and the findings are guidance for prioritizing infrastructure projects such as this one.</p> <p>The existing chiller was manufactured in June of 1980 by Trane and has reached the end of its useful service life and replacement parts are no longer available. This machine also contains R11 refrigerant that is no longer being manufactured per EPA mandates. This type of refrigerant contains Hydrofluorocarbons (HFCs) that have been proven to affect greenhouse gases (GHG), global warming and a depletion of the ozone layer. This chiller also presents a problem for LEED or Green Globes certification for new or renovated buildings being connected to the West Energy Plant because of its poor efficiency. Replacement of this chiller will reduce electrical operating costs, improve plant reliability, provide increased cooling capacity, and address the environmental issues associated with its obsolete refrigerant. Chiller replacement is among the recommendations in the recently completed Master Utility Plan.</p>
<p><b>Parking Garages- Master Capital Renewal Project</b></p>	<p>\$ 4,500,000</p>	<p>Aux. Maint. Reserve</p>	<p>9/17/2021 Fully Approved</p>	<p><b>Project Description:</b> Establish a master capital renewal project that will fund critical and prioritized maintenance for all parking garages on the campus. The project will establish and track 8 separate "child" projects for the 8 garages even though the Board approved a single action. No one child project is in excess of \$1,000,000. A broad condition assessment for all garages has been performed by a licensed structural engineer. The assessment identified maintenance needs and prioritized the work in order of importance with characterization as "critical" (requires immediate correction), "hazard" (requires correction as soon as possible to prevent the concern from becoming critical), and "maintenance" (maintenance or monitoring required to prevent the concern from becoming a hazard or critical). Work at each garage is summarized below.</p> <ol style="list-style-type: none"> <li>1. Blossom Street Garage: Maintenance work includes crack repair, patching at spalled concrete, joint re-sealing, expansion joint replacement, stair repair, control joint repair, and replacement or removal of rust at bearing plates.</li> <li>2. Bull Street Garage: Maintenance work includes crack repair, patching at spalled concrete, joint re-sealing, expansion joint replacement, stair repair, control joint repair, and repair.</li> <li>3. Close-Hipp Garage: Maintenance work includes crack repair, patching at spalled concrete, adding gutters to improve drainage, repair at post-tension cables, pressure washing and elevator replacement, and stair/nut removal.</li> <li>4. Hampton Street Garage: Maintenance work continues the work that has been ongoing at this garage. Critical and most hazard work has been corrected in previous projects. Future work will include crack repair, patching at spalled concrete, painting, and drainage repairs.</li> <li>5. Pendleton Street Garage: Maintenance work includes crack repair, repair or replacement of steel stairs that have corroded, repair at post-tension cables, expansion joint repairs or replacement, and stair/nut removal.</li> <li>6. Senate Street Garage: Maintenance work includes repairs to expansion joints at stairs and waterproofing, crack repair, patching at spalled concrete, joint re-sealing, control joint repair, and stair/nut removal.</li> <li>7. Sumter Street Garage: Repair at post-tension cables, crack repair, patching at spalled concrete, waterproofing, removal of rust and repainting of stairs, and repairs at parapet walls.</li> <li>8. Athletics Village Garage: Maintenance work includes crack repair, minor spalling, and joint re-sealing. This garage, being newer than the others, requires less maintenance.</li> </ol> <p>A single Board approval action consolidated capital renewal on eight garages. This was done for efficiency and the eight garages will be established as individual projects with the work at no individual garage exceeding one million dollars. We include the project in this report to avoid any appearance that we omitted a Board-approved project in excess of one million dollars from the report.</p> <p>The structure of parking garages is exposed to natural elements and require consistent maintenance. This project will address numerous repair items and establish a culture of reinvesting parking revenue in regular maintenance to stay ahead of maintenance and prevent concerns from becoming critical in the future.</p>
<p><b>School of Music Practice and Performance Renovation</b></p>	<p>\$ 2,500,000</p>	<p>ICPF Maint. Reserve</p>	<p>9/17/2021 Fully Approved</p>	<p><b>Project Description:</b> The project will comprehensively renovate the exterior envelopes of three buildings and the interiors with emphasis on the Parsonage and the Education Building. The roof of the Parsonage will be replaced. The interior renovation will repair structural damage, replace all mechanical and electrical systems, renovate restrooms, and add restrooms for ADA and building code compliance, replace finishes, and construct acoustically segregated practice/instructional rooms for School of Music lessons. The Sanctuary will be used as a performance space on both the main and basement levels and provide additional practice/instructional rooms.</p> <p>The School of Music anticipates that a shortfall of space for practice and instruction will be identified as a weakness in the program at the next accreditation review. The performance spaces will receive heavy use for both performances and group practice.</p>

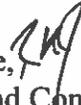
<p><b>Capstone Elevator Controls Upgrade Increase</b></p>	<p>\$ 1,600,000</p>	<p>Housing Maint. Reserve</p>	<p>9/17/2021 Fully Approved</p>	<p><b>Project Description:</b> The Capstone Elevator Controls Upgrade project was approved by the Board of Trustees in February of 2019 with a budget of \$900,000 to modernize the existing elevator controls with new circuitry. As the specifications progressed with coordination with the elevator manufacturer, it became apparent that the budget could not fund the full extent of work necessary to return all three elevators to reliable operation. This increase will also enable additional work that is critical but was not included in the previously approved scope in an effort to maintain a budget under \$1 million. The Capstone residence hall was constructed in 1967 and contains 184,451 gross square feet. The suite-style residence hall is the home of 579 students.</p> <p>The existing controls date back to 1966 and use vacuum tube and relay technology. Replacement parts for this system are scarce, and if available, come at high cost since this technology has been replaced with solid-state electronics. The scope of work was determined by university maintenance staff and representatives of our elevator maintenance service provider. The need to increase the Capstone Elevator Controls Upgrade was recently identified due to cost escalation and an expansion of scope.</p>
<p><b>USC Aiken Pacers Commons Roof Replacement</b></p>	<p>\$ 1,950,000</p>	<p>Institutional</p>	<p>9/17/2021 Fully Approved</p>	<p><b>Project Description:</b> The Pacers Commons Roof Replacement was approved by the Board of Trustees in February of 2020 with a budget of \$625,000. The project will replace the existing asphalt shingles and wood roof sheathing substrate which was damaged due to moisture intrusion. Some structural wood repair is also expected. The majority of the roof is compromised requiring a complete replacement. As condition surveys progressed and updated cost estimates were generated, it became apparent that the approved budget was drastically inadequate to support the work needed which includes scope added since the original budget. Additionally, recent cost estimates incorporated significant cost escalation in wood costs and labor costs. Pacer Commons is a three and four-story on-campus student housing building constructed in 2004 containing approximately 350 beds within 115,923 gross square feet.</p> <p>The project is necessary to return the roof to a watertight envelope. There are also issues with the integrity of the exterior walls that will be addressed with the project. USC Aiken received a large monetary settlement through legal action to fund this work.</p>



**Tim Hardee**  
System President

To: The Chairman and Committee Members,  
South Carolina Joint Bond Review Committee

**BOARD MEMBERS**

From: Randall Johnson, Vice President for Finance,   
South Carolina State Board for Technical and Comprehensive Education

**Gregory B. Askins**  
Chairman  
Sixth Congressional District

Date: September 30, 2021

**Warren L. Helm**  
First Congressional District

Re: Proviso 117.153 (Permanent Improvement Projects)

Current year proviso 117.153 provides our technical colleges with an exemption from the permanent improvement project requirements of SC Code Section 2-47-50 for projects in which the cost is at least one million dollars, but not greater than two million dollars. However, the proviso further stipulates that exempted projects must still be approved by the governing board and that a report of such approvals be submitted to the Joint Bond Review Committee by September 30<sup>th</sup> of the current fiscal year.

**Robert E. Barnett**  
Second Congressional District

**Anthony G. Barker**  
Third Congressional District

**Edward G. Burns**  
Fourth Congressional District

**Ralph A. Odom Jr.**  
Fifth Congressional District

The purpose of this communication is to inform you that, as of September 30, 2021, the State Board for Technical and Comprehensive Education (SBTCE) has not yet approved any projects under the provisions of this proviso. All current year projects approved by the SBTCE have been included on the colleges' Comprehensive Permanent Improvement Plans and will be established and submitted for other necessary approvals in accordance with the requirements of SC Code Section 2-47-50.

**Philip G. Homan**  
Seventh Congressional District

Thank you for the opportunity to provide information regarding our project approval status. Please let me know if you have any questions or concerns.

**Gwendolyn A. Bright**  
At-Large

**Warren A. Darby Jr.**  
At-Large

**Roger P. Schrum**  
At-Large

**Orville S. Smith III**  
At-Large

**Molly M. Spearman**  
Ex Officio

**Harry M. Lightsey III**  
Ex Officio



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AGENCY: SC Department of Mental Health

PROJECT/SUBJECT: State Veterans Home Projects  
Status and Proposal for Additional Home

### Background

Pursuant to directives of the Joint Bond Review Committee, the SC Department of Mental Health has conducted studies to support the state strategy for development of additional State Veterans Homes to serve veterans and their families throughout the state.

Construction is complete on the Florence and Gaffney projects, and each home will house 104 veterans once DHEC licensing is complete. The Sumter project is on schedule to complete grant award requirements with construction likely to begin in late spring 2022. The Horry project is currently reflected as project 83, priority level 8 (no state matching funds) on the federal FY2021 VA Grants Priority List; however, on July 15, 2021, the Department certified availability of state matching funds, based on its FY2021-22 capital appropriations. The Department is working with the County to identify a site in anticipation of the project moving up in priority on next year's VA Priority List.

The Fewell Pavilion Renovation project at C.M. Tucker in Columbia has received near full federal funding, and the project has been advertised with construction bids expected to be received in December 2021.

### Additional Home

Pursuant to the committee's October 2, 2019, directive to determine needs and feasibility of additional state veterans homes, the Department, in consultation with committee staff and the Revenue and Fiscal Affairs Office, which has previously provided geographic, demographic and other data to inform its analysis, recommends an additional home location in Orangeburg County to address populations of veterans that have reached or will attain retirement age in the next two decades.

The recommendation focuses on population projections of veterans age 65 and over, locations of existing veterans homes, geographic characteristics including considerations for the potential impacts of locations within evacuation zones, accessibility for veterans and their families, and availability of an adequate healthcare workforce to staff the facility.

Based on the history of past congressional appropriations for the VA State Home Construction Grant Program, the Department projects that federal funding could become available by federal fiscal year 2031 for an additional home, if included in the federal fiscal year 2023 VA priority list.

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The Department estimates the base cost of the home constructed in federal fiscal year 2031 at \$87.3 million,<sup>1</sup> which would be funded at a VA amount of \$56.7 million (65%), with state match funding for the balance at \$30.6 million (35%).<sup>2</sup> Accordingly, the Department will submit a request for \$30.6 million in additional state appropriations as a part of its FY2022-23 capital budget request to support construction of this additional home.

The Department must submit a grant application for the home not later than April 15, 2022, to qualify for inclusion in the federal fiscal year 2023 VA Priority Funding List.

The Department seeks further direction from the committee in addressing the following considerations:

1. Selection of the location of the next state veterans' home to enable the Department to proceed with a grant application by the April 15, 2022, deadline;
2. Authorization to submit a permanent improvement proposal and any adjustments necessary to the Department's FY2022-23 capital budget request reflecting the budgetary implications of these actions; and
3. Continuation of the authorization for committee staff to review and make recommendations regarding any requests by the Department to advance these projects to become eligible for federal funding, with any staff recommendations reported to the committee at its next meeting.

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

**COMMITTEE ACTION:**

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

**ATTACHMENT:**

1. Report for the Joint Bond Review Committee and other supporting documentation provided by the South Carolina Department of Mental Health.

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<sup>1</sup> Based on projections for construction of the Sumter home, escalated at 4% annually.

<sup>2</sup> All construction cost estimates assume the donation of developable land by the local jurisdiction.

STATE VETERANS NURSING HOMES  
SC DEPARTMENT OF MENTAL HEALTH

Report for the Joint Bond Review Committee meeting of December 7, 2021

The purpose of this report is to update the Joint Bond Review Committee on the current status of the existing State Veterans Nursing Home Projects, and to provide additional information and a recommendation for the site location of a future State Veterans Nursing Home.

Background

The federal FY2018 Veterans Affairs Appropriations Bill provided federal grant funding for the construction of homes in the Northeast and Northwest regions of the state, based on the community living center design.

Based on the Committee's guidance at its January 2020 meeting, in April 2020 the Department made application to the VA State Home Construction Grant program for an additional State Veterans Nursing Home to be located in Horry County. In March 2021, the Veterans Administration offered grant funding for the construction of a home in Sumter, for which the State had originally applied in April 2015.

A revised budget for the COVID-19 renovation of the Fewell Pavilion was approved by the Committee in December 2020, which will create 18 isolation beds and 27 quarantine beds at the facility, along with administrative and warehouse space. The Veterans Administration has approved grant funding totaling \$14,017,000, which is more than 90% of the approved project budget.

Status of Approved Projects

*Florence and Gaffney Homes.* Construction is complete and the homes are in the process of finalizing requirements for DHEC licensing. Both homes are expected to open immediately after meeting licensing requirements.

*Sumter Home.* The Veterans Administration has approved conditional grant funding for the project. The project is on schedule to complete grant award requirements with construction likely to begin in late spring 2022. The State has acquired land for the home and is working with the local Veterans Affairs Office to develop a master plan that will include a Veterans transitional facility on part of the site.

*Horry Home.* This home is listed as project #83, priority level 8 (no State Matching Funds) on the federal FY2021 VA State Home Construction Grants Priority List; however, on July 15, 2021, the Department certified availability of state matching funds, based on its FY2022 capital appropriations, which included the necessary state funding for the Horry facility. The Department will continue working with the County to identify a better site in anticipation of an improved priority position.

*Fewell Pavilion Renovation.* The project has been advertised and construction bids are expected to be received in early December 2021.

Recommendation for Additional State Veterans Home

Based on current Veterans census data and the geographic locations of existing State Veterans Homes, the Department recommends construction of the next home in Orangeburg County.

A grant application for an additional home must be submitted by April 15, 2022, and required State matching funds must be approved by August 1, 2022, to qualify for the federal FY2023 VA Priority One Funding List.

STATE VETERANS NURSING HOMES  
SC DEPARTMENT OF MENTAL HEALTH

Identification of Sites for Additional Veterans Nursing Homes  
December 7, 2021

Background

The US Department of Veteran Affairs establishes by regulation South Carolina's maximum number of beds for Veterans (state home, nursing home, and domiciliary beds).<sup>1</sup> Based on 2020 Population Projections, the State's need is identified as 1,089 beds.

Following the opening of the new State Veterans Homes in Florence and Cherokee counties, South Carolina will have 738 state nursing home beds, with an additional 208 beds approved for future construction, as follows.

Stone Pavilion at C.M. Tucker, Jr., Nursing Care Center (Columbia)	90 beds now in operation
Richard M. Campbell Veterans Nursing Home (Anderson)	220 beds now in operation
Veterans Victory House (Walterboro)	220 beds now in operation
Palmetto Patriots Home (Gaffney)	104 beds in licensing process
Veteran Village (Florence)	104 beds in licensing process
Sumter County	104 beds to be constructed and in operation by 2023
Horry County	104 beds with construction projected no later than 2028

Based on current Federal Regulations and beds expected to be available, the Veterans Administration will provide funding when available for creating up to an additional 143 State veterans long term care beds.

The number of individuals on the waiting list for a bed in existing nursing homes over the last two years has been limited by Veterans Administration mandates to reduce census counts due to the pandemic, but the waiting list has traditionally averaged 70 or more based on weekly census reports. The waiting list does not reflect the number of veterans who are being served in community nursing homes, by home health, homemaker services, or in day care, who might opt for care in a Veterans home if space were available.

General Considerations

Several factors are considered by the Department in making site selection recommendations, among others:

Population projections for the number of veterans age 65 and over for each county. South Carolina's population projections for 2020, 2030 and 2040 indicate an average of 85% of the Veterans age 65 and older in South Carolina will reside in 20 counties. See Appendices A- C.

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<sup>1</sup> Federal Regulation, Title 38: Pensions, Bonuses and Veterans' Relief, Part 59 - Grants to States for the Construction or Acquisition of State Homes.

Location of existing Veterans nursing homes. Existing or future homes are located in 5 counties: Anderson, Florence, Horry, Richland, and Sumter.

Geographic characteristics. All or portions of 6 of the 20 counties are included in coastal evacuation zones: Beaufort, Berkeley Charleston, Dorchester, Georgetown and Horry Counties. Following the major flooding events experienced by the state in 2015 and 2017, potential impact of flooding in areas along the major river systems and their associated flood plains are important considerations in site selection. Moreover, costs to meet evacuation zone construction specifications are further considerations for these locations.<sup>2</sup>

Accessibility for Veterans and their families to nursing homes. Proximity for Veterans and their families located in the rural counties of the State, together with accessibility within the state's existing road and highway systems, are important considerations for planned locations.

Availability of an adequate healthcare workforce. South Carolina's lowest-in-the-nation per capita number of nurses, together with the adverse effects of the pandemic, has led to significant shortages of nurses in virtually all healthcare settings, including nursing homes. As has been the experience of many other healthcare providers, the Department of Mental Health has confronted the difficult decision to reduce its census of residents in its nursing homes and maintain only the number of available beds it could safely operate given the reduced number of available nursing staff. Accordingly, the proximity of the location to the required workforce, especially the nursing workforce, is an important consideration in site selection for future homes.

### Recommendation

The Department recommends the State's leadership consider Orangeburg County as the next location for an additional State Veterans nursing home for the following reasons.

Orangeburg County's projected number of veterans age 65 and older for 2020-2040 ranks twentieth in the state, but it either borders or is geographically accessible to 6 of the top 13 counties ranked highest in numbers of projected veterans age 65 and older for this period, including Aiken, Berkeley, Dorchester, Lexington, Richland and Sumter Counties (see Appendix D).

Additionally, Orangeburg County's proximity to I-26 and other highways promotes accessibility by residents and families for both rural and more densely populated areas within or adjacent to the County. Moreover, its location is in relatively close proximity to coastal counties with large populations of veterans age 65 and older, yet it is well away from evacuation zones.

Orangeburg County has several higher education institutions and nursing pipeline programs which will help fill the need for healthcare workers, particularly since availability of staffing is a critical need for all nursing facilities, which has been accentuated by the pandemic. The County is home to South Carolina State University, Orangeburg-Calhoun Technical College, and Claflin University, with Denmark Technical College nearby in Bamberg County (see Appendices E, active registered nurses by primary practice location).

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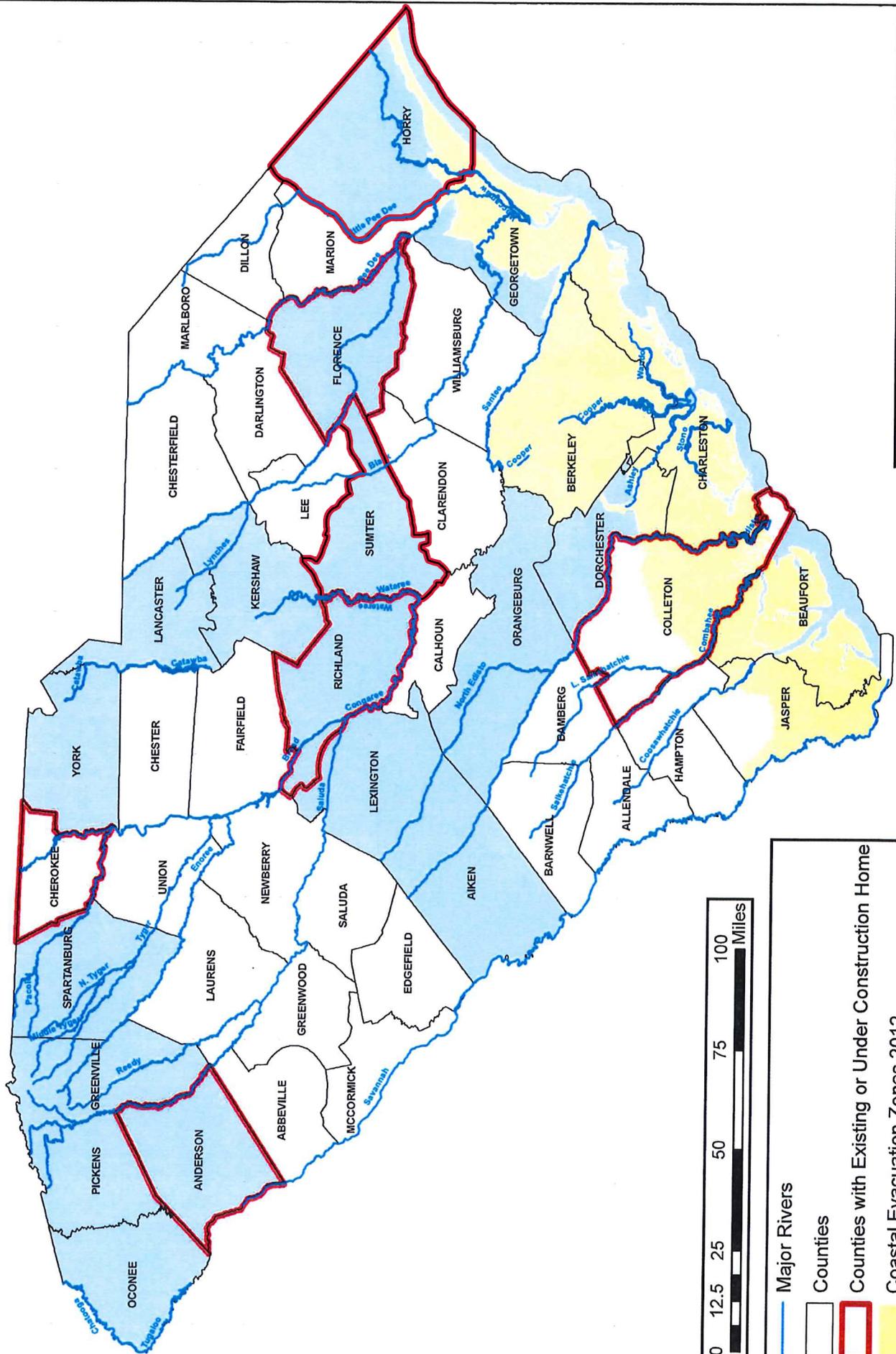
<sup>2</sup> The Department recommends, based on professional advice received, that design of state homes constructed in the vicinity of an evacuation zone address civil, architectural, structural, mechanical, and electrical characteristics, including full back-up power generation, to ensure the safety of residents during hazardous weather. The Department recommended for the construction of the Horry County home that the state plan an additional 20% in associated costs to address these characteristics.

Appendix A		Veteran Counts by County		
		2020		
Region	Total Veterans	Veterans 65 and Over	Percentage 65 and Over	2020 Rank 65 and Over
South Carolina	396,223	181,937	45.92%	
Horry	29,402	18,306	62.26%	1
Greenville	30,303	14,357	47.38%	2
Charleston	29,834	13,778	46.18%	3
Richland	36,887	12,195	33.06%	4
Lexington	23,013	10,396	45.17%	5
Beaufort	25,049	10,390	41.48%	6
Spartanburg	19,405	9,536	49.14%	7
Berkeley	24,421	8,189	33.53%	8
Anderson	14,506	8,049	55.49%	9
York	16,402	6,968	42.48%	10
Aiken	13,379	6,790	50.75%	11
Dorchester	17,837	6,136	34.40%	12
Florence	9,729	4,688	48.19%	13
Sumter	13,288	3,924	29.53%	14
Georgetown	5,812	3,829	65.88%	15
Oconee	5,967	3,548	59.46%	16
Pickens	7,028	3,440	48.95%	17
Orangeburg	6,066	3,102	51.14%	18
Lancaster	5,384	2,846	52.86%	19
Kershaw	6,124	2,645	43.19%	20
Darlington	4,852	2,550	52.56%	21
Laurens	4,606	2,462	53.45%	22
Greenwood	4,427	2,441	55.14%	23
Colleton	3,673	2,040	55.54%	24
Cherokee	3,523	1,727	49.02%	25
Clarendon	2,636	1,406	53.34%	26
Chesterfield	2,616	1,327	50.73%	27
Newberry	2,388	1,322	55.36%	28
Chester	2,171	1,138	52.42%	29
Jasper	2,096	1,023	48.81%	30
Union	1,839	981	53.34%	31
Marlboro	1,905	938	49.24%	32
Abbeville	1,670	929	55.63%	33
Marion	2,200	904	41.09%	34
Edgefield	1,752	846	48.29%	35
Fairfield	1,621	838	51.70%	36
Williamsburg	1,954	821	42.02%	37
Dillon	1,911	815	42.65%	38
Saluda	1,206	693	57.46%	39
McCormick	941	675	71.73%	40
Bamberg	1,210	645	53.31%	41
Hampton	1,313	587	44.71%	42
Barnwell	1,291	577	44.69%	43
Calhoun	1,031	501	48.59%	44
Lee	1,048	450	42.94%	45
Allendale	504	188	37.30%	46
Total	396,220	181,936	45.92%	

Appendix B		Veteran Counts by County			
		2030			
Region	Total Veterans	Veterans 65 and Over	Percentage 65 and Over	2030 Rank 65 and Over	
South Carolina	367,874	176,496	47.98%		
Horry	26,679	17,269	64.73%	1	
Richland	35,062	13,847	39.49%	2	
Greenville	26,434	13,108	49.59%	3	
Charleston	23,816	11,695	49.11%	4	
Berkeley	28,137	10,230	36.36%	5	
Lexington	21,645	10,192	47.09%	6	
Beaufort	29,620	9,678	32.67%	7	
Spartanburg	16,890	8,752	51.82%	8	
Dorchester	18,576	7,733	41.63%	9	
York	16,050	7,496	46.70%	10	
Anderson	11,979	6,932	57.87%	11	
Aiken	11,574	6,362	54.97%	12	
Sumter	13,976	4,731	33.85%	13	
Florence	8,240	4,331	52.56%	14	
Pickens	6,058	3,174	52.39%	15	
Georgetown	4,613	3,065	66.44%	16	
Oconee	4,846	2,926	60.38%	17	
Lancaster	5,294	2,853	53.89%	18	
Kershaw	5,826	2,838	48.71%	19	
Orangeburg	4,919	2,741	55.72%	20	
Darlington	4,123	2,257	54.74%	21	
Laurens	3,579	2,167	60.55%	22	
Greenwood	3,615	2,004	55.44%	23	
Colleton	3,003	1,843	61.37%	24	
Cherokee	3,092	1,662	53.75%	25	
Clarendon	2,313	1,302	56.29%	26	
Chesterfield	2,177	1,195	54.89%	27	
Newberry	2,024	1,154	57.02%	28	
Marion	1,946	1,022	52.52%	29	
Chester	1,719	1,007	58.58%	30	
Jasper	1,895	917	48.39%	31	
Williamsburg	1,785	885	49.58%	32	
Marlboro	1,574	859	54.57%	33	
Union	1,424	854	59.97%	34	
Edgefield	1,567	853	54.44%	35	
Fairfield	1,457	834	57.24%	36	
Dillon	1,619	802	49.54%	37	
Abbeville	1,381	790	57.20%	38	
Barnwell	1,142	619	54.20%	39	
Bamberg	1,060	598	56.42%	40	
Saluda	981	575	58.61%	41	
Calhoun	941	555	58.98%	42	
Hampton	1,180	551	46.69%	43	
Lee	953	528	55.40%	44	
McCormick	654	484	74.01%	45	
Allendale	435	228	52.41%	46	
Total	367,873	176,498	47.98%		

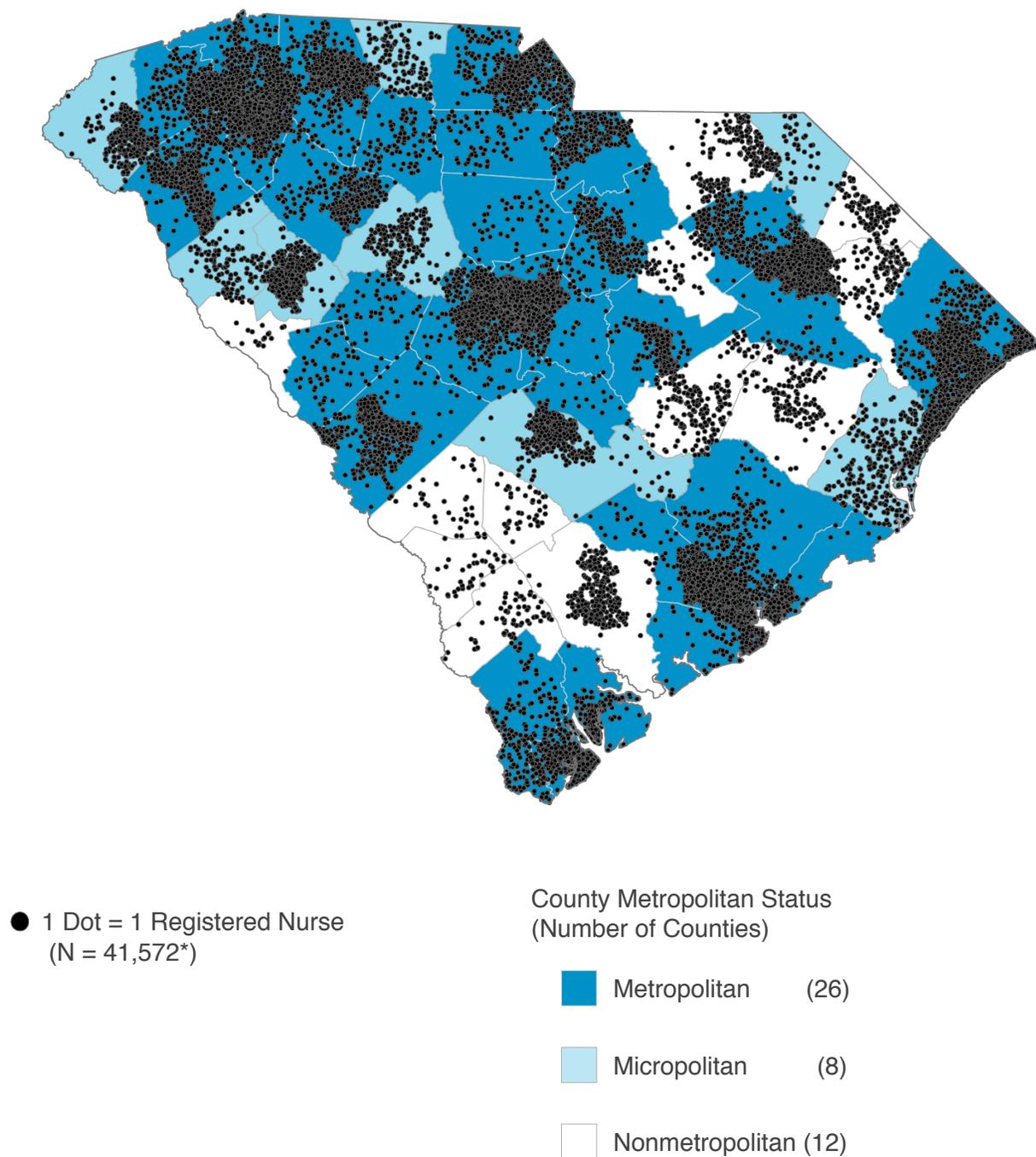
Appendix C		Veteran Counts by County		
		2040		
Region	Total Veterans	Veterans 65 and Over	Percentage 65 and Over	2040 Rank 65 and Over
South Carolina	334,687	149,318	44.61%	
Horry	21,880	13,197	60.32%	1
Richland	32,607	13,070	40.08%	2
Greenville	22,843	10,819	47.36%	3
Berkeley	31,252	10,818	34.62%	4
Lexington	20,005	9,201	45.99%	5
Beaufort	33,602	8,280	24.64%	6
Charleston	19,105	8,201	42.93%	7
Dorchester	18,460	8,052	43.62%	8
York	15,222	7,230	47.50%	9
Spartanburg	14,361	7,052	49.11%	10
Anderson	9,536	5,389	56.51%	11
Aiken	9,659	5,104	52.84%	12
Sumter	14,375	4,982	34.66%	13
Florence	6,698	3,438	51.33%	14
Lancaster	5,006	2,676	53.46%	15
Kershaw	5,286	2,553	48.30%	16
Pickens	5,118	2,501	48.87%	17
Oconee	3,778	2,114	55.96%	18
Orangeburg	3,828	2,029	53.00%	19
Georgetown	3,348	2,023	60.42%	20
Darlington	3,347	1,723	51.48%	21
Laurens	2,690	1,624	60.37%	22
Greenwood	2,926	1,466	50.10%	23
Colleton	2,312	1,375	59.47%	24
Cherokee	2,627	1,328	50.55%	25
Clarendon	1,908	1,002	52.52%	26
Chesterfield	1,744	954	54.70%	27
Marion	1,662	907	54.57%	28
Newberry	1,662	869	52.29%	29
Williamsburg	1,558	823	52.82%	30
Chester	1,313	755	57.50%	31
Edgefield	1,311	669	51.03%	32
Jasper	1,679	667	39.73%	33
Fairfield	1,245	666	53.49%	34
Dillon	1,347	665	49.37%	35
Marlboro	1,243	661	53.18%	36
Union	1,053	636	60.40%	37
Abbeville	1,114	594	53.32%	38
Barnwell	935	530	56.68%	39
Calhoun	788	460	58.38%	40
Bamberg	870	436	50.11%	41
Lee	793	435	54.85%	42
Hampton	1,028	429	41.73%	43
Saluda	785	414	52.74%	44
McCormick	403	276	68.49%	45
Allendale	373	223	59.79%	46
Total	334,685	149,316	44.61%	

# South Carolina Veteran Population



- Major Rivers
- Counties
- Counties with Existing or Under Construction Home
- Coastal Evacuation Zones 2012
- Counties with Most Veteran Population 2020-2040

**Figure 2. Active Registered Nurses by Primary Practice Location, South Carolina, 2018.**



Note: Data include all nonfederal registered nurses (excluding advanced practice registered nurses) with an active license to practice and a practice location in South Carolina as reported during the license renewal period ending 04/30/2018. Locations plotted here are the primary practice zip code locations. Dots are randomly placed within the zip code area and may not represent the street location of the practice. \*This map omits 45 RNs who did not have a valid South Carolina zip code.

Sources: SC Office for Healthcare Workforce, SC AHEC, derived from data collected by the South Carolina Department of Labor, Licensing and Regulation and obtained from the South Carolina Revenue and Fiscal Affairs Office, 2018; Metropolitan status based on 2010 Census counts, U.S. Census Bureau, <https://www.census.gov/programs-surveys/metro-micro.html>.

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

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

Responsive to the provisions of Act 135 of 2020 and expressions of interest by the committee in prior meetings, the South Carolina Department of Health and Environmental Control has submitted updated reports incorporating the status of activities and expenditures made in connection with the COVID-19 pandemic response.

The Medical University of South Carolina has previously reported that all funds allocated to the University pursuant to the Act have been expended.

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

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Report of the South Carolina Department of Health and Environmental Control dated as of November 15, 2021.

November 15, 2021

Dear Vice Chairman Smith and Honorable Members of the Joint Bond Review Committee:

At the South Carolina Department of Health and Environmental Control (DHEC), **our number one priority for the COVID-19 pandemic response has been and continues to be to save lives.** This includes working with our partners across all levels to end the pandemic through providing:

- widely available, equitable access to safe, effective, and free vaccines; and
- timely, accurate, and evidence-based information about the disease and effective, evidence-based prevention and treatment measures.

Since our last written update to the Joint Bond Review Committee on Sept. 21, 2021, an additional **657,539 COVID-19 vaccine doses (162,520 first, 174,408 second, and 320,611 third doses)** have been administered to eligible South Carolina residents. **More than 63 percent of eligible South Carolina residents ages 12 and older** have received at least one dose of COVID-19 vaccine, and **55.8 percent of eligible residents ages 12 and older** have completed vaccination. While these milestones are encouraging, more work remains.

### Availability of COVID-19 Vaccine to Those Ages 5-11

On Oct. 29, 2021, the U.S. Food and Drug Administration issued an Emergency Use Authorization (EUA) for the use of the Pfizer-BioNTech COVID-19 vaccine in children 5-11 years of age. On Nov. 2, 2021, the CDC Advisory Committee on Immunization Practices (ACIP) voted to recommend the use of the Pfizer-BioNTech COVID-19 Vaccine in the pediatric population, and CDC Director Dr. Rochelle Walensky officially endorsed this recommendation to make the vaccine publicly available. As with adults, this vaccine is administered as a two-dose series, three weeks apart. However, the dose for pediatric patients is one-third the dose for those 12 years of age and older and packaged differently to allow it to be stable at refrigerator temperatures for longer. DHEC, along with federal partners, preemptively planned to make vaccine available to this population using lessons learned from the initial vaccine rollout that began in Dec. 2020.

Beginning the week of November 1, 2021, and in anticipation of the official recommendation of the CDC, **152,100 doses** of the Pfizer-BioNTech Covid-19 Vaccine for children 5-11 years of age were delivered to providers across South Carolina. In addition to existing vaccine providers who have been administering Covid-19 vaccine to adolescents and adults, DHEC has enrolled an additional **258 pediatric providers** statewide to provide greater access to, and equitable distribution of, the Covid-19 vaccine for pediatric use. In the first week of availability, **9,907 South Carolinians ages 5-11** have received the first dose of the two-dose series.

### Unknown Testing and Vaccination Demand Due to Federal Requirements

On Nov. 5, 2021, the U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), published in the *Federal Register* an Emergency Temporary Standard, effective Jan. 4, 2022, which would require large employers with 100 or more employees to establish policies which require either COVID-19 vaccination for employees or weekly testing and masking of employees who chose not to get vaccinated. On Nov. 6, 2021, the U.S. Court of Appeals for the Fifth Circuit issued a stay to temporarily suspend enforcement of the standard. In South Carolina, it is estimated that there are **3,400 employers** with nearly **1.2 million employees** that could be affected by this standard. Notwithstanding the anticipated legal challenges to this proposed standard, the potential exists for significant increases in demand for both testing and vaccination in South Carolina.

If the standard is fully implemented, DHEC estimates an increase in testing demand between **342,000 and 600,000 tests per week**, presenting overwhelming logistical and financial challenges for the agency and its partners. Over the course of one month, this would represent an increase in testing at least equal to the highest volume month to date (Sept. 2021), with the potential to exceed 200% of that figure depending on the final requirements of the standard. There also exists the possibility that more South Carolinians will choose to be vaccinated in this scenario, leading to increased demand on our state's vaccine providers.

DHEC is working with our partners to ensure the state is prepared to meet any increased demand for testing and vaccines.

### Equitable Access to COVID-19 Treatments

During the pandemic, COVID-19 treatments have been developed that show great promise in reducing hospitalization and death among those affected by COVID-19. From the early success with Remdesivir, to more recently developed monoclonal antibody therapies, to upcoming oral therapies, expanded access to these treatments represents an important tool for helping to end the COVID-19 pandemic. Integral to our focus on saving lives, DHEC and partner efforts have now guaranteed availability of monoclonal antibody treatments within **50 miles of every South Carolina resident**, with most living within 25 miles of a treatment site. These actions, and the plans developed to support these actions, have well positioned DHEC to continue to make COVID-19 treatments available to the public the moment they receive FDA approval or authorization for emergency use.

### Improving Trends in COVID-19 Cases, Hospitalizations, and Deaths

Since our last update to this Committee on September 21, 2021, there have been marked declines in the rates of overall COVID-19 cases and hospitalizations, with rates of death declining less rapidly. Specifically, and since that time, South Carolina has recorded a **21.5% average decrease** in weekly case counts, as well as a **78.6% overall decrease** in hospitalizations. From an average of **438 deaths reported** per week during the height of the Delta Variant surge, the most recent full week saw **151 deaths reported**. It is important to note that, unfortunately, declines in death rates typically lag well behind declines in overall cases of COVID-19 and so long as the virus remains present in our communities, we will continue to record deaths brought on by this illness. DHEC continues to approach COVID-19 as an unfolding situation, and will further plan, operate, and message in ways which promote a continuation of these declines.

DHEC remains committed to working with members of our Legislature and others to provide timely, accurate, and evidence-based information so that our state, community leaders and all South Carolinians can take the necessary actions aimed at ultimately ending the COVID-19 pandemic.

Attached includes a summary of DHEC expenditures on COVID-19 as of mid-Nov. 2021. We appreciate the ongoing support of the Committee for these efforts and look forward to answering any additional questions the Committee may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. Simmer".

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

**Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021**



**Interim Report of Expenditures on COVID-19 Funds  
Summary as of 11/14/2021**

<b>Expenditure Category</b>	<b>Expended through 11/14/21*</b>
Testing	\$ 255,228,530
Contact Tracing	\$ 24,100,533
Personal Protective Equipment (PPE) & Medical Supplies	\$ 13,413,834
Personnel	\$ 115,415,066
Education Campaign	\$ 13,207,739
Quarantine	\$ 604,286
Transport & Storage	\$ 2,577,740
Technology, Staff Support, Cleaning & Other; Grant-Specific	\$ 28,006,696
Vaccination Efforts	\$ 43,912,296
<b>TOTAL</b>	<b>\$496,466,720</b>

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

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Fund Title:	COVID Response Fund (Act 116)	Category	Expended through
Federal Source:	n/a	Testing	1,403,216
Date Received:	3/19/2020	Contact Tracing	14,956
Date Expiring	n/a	Personal Protective Equipment (PPE) & Medical Supplies	560,835
SCEIS Fund/Grant:	31050000 / Not Relevant	Personnel	2,614,785
Purpose:	Funds provided by the General Assembly necessary for the health, safety and welfare of the public in response to the COVID-19 pandemic	Education Campaign	1,804,561
		Quarantine	90,925
		Transport & Storage	91,768
		Technology, Staff Support, Cleaning & Other; Grant-Specific	3,974,324
		Vaccination Efforts	1,513,648
		<b>TOTAL</b>	<b>12,069,019</b>

Total Award: 45,000,000  
Balance: 32,930,981

Grant Title:	CPRSA Hospital Preparedness Partners (HPP) COVID-19	Category	Expended through
Federal Source:	CPRSA	Testing	-
Date Received:	3/29/2020	Contact Tracing	-
Date Expiring	6/30/2021*	Personal Protective Equipment (PPE) & Medical Supplies	32,785
SCEIS Fund/Grant:	51C30000 / J0401F170Y19	Personnel	-
Purpose:	Supports healthcare coalitions *Extension Pending	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	253,791
		<b>TOTAL</b>	<b>286,576</b>

Total Award: 628,506  
Balance: 341,930

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	SCDHEC's Public Health Crisis Response Grant	Category	Expended through
Federal Source:	CPRSA	Testing	3,098,411
Date Received:	3/16/2020	Contact Tracing	-
Date Expiring	3/15/2022	Personal Protective Equipment (PPE) & Medical Supplies	3,544,729
SCEIS Fund/Grant:	51C30000 / J0401H120V19	Personnel	-
Purpose:	Funds to carry out surveillance, epidemiology, laboratory capacity, infection control, mitigation, communications, and other preparedness and response activities	Education Campaign	-
		Quarantine	-
		Transport & Storage	1,666,026
		Technology, Staff Support, Cleaning & Other; Grant-Specific	228,143
		<b>TOTAL</b>	<b>8,537,311</b>

Total Award: 8,926,133  
Balance: 388,822

Grant Title:	Ryan White HIV/AIDS Program Part B COVID-19 Response	Category	Expended through
Federal Source:	CARES	Testing	-
Date Received:	4/1/2020	Contact Tracing	-
Date Expiring	3/31/2022	Personal Protective Equipment (PPE) & Medical Supplies	-
SCEIS Fund/Grant:	51C10007 / J0401F520V19	Personnel	-
Purpose:	To prevent, prepare for, and respond to COVID-19, as needs evolve for clients of Ryan White HIV/AIDS program recipients.	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	782,406
		<b>TOTAL</b>	<b>782,406</b>

Total Award: 1,074,938  
Balance: 292,532

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

<b>Grant Title:</b>	CK19-1904 Epidemiology and Laboratory Capacity (ELC): CARES	<b>Expended through</b>	3,398,725
<b>Federal Source:</b>	CARES		-
<b>Date Received:</b>	4/23/2020		-
<b>Date Expiring</b>	4/22/2022		-
<b>SCEIS Fund/Grant:</b>	51C10016 / J0401U000V19		-
<b>Purpose:</b>	Supports contact tracing, surveillance, testing, monitoring capacity, vulnerable populations		-
			469,000
			<b>3,867,725</b>
		<b>Total Award</b>	9,917,925
		<b>Balance:</b>	6,050,200

<b>Grant Title:</b>	CARES Hospital Preparedness Partners (HPP) COVID-19 Supplement	<b>Expended through</b>	16,539
<b>Federal Source:</b>	CARES		-
<b>Date Received:</b>	5/22/2020		169,161
<b>Date Expiring</b>	6/30/2021*		-
<b>SCEIS Fund/Grant:</b>	51C10014 / J0401E170X19		-
<b>Purpose:</b>	Funds used to support healthcare coalitions with COVID19 response activities. MUSC, the state's Special Pathogen Center, to receive \$175,455. *Extension Pending		-
			532,483
			8,810
			<b>726,993</b>
		<b>Total Award</b>	1,687,823
		<b>Balance:</b>	960,830

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

<b>Grant Title:</b>	CK19-1904 Epidemiology and Laboratory Capacity (ELC): Enhancing Detection	<b>Expended through</b>	75,516,272
<b>Federal Source:</b>	PPPHCE		14,679,827
<b>Date Received:</b>	5/15/2020		34,131
<b>Date Expiring</b>	11/17/2022		-
<b>SCEIS Fund/Grant:</b>	51C40000 / J0401U000X19		-
<b>Purpose:</b>	Develop, purchase, administer, process, and analyze COVID-19 tests, conduct surveillance, trace contacts, and related activities. Recipients will establish a robust testing plan that ensures adequate testing is made available.		23,021,958
			3,482
			32,685
			1,494,596
			<b>114,782,951</b>
		<b>Total Award</b>	118,690,218
		<b>Balance:</b>	3,907,267

<b>Grant Title:</b>	Enhanced Influenza: Immunization & Vaccines	<b>Expended through</b>	-
<b>Federal Source:</b>	PPPHCE		-
<b>Date Received:</b>	6/4/2020		-
<b>Date Expiring</b>	7/5/2021		77,929
<b>SCEIS Fund/Grant:</b>	51C10027 / J0401F340Z09		14,539
<b>Purpose:</b>	Supports staffing, communication campaigns, pandemic preparedness and mass vaccinations; also focuses on enhancing influenza coverage and enrolling additional vaccinators		-
			-
			400,771
			1,163,145
			<b>1,656,384</b>
		<b>Total Award</b>	1,656,384
		<b>Balance:</b>	0

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Medicare Survey & Certification	Category	Expended through
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	7/20/2020	Contact Tracing	-
<b>Date Expiring</b>	9/30/2023	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	51C10022 / J0401F260X19	Personnel	-
<b>Purpose:</b>	Backlog of recertifications, focused infection control surveys, complaints related to infection control violations, and revisit surveys to provide greater oversight of health care facilities	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	794,140
		<b>TOTAL</b>	<b>794,140</b>

**Total Award** 1,002,456  
**Balance:** 208,316

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Housing Opportunities for Persons with AIDS (HOPWA)	Category	Expended through
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	3/27/2020	Contact Tracing	-
<b>Date Expiring</b>	6/7/2023	Personal Protective Equipment (PPE) & Medical Supplies	64
<b>SCEIS Fund/Grant:</b>	51C10008 / J0401F020V19	Personnel	-
<b>Purpose:</b>	Supports housing opportunities for people diagnosed with AIDS	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	94,788
		<b>TOTAL</b>	<b>94,852</b>

**Total Award** 337,889  
**Balance:** 243,037

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	SCCARES Act Coronavirus Relief Funds	Category	Expended through
<b>Federal Source:</b>	CRF	Testing	41,058,154
<b>Date Received:</b>	6/23/2020	Contact Tracing	6,768,876
<b>Date Expiring</b>	12/30/2020	Personal Protective Equipment (PPE) & Medical Supplies	8,118,947
<b>SCEIS Fund/Grant:</b>	51C10000/J0401CARES20	Personnel	45,447,370
<b>Purpose:</b>	Supports ongoing testing in the state. Of the \$115M* awarded as part of the SCCARES program, \$15M was spent by other entities to enhance testing. DHEC has submitted invoices for the remaining CRF balance.	Education Campaign	4,399,115
		Quarantine	281,567
		Transport & Storage	141,549
		Technology, Staff Support, Cleaning & Other; Grant-Specific	3,268,190
		Vaccination Efforts	14,298
		<b>TOTAL</b>	<b>109,498,067</b>

**Total Award\*** 109,498,067  
**Balance:** 0

Grant Title: Imm and Vaccines for Children (VFC)

Grant Title:	Imm and Vaccines for Children (VFC)	Category	Expended through
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	7/1/2020	Contact Tracing	-
<b>Date Expiring</b>	7/5/2021	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	51C10027 / J0401F340V01	Personnel	-
<b>Purpose:</b>	To plan for and implement COVID-19 vaccination services and increase access to vaccination for VFC-eligible children throughout the jurisdiction.	Education Campaign	-
		Quarantine	-
		Transport & Storage	1,925
		Technology, Staff Support, Cleaning & Other; Grant-Specific	92,241
		Vaccination Efforts	2,272,387
		<b>TOTAL</b>	<b>2,366,553</b>

**Total Award** 2,366,553  
**Balance:** 0

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Epi & Lab Capacity (ELC): Infection Prevention & Control Training	Category	Expended through
<b>Federal Source:</b>	CRSA	Testing	-
<b>Date Received:</b>	5/28/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	5/27/2022	Personnel	203,106
<b>SCEIS Fund/Grant:</b>	51C30000 / J0401U000Y19	Education Campaign	7,575
<b>Purpose:</b>	Supports Project Firstline, CDC's national training collaborative for healthcare infection prevention and control	Transport & Storage Technology, Staff Support, Cleaning & Other, Grant-Specific	- 278
		<b>TOTAL</b>	<b>210,959</b>

**Total Award** 1,144,102  
**Balance:** 933,143

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	FFCRA 2020 WIC Supplemental-Food	Category	Expended through
<b>Federal Source:</b>	Families First CRA	Testing	-
<b>Date Received:</b>	12/14/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	9/30/2021	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C20004 / J0401K200000	Education Campaign	-
<b>Purpose:</b>	Funds to be used to support an increase in Women, Infants, and Children food supplement program services as a result of COVID-19.	Quarantine Transport & Storage Technology, Staff Support, Cleaning & Other, Grant-Specific	- - 4,737,161
		<b>TOTAL</b>	<b>4,737,161</b>

**Total Award** 4,737,161  
**Balance:** -

Grant Title:	ELC Reopening Schools	Category	Expended through
<b>Federal Source:</b>	ARPA	Testing	26,100
<b>Date Received:</b>	4/7/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	7/31/2022	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C70002/J0401U000X01	Education Campaign	-
<b>Purpose:</b>	Funds support efforts to reopen schools safely. Used to support staffing, purchase of test kits, and contracting of turnkey testing to be performed in schools.	Quarantine Transport & Storage Technology, Staff Support, Cleaning & Other, Grant-Specific Vaccination Efforts	- - - - -
		<b>TOTAL</b>	<b>26,100</b>

**Total Award** 155,076,741  
**Balance:** 155,050,641

Grant Title:	DHEC Internal Accounting Fund - S400	Category	Expended through
<b>Federal Source:</b>	Agency Fund	Testing	27,228,035
<b>Date Received:</b>	NA	Contact Tracing	2,175,322
		Personal Protective Equipment (PPE) & Medical Supplies	291,273
<b>Date Expiring</b>	NA	Personnel	2,415,099
<b>SCEIS Fund/Grant:</b>	34720003 / J0403S400000	Education Campaign	2,137,770
<b>Purpose:</b>	Internal fund used to support response costs.	Quarantine Transport & Storage Technology, Staff Support, Cleaning & Other, Grant-Specific Vaccination Efforts	150,465 345,616 2,068,091 1,883,561
		<b>TOTAL</b>	<b>38,695,233</b>

**Total Award** 16,278,512  
**Balance:** (22,416,721)

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Category	Expended through
Immunizations Supplemental	Testing	3,156
Federal Source:	Contact Tracing	4,990
Date Received:	COVID-19 Emergency 7/1/2020	Personal Protective Equipment (PPE) & Medical Supplies
Date Expiring	Personnel	642,630
SCEIS Fund/Grant:	Education Campaign	1,479,790
Purpose:	Quarantine	652,972
	Transport & Storage	130
	Technology, Staff Support, Cleaning & Other; Grant-Specific	-
	Vaccination Efforts	125,589
	<b>TOTAL</b>	<b>9,461,954</b>

Total Award 46,523,022  
Balance: 37,061,068

Grant Title:	Category	Expended through
Enhancing Detection Expansion	Testing	102,977,937
Federal Source:	Contact Tracing	456,561
Date Received:	COVID-19 Emergency 1/13/2021	Personal Protective Equipment (PPE) & Medical Supplies
Date Expiring	Personnel	19,279
SCEIS Fund/Grant:	Education Campaign	39,949,826
Purpose:	Quarantine	4,191,207
	Transport & Storage	77,718
	Technology, Staff Support, Cleaning & Other; Grant-Specific	298,151
	Vaccination Efforts	2,480,825
	<b>TOTAL</b>	<b>150,562,001</b>

Total Award 296,351,652  
Balance: 145,789,651

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Category	Expended through
COVID Vaccine Supplemental	Testing	-
Federal Source:	Contact Tracing	-
Date Received:	COVID-19 Emergency 12/16/2020	Personal Protective Equipment (PPE) & Medical Supplies
Date Expiring	Personnel	53,652
SCEIS Fund/Grant:	Education Campaign	-
Purpose:	Quarantine	-
	Transport & Storage	-
	Technology, Staff Support, Cleaning & Other; Grant-Specific	-
	Vaccination Efforts	1,602,732
	<b>TOTAL</b>	<b>1,656,384</b>

Total Award 1,656,384  
Balance: -

Grant Title:	Category	Expended through
Vaccine Reserve Account	Testing	-
Federal Source:	Contact Tracing	-
Date Received:	COVID-19 Emergency 2/19/2021	Personal Protective Equipment (PPE) & Medical Supplies
Date Expiring	Personnel	-
SCEIS Fund/Grant:	Education Campaign	-
Purpose:	Quarantine	-
	Transport & Storage	-
	Technology, Staff Support, Cleaning & Other; Grant-Specific	-
	Vaccination Efforts	12,487,045
	<b>TOTAL</b>	<b>12,487,045</b>

Total Award 100,000,000  
Balance: 87,512,955

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	PHL Preparedness	Category	Expended through
<b>Federal Source:</b>	PPHCE	Testing	255,914
<b>Date Received:</b>	8/1/2020	Contact Tracing	-
<b>Date Expiring</b>	12/15/2021	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	51C40000/0401U000U01	Personnel	-
<b>Purpose:</b>	Strengthen's state public health lab preparedness and response capabilities	Education Campaign	-
		Quarantine	-
		Transport & Storage	20
		Technology, Staff Support, Cleaning & Other; Grant-Specific	51,390
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>307,323</b>

**Total Award** 515,000  
**Balance:** 207,677

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Rape Prevention and Education	Category	Expended through
<b>Federal Source:</b>	CPRSA	Testing	-
<b>Date Received:</b>	6/19/2020	Contact Tracing	-
<b>Date Expiring</b>	1/31/2022	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	51C30000/0401F720V19	Personnel	-
<b>Purpose:</b>	Provide sexual violence prevention virtual resources to rape crisis centers, schools and agencies across the state. Extension requested	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	19,185
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>19,185</b>

**Total Award** 53,158  
**Balance:** 33,973

Grant Title:	Expedited FEMA Reimbursement	Category	Expended through
<b>Federal Source:</b>	FEMA	Testing	-
<b>Date Received:</b>	N/A	Contact Tracing	-
<b>Date Expiring</b>	N/A	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	55110007/0401D449221	Personnel	-
<b>Purpose:</b>	Expedited FEMA Reimbursement for vaccine related charges, provisionally approved by SCEMD	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	14,473,848
		<b>TOTAL</b>	<b>14,473,848</b>

**Total Award** TBD  
**Balance:** TBD

Grant Title:	ELC Advanced Molecular Detection	Category	Expended through
<b>Federal Source:</b>	PPHCE	Testing	221,026
<b>Date Received:</b>	8/1/2020	Contact Tracing	-
<b>Date Expiring</b>	12/15/2021	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	51C40000/0401U000T01	Personnel	-
<b>Purpose:</b>	To support COVID-19 Advanced Molecular Detection Technologies	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	1,000
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>222,026</b>

**Total Award** 235,000  
**Balance:** 12,974



Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Crisis CoAg Public Health Workforce Development	Category	Expended through
<b>Federal Source:</b>	ARPA	Testing	-
<b>Date Received:</b>	7/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	6/30/2023	Personnel	67,442
<b>SCEIS Fund/Grant:</b>	51C70016/0401F170Z00	Education Campaign	-
<b>Purpose:</b>	Funds training and hiring of staff/contractors needed to establish, expand and sustain a PH workforce. .25% of funds must go to schools for health staff.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	556,251
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>623,693</b>

**Total Award** 31,112,843  
**Balance:** 30,489,150

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	WIC Cash Value Vouchers	Category	Expended through
<b>Federal Source:</b>	ARPA	Testing	-
<b>Date Received:</b>	4/28/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	9/30/2021	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C70005/0401K400000	Education Campaign	-
<b>Purpose:</b>	Temporarily increases allowable cash value voucher/benefits for fruit and vegetable purchases	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	3,077,494
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>3,077,494</b>

**Total Award** 6,063,678  
**Balance:** 2,986,184

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Vaccine Confidence Strategy	Category	Expended through
<b>Federal Source:</b>	ARPA	Testing	-
<b>Date Received:</b>	5/3/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	6/30/2024	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C70001/0401F340Y01	Education Campaign	-
<b>Purpose:</b>	Develop and implement a vaccine confidence strategy for COVID-19 and routine immunization	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	1,800,000
		<b>TOTAL</b>	<b>1,800,000</b>

**Total Award** 3,779,996  
**Balance:** 1,979,996

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Grant Title:	Wastewater Surveillance	Category	Expended through
<b>Federal Source:</b>	CARES	Testing	19,615
<b>Date Received:</b>	8/1/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	8/31/2022	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C10016/0401U000Y01	Education Campaign	-
<b>Purpose:</b>	Investigate the relationship between SARS-nCoV-2 detection in sewage systems and new clusters of human cases.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	14,245
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>33,860</b>

**Total Award** 300,000  
**Balance:** 266,140

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Category	Expended through
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	23,849
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	-
<b>TOTAL</b>	<b>23,849</b>

**Total Award** 109,580  
**Balance:** 85,731

**Grant Title:** ELC: HIS COVID  
**Federal Source:** CARES  
**Date Received:** 6/29/2021  
**Date Expiring:** 7/31/2024  
**SCEIS Fund/Grant:** 51C10016/0401U100F00  
**Purpose:** To build upon existing ELC infrastructure that emphasizes the coordination and critical integration of laboratory with epidemiology and health information systems in order to maximize the public health impact of available resources.

Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021

Category	Expended through
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	93
Vaccination Efforts	-
<b>TOTAL</b>	<b>93</b>

**Total Award** 184,586  
**Balance:** 184,493

**Grant Title:** ELC: Infants W/Congenital Exposure  
**Federal Source:** CARES  
**Date Received:** 6/29/2021  
**Date Expiring:** 7/31/2024  
**SCEIS Fund/Grant:** 51C10016/0401U100J00  
**Purpose:** To build upon existing ELC infrastructure that emphasizes the coordination and critical integration of laboratory with epidemiology and health information systems in order to maximize the public health impact of available resources.

Category	Expended through
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	21,609
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	-
<b>TOTAL</b>	<b>21,609</b>

**Total Award** 3,118,254  
**Balance:** 3,096,645

**Grant Title:** ELC : NIOSH  
**Federal Source:** CARES  
**Date Received:** 8/1/2021  
**Date Expiring:** 7/31/2023  
**SCEIS Fund/Grant:** 51C10016/0401U100H00  
**Purpose:** To build upon existing ELC infrastructure that emphasizes the coordination and critical integration of laboratory with epidemiology and health information systems in order to maximize the public health impact of available resources.

Category	Expended through
Testing	1,462
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	6,306
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	-
<b>TOTAL</b>	<b>7,768</b>

**Total Award** 46,490  
**Balance:** 38,722

**Interim Report on Expenditures of COVID-19 Funds  
as of 11/14/2021**

<b>Grant Title:</b>	<b>Disease Intervention Specialist Workforce</b>
<b>Federal Source:</b>	ARPA
<b>Date Received:</b>	1/1/2021
<b>Date Expiring</b>	12/31/2021
<b>SCEIS Fund/Grant:</b>	51C70017/0401F490Z00
<b>Purpose:</b>	Expand hiring of Disease Intervention Specialist to strengthen capacity to mitigate the spread of COVID-19 and other infections

Category	Expended through
Testing	99
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other: Grant-Specific	-
Vaccination Efforts	-
<b>TOTAL</b>	<b>99</b>

**Total Award** 2,779,711  
**Balance:** 2,779,612

<b>Grant Title:</b>	<b>SC Initiative to Address Health Disparities- Base</b>
<b>Federal Source:</b>	CRRSAA
<b>Date Received:</b>	6/1/2021
<b>Date Expiring</b>	5/31/2023
<b>SCEIS Fund/Grant:</b>	51C60001/0401H840000
<b>Purpose:</b>	Expand existing and/or develop new mitigation and prevention resources and services to reduce COVID-19 related disparities among populations at higher risk and that are underserved.

Category	Expended through
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	4,760
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other: Grant-Specific	319
Vaccination Efforts	-
<b>TOTAL</b>	<b>5,079</b>

**Total Award** 27,236,763  
**Balance:** 27,231,684

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AGENCY: Joint Bond Review Committee

SUBJECT: Report of JBRC Fiscal Oversight Subcommittee

At the meeting of the committee on August 17, 2021, Chairman Leatherman established the JBRC Fiscal Oversight Subcommittee to among other things evaluate the debt profile and plans of Santee Cooper pursuant to Act 90 of 2021; study the implementation plans for the Ports Authority Intermodal Facility project; and evaluate any new agency reporting requirements pursuant to proviso included in the FY2021-22 Appropriation Act.

On November 9, 2021, the subcommittee heard a presentation by the South Carolina Ports Authority pursuant to the requirements of Proviso 118.20, which provides that

Any funds appropriated or authorized for the State Ports Authority by Proviso 118.18 (Nonrecurring Revenue) for the intermodal container transfer facility and waterborne cargo infrastructure must be deposited into a separate and distinct account and shall only be used for costs directly related to those two projects. Funds shall not be used for salaries, bonuses, or any kind of normal administrative costs. Funds shall not be used for personnel expenses not directly related to the implementation of the two projects. In addition, the State Ports Authority shall provide quarterly progress reports on the implementation of each facility to the Joint Bond Review Committee, the President of the Senate, the Speaker of the House of Representatives, the Chairman of the Senate Finance Committee, and the Chairman of the House Ways and Means Committee. These quarterly reports shall include, but are not limited to, financial results, operating plans, budgets, capital plans, and performance objectives and results for the projects. The Joint Bond Review Committee must review and provide comment on expenditures, and may prescribe the reporting format and such other informational requirements and reports as it deems useful and necessary, to ensure the financial integrity, accountability, and stewardship of the funds and the ongoing operations of the project. To the extent permitted by federal law, if federal funds become available to the State that can be used for the Intermodal Container Transfer Facility or for Waterborne Cargo Infrastructure, those federal funds must first be used to complete the project. Any remaining state funds appropriated for these projects shall be transferred to a restricted account at the Department of Administration.

The subcommittee will provide a report as information for consideration, comment, and action, as appropriate.

COMMITTEE ACTION:

Receive information from the subcommittee for consideration, comment, and action, as appropriate.

ATTACHMENTS:

None.

AGENCY: South Carolina Rural Infrastructure Authority

SUBJECT: Submission of Annual Report

Section 11-50-160 of the SC Code of Laws provides among other things that, following the close of each state fiscal year, the South Carolina Rural Infrastructure Authority must submit an annual report of its activities for the preceding year to the Governor and to the General Assembly, and an annual report of any loans or other financial assistance, excluding grants, to the Joint Bond Review Committee.

The report is provided as information to the Committee.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. South Carolina Rural Infrastructure Authority Annual Report Fiscal Year 2020-21.



# 2020-2021 ANNUAL REPORT

**South Carolina  
Rural Infrastructure Authority**





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The S.C. Rural Infrastructure Authority Annual Report for Fiscal Year 2021 is submitted by the S.C. Rural Infrastructure Authority in compliance with the S.C. Rural Infrastructure Act (S.C. Code of Laws §11-50-160). Additionally, Act 119 of 2005 mandates that agencies provide all reports to the General Assembly in an electronic format. This report represents activities between July 1, 2020 - June 30, 2021.

Data included in this report reflects grants at time of award and does not include grants that are adjusted or rescinded. This primarily applies to cumulative numbers and not FY21.

# Year-at-a-Glance

**\$77 million**

*grants and loans*

**65 projects**

*water, sewer and storm drainage upgrades*

**32 counties**

*benefitted from grants and loans*

**30% of loans**

*serve small communities*

**81,000 customers to benefit**

*a record high for grants*

**3,127 jobs and \$933 million  
capital investment**

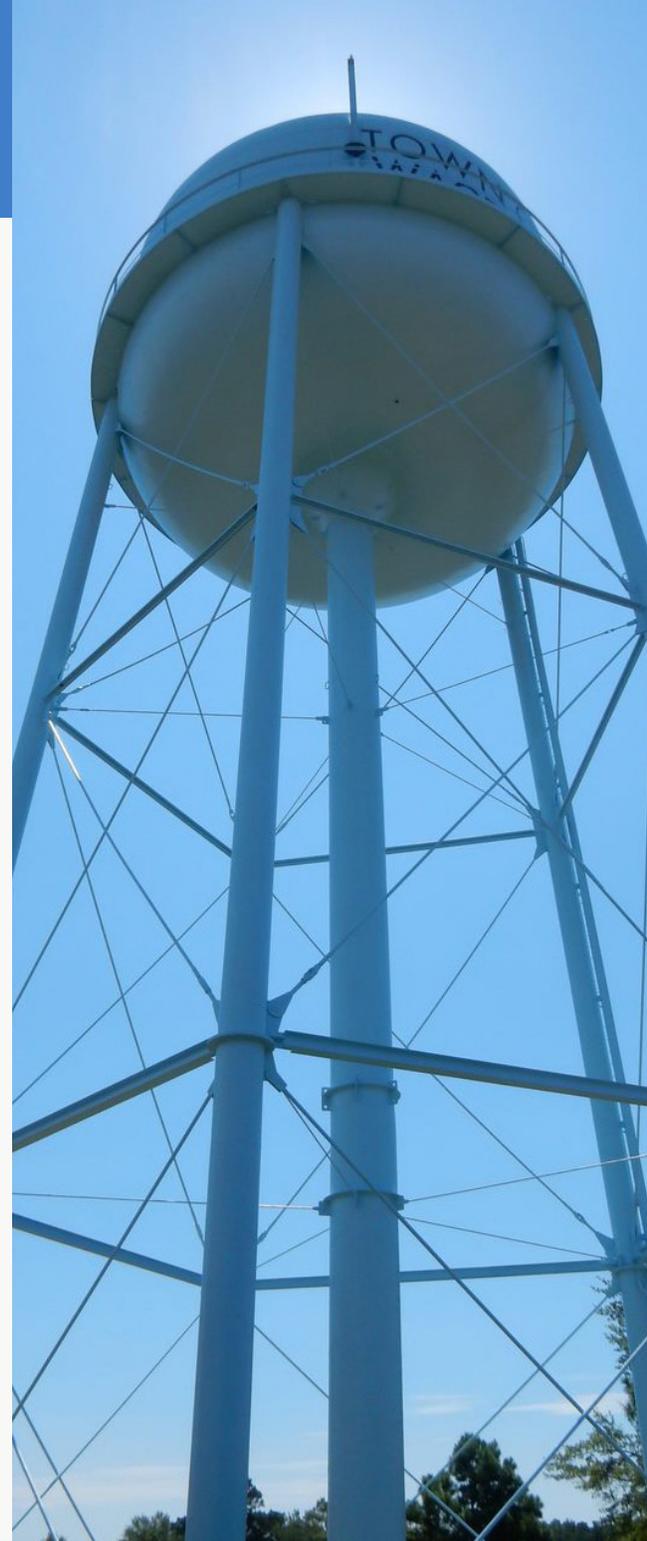
*greater than last four years combined*

**91 grant applications received**

*largest number in a single year*

**Zero loan defaults**

*in 33 year lending history*



**INCREASE** community sustainability by helping to maintain reliable and affordable infrastructure.

**IMPROVE** the quality of life by addressing public health, environmental and regulatory concerns.

**CREATE** opportunities for economic impact by building the infrastructure capacity to support economic development.

# Infrastructure is a Smart Investment

## *A MESSAGE FROM BONNIE AMMONS, EXECUTIVE DIRECTOR*

Investing in infrastructure is smart. Why? Water and sewer infrastructure brings value to every community.

- It provides an essential service by protecting public health and the environment according to state and federal guidelines.
- These services have an impact on the quality of life – providing a benefit that customers need, and often take for granted.
- It supports economic opportunities by providing the reliability and capacity that businesses need to create jobs and be competitive.
- And, it helps to improve communities by making these services more affordable and sustainable, often saving money for rate-paying customers.

The S.C. Rural Infrastructure Authority's (RIA) grant program – established in 2013 – has funded 419 projects across the state, totaling more than \$174 million. Such funds have benefitted small and large communities in rural and urban parts of the state.

One of the cornerstone efforts of the grant program is its partnership with other funders. As a result, these same projects leveraged \$471 million in additional funding from local, state and federal sources. Since the RIA was created, one out of every four grant projects targeted infrastructure upgrades that supported economic development, resulting in 10,979 proposed jobs and \$3.8 billion in capital investment.

The State Revolving Funds (SRF) loan program (which has been around since 1989) has also made a significant impact in the state by closing on 326 loans, totaling \$1.9 billion for water, sewer and stormwater improvements. In 2015, the SRF program was transferred to RIA and in the six years since, staff have processed 87 loans which add up to more than \$667 million.

The agency has become a go-to source for financing and customer assistance, allowing communities to make key investments by upgrading their water, sewer and storm drainage infrastructure. Through its grant and loan programs, RIA is ready to strengthen communities statewide by investing in their future.



# Grants: By The Numbers

## Fiscal Year 2021



**55 Projects  
Statewide**



**\$26M Grants  
Awarded**



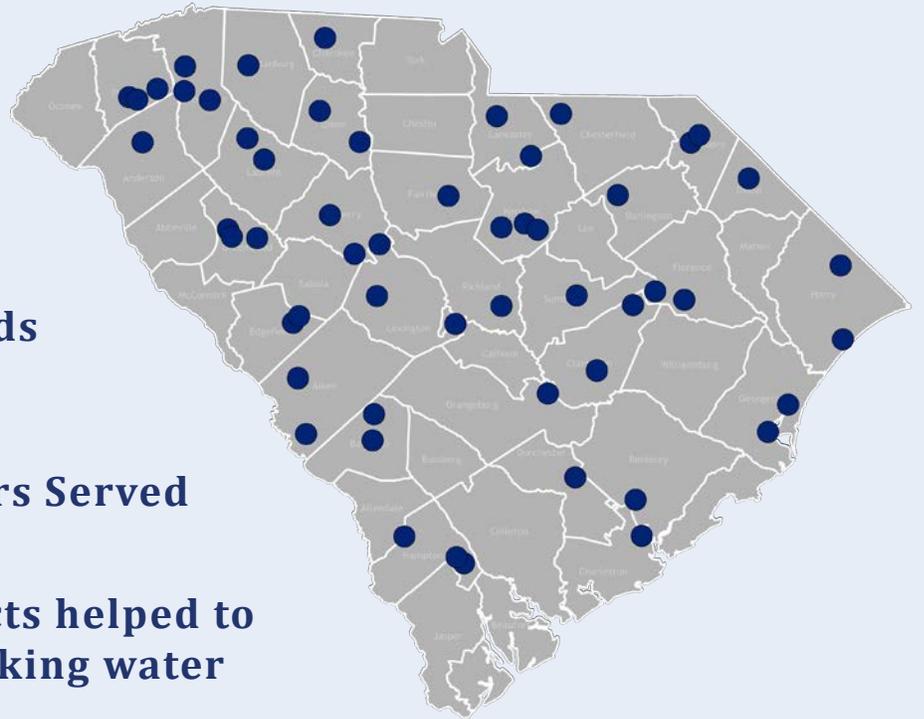
**\$39M Other Funds  
Leveraged**



**81,000 Customers Served**



**Half of all projects helped to  
ensure safe drinking water**



## Grant Priorities by Number of Projects



Aging Infrastructure

Jobs

Other Health & Environmental Issues

Capacity Increase

Consent Orders/Emergency

Economic/Product Development

# Grants: By The Numbers

## Fiscal Year 2013 - 2021



**419 Projects  
Statewide**



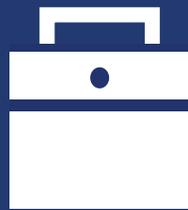
**\$174M Grants  
Awarded**



**78% in rural or  
distressed areas**



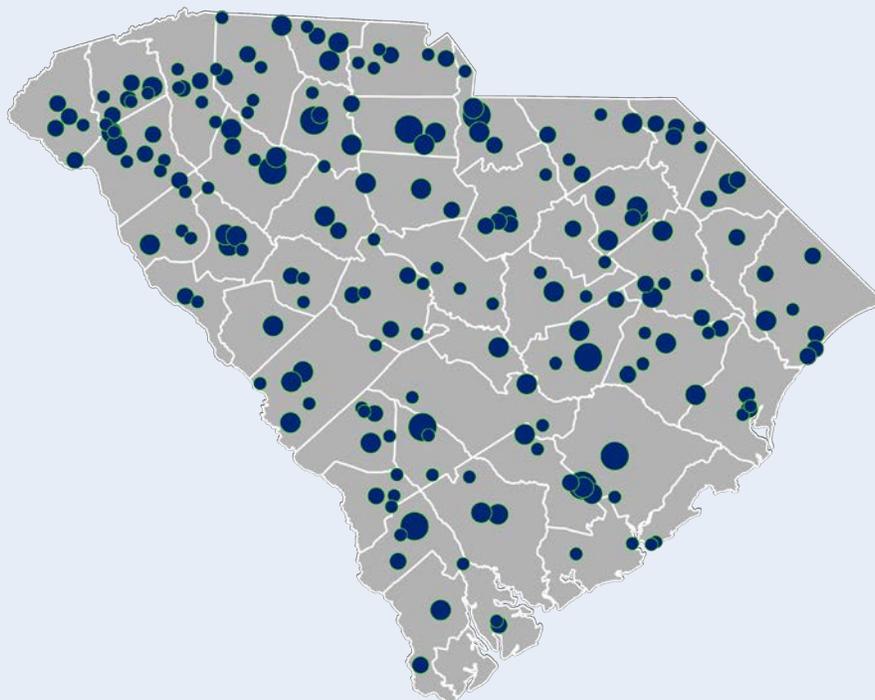
**\$471M Other  
Funds Leveraged**



**10,979  
Proposed Jobs**



**\$3.8B Capital  
Investment**



# Grants: Year In Review

With a record 91 applications submitted in FY21, the RIA grant program is recognized as one of the leading sources of funding for water, sewer and storm drainage improvement projects in the state. Grants are awarded to local governments, special purpose and public service districts or public works commissions in two competitive funding rounds each year. Financial assistance is made available through two programs, Basic and Economic Infrastructure.

**The Basic Infrastructure** program targets projects that will: support regionalization efforts; help to resolve consent orders and regulatory violations impacting water and sewer systems; assist with emergencies or other health and environmental issues; or update aging infrastructure that has reached the end of its useful life and no longer provides quality service. In FY21, more than \$18 million was awarded to address Basic Infrastructure priorities such as correcting issues with sewer overflows, improving drinking water quality and replacing infrastructure that is more than 50 years old and not meeting current standards.

**The Economic Infrastructure** program is designed to: address financing gaps for infrastructure projects that will directly result in job creation and capital investment; provide infrastructure solutions to publicly-owned industrial sites and parks; or build system capacity to support economic opportunity. RIA continues to play a supportive role in economic development. Despite the COVID-19 challenges, 11 job creation projects were funded in the Economic Infrastructure category in FY21, the highest number ever. Approximately \$4 million went toward upgrading or extending infrastructure to serve companies that have made commitments to bring jobs to South Carolina.

RIA funds must be used for project-related construction costs. Applicants are responsible for engineering, property acquisition or easements and other non-construction related costs. There is also a 25% construction match requirement for projects located in Tier I and II counties, as designated by the S.C. Department of Revenue.

Applications are reviewed on a comparative basis with consideration of the relative need, feasibility and impact of each project. Funding decisions are made by RIA's Board of Directors.

Once awards are made, RIA assists communities with project management including implementation, monitoring and close-out. In FY21, four staff members managed 172 grant projects and processed \$22.7 million in grant disbursements, up 26% from last year.

*"Accessing funding opportunities offered by the RIA should be a priority for all entities that operate water and sewer utilities. The City of Manning has used RIA grants to upgrade and renovate critical system components that are essential to the operation and sustainability of our system. Manning's water and sewer system is better because of RIA! They have become the go-to partner in our efforts to provide quality services to our citizens and surrounding community."*

Scott Tanner, Administrator,  
City of Manning

# Investments In Action

## Edgefield County Water & Sewer Commission

- \$667,250 RIA grants

To improve water quality, one project will install mixing equipment at three elevated tanks.

Local and state economic leaders accessed grant funds in a second project to extend water lines in an industrial park to serve a company that committed to creating 450 jobs.

## City of Lake City

- \$497,555 RIA grant
- \$2M Economic Development Administration grant

This project includes construction of an elevated water tank as well as sewer lines and a pump station for a new hospital – which will provide 300 jobs – serving the region.



# Fiscal Year 2021 Grant Recipients

Grantee	County	Project	Award
Aiken County/Breezy Hill Water and Sewer Company	Aiken	Water Line Improvements	\$500,000
Anderson County	Anderson	Sewer System Improvements	\$490,000
Barnwell, City of	Barnwell	Water System Improvements	\$500,000
Bennettsville, City of	Marlboro	Water System Improvements	\$498,740
Calhoun County	Calhoun	Water Line Improvements	\$500,000
Camden, City of	Kershaw	Water Line Improvements	\$500,000
Carlisle, Town of	Union	Sewer System Improvements	\$2,000,000
Chapin, Town of	Lexington	Sewer System Improvements	\$500,000
Clarendon County	Clarendon	Sewer System Improvements	\$500,000
Dillon, City of	Dillon	Water System Improvements	\$471,000
Dorchester County	Dorchester	Economic Water & Sewer Infrastructure	\$260,000
Easley, City of	Pickens	Drainage System Upgrades	\$483,603
Eastover, Town of	Richland	Water System Improvements	\$135,000
Edgefield County Water & Sewer Authority	Edgefield	Water System Improvements	\$500,000
Edgefield County Water & Sewer Authority	Edgefield	Economic Water Infrastructure	\$167,250
Fairfield County	Fairfield	Economic Water Infrastructure	\$500,000
Gaffney Board of Public Works	Cherokee	Water System Improvements	\$54,617
Georgetown County	Georgetown	Economic Water Infrastructure	\$100,000
Georgetown, City of	Georgetown	Sewer System Improvements	\$403,178
Gilbert-Summit Rural Water District	Lexington	Water Line Improvements	\$500,000
Goose Creek, City of	Berkeley	Water Line Improvements	\$500,000
Greenville County/Blue Ridge Rural Water Company	Greenville	Water Line Improvements	\$500,000
Greenwood Commissioners of Public Works	Greenwood	Economic Water Infrastructure	\$400,000
Greenwood Metropolitan District	Greenwood	Sewer System Improvements	\$500,000
Hartsville, City of	Darlington	Water System Improvements	\$500,000
Jackson, Town of	Aiken	Water Line Improvements	\$188,351
Kershaw County	Kershaw	Economic Sewer Infrastructure	\$800,000
Kershaw, Town of	Lancaster	Water Line Improvements	\$649,875
Lake City, City of	Florence	Economic Water & Sewer Infrastructure	\$497,555
Lancaster, City of	Lancaster	Economic Water Infrastructure	\$409,350

# Fiscal Year 2021 Grant Recipients

Grantee	County	Project	Award
Laurens Commission of Public Works	Laurens	Sewer System Improvements	\$500,000
Laurens County Water & Sewer Commission	Laurens	Water Line Improvements	\$500,000
Liberty, City of	Pickens	Sewer System Improvements	\$259,875
Loris, City of	Horry	Economic Sewer Infrastructure	\$500,000
Lowcountry Regional Water System	Hampton	Sewer System Improvements	\$420,000
Lowcountry Regional Water System	Hampton	Economic Sewer Infrastructure	\$400,000
Lowcountry Regional Water System	Hampton	Economic Water Infrastructure	\$500,000
Lugoff-Elgin Water Authority	Kershaw	Economic Water Infrastructure	\$900,000
Marlboro County/Wallace Water Co.	Marlboro	Water System Improvements	\$500,000
Mauldin, City of	Greenville	Sewer System Improvements	\$500,000
Metropolitan Sewer Subdistrict	Greenville	Sewer System Improvements	\$500,000
Myrtle Beach, City of	Horry	Sewer System Improvements	\$500,000
Newberry County Water and Sewer Authority	Newberry	Sewer System Improvements	\$279,750
Newberry, City of	Newberry	Water System Improvements	\$468,188
Ninety Six Commission of Public Works	Greenwood	Economic Water Infrastructure	\$222,200
North Charleston Sewer District	Charleston	Sewer System Improvements	\$500,000
Olanta, Town of	Florence	Sewer System Improvements	\$429,023
Pageland, Town of	Chesterfield	Economic Water & Sewer Infrastructure	\$181,962
Santee, Town of	Orangeburg	Sewer System Improvements	\$500,000
Southside Rural Community Water District	Pickens	Water Line Improvements	\$259,048
Startex-Jackson-Wellford-Duncan Water District	Spartanburg	Economic Water Infrastructure	\$450,000
Sumter, City of	Sumter	Economic Water & Sewer Infrastructure	\$500,000
Turbeville, Town of	Clarendon	Water System Improvements	\$500,000
Union, City of	Union	Economic Sewer Infrastructure	\$857,750
Williston, Town of	Barnwell	Water System Improvements	\$500,000
55 Projects			\$26,136,315
Grant Adjustment			
McCormick County	McCormick	Water System Improvements	\$20,000
Total Funds Awarded			\$26,156,315

# Loans: By The Numbers



## Fiscal Year 2021



**10 Loans Statewide**



**\$51M Loans Closed**



**\$50M Loan Repayments**



**\$146M Disbursed**

## Fiscal Year 2016 – 2021



**87 Loans Statewide**



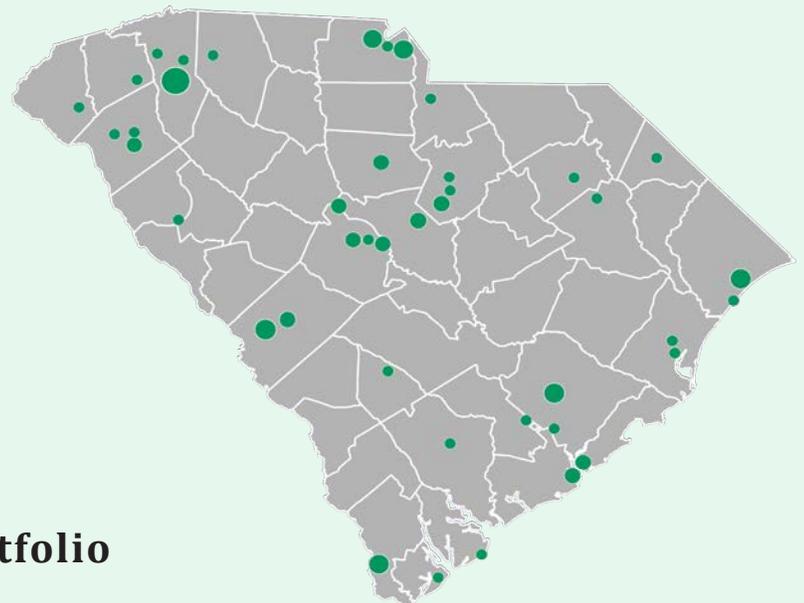
**\$667M Loans Closed**



**\$675M Outstanding Principal Balance**



**\$1B Current Loan Portfolio**



# Fiscal Year 2021 SRF Loans

## Clean Water

Sponsor	County	Project	Amount
Berkeley County	Berkeley	Pump Station Replacement	\$5,566,237
Berkeley County	Berkeley	Wastewater Treatment Plant Expansion	\$17,545,413
East Richland County Public Service District	Richland	Sewer Trunk Line Rehab	\$6,490,670
James Island, Town of	Charleston	Pump Station Upgrade	\$1,322,658
James Island, Town of	Charleston	Wastewater Collection Improvement	\$2,000,000
Lexington Joint Municipal Water & Sewer Commission	Lexington	Trunk Line Upgrade	\$2,921,314
Lexington, Town of	Lexington	Sewer System Improvements	\$6,840,803
Renewable Water Resources	Greenville	Sewer System Improvements	\$3,261,948
Renewable Water Resources	Greenville	Sewer System Improvements	\$2,184,315

## Drinking Water

Sponsor	County	Project	Amount
Powdersville Water District	Anderson	Transmission Line Upgrade	\$2,837,910

**10 SRF Loans Closed**

**\$50,971,268**

**17 Principal Forgiveness Loans Closed**

**\$7,711,998**

# Loans: Year In Review

One way that utilities can finance their infrastructure investments is through low-interest loans available from the SRF program. Borrowers can finance significant projects at below-market rates with low closing costs. Accessing the SRF program also means a substantial reduction in annual debt service costs, and such savings directly benefit rate-paying customers and ultimately, the utility system itself.

The SRF is a federally capitalized loan program which is jointly administered by the RIA and the S.C. Department of Health and Environmental Control (DHEC). SRF is a well-proven partnership between federal and state governments, effectively and efficiently funding water, sewer and storm drainage projects in two SRF loan programs: Clean Water and Drinking Water. These programs are often used to finance large and complex infrastructure improvement projects.

RIA manages the financial responsibilities of the loan programs including loan policies, loan applications, credit reviews, loan agreements, disbursements and loan administration activities, as well as repayments. RIA also provides the state match (20%) for the federal funds. DHEC serves as the federal recipient and handles the technical aspects of the program including selection of projects that meet water quality priorities and compliance with federal requirements.

Nearly \$51 million in loans were successfully closed in FY21. This was a 50% decrease when compared to the previous year. Due to the pandemic disrupting the economy, the Federal Reserve dropped interest rates to historically low levels, causing interest rates to be lowered in the municipal bond market as well.

The impact on SRF was significant despite offering a record low interest rate of 1.6% in FY21. The SRF saw early payoff of loans, generally those with less than 10 years to maturity, as well as hesitancy to borrow for new projects in the face of considerable uncertainties about the future. SRF received just over \$165 million in early payoffs of 28 loans in FY21. Even with a decline in loan demand, staff conducted extensive technical assistance and outreach. When these early payoffs occur, it creates an opportunity to lend more for future projects.

The low-interest SRF loans are made available to municipalities, counties and special purpose districts statewide. To be eligible, the borrower must have a sufficient revenue stream to repay the loan and show system viability.



*“The SRF Loan program gives us financial opportunities to construct critical capital projects while providing affordable, sustainable water and sewer service to our customers.”*

Fred Richardson, Chief Executive Officer,  
Grand Strand Water & Sewer Authority 170

# Investment In Action

## Joint Municipal Water and Sewer Commission

- \$2.9M Clean Water SRF Loan
- \$500,000 RIA grant

This Lexington County project included replacing a sewer trunk line located near environmentally sensitive areas to reduce the chance of sanitary sewer overflows due to aging infrastructure and inadequate line capacity.

## City of Rock Hill

- \$21.3M Drinking Water SRF Loans

Two projects upgraded portions of the water system including increasing capacity at the water treatment plant and installing large size water mains to improve system pressure. Together, these projects helped to modernize the system.



# Customer Resources

## *Delivering value to our customers*

RIA's focus on customer service comes with a strong desire to assist communities around the state close the gap between the need for infrastructure investment and finding the resources to make it happen.

While financial assistance is at the core of RIA's mission, the agency also believes that technical assistance goes hand-in-hand with the grant and loan programs. This is especially true for potential applicants that may have limitations on capacity and resources to implement a grant or loan project.

RIA delivers a high level of value through trainings, one-on-one assistance as well as outreach and coordination with its customers. The customer support begins before an application is submitted and extends through project implementation and ultimately, grant award close out.

As COVID-19 continued to impact the state, RIA reviewed priorities and operations within the agency. Outreach activities were modified - where workshops became webinars and on-site, in-person meetings were held over Zoom instead. Some RIA processes and procedures were revised to adapt to the workplace changes while ensuring continued efficiency and effectiveness.

# 385

## people trained

- *highest in program history*
- *57% increase over last year*

## About South Carolina's Infrastructure Funders...

RIA recognizes that investing in South Carolina's infrastructure cannot be done by a single agency. Instead, it takes teamwork and partnerships with others.

S.C. Infrastructure Funders is a group of state and federal agencies that helps communities statewide address their water, sewer and storm drainage needs. There is extensive coordination and collaboration among the agencies, leveraging dollars and expertise. Instead of each program operating independently, frequent communication between the various agencies makes it easier for communities to access available resources and solve their critical infrastructure issues.

In the last five years, 49 RIA grant projects have been jointly funded with the following:

- Appalachian Regional Development
- Community Development Block Grant
- State Revolving Loan Funds
- U.S. Department of Commerce - Economic Development Administration
- U.S. Department of Agriculture – Rural Development

RIA also works with a number of other groups and associations, providing outreach, training and coordination. Not only does RIA share information with these groups to distribute to their membership, but often these associations, in turn, provide the agency with feedback and suggestions about emerging issues.

# Strengthening Utility Viability

## *Working together to create solutions*

In FY21, RIA launched a statewide study of the long-term sustainability issues faced by water and sewer utilities. The need for capital investment in water and sewer infrastructure consistently outpaces the available dollars, and a shortage of qualified personnel is growing as the current water workforce approaches retirement. Although grant-funded capital investment makes a big difference for many communities, some systems face challenges that require a more comprehensive solution.

Funded, in part, by a grant from the U.S. Department of Commerce - Economic Development Administration, the study is designed to first assess the obstacles to utilities' ability to continue providing critical services to their customers. Then, in collaboration with leaders and practitioners across the state, a practical toolkit of strategies to address those challenges will be developed.

The preliminary results of the assessment indicate that small systems – those serving less than 10,000 people – are more likely to struggle to remain financially viable despite charging higher average rates than larger systems. The majority of the systems in South Carolina are small, and a smaller customer base may leave them less equipped to overcome challenges such as declining population, increasing costs of regulations and technology and insufficient revenues.

This effort will continue in FY22 with a statewide forum to share information and gather feedback. A final report will summarize these findings and present strategies for the state's water and sewer utilities and stakeholders to move forward together.



**Working Together:  
A Path to Water Viability**

# Who We Are

## Board of Directors

Secretary Harry M. Lightsey III  
Chairman  
S.C. Department of Commerce

The Honorable Michael Gambrell  
Vice-Chairman  
S.C. Senate

Mr. David E. Anderson  
Anderson Brothers Bank

The Honorable William Clyburn  
S.C. House of Representatives

Mr. William Kellahan  
Kellahan & Associates

Mr. Jasper Shuler  
S.C. Department of Agriculture

The Honorable Richard Yow  
S.C. House of Representatives

*The RIA would like to thank former Chairman **Robert M. Hitt III** who recently retired from the S.C. Department of Commerce.*

*Secretary Hitt helped to establish the RIA in 2012 and served as the first chairman of RIA's board.*

*He provided invaluable leadership as the agency developed its financing programs to improve the state's water and sewer infrastructure, serving both residents and businesses. Secretary Hitt's influence has made a positive impact in South Carolina's communities.*



RIA staff pictured from left to right; Front row: **Holley Sparkman**, Loan Administration, **Noel Hebert**, Assistant Loan Programs Director, **Bonnie Ammons**, Executive Director, **Eric Melaro**, Senior Grant Program Manager, **Kendra Wilkerson**, Sustainability Program Manager  
Back row: **Pamela Gantt**, Administrative Assistant, **James Absher**, Senior Financial Analyst, **Jackie Mack**, Senior Grant Program Manager, **Liz Rosinski**, Senior Grant Program Manager  
**Not pictured: Trish Comp**, Loan Programs Director





AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, January 25, 2022.

2022

January							April							July							October						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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30	31													31							30	31					

February							May							August							November						
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March							June							September							December						
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27	28	29	30	31			26	27	28	29	30			25	26	27	28	29	30	25	26	27	28	29	30	31	

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None.