

Capital Improvements Joint Bond Review Committee

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JOINT BOND REVIEW COMMITTEE MEETING

Wednesday, January 19, 2022 10:00 a.m.
521 Blatt Building

AGENDA

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Live-streaming of this meeting will be available at www.scstatehouse.gov.

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Proposed Transfer of Real Property
South Carolina Department of Commerce, Division of Public
Railways to South Carolina State Ports Authority

The South Carolina Department of Commerce, Division of Public Railways requests review of its proposed transfer of 5 parcels of real property totaling 3.43 acres to the South Carolina State Ports Authority. These parcels were acquired by the Division of Public Railways at a total cost of \$6.5 million to facilitate access to the Navy Base Intermodal Facility by the Class I railroad carriers.

<u>Property</u>	<u>Approximate Acreage</u>	<u>Acquisition Cost</u>
1790 Meeting Street Parcel B	1.14	\$ 2,048,021
Milford Street	0.50	763,351
1932 Milford Street	0.46	961,300
Milford Street Parcel A	0.64	603,798
1890 Milford Street	0.69	2,144,633

The proposed transfers follow a determination by the General Assembly to designate responsibility for construction and implementation of the intermodal facility with the Ports Authority, and are contemplated within an Intergovernmental Agreement executed by and among the Department of Commerce, Palmetto Railways, and the State Ports Authority. The JBRC Fiscal Oversight Subcommittee is providing oversight of the provisions of the intergovernmental agreement pursuant to the reporting requirements of Proviso 118.20 of the FY2021-22 Appropriations Act.

These real property transfers are being effected without consideration pursuant to the intergovernmental agreement and legislative determinations, and to accomplish the purposes for which the properties were originally acquired.

COMMITTEE ACTION:

Review and make recommendation regarding the transfer of the subject properties.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Summary.
2. Letter dated January 11, 2022, from Ms. Karen Blair Manning, Chief Legal Counsel, South Carolina Department of Commerce.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 19, 2022

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: Asset transfers from Division of Public Railways d/b/a Palmetto Railways to the South Carolina Ports Authority in connection with the Intermodal Facility Project

3. Summary Background Information:

The South Carolina Ports Authority (“Ports Authority”) is working to construct and implement the Navy Base Intermodal Facility (“NBIF”) project which includes container transfer infrastructure, waterborne cargo infrastructure and related infrastructure in support thereof, at or in the vicinity of the Port of Charleston facility (the “Project”). The Ports Authority requires a southern connection to the NBIF located on the former Charleston Naval Complex to enable the Class I carriers to access the NBIF. The South Carolina Department of Commerce (“Commerce”) and its Division of Public Railways (“Palmetto Railways”) have five (5) parcels of real property totaling 3.43 acres that are currently available to transfer toward the southern connection with more to come in the future. Palmetto Railways acquired these five properties with its own funds for a total of \$6.5 million and now desires to transfer these five parcels to the Ports Authority at no cost to accomplish the purposes for which the assets were originally acquired.

The parcels to be transferred are:

Tract	TMS#	Address	Approximate Acreage
255	464-02-00-043	1790 Meeting St. (Parcel B)	1.14
265	464-02-00-099	Milford St.	.5
275	464-02-00-092	1932 Milford St.	.46
295	464-02-00-105	Milford St. (Parcel A)	.64
305	464-02-00-020	1890 Milford St.	.69

4. What is the Joint Bond Review Committee asked to do? Approve the transfer of the five identified parcels of real property totaling 3.43+/- acres in the City of Charleston from Palmetto Railways to the Ports Authority without consideration.

-
- 5. What is recommendation of Department of Administration?** Approve the transfer of the five identified parcels of real property totaling 3.43+/- acres in the City of Charleston from Palmetto Railways to the Ports Authority without consideration.
-

6. List of Supporting Documents:

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



Henry McMaster
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Harry M. Lightsey III
Secretary

January 11, 2022

Mr. Delbert Singleton
State Fiscal Accountability Authority
1200 Senate Street
Columbia, SC 29201

Ms. Ashlie Lancaster
South Carolina Department of Administration
1200 Senate Street, Ste. 460
Columbia, SC 29201

Dear Delbert and Ashlie:

Please accept this updated letter correcting address inaccuracies in our correspondence dated December, 13, 2021 and providing clarification regarding costs of acquisition for the parcels to be transferred. For clarity concerning what additional information is being provided, I have enclosed a copy of the changes made to the original letter.

Our purpose remains notifying you of the intention of the South Carolina Department of Commerce ("Commerce") and its Division of Public Railways ("Palmetto Railways") to seek the approval of the State Fiscal Accountability Authority (SFAA) to surplus and transfer to the South Carolina Ports Authority (Ports Authority) five (5) parcels of real property totaling 3.43 acres that are needed for the southern connection to the Navy Base Intermodal Facility (NBIF) at the former Navy Base in North Charleston. The southern connection will enable the Class I carriers to access the NBIF. Palmetto Railways acquired these properties from its own funds for a total of \$6.5 million.

BACKGROUND

The transfer of real property and other assets needed for the NBIF was included in determinations by the General Assembly that the Ports Authority would be responsible for construction and implementation of the NBIF project. Accordingly, the Joint Bond Review Committee, through its Fiscal Oversight Subcommittee, has been working closely with Palmetto Railways and the Ports Authority on the NBIF and, more recently, the transfer of certain assets by Palmetto Railways to the Ports Authority to facilitate implementation of the project.

At the direction of the General Assembly and in order to establish the responsibilities of each state agency in effecting the transfer of the NBIF project from Palmetto Railways to the Ports Authority, the Department of Commerce, Palmetto Railways, and the Ports Authority entered into an Intergovernmental

Agreement by and among the South Carolina Department of Commerce and its Division of Public Railways and the South Carolina State Ports Authority (IGA, which is attached hereto. The IGA was drafted with oversight by the General Assembly, and the Fiscal Oversight Subcommittee is providing further oversight to the asset transfers and other activities of implementation through a reporting process established pursuant to Proviso 118.20 of the 2021-22 Appropriations Act.

All asset transfers from Palmetto Railways to the Ports Authority, including the parcels required for the southern connection, are without consideration pursuant to the IGA and legislative determination to accomplish the purposes for which the assets were originally acquired. Accordingly, there will be no consideration paid in cash or otherwise by the Ports Authority for the properties being transferred.¹

PARCELS TO BE SUPPLUSED AND TRANSFERRED

PALMETTO RAILWAYS
SOUTHERN CONNECTION TRANSFER

Tract	TMS#	Cost	Address	Approximate Acres
25S	464-02-00-043	\$2,048,020.89	1790 Meeting St Parcel B	1.14
26S	464-02-00-099	763,350.64	Milford St	0.50
27S	464-02-00-092	961,300.29	1932 Milford St	0.46
29S	464-02-00-105	603,798.26	Milford St Parcel A	0.64
30S	464-02-00-020	2,144,633.18	1890 Milford St	0.69
		<u>\$6,521,103.26</u>		<u>3.43</u>

***As additional information, please note that the cost of acquisition of each parcel includes legal, environmental, required relocation, and appraisal expenses.*

ACTION REQUESTED

1. Approve the surplus of 3.43 +/- acres of unimproved land in the City of Charleston needed to implement the southern connection to the NBIF.
2. Pursuant to legislative determination and the terms of the IGA by and among the Palmetto Railways, the Department of Commerce, and the Ports Authority, transfer the five (5) subject parcels to the Ports Authority to facilitate the Port Authorities implementation of the NBIF.

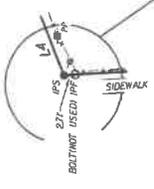
¹ The transfer of assets is ongoing. Palmetto Railways condemned certain properties, and the Ports Authority in some cases has negotiated settlement and provided settlement funds. Additional properties that were subject to condemnation and either have been settled or have settlement pending will be handled together at a SFAA meeting in 2022.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	552.27'	483.80'	50° 10' 16" (177)	468.29'	N 65° 27' 48" W

- REFERENCES:**
1. PLAT PREPARED BY DANIS & FLOYD, INC. DATED JUNE 4, 2015, TITLED "COMBINATION PLAT SHOWING TRACTS 464-02-00-043 & 464-02-00-044 TO FORM NEW TRACT 1 (A 3.18 ACRE PARCEL) PROPERTY OF CS MEETING STREET, LLC." RECORDED IN PLAT BOOK 818 PAGE 082.
 2. PLAT PREPARED BY BRITLAND SURVEYS, INC. DATED AUGUST 10, 2008, REVERED MEETING STREET PREPARED FOR: 1798 MEETING ST., LLC NORTH EAST HILLOPS MARKET AND CREATING LOTS 1 & 3 OWNED BY: 1798 MEETING ST., LLC LOCATED IN THE CITY OF CHARLESTON. RECORDED IN PLAT BOOK OF PAGE 386.
 3. PLAT PREPARED BY TERRA FIRMA, INC. DATED AUGUST 23, 1983, TITLED "PORT OIL INC. PLAT OF SURVEY OF LOT 1 AND THE SOUTH PORTION OF LOT 2 HEBERNAN HEIGHTS CHARLESTON COUNTY, SOUTH CAROLINA." RECORDED IN PLAT BOOK PAGE 55.
 4. SCDDOT DOCKET NO. 10-288 SHEET 11 FOR RIGHT OF WAY FOR MEETING STREET (US HWY 52).
 5. SCDDOT DOCKET NO. 10-330 SHEET 73 FOR RIGHT OF WAY FOR HERBERT STREET (FORMERLY ELLIOT STREET).

DETAIL 'A'
SCALE 1"=80'



MEETING STREET ROAD
US HWY 52 82' R/W
ISCDOT PER REFERENCE * 4)

POINT OF BEGINNING
N: 362891.45
E: 232197.374

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TRACTS 464-02-00-043 INTO PARCELS A & B.
2. EXISTING ADDRESS: 1790 MEETING STREET
3. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THE PROPERTY THAT ARE NOT SHOWN HEREON.
4. I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP 49018004K WITH COMMUNITY PANEL NUMBER 1790 MEETING STREET AND THE EFFECTIVE DATE OF JANUARY 23, 2021 AND FIND THE SUBJECT PROPERTY SHOWN AS BEING IN FLOOD ZONE 'X' OTHER FLOOD AREAS AND A PORTION BEING DETERMINED TO BE ZONE 'X' OTHER AREAS.
5. THESE PARCELS ARE ZONED O1 (GENERAL BUSINESS) PER CITY OF CHARLESTON ZONING MAP



VICINITY MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	S 04° 04' 20" E	30.687'
L2	S 88° 28' 55" W	54.487'
L3	S 02° 23' 03" E	18.887'
L4	N 67° 52' 44" E	40.665'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- IRON PIN FOUND
- IRON PIN SET (65 REBAR UNLESS OTHERWISE NOTED)
- APPROXIMATE FLOOD LINE
- EDGE OF PAVEMENT
- FENCE
- POWER POLE
- GUY WIRE
- MONITORING WELL



PREPARED FOR	CDM Smith
DATE	8/27/2021
PROJECT NO.	106253
PLAT NO.	1630
DATE	08/27/2021
PROJECT	FINAL SUBDIVISION PLAT OF TRACTS 464-02-00-043 INTO PARCEL A (2.02 AC.) and PARCEL B (1.14 AC.)
PREPARED BY	SOUTH CAROLINA DEPARTMENT OF COMMERCE DIVISION OF PUBLIC RAILWAYS
DATE	8/27/2021
PROJECT	FINAL SUBDIVISION PLAT OF TRACTS 464-02-00-043 INTO PARCEL A (2.02 AC.) and PARCEL B (1.14 AC.)

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA FOR SUBDIVISIONS IN SOUTH CAROLINA. I HAVE REVIEWED THE RECORDS FOR A CLERK A SURVEY AS SPECIFIED. SEE PROFESSIONAL SURVEYOR'S NOTES AS TO THE EXTENT AND PURPOSE OF THIS SURVEY.

JOHN L. HUSON
S.C.P.S. NO. 6927

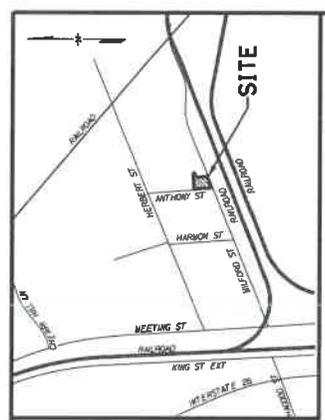
LINE	BEARING	DISTANCE
L1	N 07° 33' 27" W	10.00'
L2	S 05° 57' 23" E	9.03'

SURVEYOR'S NOTES:

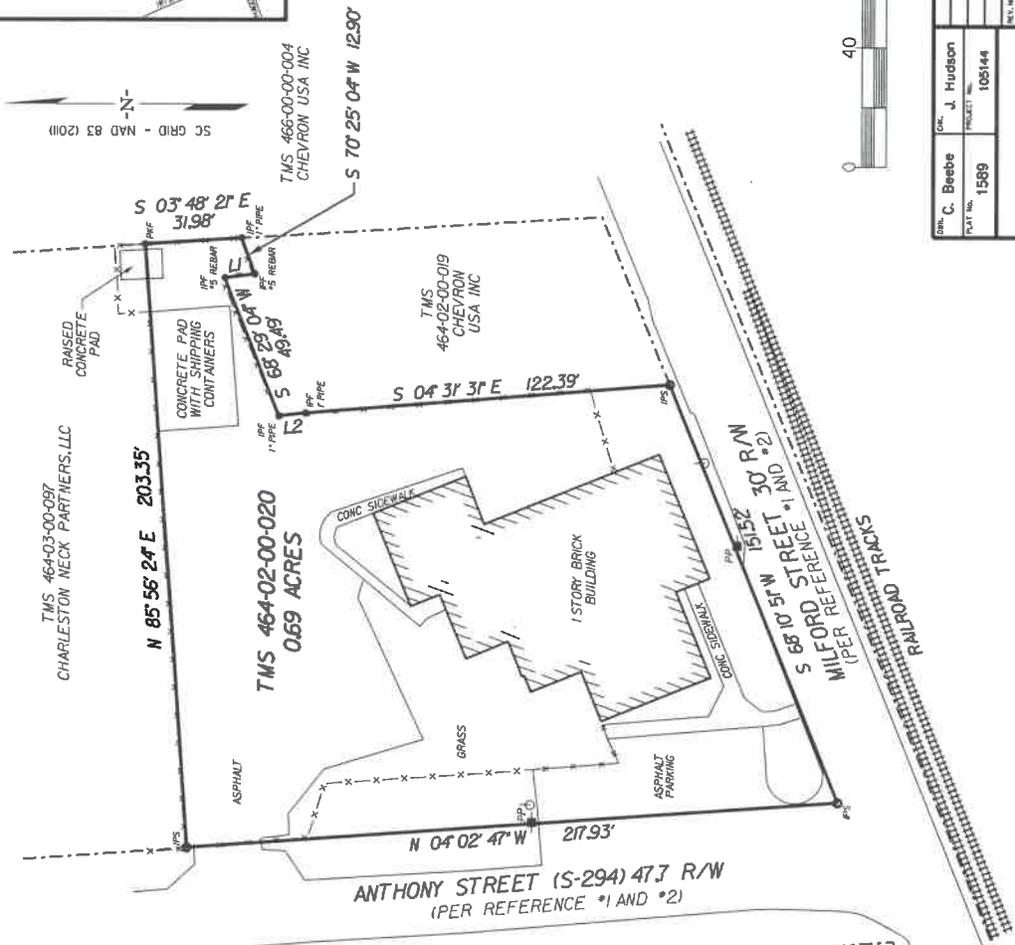
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPERTY BOUNDARY'S OF TMS PARCEL 464-02-00-020 FOR USE AS A PROPERTY DESCRIPTION. THERE MAY BE OTHER IMPROVEMENTS SUCH AS BUILDINGS, FENCES, DRIVEWAYS AND OTHER FEATURES THAT WERE NOT SURVEYED NOR SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THE PROPERTY THAT ARE NOT SHOWN HEREON. UTILITIES THAT MAY EXIST ON THIS PARCEL WERE NOT LOCATED BY THIS SURVEY.
- I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NUMBER 4601900504J HAVING AN EFFECTIVE DATE OF NOVEMBER 17, 2004 AND FIND THE SUBJECT PROPERTY SHOWN HEREON AS BEING DETERMINED TO BE OUTSIDE 900-YEAR FLOODPLAIN.
- THE SUBJECT PARCEL IS ZONED GENERAL BUSINESS PER THE CITY OF CHARLESTON INTERACTIVE ZONING MAP.

REFERENCES:

- PLAT PREPARED BY E.M. SEABROOK ENGINEERS & SURVEYORS DATED MAY 16, 2011, TITLED "HIBERNIAN HEIGHTS CITY OF CHARLESTON CHARLESTON COUNTY, S.C. PLAT OF A SUBDIVISION OF EXISTING TRACT C CONTAINING 3.44 ACRES INTO TRACT NEW C CONTAINING 1.23 ACRES, TRACT E CONTAINING 0.55 ACRE TRACT F CONTAINING 0.41 AC. ACRES AND TRACT G CONTAINING 1.26 ACRES OWNED BY CHARLESTON NECK PARTNERS, LLC," RECORDED IN PLAT BOOK S-11 PAGE 0201.
- PLAT PREPARED BY E.M. SEABROOK ENGINEERS & SURVEYORS DATED SEPT. 14, 2005, TITLED "HIBERNIAN HEIGHTS CITY OF CHARLESTON CHARLESTON COUNTY, S.C. SUBDIVISION PLAT OF A 2.09 ACRE TRACT INTO A OWNED BY CHARLESTON NECK PARTNERS, LLC ABOUT TO BE CONVEYED TO MUSC AND A 0.69 ACRE TRACT B OWNED BY CHARLESTON NECK PARTNERS, LLC ABOUT TO BE CONVEYED TO HIBERNIAN HEIGHTS, LLC," RECORDED IN PLAT BOOK DF PAGE 045.



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- IRON PIN FOUND
- IRON PIN SET (±5 REBAR)
- PK NAIL FOUND (±2')
- RAILROAD TRACKS
- FENCE
- GPS WIRE
- POWER POLE



OK: C. Beebe
PLAT NO. 1589

OK: J. Hudson
PROJECT NO. 105144



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. SEE SURVEYOR'S NOTES HEREON AS TO THE EXTENT AND PURPOSE OF THIS SURVEY.

JOHN L. HUDSON
S.C.P.L.S. NO. 6957

CDM Smith
1000 Lakeshore Drive
Charlotte, NC 28203
Tel: 704.366.4000

PREPARED FOR
SOUTH CAROLINA
DEPARTMENT OF COMMERCE
DIVISION OF PUBLIC RAILWAYS

DATE: 05/19/2017

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

A BOUNDARY SURVEY OF
TMS # 464-02-00-020
0.69 ACRES

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Lease Proposal
South Carolina Retirement System Investment Commission
1201 Main Street, Columbia

The South Carolina Retirement System Investment Commission requests review of its proposal to lease 19,700 square feet of space at 1201 Main Street in Columbia from Hamilton Capitol Center, LLC.¹ The Department has leased space at this location since September 2010, and its current lease will expire on August 31, 2022.

The South Carolina Department of Administration conducted a solicitation following a determination that other state space was not available. The Department of Administration received 4 responses to the solicitation, and the proposal for the selected location was the least expensive option.

The term of the proposed lease is 3 years. Rent includes all operating expenses and equates to \$17.00 per square foot for the first year of the term; thereafter, rent will increase by 3% annually for the remainder of the term. Total rent over the term is \$1,035,142. The lease provides parking availability in an adjacent City of Columbia garage at a cost to the commission of approximately \$42,660 annually. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from commission operating revenues, and the commission'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 \$18.00 to \$23.50 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. Letter dated December 9, 2021, from Mr. Michael Hitchcock, Chief Executive Officer, South Carolina Retirement System Investment Commission.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective September 15, 2017. Paracorp Incorporated of Columbia is registered agent. Private Participant Disclosures were included with the submission.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 19, 2022

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 Retirement System Investment Commission Lease of 1201 Main Street, Columbia, SC

3. Summary Background Information:

The South Carolina Retirement System Investment Commission (Commission) requests approval to lease 19,700 rentable square feet of office space at 1201 Main Street, Suite 1510, Columbia, SC from Hamilton Capitol Center, LLC. Commission has leased space at this location since September 2010. The current lease will expire on August 31, 2022.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation for commercial space for a 1, 3, or 5-year term. Proposals were received for four locations. The selected location represents the least expensive option for the Agency. The space will meet the state standard of 210 SF/person with a density of 207 SF/person.

The lease term will be three years. The rental rate for the first year of the term will be \$17.00 per square foot. Rent will increase annually by 3%. The total rent to be paid over the 3-year term will be \$1,035,142.41, 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
Year 1	\$17.00	\$334,900.00	\$27,908.33
Year 2	\$17.51	\$344,947.00	\$28,745.58
Year 3	\$18.03	\$355,295.41	\$29,607.95

The lease provides parking availability in the adjacent garage, with agency paying the City of Columbia separately. Agency's parking costs are estimated to be approximately \$42,660.00 annually.

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate /SF
Vacant	1441 Main Street	\$23.50
Vacant	607 Bush River Road	\$18.95

Commission on Higher Education	1122 Lady Street	\$18.00
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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 November 18, 2021, which also includes a multi-year plan. Lease payments will be funded with Commission operating revenues. No option to purchase the property is included in the lease.

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

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

6. List of Supporting Documents:

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

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COMMISSIONER

REYNOLDS WILLIAMS, JD, CFP
COMMISSIONER

December 9, 2021

State Fiscal Accountability Authority
Wade Hampton Building, Suite 600
Columbia, South Carolina 29201

Dear Committee and Authority Members:

The South Carolina Retirement System Investment Commission (“Commission”) request approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority during the January meetings, of a lease with Hamilton Capitol Center for approximately square 19,700 feet of office space at 1201 Main Street in Columbia.

The Department of Administration issued an RFP for lease proposals for office space of 18,000– 20,000 square feet for the Commission. Proposals for four locations were received, and the selected location represents the least expensive option for the agency.

After thorough review of the proposals, the Commission requests approval to stay in its current location, with a lease with Hamilton Capitol Center, for 19,700 square feet for a 3-year period.

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

Sincerely,

Michael Hitchcock
Chief Executive Officer

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Lease Proposal
South Carolina Vocational Rehabilitation Department
1244 Boston Avenue, Cayce

The South Carolina Department of Vocational Rehabilitation requests review of its proposal to lease 51,788 square feet of space at 1244 Boston Avenue in Cayce from Efron Family, LLC.¹ The Department has leased space at this location since October 1986, and its current lease will expire on June 30, 2022.

The South Carolina Department of Administration conducted a solicitation following a determination that other state space was not available. The Department of Administration received 1 response to the solicitation, which was submitted by the current landlord.

The term of the proposed lease is 5 years. Rent includes all operating expenses and equates to \$14.75 per square foot, which is equivalent to the existing rate, and will increase thereafter by 2.5% annually for the remainder of the term. Total rent over the term is \$4,015,124. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from federal funds, and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space in the area range from \$16.00 to \$19.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. Letter dated November 18, 2021, from Mr. Eric S. Moore, Director of Administration, South Carolina Department of Vocational Rehabilitation.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective September 15, 2014. Marty Crouch of Irmo is registered agent. Private Participant Disclosures were included with the submission.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 19, 2022

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: SC Vocational Rehabilitation Department Lease of 1244 Boston Avenue, Cayce, SC

3. Summary Background Information:

SC Vocational Rehabilitation Department (Voc. Rehab.) requests approval to lease 51,788 rentable square feet of office space at 1244 Boston Avenue, Cayce, SC from Efron Family, LLC, a South Carolina limited liability company. Voc. Rehab. has leased space at this location since October 1986. The current lease will expire on June 30, 2022.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation for commercial space for 3, 5, and 7-year terms for which 1 proposal was received. The current landlord submitted the only bid in response to the solicitation.

The space will meet the state standard of 210 SF/person with a density of 183 SF/person. The lease also provides for free parking and has a total of 280 parking spaces available.

The lease term will be five (5) years. The rental rate for the first year of the term will be \$14.75 per square foot (which is a same as their current rate per square foot). Rent will increase annually by 2.5 percent. The total rent to be paid over the 5-year term will be \$4,015,123.64, as more specifically set forth in the chart below. This is a full gross lease and includes all operating expenses.

	Rent per SF	Annual Rent	Monthly Rent
Year 1	\$14.75	\$763,873.00	\$63,656.08
Year 2	\$15.12	\$783,034.56	\$65,252.88
Year 3	\$15.50	\$802,714.00	\$66,892.83
Year 4	\$15.88	\$822,393.44	\$68,532.79
Year 5	\$16.28	\$843,108.64	\$70,259.05

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate /SF
--------	----------	----------

Vacant	10301 Wilson Blvd, Blythewood (Richland County)	\$16.00
Vacant	8911 Farrow Road (Richland County)	\$16.00
Vacant	7909 Parkland Road (Richland County)	\$19.00
Department of Labor, Licensing and Regulation	121 Executive Center Dr., Columbia (Lexington County)	\$16.50

Above rates subject to operating expenses and base rent escalations.

Agency has adequate funds for the lease according to a Budget Approval Form submitted November 18, 2021, which also includes a multi-year plan. Lease payments will be funded through Federal funding. No option to purchase the property is included in the lease.

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

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

6. List of Supporting Documents:

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



November 18, 2021

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

RE: Lease CL001093

Dear Ms. Lancaster:

The Disability Determination Services (DDS) unit of the South Carolina Vocational Rehabilitation Department (SCVRD) is federally funded exclusively by the Social Security Administration (SSA). Our agency processes approximately 69,000 disability claims each year, serving constituents through offices in Charleston, Columbia, and Greenville. This includes approximately 600 S.C. Retirement Systems claims, 12,000 DHHS Medicaid Disability claims, and 50 Homestead claims. Our current lease, which includes the DDS State Office, DDS Columbia Regional Office and the DDS Office of State Claims, will expire on June 30, 2022.

We worked with the Department of Administration to seek bids for a three-year or a five-year lease term. A bid was received from our current landlord, Effron Family LLC, for the property located at 1244 Boston Avenue, Cayce. This bid starts with a base rate of \$14.75/square foot rate (the same base rate we are currently paying) with a 2.5% annual escalator clause. The five-year lease term would run from July 1, 2022, through June 30, 2027. We respectfully request your assistance in obtaining Joint Bond Review Committee and State Fiscal Accountability Authority approvals of this lease.

Sincerely,

A handwritten signature in black ink that reads 'Eric S. Moore'.

Eric S. Moore
Director of Administration

CC: Anne Mayo, DDS Director
Lori Loftis, DDS Senior Manager

Felicia W. Johnson, Commissioner

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

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

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Proposed Lease and Permanent Improvements
South Carolina Office of Adjutant General
University of South Carolina - Aiken Campus, Aiken

The South Carolina Office of Adjutant General requests review of its proposal to lease approximately 18.02 acres of real property on the University of South Carolina Aiken campus from Aiken County Commission for Higher Education,¹ on which property the Office further proposes to construct a multipurpose National Guard Readiness Center that will serve as both a readiness center and a multipurpose university campus facility, a motor pool, a cybersecurity facility known as the Cyber DreamPort facility, and other supporting facilities.

The term of the ground lease will be 50 years with automatic renewals for additional 20 year terms, unless otherwise terminated. In lieu of the payment of rent, the Office will construct the facilities for joint use with the University, with certain administration and classroom space within the cybersecurity facility used solely by the University. The University will enter into a sublease with the Office for the shared and sole use spaces. No option to purchase the property is included in the lease or the sublease.

The Office requests review of its Phase I pre-design proposal for construction of the facilities and the motor pool in conjunction with review of the lease and sublease proposals. The Office proposes establishment of a permanent improvement project with a pre-design budget of \$603,925, consisting of \$149,981 in appropriated state funds, and \$453,944 in federal military construction funds.

The readiness center will support the training, administrative, and logistical requirements of 2 National Guard units. The full construction cost of the readiness center and related facilities is estimated at \$20,700,000, funded by \$5,200,000 in appropriated state and \$15,500,000 in federal military construction funds. This component of the project is fully funded with state and federal appropriations.

The cybersecurity facility will support secure cyber protection activities to be conducted by the National Guard, the University, and other cyber protection entities. The full construction cost of the cybersecurity facility is estimated at \$10,250,000, to be funded entirely with state funds. The Office has proposed but has not yet received an appropriation of state funding from proceeds of the settlement with the U.S. Department of Energy in connection with the Mixed Oxide Fuel Fabrication Facility at the Savannah River Site, otherwise known as the MOX settlement.

The Office anticipates that designing all three facilities concurrently will create cost efficiencies and promote meeting the project timeline for construction to begin in October 2023.

¹ A South Carolina political subdivision that controls the University of South Carolina Aiken campus property.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease and related sublease; and review and make recommendation regarding establishment of the permanent improvement project.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. Department of Administration, Executive Budget Office Agenda Item Worksheet.
3. Executive Summary.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 19, 2022

Regular Agenda

1. Submitted by:

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



Ashlie Lancaster, Director

2. Subject: Office of the Adjutant General for South Carolina lease of approximately 18.02 +/- acres and sublease of certain administration and classroom space and shared space to the University of South Carolina Aiken.

3. Summary Background Information:

The Office of the Adjutant General for South Carolina (“OTAG”) requests approval to enter into a ground lease (the “Ground Lease”) for approximately 18.02 +/- acres of real property on the University of South Carolina (“University”) Aiken campus in Aiken, SC from Aiken County Commission for Higher Education, a political subdivision of the state that controls University of South Carolina Aiken property, to allow for the availability of space for OTAG to construct a multipurpose National Guard Readiness Center that will function as both an Army National Guard Readiness Center and a multipurpose University campus facility, a Motor Pool, Cyber DreamPort facility and other supporting facilities.

The Ground Lease term will be fifty years with automatic renewals for additional twenty (20) year terms, unless otherwise terminated. In lieu of payment of rent, OTAG will, subject to approval by appropriate governmental authorities and applicable appropriations from the South Carolina General Assembly and the United States Congress, construct a National Guard Readiness Center, a Motor Pool facility, a DreamPort facility and other supporting facilities, including parking, sidewalks, roads, landscaping, utilities and any other improvements for joint use by OTAG and the University and, with respect to administration and classroom space in the Cyber DreamPort, the sole use by the University. Accordingly, the University will enter into a sublease (the “Sublease”) with OTAG for a term concurrent with the Ground Lease to sublease the Demised Premises consisting of Exclusive use of administration and classroom space in the Cyber DreamPort; shared use of spaces in the Readiness Center and Cyber Dream Port as more specifically agreed to by OTAG and the University in the Sublease following completion of the design and prior to occupancy.

OTAG will seek appropriate approvals for construction. The parties have advised that they understand and agree that approval of the Ground Lease and Sublease documents neither constitute nor guarantee approval of any permanent improvement projects described or contemplated by the Ground Lease and/or Sublease and they all agree to terminate or otherwise reform the lease documents as appropriate and subject to all requisite approvals.

No option to purchase the property is included in the Ground Lease or the Sublease.

4. What is the Joint Bond Review Committee asked to do? Approve the proposed fifty-year Ground Lease and automatic twenty-year renewals for 18.02 +/- acres of real property on the University Aiken campus in Aiken, SC from Aiken County Commission for Higher Education to the OTAG and the related Sublease between the University and OTAG with a concurrent term.

5. What is recommendation of Department of Administration? Approve the proposed fifty-year Ground Lease and automatic twenty-year renewals for 18.02 +/- acres of real property on the University Aiken campus in Aiken, SC from Aiken County Commission for Higher Education to the OTAG and the related Sublease between the University and OTAG with a concurrent term.

6. List of Supporting Documents:

- (a) Supplemental Information
- (b) Executive Summary
- (c) SC Code of Laws Sections 1-11-55 and 1-11-56

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **January 19, 2022**

Regular Agenda

1. Submitted By:

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


 Brian J. Gaines Director, Executive Budget Office

2. Subject:

Office of the Adjutant General – Aiken Readiness Center MILCON & Dreamport Center

3. Summary Background Information:

- 1. Project: Office of the Adjutant General
E24.9835: Aiken Readiness Center MILCON & Dreamport Center
- Request: Establish Phase I Pre-Design Budget to construct a new National Guard Readiness Center and a Dreamport Center on the University of South Carolina Aiken Campus.
- Included in CPIP: Yes – 2021 CPIP priority 2 of 23 FY22 (estimated at \$32,356,250)
- CHE Approval: N/A
- Support Details: Pages

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 (69) (a)				149,981	149,981
Federal, MILCON				453,944	453,944
All Sources				<u>603,925</u>	<u>603,925</u>

Summary of Work: The Readiness Center will be constructed on state owned land on the campus of the University of South Carolina Aiken. It will support the training, administrative and logistical requirements for two SCARNG Units. The Dreamport Center will be constructed on property owned by Aiken County Commission for Higher Education on the campus of the University of South Carolina Aiken. It will consist of a collaborative innovation area, classrooms, testing and training rooms. This facility will also include a Secure Room which will allow secure cyber protection activities to be conducted by the SCARNG, USC Aiken, and other Cyber protection entities.

Rationale: The Readiness Center is required to provide a training facility that accommodates modernization and transformation of equipment and performance of their mission to support Strategic Depth of the Army and the unit training in the Army Modular Force configuration.

Facility Characteristics: The National Guard Readiness Center to be constructed will be 42,839 square feet and will house 2 units (1221 Engineer Company & 135th Cyber Protection Company), consisting of 7 authorized full-time employees and 183 M-Day Soldiers that currently do not have a facility. The Dreamport Center to be constructed will be 25,000 square feet and will house the Office of the Adjutant

General, University of South Carolina Aiken and other Cyber Security Agencies. There will be approximately 50 transient users per day.

Financial Impact: The project will be funded from Appropriated State, FY22 Proviso 118.18 (nonrecurring) Funds (uncommitted balance \$5.2 million at December 16, 2021) and Federal, MILCON Funds (uncommitted balance \$10.25 million at December 16, 2021). The project is expected to result in an increase of \$72,000 (year 1), \$76,000 (year 2), and \$80,000 (year 3) in annual operating expenses for the Aiken Readiness Center. The project is expected to result in an increase of \$36,000 (year 1), \$38,000 (year 2), and \$40,000 (year 3) in annual operating expenses for the Dreamport Center.

Full Project Estimate: \$30,950,000 (internal) funded by Appropriated State and Federal MILCON Funds.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Phase II.

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

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement Project Aiken Readiness Center MILCON & Dreamport Center
2. Office of the Adjutant General Executive Summary for Aiken Readiness Center MILCON & Dreamport Center

Executive Summary – Adjutant General’s Projects on UofSC Aiken Campus

Bottom Line Up Front: The Adjutant General has submitted the following for review/approval at the 19 January meeting of the JBRC: (1) A1 covering design work for an Army National Guard Readiness Center and Motor Pool to be located on the University of South Carolina Aiken campus and (2) same A1 covering design work for a collaborative “Cyber Dream Port Facility” to be located on the University campus and to be jointly occupied by the Adjutant General’s staff and university representatives, as well as other participants in the entity’s cyber protection-related collaborative enterprise. Based upon an issue raised by the South Carolina Department of Administration’s Real Property Services Division, the Adjutant General is also submitting for review/approval by JBRC/SFAA the real estate instruments—a Lease and Sublease—relating to these on campus facilities. The Parties, including the Aiken County Commission for Higher Education (ACCHE), which owns the land, are all entities created by the General Assembly. Both instruments recite consideration other than periodic cash rental payments.

Readiness Center and Motor Pool:

The Adjutant General intends to build a new Army National Guard Readiness Center and Motor Pool, at a total cost of over \$20 Million. The costs for these military facilities will be shared between the federal government (75%) and the State (25%). Federal funding has been secured (appropriated in federal FYXX) in the amount of \$15.6 Million and the General Assembly has appropriated the state share of \$5.2 Million (in the State’s 2021-22 Appropriations Act). The Facilities Management Office anticipates that the State needs to begin construction in October 2023 and, in order meet federal and state timelines, the Adjutant General seeks initial approvals for the design phase at the 19 January 2022 JBRC meeting.

The Adjutant General, the University, and the ACCHE have negotiated and reached agreements allowing for construction of the new facilities on the University campus. At the request of the University, the Army National Guard Readiness Center will be located on a separate parcel of property but near the Motor Pool. The Lease, and a sublease which would allow for periodic use of Readiness Center facilities by the University, have been approved by the Parties. The Adjutant General is submitting those instruments for review and approval by the SFAA and/or the JBRC.

The lease, from ACCHE to the Office of Adjutant General, includes an initial 50-year term, with renewals occurring automatically every 20 years thereafter unless one of the parties elects not to renew. Consideration for the lease consists primarily of the Adjutant General constructing and then adequately maintaining the facilities.

Cyber DreamPort Facility:

The Adjutant General also intends to build a new cyber-related facility that is modeled on, but will be built on a small scale than, Georgia’s Cyber Center (<https://www.gacybercenter.org/>) which is located nearby in Augusta (reported cost of over \$100 Million). The State would pay all costs for this facility and the current proposal is that it would be funded by the General Assembly when the MOX settlement funds are appropriated.

The Adjutant General, the University of South Carolina Aiken, and the ACCHE have negotiated and reached agreements allowing for construction of this new facility on the University campus. The Lease, and a sublease which would allow for joint use of the cyber facility by the University and the Adjutant General’s Office, have been approved by the Parties. The lease (ACCHE to TAG) and sublease (TAG to UofSC Aiken) of the property where the proposed Cyber facility would be located has been included in the same agreement with the parcels for the National Guard Readiness and Motor Pool. The lease, from

ACCHE to the Office of Adjutant General, includes an initial 50-year term, with renewals occurring automatically every 20 years thereafter unless one of the parties elects not to renew. Consideration for the lease consists primarily of the Adjutant General constructing and then adequately maintaining the facilities. The Adjutant General is submitting those instruments for review and approval by the SFAA and/or the JBRC.

The Facilities Management Office anticipates that designing all three facilities concurrently will create efficiencies and, in anticipation that he can identify appropriate funding for the design work (approximately \$150,000), the Adjutant General seeks initial approvals for contracting for the design phase of the cyber facility at the 19 January 2022 JBRC meeting.

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 21 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H15 - College of Charleston	1	-	475,000	19,000,000
H24 - SC State University PSA	1	20,000	6,658,978	6,678,978
H59 - Tri-County Technical College	1	-	240,000	16,000,000
Higher Education Total	3	20,000	7,373,978	41,678,978
Agencies				
E24 - Office of the Adjutant General	3	3,685,054	951,833	5,289,387
H67 - South Carolina Educational Television	1	4,290	10,060	300,350
J04 - Department of Health & Environmental Control	1	-	2,088,000	104,400,000
J12 - Department of Mental Health	5	16,451,155	6,019,045	112,523,650
J16 - Department of Disabilities & Special Needs	1	-	6,000	400,000
N04 - Department of Corrections	2	-	25,800	1,720,000
N12 - Department of Juvenile Justice	2	-	1,770,818	2,490,761
P24 - Department of Natural Resources	2	-	40,000	5,543,000
R40 - Department of Motor Vehicles	1	15,000	1,000,000	1,015,000
Agencies Total	18	20,155,499	11,911,556	233,682,148
Grand Total	21	20,175,499	19,285,534	275,361,126

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet - Summary 4-2022 covering the period October 2, 2021, through November 10, 2021.

1. **Project:** College of Charleston
 H15.9676: Central Energy Facility and Piping Infrastructure Upgrades
- Request:** Establish Phase I Predesign Budget to repair the building envelope, add a cooling tower, replace the structural steel for two existing cooling towers, and replace the roof.
- Included in CPIP:** Yes – 2021 CPIP Priority 1 of 8 in FY23 (estimated at \$7,000,000)
- CHE Approval:** 12/2/21
- Supporting Details:** Pages 1-12

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project				475,000	475,000
All Sources				<u>475,000</u>	<u>475,000</u>

Summary of Work: The project will repair the building envelope and replace the roof. Structural steel will be replaced for two existing cooling towers, and a 1,500-ton cooling tower will be added. All carbon steel piping and approximately 15% of polypropylene piping will be replaced. Associated valves, joints, traps, blocks, seals, and sump pumps will also be replaced. Mechanical room and sump pump piping will be replaced as required. Piping will be re-insulated, and walls will be resealed in 19 mechanical vaults. This project will be phased over five years.

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

Facility Characteristics: The Central Energy Facility (CEF) is a two-level, 9,277 gross square foot structure constructed in 1973 (48 years old), last renovated in 1992 (29 years ago). The campus steam and water distribution systems are networks of underground piping, installed in tandem in the early 1970's (42+ years ago). The steam system delivers heat and dehumidification to twelve buildings via 4,000 linear feet of steam and condensate piping. The chilled water system delivers water to 17 buildings via 8,400 linear feet of piping. The project will benefit the entire College of Charleston community of 10,133 students, 809 faculty, 1,203 staff, clients, visitors, parents, and potential students.

Financial Impact: This project will be funded from Capital Improvement Project Funds (uncommitted balance \$55.3 million at September 8, 2021). Revenues to this fund are generated by the Capital Improvement Fee that exceed current annual debt service related to bonds issued under S.C. Code of Laws Section 59-130 Article 5. The project is expected to result in a decrease of \$18,500 (year 1), \$22,200 (year 2), and \$26,640 (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 debt service. The balance of the fee, \$483 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$19,000,000 (internal) funded by Capital Improvement Fee Funds. The Phase I amount is 2.50% of the total project cost. The College anticipates above-average surveying and schematic design services will be required to scan and map the current infrastructure, undocumented/abandoned infrastructure from demolished buildings, the historic brick-tunnel City drainage system, telecommunications infrastructure, and unknown, to-be-discovered circumstances.

2. Project: SC State University PSA
 H24.9656: SC State PSA Midlands Cluster (Cayce Facility) Renovations
- Request: Establish Phase II Full Construction Budget to begin renovating the building to meet the programmatic and administrative needs of SC State PSA.
- Included in CPIP: Yes – 2021 CPIP Priority 2 of 3 in FY22 (estimated at \$4,048,000)
 Phase I Approval: February 2021 (estimated at \$3,500,000) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 13-28

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Evans Allen Program	20,000		20,000	6,658,978	6,678,978
All Sources	<u>20,000</u>		<u>20,000</u>	<u>6,658,978</u>	<u>6,678,978</u>

Summary of Work: The renovations will include upgrading or replacing windows and doors, HVAC, electrical, plumbing, roof, flooring, paint, and up-fitting for research and other scientific space requirements. Additionally, the A&E Firm has included the need for some site work to enhance utilization of the facility. The existing roof is a Modified Bitumen roofing system and the replacement roof to be installed will be a Thermoplastic polyolefin (TPO) roofing system that will come with a minimum 20-year material and workmanship warranty.

Rationale: This project was one of several reviewed, approved and funded by USDA in 2019, but the funds are time sensitive, and the university must demonstrate timely and consistent progress toward completion of each project to ensure the continued availability of the funds.

Facility Characteristics: The building is 43,646 square feet, located on 4 acres of land and was constructed in 1976 (44 years old). The existing roof was installed in 2001 (20 years old) and is a Modified Bitumen roofing system.

The building will house PSA activities of research and extension activities in 4-H and youth development, family, nutrition and health, sustainable agriculture, natural resources, community development, education innovation, and other lifelong learning opportunities. The building will house 25-30 faculty, 15-20 staff and will serve 8,000 to 10,000 clients annually.

Financial Impact: The project will be funded from USDA Evans Allen Funds (uncommitted balance \$8 million awarded). Revenue to this fund is received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West Virginia State University and Central State University. The building is being constructed to meet two Green Globes certification standards with an anticipated energy savings of \$311,750 over a 30-year period. The project is expected to result in an increase of \$95,518.50 (year 1), and \$191,037 (years 2 thru 3) in annual operating expenses.

Full Project Estimate: \$6,678,978 (internal) funded by USDA Evans Allen Program Funds. The estimated cost to complete the project has increased due to COVID-related supply delay issues, increases in the cost of equipment and materials, the lead time on receiving construction materials and the shortage of the required skilled craftsman in the construction trade areas.

3. Project: Tri-County Technical College
 H59.6182: Pendleton Campus Oconee Hall Renovation
- Request: Establish Phase I Predesign Budget to renovate existing classrooms and student study and collaboration space.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 2 in FY22 (estimated at \$15,000,000)
- CHE Approval: 12/2/21
- Supporting Details: Pages 29-36

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Accumulated Maintenance				240,000	240,000
All Sources				<u>240,000</u>	<u>240,000</u>

Summary of Work: The project will renovate existing classrooms on all three floors and add six new classrooms making the classrooms more efficient, functional, and consistent with the College’s active learning delivery mode. This project also contemplates expansion or replacement of the existing stairwells to meet current building code. The current stairwells are code-compliant due to “grandfathered” provisions; however, the stairwells are narrow and could present a life safety issue if not addressed, per the college. Additional life safety upgrades are necessary, including a fire protection sprinkler system and vertical circulation. The renovation will also evaluate energy efficiency enhancements including LED lighting, new HVAC system, tie into the college existing chiller system and other infrastructure improvements deemed cost effective and appropriate. The project will be designed to meet two Green Globe Certification Standards.

Rationale: The current classrooms do not conform to the most current research-based, instructional methodologies or pedagogy. Additionally, the project will remediate an identified issue with the stairwells, sprinklers, and other life safety and energy efficiency opportunities.

Facility Characteristics: Oconee Hall is 35,890 square feet and was constructed in 1979 (42 years old). The entire facility will be affected by this renovation project and an additional 7,737 square feet will be constructed for a stair tower and 6 classrooms. The building is utilized by all programs, primarily English, Math and Humanities courses which are required for program completion. There are 2,885 students and 108 faculty and staff.

Financial Impact: This project will be funded from Tri-County Technical College Accumulated Maintenance Funds (uncommitted balance \$35.5 million at June 30, 2021). Revenues to this fund are accumulated fund balance transfer to the Plant Fund. The project is expected to result in a decrease of \$89,509 (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 \$4.17 per student per semester, and has not increased from 2017-2018 to 2021-2022.

Full Project Estimate: \$16,000,000 (internal) funded by \$11 million in Tri-County Technical College Accumulated Maintenance and \$5 million in FY22 Appropriated State, Proviso 118.18 Funds.

4. Project: Office of the Adjutant General
 E24.9836: Army Combat Fitness Test Training Facility (McCrary Training Center)
- Request: Establish Phase I Pre-Design Budget to construct an artificial turf surface on a concrete sub-base for training of soldiers.
- Included in CPIP: No – This project was not included on the 2021 CPIP as it is due to a recent expedited implementation of the Army Combat Fitness Test by the US Army. As such, the SC National Guard has designated the construction of this facility as a top priority.
- CHE Approval: N/A
- Support Details: Pages 47-56

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				12,500	12,500
All Sources				<u>12,500</u>	<u>12,500</u>

- Summary of Work: The new training facility (artificial turf athletic field), is to be located at McCrary Training Center in Eastover, as a majority of soldiers conduct their annual training at this location. This facility will provide a fixed location, accessible to all units for training purposes and to complete their annual testing.
- Rationale: The US Army is in the process of implementing new fitness requirements, as defined by the Army Combat Fitness Test.
- Facility Characteristics: The field will be 40 x 40 meters in size, which is approximately 18,000 square feet. This facility will be utilized by soldiers of the SC Army National Guard for training and testing to meet the requirement of the US Army’s new Army Combat Fitness Test. The SC Army National Guard maintains an annual strength of approximately 80,000 soldiers.
- Financial Impact: The project will be funded from National Guard Bureau Funds (uncommitted balance \$16 million at November 9, 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 expected to result in an increase of \$1,000 (years 1 thru 3), in annual operating expenses.
- Full Project Estimate: \$665,000 (internal) funded by National Guard Bureau Funds.

5. Project: Office of the Adjutant General
 E24.9811: Training Sites TT Enlisted Barracks Replacement
- Request: Increase the Phase II budget for this annualized project to cover the design and estimated construction of a 32-man barracks (#3511), at McCrady Training Site.
- Included in CPIP: Yes – 2021 CPIP Priority 7 of 23 in FY22 (estimated at \$1,320,750)
 Phase I Approval: May 2018 (estimated at \$1,404,000) (SFAA)
 Phase II Approval: March 2019 (estimated at \$1,414,416) (SFAA)
 Phase II Increase
 Approval: June 2020 (estimated at \$2,077,624) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 57-68

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	88,000	1,989,624	2,077,624	423,108	2,500,732
All Sources	<u>88,000</u>	<u>1,989,624</u>	<u>2,077,624</u>	<u>423,108</u>	<u>2,500,732</u>

Summary of Work: This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at two Army National Guard Training Sites; McCrady Training Center (MTC) and Clarks Hill Training Site (CHTS). At this time the construction phase of this project will be annualized with one barrack from McCrady Training Center (#3511), and one barrack from Clarks Hill Training Site (#4422) being demolished and replaced, on alternating years. The Clarks Hill Training Site will include five (5) new 16-man barracks, and the McCrady Training site will include five (5) new 32-man barracks. The Clarks Hill barrack (#4422) has been designed and bids have also been received. This request will design and construct the McCrady barrack (#3511). Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing, (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. A slopped roof system is proposed for the barracks design, as the attic area will be utilized to house the air handler and duct work associated with HVAC system. A standing seam metal roof system will be installed as it follows the design standard of the SC Army National Guard utilized in the construction of new barracks. This project has been submitted to the Office of State Engineer for review, and they have approved the design selection of the standing seam metal roof. The roof will come with a minimum 20-year material and workmanship warranty. Installation of utilities and the extensions of utilities to the nearest service lines are also included.

Rationale: The barracks to be replaced are no longer sufficient for the housing of soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG’s mission and need to be replaced to current codes and standards.

Facility Characteristics: Each of the five (5) new 32-man barracks buildings at McCrady Training Center will be approximately 2,400 to 4,600 square feet. Each of the five (5) new 16-man barracks

	buildings at Clarks Hill Training Site will be approximately 2,400 square feet. Approximately 300 Army National Guard soldiers use these facilities.
Financial Impact:	The project will be funded from National Guard Bureau Funds (uncommitted balance \$8 million at November 30, 2021). Revenue to this fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$7,000 (years 1 thru 3) in annual operating expenses.
Full Project Estimate:	\$2,500,732 (internal) funded by National Guard Bureau Funds. Contract execution is expected in May 2022 with construction completion in September 2022. The total estimated cost to construct the five (5) 16-man barracks and the five (5) 32-man barracks is \$12,251,830.
Other:	The current McCrady Training Center includes five (5) buildings that total 14,805 square feet and the current Clarks Hill Training Site includes five (5) buildings that total is 3,840 square feet.

6. Project: Office of the Adjutant General
 E24.9812: Statewide Readiness Center Female Latrines
- Request: Increase Phase II Construction Budget for the design of Batesburg and Seneca, and the construction of Walterboro and West Columbia.
- Included in CPIP: Yes – 2022 CPIP Priority 5 of 23 in FY22
 (this portion estimated at \$600,000 & estimated at \$4,556,800 for all 12 facilities)
- Phase I Approval: August 2018 (estimated at \$2,233,435 for all 12 facilities) (SFAA)
 Phase II Approval: April 2019 (estimated at \$2,450,000 for all 12 facilities) (SFAA)
 Phase II Increase Approval: February 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)
 Phase II Increase Approval: December 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)
 Phase II Increase Approval: March 2021 (estimated at \$3,850,000 for all 12 facilities) (SFAA)
 Phase II Increase Approval: October 2021 (estimated at \$2,650,000 for all 12 facilities) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 69-76

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	12,500	499,010	511,510	129,056	640,566
Federal, National Guard Bureau	37,500	1,058,420	1,095,920	387,169	1,483,089
All Sources	<u>50,000</u>	<u>1,557,430</u>	<u>1,607,430</u>	<u>516,225</u>	<u>2,123,655</u>

Summary of Work: The project was established to renovate and expand existing female latrines in various readiness centers across the state. The initial group of readiness centers include North Charleston, Walterboro, Wellford, Abbeville, Hartsville, Saluda, Newberry, Batesburg, Kingstree, Seneca, West Columbia, and Rock Hill. The North Charleston, Edgefield, Rock Hill, Saluda, Newberry, and Saluda facilities have been completed, and the Kingstree facility is under construction. The Wellford, Hartsville, and Abbeville facilities are under design. The funds in this request will be used for the design of Batesburg and Seneca, and the construction of Walterboro and West Columbia. The scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.

Rationale: Due to the rising number of female soldiers adequate latrine space is needed. Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 square feet of latrine space. This project will allow the female soldiers to have the required number of facilities (toilets, showers, changing areas) they need to conduct training.

Facility Characteristics: Each female latrine is 72 square feet to 339 square feet and was constructed from 1958 to 1989 (32 years to 63 years old).

Financial Impact: The project will be funded with Appropriated State Funds (uncommitted balance \$1.5 million at November 9, 2021) and Federal, National Guard Bureau Funds (uncommitted balance \$16 million at November 9, 2021). Revenue to this fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in an increase of \$3,000 (years 1 thru 3) in annual operating expenses.

Full Project Estimate: \$2,172,349 (internal) (for all 12 facilities) funded by Appropriated State and National Guard Bureau Funds. Design completion for Batesburg and Seneca is expected in April 2022. Construction completion for Kingstree is expected in February 2022, and Walterboro and West Columbia are expected in August 2022.

7. Project: South Carolina Educational Television
 H67.9523: St. George Microwave Tower Move
- Request: Increase Preliminary Land Acquisition to budget for the purpose of investigating the purchase of approximately 3.5 acres of land and two buildings in St. George. The due diligence activities came in higher than originally anticipated.
- Included in CPIP: Yes – 2021 CPIP priority 5 of 5 FY22 (estimated at \$286,000)
 Phase I Approval: October 2021 (estimated at \$290,290) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 77-82

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Spectrum	4,290		4,290	10,060	14,350
All Sources	<u>4,290</u>		<u>4,290</u>	<u>10,060</u>	<u>14,350</u>

Rationale: SCETV currently rents the property where the St. George microwave tower is located for \$30,000 per year. The tower is part of the statewide distribution network. Per the agency, it would be advantageous for SCETV to own the property to avoid incurring further rent. ETV could also use the building for storage of large transmission pieces from around the state. The agency estimates that the costs to move to another location and erect a new tower would exceed the purchase price they would assume should they be allowed to purchase this location.

Characteristics: The 3.5 acres of land includes two buildings. Building 1 is 152,460 square feet and was constructed in 1949 (72 years old). Building 2 is 20,150 square feet and was constructed in 1960 (61 years old). The property is the former SC National Guard building.

Financial Impact: The property is offered by M&M Industrial Properties, LLC of St. George, SC for \$275,000. The due diligence activities will be funded from Spectrum Auction Funds (uncommitted balance \$11.2 million at November 29, 2021). Revenue received is from the Federal Communication Commission TC Auction and placed in a segregated, restricted account to be used to fund capital needs, including broadcast industry standards changes, existing equipment repair, maintenance and replacement needs, and operational costs. The project is expected to result in a decrease of \$1,000 (year 1), and \$16,000 (years 2 and 3), in annual operating expenses. If acquired, ETV could also use the building for storage of large transmission pieces from around the state. The property would not require any renovations.

Full Project Estimate: \$300,350 (internal) funded by Spectrum Auction Funds.

8. **Project:** Department of Health & Environmental Control
 J04.9540: DHEC Public Health and Environmental Lab Building
- Request:** Establish Phase I Predesign Budget to construct a larger building to replace the existing Public Health and Hayne Environmental Testing Lab.
- Included in CPIP:** Yes – 2021 1 of 1 in FY25 (estimated at \$80,000,000)
- CHE Approval:** N/A
- Supporting Details:** Pages 83-92

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward				2,088,000	2,088,000
All Sources				<u>2,088,000</u>	<u>2,088,000</u>

Summary of Work: The project will construct a building that will be used for the operations of the lab (Labs, Offices, Conference rooms, training and building common areas) and building operations (HVAC, electrical, plumbing, vent fans, and related). The Phase I process will determine that type of construction, but it is expected to be possibly metal framing with stand-up walls or metal framing with brick-and-mortar exterior walls. Also, as part of this project, the existing Hayne Lab will be evaluated for suggested future use. Once a suitable use is determined, a separate project will be established for that use.

Rationale: A feasibility study was performed, and it was determined that the existing building does not have sufficient space nor is the infrastructure sufficient for a renovation as it would not be able to adhere to current laboratory building codes. The architect recommended that a larger building be constructed and be prepared for future expansion and testing requirements.

Facility Characteristics: The existing Hayne Lab is 88,020 square feet and the Lab Annex is 2,480 square feet and they were constructed in 1979 (42 years old). The new building to be constructed will be approximately 140,000 square feet and will adhere to new regulatory and accreditation standards, along with the ability for labs to expand for future testing and equipment needs. This building will house the Public Health and Environmental Labs, which include critical testing, such as newborn genetic screening, bioterrorism detection, rabies, tuberculosis, air quality, foodborne diseases, water safety, and emerging infectious diseases such as COVID, etc. Currently, there are 218 employees at the Hayne Lab. This space is not open to the public but serves all the constituents of South Carolina.

Financial Impact: This phase of the project will be funded from Appropriated State, FY21 Carryforward Funds (uncommitted balance \$2.7 million at November 5, 2021). The project is expected to result in an increase of \$1,425,000 (years 1 thru 3), in annual operating expenses.

Full Project Estimate: \$104,400,000 (internal) funded by Appropriated State, FY21 Carryforward, and Federal, American Rescue Plans Act (ARPA) Funds being requested in the FY23 Budget Request process. There is no other funding available to construct this project.

9. Project: Department of Mental Health
 J12.9813: Campbell VA Fire Alarm Replacement
- Request: Establish Phase I Predesign Budget to replace the fire alarm system at the Richard M. Campbell Veterans Nursing Home in Anderson County.
- Included in CPIP: No – The nursing home is maintained and operated by a third-party contractor and DMH 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 93-102

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				7,050	7,050
All Sources				<u>7,050</u>	<u>7,050</u>

- Summary of Work: The project will replace the entire fire alarm system.
- Rationale: Recent testing has identified that out of 175 total smoke detectors, 134 failed. Replacement parts cannot be obtained for the existing fire alarm system. The only available smoke detectors available that work with the system are used.
- Facility Characteristics: The Richard M. Campbell Veterans Nursing Home is 92,210 square feet and was constructed in 1991 (30 years old). The existing fire alarm system was installed in 2009 (12 years ago). The building houses 218 VA long term nursing care home patients and 250 staff and support personnel.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$14.6 million at October 18, 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: \$470,000 (internal) funded by Capital Improvement & Maintenance Funds.

10. Project: Department of Mental Health
 J12.9814: State Veterans' Nursing Home Construction
- Request: Establish Phase I Predesign Budget to construct a 104 bed veterans nursing home in Orangeburg County.
- Included in CPIP: No – The JBRC asked that DMH provide a recommendation for the next Home after the submission of the 2021 CPIP.
- CHE Approval: N/A
- Supporting Details: Pages 103-112

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				1,309,500	1,309,500
All Sources				<u>1,309,500</u>	<u>1,309,500</u>

- Summary of Work: The design of the new 104 bed nursing home will be based on the Sumter County prototype.
- Rationale: The construction of this nursing home will address high populations of veterans that have reached or will attain retirement age in the next two decades, with consideration given to locations of existing veterans homes, geographic characteristics including considerations for the potential impact of locations within evacuation zones, accessibility for veterans and their families, and availability of an adequate healthcare workforce to staff the facility.
- Facility Characteristics: The State Veterans’ Nursing Home to be constructed will be approximately 125,000 square feet. The facility will house 104 patients and approximately 100 staff.
- Financial Impact: This phase of the project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$14.6 million at October 18, 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. A Veterans Administration (VA) State Home Construction grant application will be submitted prior to April 15, 2022. 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. The project is expected to result in an increase of \$16,604,384 (year 1), \$17,102,515 (year 2), and \$17,615,591 (year 3) in annual operating expenses.
- Full Project Estimate: \$87,300,000 (internal) funded by Capital Improvement & Maintenance Funds and Federal, VA State Home Construction Grant Funds. For Phase II, a Veterans Administration (VA) State Home Construction grant application will be submitted and the agency projects that federal funding of \$56.7 million could become available by federal fiscal year 2031 if included in the federal fiscal year 2023 VA priority list. It is anticipated that the construction will be matched with \$30.6 in Appropriated State Funds that will be requested as part of SCDMH’s FY22-23 capital budget request.

11. Project: Department of Mental Health
 J12.9804: Morris Village Fire Alarm Replacement
- Request: Establish Phase II Full Construction Budget to upgrade the fire alarm system at Morris Village.
- Included in CPIP: Yes – 2021 CPIP Priority 3 of 21 in FY22 (estimated at \$537,750)
 Phase I Approval: October 2021 (estimated at \$490,000) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 113-122

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	7,350		7,350	607,650	615,000
All Sources	<u>7,350</u>		<u>7,350</u>	<u>607,650</u>	<u>615,000</u>

- Summary of Work: The project will replace the existing analog phone line system with a new cellular dialer system. The project includes replacing panels, sensors, cellular dialers, etc.
- Rationale: The current Simplex Fire Alarm panels have been discontinued and are no longer supported since 2017. Due to the age of the system, replacement or compatible parts are becoming difficult to source. By upgrading the campus fire alarm system, the agency can ensure a fast accurate response from the fire department in the event of an emergency.
- Facility Characteristics: The Morris Village Alcohol and Drug Addiction Treatment Center is located on the Crafts Farrow State Hospital Campus in Columbia. The 32 buildings total 89,191 square feet and were constructed in 1975 (46 years old). The existing fire alarm panels were installed in the early 2,000s. The campus houses 130 staff and currently serves 60 patients at a time. Annually, 1,200 patients are rehabbed at the campus.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$14.6 million at October 18, 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: \$615,000 (internal) funded by Capital Improvement & Maintenance Funds. Contract execution is expected in February 2022 with construction completion in May 2022.

12. Project: Department of Mental Health
 J12.9783: Bryan/Morris Village Cooling Tower Piping Replacement
- Request: Increase the Phase II budget to add \$100k to contingency to cover higher bid costs to replace the underground piping from the chillers to the 2 cooling towers located at the Bryan/Morris Village Energy Facility.
- Included in CPIP: No – This project was not included in the 2020 CPIP because the project was not bid until after the submission of the CPIP and the agency did not anticipate requesting additional funding to complete the project.
- Phase I Approval: December 2019 (estimated at \$475,000) (JBRC)
 Phase II Approval: June 2020 (estimated at \$635,000) (JBRC)
 Phase II Increase & Revise Scope: March 2021 (estimated at \$1,515,700) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 123-132

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	7,125	1,508,575	1,515,700	100,000	1,615,700
All Sources	<u>7,125</u>	<u>1,508,575</u>	<u>1,515,700</u>	<u>100,000</u>	<u>1,615,700</u>

Summary of Work: The project will replace four 12” underground supply and return underground condenser water piping with overhead piping from 2 chillers to 2 cooling towers and replacing a tower with valves, etc. at the Bryan/Morris Village Energy Facility. The new piping will be able to control what tower is being used independent from what chiller is operating. Currently each chiller uses a specific cooling tower.

Rationale: The project was bid a second time with the revised scope, and the bids still came in over budget. The agency negotiated the contract with the low bidder but left the project with only \$980 in contingency funds. This increase will add additional contingency to the project. The underground piping is in poor shape and is in a bad location under a loading dock and drive. Abandoning the pipe and running the pipe above ground is the best way to resolve this problem. Debris and flakes of the metal pipe interior accumulate in the strainers reducing flow and the efficiency of the equipment. The chillers are only 5 years old, and this debris could shorten the life of the equipment. When the bids came in, they were \$200K over the budget estimate. Because the second tower is 18 years old and the water treatment throughout the life of the tower was not kept up with the tower has suffered some damage. Although the damage can be repaired, it would be a 1/3 of the cost of a new tower so it was determined to add the replacement of the tower to the project so ensure that it is reliable.

Facility Characteristics: The Energy Facility is 6,919 square feet and was built in 1975 (46 years old). It supports buildings mostly constructed from 1975-1977. The Bryan Psychiatric Hospital has over 200 patients and 519 staff. The Morris Village has 100 patients and 120 staff.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$14.6 million at October 18, 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 \$4,000 (years 2 thru 3), in annual operating expenses.

Full Project Estimate: \$1,615,700 (internal) funded by Capital Improvement & Maintenance Funds.
Construction completion is anticipated in May 2022.

13. Project: Department of Mental Health
 J12.9788: COVID-19 Renovation of Fewell Pavilion
- Request: Increase Phase II Full Construction Budget and Revise Scope as a result of a funding offer from the Veteran’s Administration to renovate the Fewell Pavilion, part of the E. Roy Stone Veterans Nursing Homes in Columbia.
- Included in CPIP: Yes – 2020 CPIP Priority 3 of 17 in FY22 (estimated at \$14,928,105)
 Phase I Approval: July 2020 (estimated at \$10,500,000) (SFAA)
 Phase II Approval: February 2021 (estimated at \$14,928,105) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 133-150

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, COVID-19 Response Reserve Account	157,500	4,748,450	4,905,950		4,905,950
Federal, CARES Act		9,022,155	9,022,155	4,994,845	14,017,000
Other, Capital Improvement & Maintenance		1,000,000	1,000,000	(1,000,000)	
All Sources	<u>157,500</u>	<u>14,770,605</u>	<u>14,928,105</u>	<u>3,994,845</u>	<u>18,922,950</u>

Summary of Work: The renovation will renew the aging mechanical, electrical and plumbing systems which were last renovated 27 years ago and are well past their service life, create isolation (up to 18 residents) and quarantine areas for residents exposed to COVID-19 (up to 27 residents), provide an area to store medical supplies related to controlling the spread of COVID-19, and provide an administrative support area. The existing shingle roof, supporting wooden decking, flashings and accessories and center EPDM section on the facility is anticipated to be replaced with architectural shingles with modified bitumen for the limited areas of low slope. The total capacity of the isolation and quarantine areas will increase from 34 to 45 residents.

Rationale: A total of eight bids were received for the construction contract on December 2, 2021 with the low apparent bidder offering a price of \$15,379,000 (base bid without alternates). As part of the previously approved Phase II approval, the agency was authorized to change the source of funds to replace the \$1 million in agency funds which were added to the project, with federal funds once the federal grant funding was received. In addition, as a result of changes to the federal legislative language, federal funding is now being offered for 100% of the approved grant application total of \$14,017,000.

Facility Characteristics: Fewell Pavilion is a single-story structure totaling approximately 45,000 gross square feet and was constructed in 1970 (51 years old). The roof area is approximately 60,000 square feet and is approximately 31 years old. The facility is licensed for a total of 132 residents (nursing beds) but is currently vacant. The renovated facility will be utilized for residents affected by current or future infectious disease outbreaks with a maximum capacity of 45 residents, along with approximately 20 staff.

Financial Impact: The project will be funded from Federal, CARES Act Funds (uncommitted balance \$14,017,000 at December 6, 2021). The project is expected to result in a decrease of \$5,000 (years 1 thru 3), in annual operating expenses.

Full Project Estimate: \$18,922,950 (internal) funded by Federal, VA Grant CARES Act, and State Appropriation COVID-19 Response Reserve Account Funds. Contract execution is expected in February 2022 with construction completion in June 2023.

14. Project: Department of Disabilities & Special Needs
 J16.9934: Whitten Center – Interactive Garden
- Request: Establish Phase I Predesign Budget to develop an interactive garden master plan on Whitten Center Campus.
- Included in CPIP: No – This project was not included in the 2021 CPIP because the agency was not aware of the project at the time of the CPIP submission because it is being done on behalf of the parents’ association at the Whitten Center.
- CHE Approval: N/A
- Supporting Details: Pages 151-160

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Whitten Center Trust				6,000	6,000
All Sources				<u>6,000</u>	<u>6,000</u>

- Summary of Work: The project will develop an interactive garden master plan to include special planting and shade trees, walking trail, benches, water feature, shade canopy structure, sitting area, color, musical instruments, glider, art opportunities and sculpture animal display.
- Rationale: The interactive garden will allow residents to benefit from outdoor activities while sheltered from the sun and elements, as they enjoy an art event or quiet evening on Whitten Center campus.
- Facility Characteristics: The interactive garden will cover approximately 5,100 square feet. Approximately 185 residential clients plus staff will utilize the garden.
- Financial Impact: The project will be funded from Whitten Center Trust Funds (\$2.5 million commitment at December 6, 2021). Revenue in this fund is received from consumers or parents’ estates to manage assets. These funds are only to be used at Whitten Center to enhance the living of the consumers’ life. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$400,000 (internal) funded by Whitten Center Trust Funds.

15. Project: Department of Corrections
 N04.9782: Manning CI – Laundry Roof Replacement
- Request: Establish Phase I Predesign Budget to replace the roof on the Central Laundry Building at Manning Correctional Institution.
- Included in CPIP: No – This project was not included in the 2021 CPIP submission because reroofing of this building was originally intended to be completed by in-house personnel but due to staffing shortages, there isn't the manpower to dedicate to this project.
- CHE Approval: N/A
- Supporting Details: Pages 161-168

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Canteen Revenue				11,250	11,250
All Sources				<u>11,250</u>	<u>11,250</u>

- Summary of Work: The project scope will replace the built-up roof on the laundry building. All roofing options will be considered during the Phase I process.
- Rationale: This roof has met its life expectancy and is in poor condition.
- Facility Characteristics: The laundry building is 34,556 square feet and was constructed in 1961 (60 years old). The laundry building roof was installed in 2001 (20 years old). The building houses the inmate laundry for Manning Correctional Institution which houses 266 inmates.
- Financial Impact: The project will be funded from Canteen Funds (uncommitted balance \$5.2 million at November 8, 2021). Revenue to this fund is derived wholly from the canteen operations within the Department of Corrections on behalf of the inmate population, which may be retained and expended by the department for the continuation of the operation of said canteens and the welfare of the inmate population or, at the discretion of the Director, used to supplement costs of operations. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$750,000 (internal) funded by Canteen Revenue Funds.

16. Project: Department of Corrections
 N04.9783: Wateree CI – Replace Maintenance Building
- Request: Establish Phase I Predesign Budget to replace the maintenance building at Wateree Correctional Institution.
- Included in CPIP: No – This project was not included in the 2021 CPIP submission because deterioration of the building was more than anticipated at the time the CPIP was submitted.
- CHE Approval: N/A
- Supporting Details: Pages 169-176

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward				14,550	14,550
All Sources				<u>14,550</u>	<u>14,550</u>

- Summary of Work: The project scope will construct a 40-foot by 80-foot pre-engineered metal building to replace the existing maintenance building.
- Rationale: The existing maintenance building is deteriorated.
- Facility Characteristics: The existing maintenance building is a 30-foot by 90-foot block building with wood framed interior walls and wood trusses and was constructed in approximately 1941 (80 years old). The building was originally a dorm for correctional officers and was repurposed into a maintenance shop. The new maintenance building will be a 40-foot by 80-foot, 3,200 square foot pre-engineered metal building. The building will house the maintenance staff, tools, and maintenance supplies for the institution. The maintenance building supports the institution which currently houses 396 inmates.
- Financial Impact: The project will be funded from Appropriated State, FY21 Carryforward Funds (uncommitted balance \$18.9 million at November 8, 2021. The project is expected to result in a decrease in annual operating expenditures, but that amount has not yet been determined.
- Full Project Estimate: \$970,000 (internal) funded by FY21 Carryforward Funds.

17. Project: Department of Juvenile Justice
 N12.9618: Gym and Science Building Roof Replacements
- Request: Establish Phase I Predesign Budget to replace the roofs on the Birchwood Gym and Science Buildings on the Broad River Road Campus in Columbia.
- Included in CPIP: Yes – 2021 CPIP Priority 5 of 9 in FY22 (estimated at \$730,000)
 CHE Approval: N/A
 Supporting Details: Pages 177-200

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, ESSER				10,950	10,950
All Sources				<u>10,950</u>	<u>10,950</u>

Summary of Work: The project will replace the current hardened ballast roofs on both buildings. The Phase I process will consider and provide recommendation regarding all major roof types and the new roofs will come with warranties of no less than 20 years for both materials and workmanship.

Rationale: After repeated repairs to both buildings, a study conducted by Wolf Trail Engineering in May 2021 determined the roofs are original to their respective buildings and are past their useful life. Per the agency, replacing roofs will prevent leaks, reduce repair expenditures and will provide for the health and safety of youth and staff.

Facility Characteristics: The Birchwood Gymnasium is approximately 9,682 square feet (with a 11,155 square foot roof) and was constructed in 1976 (45 years old). The Science Building is approximately 5,468 square feet (with a 5,600 square foot roof) and was constructed in 2000 (21 years old). The Birchwood Gymnasium will be utilized by approximately 104 youth and 10 staff annually, and the Science Building will average approximately 207 students annually with 28 staff.

Financial Impact: The project will be funded from Federal, Elementary and Secondary School Emergency Relief (ESSER) Funds (uncommitted balance \$1.3 million at November 8, 2021). Revenue to this fund is received from the American Rescue Plan Act that was signed into law. These funds are provided to state educational agencies and school districts to help safely reopen and sustain the safe operation of schools and address the impact of the coronavirus pandemic on the nation’s students. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$730,893 (internal) funded by ESSER Funds.

18. Project: Department of Juvenile Justice
 N12.9619: Laurel Unit Safety Modifications

Request: Establish Phase II Full Construction Budget as an emergency project to replace the door locking systems in the Laurel Unit on the Broad River Road Campus in Columbia.

Included in CPIP: Yes – 2021 CPIP Priority 6 of 9 in FY22 (estimated at \$850,000)

CHE Approval: N/A

Supporting Details: Pages 201-210

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward				1,759,868	1,759,868
All Sources				<u>1,759,868</u>	<u>1,759,868</u>

Summary of Work: The project is already in progress as an emergency project for which notification was provided to JBRC on November 19, 2021. The project includes two youth pods with 12 beds each (24 total). The scope includes new doors with electric locking mechanisms which will prevent the doors from opening automatically in a power outage. The scope also includes the installation of a raised drywall and metal ceiling in the youth pods and replacement of the acoustical ceiling tile in the housing control areas, anti-ligature lighting, replacement of the tile in the showers with flowrock, secure shower doors, and associated electrical and mechanical work including fire sprinkler head adjustments, plumbing and HVAC.

Rationale: Several juveniles got out of the pods within the unit the week of November 15, 2021 and the State Law Enforcement Division was called in to assist. The door locking systems in the facility were compromised and had to be replaced immediately to ensure the safety of juveniles and staff. Additionally, the existing ceiling and lights were significantly damaged by the juveniles and, because of the damage, pieces of the ceiling and lights could potentially be used as weapons, as could damaged and chipping tile in the showers.

Facility Characteristics: The Laurel Unit is 28,765 square feet and was constructed in 1976 (45 years old). Approximately 10,000 square feet of this building will be renovated as part of this project. The Laurel Unit is a secure confinement space utilized by youth who require additional supports for behavior management. Youth are supervised by staff within the Division of Institutional Services, the division responsible for the care, custody and control of youth in facilities. Approximately 22 youth and 27 staff utilize the associated space in the building monthly.

Financial Impact: The project will be funded from Appropriated State, FY21 Carryforward Funds (uncommitted balance \$3 million at November 19, 2021). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,759,868 (internal) funded by FY21 Carryforward Funds. Construction completion is anticipated in February 2022. The estimated cost of the project has increased from the CPIP due to increased cost of the doors from the original projection due to the location of a sprinkler chase that must be relocated to accommodate the new doors and the associated electrical and duct work. Additionally, the ceiling will be raised and the sprinkler heads will be located above the ceiling so youth cannot access, and secure shower doors and flowrock for the showers as opposed to tile were added to the initial scope.

19. Project: Department of Natural Resources
 P24.6054: Georgetown - Santee Island Land Acquisition (OSI - TNC)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 1,861 acres of land in Georgetown County.
- Included in CPIP: Yes – 2021 CPIP Priority 7 of 32 in FY22 (estimated at \$1,820,000)
 CHE Approval: N/A
 Supporting Details: Pages 239-250

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection (Alligator)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: The acquisition of the property will protect an island and its associated wildlife and plant species and provide recreational outdoor opportunities to the public. If it is acquired the property will be incorporated into SCDNR’s Wildlife Management Area Program.

Characteristics: The property is located two miles west of US Highway 17 in Georgetown County and eight miles northwest of McClellanville. The property is comprised of a bottomland hardwood forest, a cypress-tupelo swamp, depressional wetlands, historic rice fields, creeks, and approximately 5.5 miles of frontage along the North and South Santee Rivers. The Francis Marion National Forest adjoins the property to the south. SCDNR biologists have identified 117 priority species that likely utilize the area, including 21 species that are either federally or state listed.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. of New York, NY and The Nature Conservancy of Mt. Pleasant SC for \$2,000,000. The due diligence activities will be funded from Other, Fish & Wildlife Protection (Alligator) Funds (uncommitted balance \$355K at November 9, 2021). Revenue to this fund is derived from the sale of tags to harvest alligators and provides for the revenue to be placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. The project is expected to result in an increase of \$1,000 (year 1), \$500 (years 2 thru 3), in annual operating expenses.

Full Project Estimate: \$2,023,000 (internal) funded by \$1,000,000 in Federal National Coastal Wetlands Grant, \$850,000 in SC Conservation Bank Grant, \$150,000 in Fish & Wildlife Protection (Alligator), and \$3,000 in TNC and TCF In Kind Match Funds.

20. Project: Department of Natural Resources
 P24.6056: Lexington - Congaree Creek Heritage Preserve Land Acquisition (OSI-Taylor Tract)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 127 acres of land in eastern Lexington County.
- Included in CPIP: Yes – 2021 CPIP Priority 2 of 11 in FY24 (estimated at \$7,020,000)
 CHE Approval: N/A
 Supporting Details: Pages 251-262

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 significant cultural resources adjoining SCDNR’s Congaree Creek Heritage Preserve. Acquisition of this property would expand Congaree Creek Heritage Preserve from 641 acres to 768 acres and allow for greater public access in the form of walking trails and canoeing opportunities. After the land is acquired, it will be managed as part of the Congaree Creek Heritage Preserve.
- Characteristics: The property is located on the east side of Charleston Highway (Hwy 321) between Six Mile Creek and Congaree Creek and adjoins DNR’s Congaree Creek Heritage Preserve on the west and northeast sides. The land contains hardwood bottom wetlands and an upland sandhill long leaf pine ecosystem. The property also contains both prehistoric and historic period archaeological sites significant to the midlands. The unique proximity to a population center will provide the public with an opportunity to observe and participate in the archaeological work on the property.
- Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. of New York, NY for \$3,500,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$14.7 million at October 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 \$2,000 (year 1), in annual operating expenses.
- Full Project Estimate: \$3,520,000 (internal) funded by Heritage Land Trust Funds.

21. Project: Department of Motor Vehicles
 R40.9618: Myrtle Beach Common Site Improvement
- Request: Establish Phase II Full Construction Budget to add a new parking lot addition to the Myrtle Beach Market Common site.
- Included in CPIP: Yes - 2021 CPIP Priority 1 of 7 in FY22 (estimated at \$1,015,000)
 Phase I Approval: October 2021 (estimated at \$1,000,000) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 263-270

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SCDMV Earmarked Carryforward	15,000		15,000	1,000,000	1,015,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>1,000,000</u>	<u>1,015,000</u>

- Summary of Work: This project will utilize existing sidewalks and create a paved parking area for employees and customers to safely access the facility. The proposed new parking lot addition will allow new parking spots and more accessible parking for the handicap. This project will also add a solution to the drainage issues in the current grass field by adding a retention pond.
- Rationale: In order meet the growing population needs of Horry County, this Branch Office transitioned into a full-service site in October 2018. This site provides residents two CDL, motorcycle and parallel parking courses for opportunities to practice and test. Over the last few years employees and customers have been parking in a grassy field due to overflow parking issues. The current parking lot only allows 18 vehicles to park on the asphalt.
- Facility Characteristics: The existing parking lot has 18 parking spaces and was constructed in 1984 (37 years old). There are 11 employees currently working at the Myrtle Beach Common DMV. This branch serves approximately 326 customers a day performing 526 transactions.
- Financial Impact: The project will be funded from SCDMV Earmarked Carryforward Funds (uncommitted balance \$7.8 million at September 30, 2021). This revenue is cash reserves not designated for REAL ID and/or Phoenix III and authorized by Proviso 82.6 to be used for expenditures as needed. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,015,000 (internal) funded by SCDMV Earmarked Carryforward Funds.

AGENCY: Department of Administration
Capital Budget Office

PROJECT/SUBJECT: Proposed Extensions of Phase I Pre-Design for Permanent
Improvement Projects

Committee policy adopted August 8, 2013, provides that

All Phase II Full Design and Construction permanent improvement project requests should be submitted for approval by JBRC within two years of approval of the Phase I Pre-Design. For projects that are not submitted for Phase II Full Design and Construction Budget within two years, a request for extension must be submitted for JBRC consideration. The request for extension must fully explain the reason(s) Phase II has been delayed. If a request for extension is granted by JBRC and the project is not submitted and approved for Phase II within two years of approval of the extension, the project must be closed or a further request for extension must be submitted for JBRC consideration.

Twelve requests for extension of Phase I Pre-Design have been submitted for the Committee's consideration. Further details are included on the attached summary and accompanying letters from agencies making the requests.

COMMITTEE ACTION:

Review and provide comment on requests for extension of Phase I Pre-Design for permanent improvement projects as submitted.

ATTACHMENTS:

1. Summary of Requests for Extension of Phase I Pre-Design.
2. Letters from Agencies Requesting Extension of Phase I Pre-Design.

**Requests for Extension of Phase I (A&E Design)
For Review at January 19, 2022 JBRC Meeting**

Item Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Total Project Estimate	Expected Date to Establish Construction	Notes
1	H12 Clemson University	9942	Lehotsky Hall Renovation	5/14/2019	\$ 700,000	During the Phase I process building conditions identified substantially increased the cost to renovate the facility. Upon further study, the design and construction teams found that the cost to remediate existing issues and renovate the building would be similar to the cost of a complete rebuild and replacement, but would not address functional deficiencies associated with the design and age of the building. Due to the delays in all proposed construction projects during 2020 because of Covid-19 as well as the delays presented during Phase I, this project has not yet been submitted for approval of a scope revision and establish Phase II construction.	\$ 30,000,000	Summer 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 4 of 10 in FY22.
2	H27 University of South Carolina - Columbia	6131	Thornwell College Maintenance Renovation	8/13/2019	\$ 165,000	This project was placed on hold in 2020 due to the pandemic. During the pandemic, University Housing was refunding lease payments to students and not leasing beds which caused significant loss of revenue. Until these losses could be quantified, and financial security could be confirmed, it was considered prudent to delay the design effort of this project.	\$ 12,000,000	June 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 9 of 15 in FY22.
3	H47 Winthrop University	9580	Byrnes Roof Fire Restoration	6/18/2019	\$ 59,744	At the end of the roofing phase of project 9579 (Byrnes Roof & ADA Renovation), there was a small fire that allowed smoke and extinguisher material into the Byrnes HVAC ductwork. Project 9580 was created for the investigation and estimating the remediation impact from the smoke and fire extinguisher material. The fire and the cost to remediate is currently in the legal settlement phase with the roofers and the university hold to have an answer by the end of 2021, at which point they will work to complete the schematic design phase for the project and submit for Phase II.	\$ 3,982,968	July 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 11 of 11 in FY22.
4	H59 Florence Darlington Technical College	6152	Central Energy Plant Upgrades	10/8/2019	\$ 15,000	The college had an interim President shortly before the project was established until October 4, 2021. The college wanted to align facility needs with the incoming President's vision and institutional goals.	\$ 1,000,000	June 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 2 of 3 in FY23.
5	H59 Florence Darlington Technical College	6153	Health Science Campus Façade Restroom & Roof Replacement	10/8/2019	\$ 11,400	The college had an interim President shortly before the project was established until October 4, 2021. The college wanted to align facility needs with the incoming President's vision and institutional goals.	\$ 760,000	February 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 4 of 4 in FY22.

**Requests for Extension of Phase I (A&E Design)
For Review at January 19, 2022 JBRC Meeting**

Item Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Total Project Estimate	Expected Date to Establish Construction		Notes
								Construction	Notes	
6	Florence Darlington Technical College	6154	100 Buildings Renovations	10/9/2019	\$ 12,372	The college had an interim President shortly before the project was established until October 4, 2021. The college wanted to align facility needs with the incoming President's vision and institutional goals.	\$ 682,322	March 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 3 of 4 in FY22.	
7	Florence Darlington Technical College	6155	300 Buildings Renovations	10/9/2019	\$ 8,248	The college had an interim President shortly before the project was established until October 4, 2021. The college wanted to align facility needs with the incoming President's vision and institutional goals.	\$ 549,880	April 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 1 of 3 in FY23.	
8	Department of Mental Health	9780	State Veterans Nursing Home Construction	10/15/2019	\$ 1,234,500	The State Legislature did not approve state matching funds until the 2021 legislative session	\$ 90,900,000	Late 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 1 of 32 in FY23.	
9	Department of Disabilities & Special Needs	9913	Midland Center Electrical Power Grid Conversion	6/16/2017	\$ 19,500	The estimated cost to complete the project derived during the Phase I process exceeded the original projections. Additionally, the agency has undergone changes in Executive Leadership along with retirement of the Director of Engineering. The agency is currently awaiting rate increases to address operational shortfalls and replenish reserves. Due to the shutdown of all State Agencies for a year because of Covid-19 and awaiting an updated proposal from Dominion Energy, this project was stalled.	\$ 1,280,500	June 2023	First extension approved in January 2020 with a budget of \$19,500. Second extension requested by the agency and the project is included in the 2021 CPIP with a CPIP Priority 1 of 6 in FY22.	
10	SC Governor's School for Agriculture at John de la Howe	9520	LS Brice School Renovation	10/15/2019	\$ 87,406	The agency is focusing on getting De La Howe Hall project completed first. After the completion of De la Howe Hall, and students have a structure to have classes, the agency will move this project forward.	\$ 6,600,000	Fall 2023	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 2 of 5 in FY22.	
11	Department of Parks, Recreation & Tourism	9778	North Mansion Complex Improvements	10/15/2019	\$ 250,000	The project has been working itself through the budget process is currently out for bid. Once the bids are received and a consultant is hired to develop the A&E design, the project will move forward to Phase II.	\$ 8,350,000	January 2024	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 6 of 13 in FY22.	
12	Department of Labor, Licensing & Regulation	9514	Bathroom Facilities Campus-Wide Renovations	10/25/2019	\$ 2,325	Upon consulting an A&E professional it was determined that the scope of work and the initial cost estimates for this project would be underfunded. Phase I pricing was based on pre-pandemic estimates, and with the current fluctuations in market costs for construction materials based on the scope of work, the A&E determined the need to substantially increase the overall budget.	\$ 477,750	April 2022	Extension requested by the agency. Project is included in the 2021 CPIP with a CPIP Priority 2 of 2 in FY22.	

November 9, 2021

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

Clemson University is hereby submitting a request for the approval of an extension for the following project(s):

Finance and Operations

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

P 864-656-2421

F 864-656-2008

Agency Number: H12
Project Number: 9942
Project Name: Lehotsky Hall Renovation
Currently Approved Budget: \$700,000
Date Project Established: 5/14/19

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: This project was originally established to renovate the 94,000 square foot, academic Lehotsky Hall building. However, destructive testing done as part of the Phase I pre-design identified existing building conditions that would have substantially increased the cost of a renovation. Upon further study, the design and construction teams found that the cost to remediate existing issues and renovate the building would be similar to the cost of a complete rebuild and replacement, but would not address functional deficiencies associated with the design and age of the building. Given the costs identified during Phase I to suitably renovate the building, the proposed approximately 85,000 square foot new building was determined to be the most cost-effective use of funds. Due to the delays in all proposed construction projects during 2020 because of Covid-19 as well as the delays presented during Phase I, this project has not yet been submitted for approval of a scope revision and the Phase II construction budget.

Justification for Extending Project Additional Two Years: As noted in the 2021 CPIP, the project is planned for submission of a scope revision and construction budget to replace the existing Lehotsky Hall with a new 85,000 building.

Expected Date Construction Budget Establishment Request is Anticipated: A revised Phase I A-1 will be submitted in the first quarter of 2022 to revise the scope of the existing project for constructing the new building. A scope

revision will be requested to allow Clemson to continue using the same design and construction teams, which will save money over starting a completely new project. It is anticipated that the Phase II submission will be submitted in the Spring/Summer 2022. Once the Phase II A-1 is submitted and approved, it will take approximately three years to complete design work and construct the replacement facility.

Thank you for your consideration in this regard.

Sincerely,



Anthony E. Wagner
Executive Vice President, Finance and Operations

Finance and Operations

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

P 864-656-2421

F 864-656-2008



Facilities Planning Design and Construction

MEMORANDUM OF RECORD

DATE: November 10, 2021

TO: Jennifer Lopresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

FROM: Derek S. Gruner

SUBJECT: Phase I Extension for Thornwell College Maintenance Renovation

Dear Jennifer:

The University of South Carolina is hereby submitting a request for the approval of an extension for the following project:

Agency Number: **H27**
Project Number: **6131**
Project Name: **Thornwell College Maintenance Renovation**
Currently Approved Budget: **\$165,000**
Date Project Established: **August 2019**

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
As was the case for many other University Housing projects, the Thornwell College Maintenance Renovation project was placed on hold in 2020 due to the pandemic. During the pandemic, University Housing was refunding lease payments to students and not leasing beds which caused significant loss of revenue. Until these losses could be quantified, and financial security could be confirmed, it was considered prudent to delay the Thornwell College Phase I design effort.

Justification for Extending Project Additional Two Years:

The University has made the decision to proceed with the project and Phase I design is now well underway. Thornwell College requires the project to address numerous maintenance needs and the scope of work also proposes to increase the quantity of beds which are in high demand at the University.

Expected Date Construction Budget Establishment Request is Anticipated:

The project is expected to be presented to the University Board of Trustees for Phase II approval at their March/April 2022 meetings and be promptly submitted to the CHE and the JBRC for their consideration at their respective meetings which we anticipate in June of 2022.

Thank you for your consideration in this regard.

Sincerely,



Derek S. Gruner, RA LEED AP
University Architect and Associate Vice President of Planning, Design and Construction
University of South Carolina
1300 Pickens Street
Columbia SC, 29208
dgruner@fmc.sc.edu
803.777.1184

Cc: Georges Tippens
Craig Parks
Courtney Jackson



November 3, 2021

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

Winthrop University is hereby submitting a request for the approval of an extension for the following project:

Agency Number: H47
Project Number: 9580
Project Name: Byrnes roof fire restoration
Currently Approved Budget: \$59,744
Date Project Established: 6/18/2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

At the end of the roofing phase of Project 9579 (Byrnes roof & ADA renovation) there was a small fire that allow smoke and extinguisher material into the Byrnes HVAC ductwork. Project 9580 was created for the investigation and estimating the remediation impact from the smoke and fire extinguisher material. The fire and the cost to remediate is currently in the legal settlement phase with the roofers and we hope to have an answer by the end of 2021 at which point we will work to complete the schematic design phase of 9580 and submit for phase 2.

Justification for Extending Project Additional Two Years:

Project has been delayed due to legal settlement for fire during project 9579.

Expected Date Construction Budget Establishment Request is Anticipated:

Based on the settlement date we expect to submit phase 2 approval July 2022.

Thank you for your consideration in this regard.

Sincerely,

James J. Grigg

James J Grigg,
Associate Vice President for Facilities

Florence-Darlington



Technical College

Growing the economy . . . one graduate at a time.

10 November 2011

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Florence-Darlington Technical College is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: H59
Project Number: 6152
Project Name: Central Energy Plant Upgrades
Currently Approved Budget: \$15,000.00
Date Project Established: 10/8/2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
Florence-Darlington Technical College had an interim President shortly before the project was established until 4 October 2021. The agency wanted to align facility needs with the incoming President's vision and institutional goals.

Justification for Extending Project Additional Two Years:
Florence-Darlington Technical College is aligning facility needs with the new President's vision and institutional goals.

Expected Date Construction Budget Establishment Request is Anticipated: June 2022

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "C.R. Taylor", is written over a light blue horizontal line.

Chris R. Taylor
Director of Project Management

P.O. Box 100548 ● 2715 West Lucas Street ● Florence, S.C. 29502-0548 ● www.fdtc.edu
Phone: (843) 661-8324 ● FAX: (843) 661-8208

Florence-Darlington



Technical College

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10 November 2011

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Florence-Darlington Technical College is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: H59
Project Number: 6153
Project Name: Health Science Campus Façade Restoration / Roof Replacement
Currently Approved Budget: \$11,400.00
Date Project Established: 10/8/2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
Florence-Darlington Technical College had an interim President shortly before the project was established until 4 October 2021. The agency wanted to align facility needs with the incoming President's vision and institutional goals.

Justification for Extending Project Additional Two Years:
Florence-Darlington Technical College is aligning facility needs with the new President's vision and institutional goals. Construction documents scheduled for completion February 2022.

Expected Date Construction Budget Establishment Request is Anticipated: February 2022

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "C.R. Taylor", is written over a light blue horizontal line.

Chris R. Taylor
Director of Project Management

P.O. Box 100548 ● 2715 West Lucas Street ● Florence, S.C. 29502-0548 ● www.fdtc.edu
Phone: (843) 661-8324 ● FAX: (843) 661-8208

Florence-Darlington



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10 November 2011

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Florence-Darlington Technical College is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: H59
Project Number: 6154
Project Name: 100 Building Renovations
Currently Approved Budget: \$12,372.00
Date Project Established: 10/9/2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

Florence-Darlington Technical College had an interim President shortly before the project was established until 4 October 2021. The agency wanted to align facility needs with the incoming President's vision and institutional goals.

Justification for Extending Project Additional Two Years:

Florence-Darlington Technical College is aligning facility needs with the new President's vision and institutional goals.

Expected Date Construction Budget Establishment Request is Anticipated: March 2022

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "CR Taylor".

Chris R. Taylor
Director of Project Management

P.O. Box 100548 ● 2715 West Lucas Street ● Florence, S.C. 29502-0548 ● www.fdtc.edu
Phone: (843) 661-8324 ● FAX: (843) 661-8208

Florence-Darlington



Technical College

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10 November 2011

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Florence-Darlington Technical College is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: H59
Project Number: 6155
Project Name: 300 Building Renovations
Currently Approved Budget: \$8,248.00
Date Project Established: 10/9/2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
Florence-Darlington Technical College had an interim President shortly before the project was established until 4 October 2021. The agency wanted to align facility needs with the incoming President's vision and institutional goals.

Justification for Extending Project Additional Two Years:
Florence-Darlington Technical College is aligning facility needs with the new President's vision and institutional goals.

Expected Date Construction Budget Establishment Request is Anticipated: April 2022

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "C.R. Taylor", is written over a light blue horizontal line.

Chris R. Taylor
Director of Project Management

P.O. Box 100548 ● 2715 West Lucas Street ● Florence, S.C. 29502-0548 ● www.fdtc.edu
Phone: (843) 661-8324 ● FAX: (843) 661-8208



*State of South Carolina
Department of Mental Health*

MENTAL HEALTH COMMISSION:

L. Gregory Pearce, Jr., Chair
Louise Haynes, Vice Chair
Alison Y. Evans, PsyD
Bob Hiott

2414 Bull Street • P.O. Box 485
Columbia, SC 29202
Information: (803) 898-8581

Kenneth M. Rogers, MD
State Director

11/02/2021

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Department of Mental Health is hereby submitting a request for the approval of an extension for the following project:

Agency Number: J12

Project Number: 9780

Project Name: State Veterans' Nursing Home Construction Horry County

Currently Approved Budget: \$1,234,500.00

Date Project Established: 10/15/2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The State Legislature did not approve state matching funds until the 2021 legislative session.

Justification for Extending Project Additional Two Years: An architect has been selected and the schematic design will be completed in 2022 using the Sumter design as a baseline.

Expected Date Construction Budget Establishment Request is Anticipated: The project will appear on the 2022 VA priority one funding list, but it's ranking (and funding outlook) won't be known until spring 2022. Anticipate bringing project to JBRC for phase II approval in 2022 once that list is released.

MISSION STATEMENT

To support the recovery of people with mental illnesses.



Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pete Creighton". The signature is fluid and cursive, with a prominent initial "P" and a long, sweeping underline.

Pete Creighton
Director of Physical Plant Services

Michelle G. Fry, J.D., PH.D.
State Director
Patrick Maley
Chief Financial Officer
Rufus Britt
Associate State Director
Operations
Lori Manos
Interim Associate State Director
Policy



COMMISSION
Stephanie M. Rawlinson
Chairman
Barry D. Malphrus
Vice Chairman
Robin B. Blackwood
Secretary
Gary Kocher, M.D.
Gary C. Lemel
Eddie L. Miller
David L. Thomas

3440 Harden Street Extension
Columbia, South Carolina 29203
803/898-9600
Toll Free: 888/DSN-INFO
Home Page: www.ddsn.sc.gov

November 10, 2021

Ms. Jennifer Lopreti LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29203
Dear Jennifer:

The South Carolina Department of Disabilities and Special Needs (DDSN) is hereby submitting a request for the approval of an extension for the following project:

Agency Number: J16-
Project Number: 9913
Project Name: Midland Center – Electrical Power Grid Conversion
Currently Approved Budget: \$19,500.00
Date Project Established: 6/16/2017

As stated in the previous letter dated November 18, 2019, the Phase I report far exceeded original projections. Our Agency has undergone changes in Executive Leadership along with retirement of the Director of Engineering. In addition, the Agency is awaiting rate increases to address operational shortfalls and replenish reserves. Due to the shutdown of all State Agencies for a year because of Covid-19 and awaiting an updated proposal from Dominion Energy, this project was stalled. While the Agency is confident we can execute this project within the coming fiscal year, we are requesting an extension to June 30, 2023.

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink that reads "Andrew Tharin".

Andrew Tharin, P.E.
Director of Engineering & Planning

Pc: Michelle G. Fry, State Director
Pat Maley, Chief Financial Officer
Rufus Britt, III, Associate State Director of Operations



**SC Governor's School
for Agriculture**
AT JOHN DE LA HOWE

November 10, 2021

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The SC Governor's School for Agriculture at John de la Howe is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: L120
Project Number: 9520
Project Name: L.S. Brice School Renovation
Currently Approved Budget: \$87,406
Date Project Established: 10/15/19

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The delay on establishing Phase II on this project has not been established because the agency will focus on getting De La Howe Hall project complete first. After the completion of De la Howe Hall and our students having a structure to have classes, then the agency will request phase II for the L. S. Brice School.

Justification for Extending Project Additional Two Years: Authorization and funding approval will be needed.

Expected Date Construction Budget Establishment Request is Anticipated: It is anticipated that the phase II construction budget request date will be in the fall of 2023.

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sylvester Coleman'.

Sylvester Coleman
Director of Finance and Business

cc: Timothy Keown
Ken Durham



South Carolina Department of
Parks, Recreation & Tourism

Henry McMaster
Governor

Duane N. Parrish
Director

November 9, 2021

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Department of Parks, Recreation, and Tourism is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: P280
Project Number: 9778
Project Name: North mansion Complex Improvements
Currently Approved Budget: \$250,000
Date Project Established: October 15, 2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

This has been working itself through the budget process and has now officially moved forward with the A&E process. It is currently out for bid and once the bids are received and we have a consultant hired to develop the A&E design, we will move to the phase two portion of the project process. We expect that to happen by February.

Justification for Extending Project Additional Two Years:

Once we have the phase two established, we anticipate another two years to fully complete the project. With the complexity of the project and dealing with multiple historic facilities and grounds, we know it will take at least two years to complete the construction portion of this project.

Expected Date Construction Budget Establishment Request is Anticipated: January 31, 2024

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink that reads "Ashley Berry". The signature is fluid and cursive.

Ashley Berry
Chief of Budget and Revenue



South Carolina
Department of Labor, Licensing and Regulation

Division of Administration



110 Centerview Drive
Post Office Box 11329
Columbia, SC 29211-1329
(803) 896-4319
FAX: (803) 896-4697

Henry D. McMaster
Governor

Emily H. Farr
Director

November 9, 2021

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The SC Department of Labor, Licensing and Regulation is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: R36

Project Number: 9514

Project Name: Bathroom Facilities Campus-wide Renovations

Currently Approved Budget: \$155,000

Date Project Established: 10/25/2019

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

The project was delayed for financial and competing projects. Two (2) major Dept. of Administration construction projects (Project 9944 — Dorm Renovation and Project and 9987 — Fire Station Renovation) were being conducted concurrently; along with three smaller in-house CPIP projects (Projects 9512, 9513, and 9514) totaling \$5.85 million. While Project 9944 closed on May 12, 2021, Project 9987 is ready for closeout in near future.

Upon consulting an A&E professional for an AIA B101 contract for Phase II submission, it was determined that the scope of work and the initial cost estimates for this project would be underfunded which were previously submitted during Phase I. Phase I pricing was based on pre-pandemic estimates, and with the current fluctuations in market costs for construction materials based on the scope of work, the A&E professional determined the need to substantially increase the overall budget. Considering all major construction projects are completed, LLR has the cash flow to submit this project for Phase II and initiate it along with the remaining CPIP projects (9512, 9513, and 9514).

Justification for Extending Project Additional Two Years:

A&E Professional proposal has been received and reviewed by the agency. The AIA B101 contract is forthcoming and once received will be under contract. Once received, the A&E will prepare the documents and cost estimations required for submission of the project for Phase II

approval. The agency has the cash available to fund the project and compete when the extension is granted.

Expected Date Construction Budget Establishment Request is Anticipated:

April 30, 2022 – submitted by February 7, 2022 for the JBRC meeting in March.

Thank you for your time and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Abhijit Deshpande". The signature is stylized and includes a large, sweeping flourish at the end.

Abhijit “Abhi” Deshpande
Director of Finance and Procurement
SC Department of Labor, Licensing and Regulation

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Report of Staff Action
SC Department of Natural Resources
Dike Renovation Projects

Committee action on December 5, 2017, permits staff review of requests by the South Carolina Department of Natural Resources for maintenance, repair, or replacement of existing roads and dikes on DNR-owned or DNR-controlled state lands. The action requires that the Department submit documentation supporting establishment of the permanent improvement project and a report of the staff recommendation to the Committee. Staff has reviewed and recommended approval of the following projects and provides this report pursuant to the directives of this Committee action.

Anderson-Beaverdam Creek Waterfowl Area Dike Renovation. The Department requested establishment of a permanent improvement project and budget authorization to repair and restore this dike system in the Beaverdam Creek Waterfowl Area in Anderson County. The project provides for the installation and replacement of water control structures, interior dike re-topping, ditch cleanout and reshaping, and repair and enhancement of an emergency spillway structure. Cost of the project is estimated at \$277,063, which will be funded by a combination of federal grant and fish and wildlife protection funds, operating revenue, and private contributions.

Georgetown-Santee Delta Wildlife Management Area East and West Dike Renovation. The Department requested establishment of a permanent improvement project and budget authorization to repair and restore this dike system in the Santee Delta Wildlife Management Area in Georgetown County. The project provides for the installation and replacement of rice field trunks, interior spillway boxes, a pumping station and piping, interior canal cleanout, re-topping, decommissioning existing non-functional trunks, and dike construction. Cost of the project is estimated at \$3,050,163, which will be funded by appropriated state and Pittman Robinson Program grant funds, and private contributions.

Charleston - Murphy Island Dike Rehabilitation. The Department requested establishment of a permanent improvement project and budget authorization to repair and restore this dike system in the Santee Coastal Reserve Wildlife Management Area in Charleston County. The project provides for the installation and replacement of rice field trunks, an interior spillway box, re-establishment and of berm and dike re-topping, and bulkhead and breach repairs. Cost of the project is estimated at \$1,614,572, which will be funded by Pittman Robinson Program grant funds and an in-kind contribution by Ducks Unlimited.

COMMITTEE ACTION:

Receive as information establishment of the South Carolina Department of Natural Resources Dike Renovation Projects pursuant to Committee policy adopted December 5, 2017.

ATTACHMENTS:

1. Capital Budget Office Summary of Projects.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 19, 2022

Regular Agenda

1. Submitted By:

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


 Brian J. Gaines, Director, Executive Budget Office

2. Subject:

South Carolina Department of Natural Resources – Dike Renovation Projects

3. Summary Background Information:

- 1. Project: Department of Natural Resources
P24.6037: Anderson-Beaverdam Creek Waterfowl Area Dike Renovation
- Request: Establish Project and Phase II Full Construction Budget to repair and restore the dike system for 48 acres of managed predominately palustrine emergency wetlands on Beaverdam Creek Waterfowl Area in Anderson County.
- Included in CPIP: Yes – 2021 CPIP Priority 23 of 32 in FY22 (estimated at \$277,063)
- CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, NAWCA Grant (Subrecipient)				100,000	100,000
Other, Fish & Wildlife Protection (Waterfowl)				68,563	68,563
Other, Operating Revenue (Match)				100,000	100,000
Other, DU/Private Contributions				8,500	8,500
All Sources				<u>277,063</u>	<u>277,063</u>

Summary of Work: The project will provide for (a) the installation/replacement of 3 water control structures to control water flow through the dike, (b) 1,000 linear feet of interior dike re-topping, (c) 1000 linear feet of perimeter ditch cleanout and reshaping and (d) repair and enhancement of an emergency spillway structure to allow improved water control and access for maintenance and management.

Rationale: Repairs and renovations to the existing dike system will allow staff to effectively manage habitat within the impoundments primarily for migratory waterfowl utilizing the Atlantic Flyway. In addition, numerous wading birds, reptiles and amphibians benefit from this management. Planned renovations will result in significant cost saving in supplies and labor. The project is currently totally dependent on pumped water options using electric or diesel pumps for filling and draining the impoundments.

Facility Characteristics: Beaverdam Creek Waterfowl Area was constructed in 1990 (31 years old). Since that time, hydrological changes to the adjacent Beaverdam Creek and

infrastructure deterioration have resulted in an inability to efficiently manage water levels and waterfowl habitat within the impoundment. The DNR also provides opportunity for the public to participate in public lottery waterfowl hunts on Beaverdam Creek Waterfowl Area

- Financial Impact: The project will be funded from North American Wetlands Conservation Act Grand Funds (uncommitted balance \$100K at May 31, 2021), Fish & Wildlife Protection (Waterfowl) Funds (uncommitted balance \$472K at May 31, 2021), Operating Revenue (Match) Funds (uncommitted balance \$3.2 million at May 31, 2021), and Private Contribution Funds (uncommitted balance \$8,500 at May 31, 2021). Revenue to the NAWCA Grant Funds account are derived from NCWCG (Public Law 101-646, Title III). Revenue for the Fish & Wildlife Protection (Waterfowl) Funds is generated for the purpose of supporting the department and its effort to conserve freshwater fisheries and wildlife and may be expended on permanent improvement or deferred maintenance projects consistent with the purposes of the fund. Operating Revenue (Match) Funds are awarded by the board (up to three million dollars) annually in trust funds to provide the state match for federally funded grant programs in order to leverage funds to meet the conservation criteria. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$277,063 (internal) funded by North American Wetlands Conservation Act Grand Funds, Fish & Wildlife Protection (Waterfowl) Funds, Operating Revenue (Match) Funds, and Private Contribution Funds. Contract execution is expected in August 2021 with construction completion in August 2023.

2. Project: Department of Natural Resources
P24.6043: Georgetown - Santee Delta WMA East & West Dike Renovation

Request: Establish Project and Phase II Full Construction Budget to repair and restore the dike system for 1,180 acres of managed predominately palustrine emergent wetlands on Santee Delta (East and West sides) Wildlife Management Area (WMA) in Georgetown County.

Included in CPIP: Yes – 2021 CPIP Priority 15 of 32 in FY22 (estimated at \$2,312,407)

CHE Approval: N/A

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 (B)(52)(c)				1,500,000	1,500,000
Other, US Fish & Wildlife Service (Pittman Robinson Program Grant)				346,789	346,789
Other, US Fish & Wildlife Service (Pittman Robinson Program Grant) (transfer from P24-6017)				500,000	500,000
Other, DU/Private Contributions				703,374	703,374
All Sources				<u>3,050,163</u>	<u>3,050,163</u>

Summary of Work: The project will provide for the installation/replacement of (a) twelve (12) rice field trunks to control water flow through the dike, (b) 4 interior spillway boxes (c) pumping station and associated piping to pump water if needed, (d) 44,285 linear feet of interior canal clean out, (e) 8,325 linear feet of interior dike re-topping, (f) re-topping 31,880 linear feet of perimeter dike to a top width of 14 feet with slope to remain within the existing footprint so as to prevent over-topping during high tides, (g) decommission 11 existing non-functional wooden trunks, and (h) construct 4,710 linear feet of interior dike. Material for refurbishing the dikes and berms will come from the existing canal located inside the impoundment. To repair the dikes and install the trunks, earth moving equipment such as a track-hoe must be mobilized and possibly transported by barge.

Rationale: Repairs and renovations to the existing dike system will allow staff to effectively manage habitat within the impoundments primarily for migratory waterfowl utilizing the Atlantic Flyway. In addition, numerous wading birds, reptiles and amphibians benefit from this management. The DNR also provides opportunity for the public to participate in public lottery waterfowl hunts on Santee Delta WMA.

Facility Characteristics: Santee Delta WMA was acquired by SCDNR in 1974 (47 years ago).

Financial Impact: The project will be funded from Appropriated State, FY22 Proviso 118.18 (nonrecurring) Funds (uncommitted balance \$1.5 million at October 25, 2021), US Fish & Wildlife Service – Pittman Robinson Program Grant Funds (uncommitted balance \$4.1 million at October 25, 2021), US Fish & Wildlife – Pittman Robinson Program Grant Funds, as a transfer from P24-6017 (uncommitted balance \$500K at October 25, 2021), and Ducks Unlimited, In

Kind Funds (uncommitted balance \$703K at October 25, 2021). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,050,163 (internal) funded by Appropriated State, FY22 Proviso 118.18 (nonrecurring) Funds, US Fish & Wildlife Service – Pittman Robinson Program Grant Funds, and Ducks Unlimited, In Kind Funds Contract execution is expected in November 2021 with construction completion in November 2022.

3. Project: Department of Natural Resources
P24.6053: Charleston - Murphy Island Dike Rehabilitation - Boggy Unit
- Request: Establish Project and Phase II Full Construction Budget to repair and restore the dike system for 1,704 acres of managed predominately palustrine emergent wetlands on Santee Coastal Reserve (Murphy Island) Wildlife Management Area (WMA) in Charleston County.
- Included in CPIP: Yes – 2021 CPIP Priority 20 of 32 in FY22 (estimated at \$1,346,553)
- CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, US Fish & Wildlife Service (Pittman Robinson Program Grant)				1,284,572	1,284,572
Other, Ducks Unlimited				330,000	330,000
All Sources				<u>1,614,572</u>	<u>1,614,572</u>

Summary of Work: The project will provide for the installation/replacement of (a) six (6) rice field trunks to control water flow through the dike, (b) 1 interior spillway box (c) 3,165 linear feet of berm reestablishment and dike re-topping/widening, (d) 2,720 linear feet of berm enhancement and dike re-topping, (e) 13,810 linear feet of interior dike re-topping, (f) re-topping 11,220 linear feet of perimeter dike to a top width of 14 feet with slope to remain within the existing footprint so as to prevent over-topping during high tides, (g) 3 internal dike breach repairs, (h) 1 corner berm reestablishment and (i) repair 1 existing wooden bulkhead. Material for refurbishing the dikes and berms will come from the existing canal located inside the impoundment. To repair the dikes and install the trunks, earth moving equipment such as a track-hoe must be mobilized and transported by barge.

Rationale: Repairs and renovations to the existing dike system will allow staff to effectively manage habitat within the impoundments primarily for migratory waterfowl utilizing the Atlantic Flyway. In addition, numerous wading birds, reptiles and amphibians benefit from this management. The DNR also provides opportunity for the public to participate in public lottery waterfowl hunts on Murphy Island WMA.

Facility Characteristics: Santee Coastal Reserve (Murphy Island) was acquired by SCDNR in 1974 (47 years ago).

Financial Impact: The project will be funded from US Fish & Wildlife Service – Pittman Robinson Program Grant Funds (uncommitted balance \$3.7 million at October 29, 2021), and Ducks Unlimited, In Kind Funds (uncommitted balance \$330K at October 29, 2021). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,614,572 (internal) funded by US Fish & Wildlife Service – Pittman Robinson Program Grant Funds, and Ducks Unlimited, In Kind Funds. Contract execution is expected in December 2021 with construction completion in June 2023.

4. What is JBRC asked to do?

To receive as information the Department of Natural Resource's Anderson-Beaverdam Creek Waterfowl Area Dike Renovation, Georgetown - Santee Delta WMA East & West Dike Renovation, and Charleston - Murphy Island Dike Rehabilitation - Boggy Unit projects in accordance with JBRC policy adopted December 5, 2017.

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

These items are complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement Project Phase II project approvals
2. Letter to JBRC and SFAA
3. A-1, A-49, Questionnaire

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Comprehensive Permanent Improvement Plan

Section 2-47-55 of the South Carolina Code of Laws requires all state agencies responsible for providing and maintaining physical facilities to submit a Comprehensive Permanent Improvement Plan (CPIP).

Generally, the CPIP outlines agencies' permanent improvement activities for the upcoming five years. Year 1 of each agency's CPIP includes projects that the agency expects to initiate in the upcoming year for which funding sources are already available or for which there is a reasonable certainty that the funding will be available. Years 2 through 5 of the CPIP focus on projects for which the agency will request funds as well as projects that the agency anticipates to have its own or other non-state funding sources.

The Department of Administration has compiled and submitted a report containing summaries of the 2021 CPIP submissions for all agencies as well as a listing of the individual projects for each agency by plan year and source of funding. The report is being distributed to Committee members under separate cover. In addition, detailed CPIP submissions are available to members of the Committee upon request.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated December 15, 2021, from Mr. Brian J. Gaines, Director, Executive Budget Office, South Carolina Department of Administration.

AVAILABLE UNDER SEPARATE COVER:

1. State of South Carolina 2021 Comprehensive Improvement Plan for Plan Years 2022 through 2026.
2. Detailed Agency Submissions, 2021 Comprehensive Permanent Improvement Plan for Plan Years 2022 through 2026.

December 15, 2022

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

Dear Mr. Harmon:

Submitted herewith is the 2021 Comprehensive Permanent Improvement Plan as prescribed by Section 2-47-55 of the SC Code of Laws, which provides that all state agencies responsible for providing and maintaining physical facilities are to submit a Comprehensive Permanent Improvement Plan to the Joint Bond Review Committee and the State Fiscal Accountability Authority.

This report has been compiled by the Executive Budget Office of the South Carolina Department of Administration from agency submissions. The complete and full details may be accessed on the Department's website at <https://www.admin.sc.gov/budget/cpip>.

Sincerely,



Brian J. Gaines
Director, Executive Budget Office



1976 South Carolina Code of Laws
Title 2 - General Assembly

CHAPTER 47
Joint Bond Review Committee

SECTION 2-47-55. Comprehensive Permanent Improvement Plan.

(A) All state agencies responsible for providing and maintaining physical facilities are required to submit a Comprehensive Permanent Improvement Plan (CPIP) to the Joint Bond Review Committee and the authority. The CPIP must include all of the agency's permanent improvement projects anticipated and proposed over the next five years beginning with the fiscal year starting July first after submission. The purpose of the CPIP process is to provide the authority and the committee with an outline of each agency's permanent improvement activities for the next five years. Agencies must submit a CPIP to the committee and the authority on or before a date to be determined by the committee and the authority. The CPIP for each higher education agency, including the technical colleges, must be submitted through the Commission on Higher Education which must review the CPIP and provide its recommendations to the authority and the committee. The authority and the committee must approve the CPIP after submission and may develop policies and procedures to implement and accomplish the purposes of this section.

(B) The State shall define a permanent improvement only in terms of capital improvements, as defined by generally accepted accounting principles, for reporting purposes to the State.

HISTORY: 1993 Act No. 178, Section 5, eff July 1, 1993; 2003 Act No. 5, Section 1; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 18.B, in subsection (A), substituted "authority" for "Budget and Control Board", substituted "authority" for "board" throughout, and made other nonsubstantive changes.

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 December 28, 2021.

December 29, 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 November 15, 2021, an additional **821,251 COVID-19 vaccine doses (576,254 first, 151,166 second, and 93,831 third doses)** have been administered to eligible South Carolina residents. **Exactly 65.0 percent of eligible South Carolina residents ages 12 and older** have received at least one dose of COVID-19 vaccine, and **56.2 percent of eligible residents ages 12 and older** have completed vaccination. While these milestones are encouraging, more work remains, especially as the Omicron variant of the virus that causes COVID-19 bears down on South Carolina.

Omicron Variant of SARS-CoV-2, the Virus That Causes COVID-19

In the final days of November, the World Health Organization (WHO) was made aware of a new variant of SARS-CoV-2, the virus that causes COVID-19, which was identified in South Africa and Botswana following genetic sequencing of positive samples from infected individuals. WHO classified this newest identified variant, Omicron, a Variant of Concern. The Centers for Disease Control and Prevention (CDC) in the United States have since followed suit and classified it as a Variant of Concern. Scientists in South Africa, Europe, the U.S., and elsewhere determined the Omicron variant contained numerous new mutations, many of which are in important locations, such as the area coding for the spike protein, which is the main target of antibodies produced by the vaccines as well as monoclonal antibody treatments. Since the time Omicron was identified, much work has been done to understand how these mutations will impact the spread of the virus and the severity of the illness it causes, along with the variant's ability to evade protection from vaccines or prior infection. This is critical as the variant has already been detected in South Carolina, with the first cases reported in the Lowcountry Region on December 15, 2021 amongst three fully vaccinated, but not yet boosted, individuals.

While more work remains to be done to understand spread and severity, current scientific evidence suggests the Omicron variant is a cause for considerable concern. The variant appears to be more infectious than the Delta variant, which had been the dominant strain of the virus in the U.S. until the week of December 20, 2021. Early evidence also suggests that neither prior infection with a different variant nor currently available one or two-dose vaccines adequately

protect against severe illness, hospitalization, and death. However, early data shows a booster dose of either mRNA vaccine (Pfizer or Moderna) following the initial vaccination series significantly increases one's protection against Omicron. Therefore, current public health efforts and messaging are focused on increasing not only the number of fully vaccinated South Carolinians, but also the number of eligible residents who have also received a booster dose. Fortunately for our state, the supply of both mRNA vaccines remains plentiful, free, and easily accessible to all South Carolina residents at a time when new scientific evidence and CDC guidance extoll a preference for mRNA vaccines over Janssen (J&J) due to their demonstrated safety and efficacy.

More scientific and real-world information is needed to fully understand the threat posed by the Omicron variant, but DHEC continues to respond as necessary to protect the health and wellness of our state's residents by providing access to high quality testing services and products, working with healthcare partners to prepare for possible patient surges, and informing the public with timely, evidence-based messaging.

Unknown Testing and Vaccination Demand Due to Federal Requirements

Since our last update on November 15, 2021, the Occupational Safety and Health Administration (OSHA) temporary emergency standard for private employers requiring employees to either be fully vaccinated or undergo routine testing has faced legal challenges but currently is progressing towards implementation, with OSHA notifying employers that enforcement of the vaccine standards will begin on or about January 10, 2022 and enforcement of the testing standard will begin on or around February 9, 2022. 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.

If the standard withstands the legal challenges and is fully implemented, DHEC estimates an increase in testing demand of between **342,000 and 600,000 tests per week**, presenting potentially overwhelming logistical and financial challenges for the agency and its partners. A recent fiscal impact analysis conducted by DHEC for the S.C. Revenue and Fiscal Affairs Office showed a total testing cost burden of between \$276M and nearly \$1B over a six-month period should the cost of the OSHA standard be borne by the DHEC, with final figures dependent on several factors related to testing costs, vaccine uptake, and employment levels.

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

Administration of COVID-19 Vaccine to Those Ages 5-11

Since early Nov., the Pfizer-BioNTech Covid-19 Vaccine for children 5-11 years of age has been available across South Carolina. In addition to existing vaccine providers who have been administering Covid-19 vaccine to adolescents and adults, DHEC has enrolled a total of **298 pediatric providers** statewide to provide greater access to, and equitable distribution of, the Covid-19 vaccine for pediatric use. Since becoming available, **52,462 South Carolinians ages 5-11** have received the first dose of the two-dose series, and **31,180** have completed the series. As booster doses are approved and become available for the pediatric population in the coming months, DHEC will continue its work to make those products widely and equitably available in an effort to best protect this vulnerable population.

Distribution of COVID-19 Therapeutics

On Dec. 8, 2021, the U.S. Food and Drug Administration (FDA) issued an Emergency Use Authorization (EUA) for a new therapy to prevent COVID-19. The EUA authorized the use of AstraZeneca's Evusheld, a pre-exposure monoclonal antibody therapy designed to prevent the onset of illness in individuals who are immunocompromised and therefore potentially do not develop an appropriate immune response after full vaccination. This pre-exposure prophylaxis is given every six months to these individuals. It is not meant to replace vaccination as a form of protection.

The FDA also issued EUAs on Dec. 22 and Dec. 23, 2021 for the first two oral anti-viral medications against COVID-19, Pfizer's Paxlovid and Merck's molnupiravir. These treatments are designed to be taken within five days of symptom onset in high-risk people who have tested positive for COVID-19, to prevent severe illness or hospitalization in those who might be most at-risk for negative outcomes.

While initial supplies of these therapies, especially Paxlovid, are expected to be incredibly limited, DHEC has partnered with hospitals and retail pharmacies to ensure equitable access as soon as these treatments became available for ordering in the last week. Locations providing these therapies are currently very limited due to the extremely small supplies of them available to South Carolina, but plans are in place to bring on additional sites as more of the products are produced.

Importantly, the arrival of these new and effective treatments comes at the same time new evidence suggests the two most widely available of the three existing monoclonal antibody therapies may be ineffective against the Omicron variant. Both Evusheld and Paxlovid show promise against the variant in early studies, and DHEC will continue to review available data on these and previously available treatments as it becomes available in order to provide the public with best, most up-to-date information.

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-Dec. 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,



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

**Interim Report on Expenditures of COVID-19 Funds
as of 12/28/2021**



**Interim Report of Expenditures on COVID-19 Funds
Summary as of 12/28/2021**

Expenditure Category	Expended through 12/28/21*
Testing	\$ 272,737,377
Contact Tracing	\$ 27,016,187
Personal Protective Equipment (PPE) & Medical Supplies	\$ 13,418,565
Personnel	\$ 121,010,356
Education Campaign	\$ 14,461,966
Quarantine	\$ 621,786
Transport & Storage	\$ 2,638,419
Technology, Staff Support, Cleaning & Other; Grant-Specific	\$ 30,346,281
Vaccination Efforts	\$ 50,675,420
TOTAL	\$532,926,358

**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.*

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Category	Expended
Testing	1,403,401
Contact Tracing	14,956
Personal Protective Equipment (PPE) & Medical Supplies	560,835
Personnel	2,643,689
Education Campaign	1,804,561
Quarantine	99,805
Transport & Storage	91,768
Technology, Staff Support, Cleaning & Other; Grant-Specific	4,435,487
Vaccination Efforts	1,513,648
TOTAL	12,568,151

Total Award: 45,000,000
Balance: 32,431,849

Category	Expended
Testing	3,098,411
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	3,544,729
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	1,689,360
Technology, Staff Support, Cleaning & Other; Grant-Specific	228,431
TOTAL	8,560,931

Total Award: 8,926,133
Balance: 365,202

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Category	Expended
Testing	3,098,411
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	3,544,729
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	1,689,360
Technology, Staff Support, Cleaning & Other; Grant-Specific	228,431
TOTAL	8,560,931

Total Award: 8,926,133
Balance: 365,202

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	32,785
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	253,791
TOTAL	286,576

Total Award: 628,506
Balance: 341,930

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	796,084
TOTAL	796,084

Total Award: 1,074,938
Balance: 278,854

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Grant Title:	CK19-1904 Epidemiology and Laboratory Capacity (ELC): CARES	Category	Expended
Federal Source:	CARES	Testing	3,577,763
Date Received:	4/23/2020	Contact Tracing	-
Date Expiring	4/22/2022	Personal Protective Equipment (PPE) & Medical Supplies	-
SCEIS Fund/Grant:	51C10016 / J0401U000V19	Personnel	-
Purpose:	Supports contact tracing, surveillance, testing, monitoring capacity, vulnerable populations	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	513,615
		TOTAL	4,091,378

Total Award 9,917,925
Balance: 5,826,547

Grant Title:	CARES Hospital Preparedness Partners (HPP) COVID-19 Supplement	Category	Expended
Federal Source:	CARES	Testing	16,539
Date Received:	5/22/2020	Contact Tracing	-
Date Expiring	6/30/2021*	Personal Protective Equipment (PPE) & Medical Supplies	169,161
SCEIS Fund/Grant:	51C10014 / J0401E170X19	Personnel	-
Purpose:	Funds used to support healthcare coalitions with COVID19 response activities. MUSC, the state's Special Pathogen Center, to receive \$175,455. *Extension Pending	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	532,483
		Vaccination Efforts	8,810
		TOTAL	726,993

Total Award 1,687,823
Balance: 960,830

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Grant Title:	CK19-1904 Epidemiology and Laboratory Capacity (ELC): Enhancing Detection	Category	Expended
Federal Source:	PPHCE	Testing	76,877,726
Date Received:	5/15/2020	Contact Tracing	16,203,731
Date Expiring	11/17/2022	Personal Protective Equipment (PPE) & Medical Supplies	34,131
SCEIS Fund/Grant:	51C40000 / J0401U000X19	Personnel	23,864,194
Purpose:	Develop, purchase, administer, process, and analyze COVID-19 tests, conduct surveillance, trace contacts, and related activities. Recipients will establish a robust testing plan that ensures adequate testing is made available.	Education Campaign	-
		Quarantine	3,482
		Transport & Storage	33,236
		Technology, Staff Support, Cleaning & Other; Grant-Specific	1,673,718
		TOTAL	118,690,218

Total Award 118,690,218
Balance: -

Grant Title:	Enhanced Influenza: Immunization & Vaccines	Category	Expended
Federal Source:	PPHCE	Testing	-
Date Received:	6/4/2020	Contact Tracing	-
Date Expiring	7/5/2021	Personal Protective Equipment (PPE) & Medical Supplies	-
SCEIS Fund/Grant:	51C10027 / J0401F340Z09	Personnel	77,929
Purpose:	Supports staffing, communication campaigns, pandemic preparedness and mass vaccinations; also focuses on enhancing influenza coverage and enrolling additional vaccinators	Education Campaign	14,539
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	400,771
		Vaccination Efforts	1,163,145
		TOTAL	1,656,384

Total Award 1,656,384
Balance: -

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

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

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Grant Title:	Housing Opportunities for Persons with AIDS (HOPWA)	Category	Expended
Federal Source:	CARES	Testing	-
Date Received:	3/27/2020	Contact Tracing	-
Date Expiring	6/7/2023	Personal Protective Equipment (PPE) & Medical Supplies	64
SCEIS Fund/Grant:	51C10008 / J0401F020V19	Personnel	-
Purpose:	Supports housing opportunities for people diagnosed with AIDS	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	114,736
		TOTAL	114,800

Total Award 337,889
Balance: 223,089

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Grant Title:	SCCARES Act Coronavirus Relief Funds	Category	Expended
Federal Source:	CRF	Testing	41,058,154
Date Received:	6/23/2020	Contact Tracing	6,768,876
Date Expiring	12/30/2020	Personal Protective Equipment (PPE) & Medical Supplies	8,118,947
SCEIS Fund/Grant:	51C10000/J0401CARES20	Personnel	45,447,370
Purpose:	Supports ongoing testing in the state. Of the \$115M* awarded as part of the SCCARES program, \$15M was spent by other entities to enhance testing. DHEC has submitted invoices for the remaining CRF balance.	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
		TOTAL	109,498,067

Total Award* 109,498,067
Balance: 0

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Grant Title:	Imm and Vaccines for Children (VFC)	Category	Expended
Federal Source:	CARES	Testing	-
Date Received:	7/1/2020	Contact Tracing	-
Date Expiring	7/5/2021	Personal Protective Equipment (PPE) & Medical Supplies	-
SCEIS Fund/Grant:	51C10027 / J0401F340V01	Personnel	-
Purpose:	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
		TOTAL	2,366,553

Total Award 2,366,553
Balance: 0

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Grant Title:	Epi & Lab Capacity (ELC): Infection Prevention & Control Training	Category	Expended
Federal Source:	CRSA	Testing	-
Date Received:	5/28/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	5/27/2022	Personnel	246,360
SCEIS Fund/Grant:	51C30000 / J0401U000Y19	Education Campaign	7,575
Purpose:	Supports Project Firstline, CDC's national training collaborative for healthcare infection prevention and control	Transport & Storage Technology, Staff Support, Cleaning & Other, Grant-Specific	- 278
		TOTAL	254,213

Total Award 1,144,102
Balance: 889,889

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Grant Title:	FFCRA 2020 WIC Supplemental-Food	Category	Expended
Federal Source:	Families First CRA	Testing	-
Date Received:	12/14/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	9/30/2021	Personnel	-
SCEIS Fund/Grant:	51C20004 / J0401K200000	Education Campaign	-
Purpose:	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
		TOTAL	4,737,161

Total Award 4,737,161
Balance: -

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Grant Title:	ELC Reopening Schools	Category	Expended
Federal Source:	ARPA	Testing	147,191
Date Received:	4/7/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	7/31/2022	Personnel	-
SCEIS Fund/Grant:	51C70002/J0401U000X01	Education Campaign	-
Purpose:	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	- - - - -
		TOTAL	147,191

Total Award 155,076,741
Balance: 154,929,551

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Grant Title:	DHEC Internal Accounting Fund - S400	Category	Expended
Federal Source:	Agency Fund	Testing	27,228,035
Date Received:	NA	Contact Tracing	2,175,322
		Personal Protective Equipment (PPE) & Medical Supplies	291,273
Date Expiring	NA	Personnel	2,465,685
SCEIS Fund/Grant:	34720003 / J0403S400000	Education Campaign	2,137,770
Purpose:	Internal fund used to support response costs.	Quarantine	150,465
		Transport & Storage	345,616
		Technology, Staff Support, Cleaning & Other, Grant-Specific Vaccination Efforts	2,068,091 1,883,561
		TOTAL	38,745,818

Total Award 16,278,512
Balance: (22,467,306)

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Category	Expended
Testing	3,156
Contact Tracing	5,817
Personal Protective Equipment (PPE) & Medical Supplies	643,128
Personnel	1,894,590
Education Campaign	672,948
Quarantine	130
Transport & Storage	5,201
Technology, Staff Support, Cleaning & Other; Grant-Specific	166,142
Vaccination Efforts	8,707,265
TOTAL	12,098,378

Total Award 46,523,022
Balance: 34,424,644

Grant Title: Immunizations Supplemental

Federal Source: COVID-19 Emergency

Date Received: 7/1/2020

Date Expiring: 6/30/2024

SCEIS Fund/Grant: 51C60001 / J0401F340U01

Purpose: Support vaccine administration, supplies, monitor vaccination activities

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Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	53,652
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	1,602,732
TOTAL	1,656,384

Total Award 1,656,384
Balance: -

Grant Title: COVID Vaccine Supplemental

Federal Source: CARES

Date Received: 12/16/2020

Date Expiring: 6/30/2022

SCEIS Fund/Grant: 51C10027 / J0401F340T01

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

Category	Expended
Testing	118,811,032
Contact Tracing	1,847,484
Personal Protective Equipment (PPE) & Medical Supplies	23,513
Personnel	44,051,471
Education Campaign	5,421,804
Quarantine	86,338
Transport & Storage	329,735
Technology, Staff Support, Cleaning & Other; Grant-Specific	3,681,343
Vaccination Efforts	111,230
TOTAL	174,363,949

Total Award 296,351,652
Balance: 121,987,703

Grant Title: Enhancing Detection Expansion

Federal Source: CES

Date Received: 1/13/2021

Date Expiring: 7/31/2023

SCEIS Fund/Grant: 51C60001 / J0401U000W01

Purpose: To build upon existing ELC infrastructure that emphasizes the coordination and critical integration of laboratory with epidemiology and health information systems in order to maximize the public health impact of available resources.

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	15,152,909
TOTAL	15,152,909

Total Award 100,000,000
Balance: 84,847,091

Grant Title: Vaccine Reserve Account

Federal Source: N/A

Date Received: 2/19/2021

Date Expiring: N/A

SCEIS Fund/Grant: 31070000 / Not Relevant

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

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Grant Title:	PHL Preparedness	Category	Expended
Federal Source:	PPHCE	Testing	253,125
Date Received:	8/1/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	12/15/2021	Personnel	-
SCEIS Fund/Grant:	51C40000/0401U000U01	Education Campaign	-
Purpose:	Strengthen's state public health lab preparedness and response capabilities	Quarantine	-
		Transport & Storage	30
		Technology, Staff Support, Cleaning & Other; Grant-Specific	51,390
		Vaccination Efforts	-
		TOTAL	304,545

Total Award 515,000
Balance: 210,455

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

Total Award 53,158
Balance: 33,973

Grant Title:	Expedited FEMA Reimbursement	Category	Expended
Federal Source:	FEMA	Testing	-
Date Received:	N/A	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	N/A	Personnel	-
SCEIS Fund/Grant:	55110007/0401D449Z21	Education Campaign	-
Purpose:	Expedited FEMA Reimbursement for vaccine related charges, provisionally approved by SCEMD	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	16,029,566
		TOTAL	16,029,566

Total Award TBD
Balance: TBD

Grant Title:	ELC Advanced Molecular Detection	Category	Expended
Federal Source:	PPHCE	Testing	227,299
Date Received:	8/1/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	12/15/2021	Personnel	-
SCEIS Fund/Grant:	51C40000/0401U000T01	Education Campaign	-
Purpose:	To support COVID-19 Advanced Molecular Detection Technologies	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	1,000
		Vaccination Efforts	-
		TOTAL	228,299

Total Award 235,000
Balance: 6,701

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Grant Title:	Crisis CoAg Public Health Workforce Development	Category	Expended
Federal Source:	ARPA	Testing	-
Date Received:	7/1/2021	Contact Tracing	-
Date Expiring	6/30/2023	Personal Protective Equipment (PPE) & Medical Supplies	-
SCEIS Fund/Grant:	51C70016/0401F170Z00	Personnel	122,308
Purpose:	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.	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	870,634
		Vaccination Efforts	-
		TOTAL	992,943

Total Award 31,112,843
Balance: 30,119,900

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Grant Title:	WIC Cash Value Vouchers	Category	Expended
Federal Source:	ARPA	Testing	-
Date Received:	4/28/2021	Contact Tracing	-
Date Expiring	9/30/2021	Personal Protective Equipment (PPE) & Medical Supplies	-
SCEIS Fund/Grant:	51C70005/0401K400000	Personnel	-
Purpose:	Temporarily increases allowable cash value voucher/benefits for fruit and vegetable purchases	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	3,089,409
		Vaccination Efforts	-
		TOTAL	3,089,409

Total Award 6,063,678
Balance: 2,974,269

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

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

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Grant Title:	Wastewater Surveillance	Category	Expended
Federal Source:	CARES	Testing	19,615
Date Received:	8/1/2020	Contact Tracing	-
Date Expiring	8/31/2022	Personal Protective Equipment (PPE) & Medical Supplies	-
SCEIS Fund/Grant:	51C10016/0401U000Y01	Personnel	-
Purpose:	Investigate the relationship between SARS-nCoV-2 detection in sewage systems and new clusters of human cases.	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	18,508
		Vaccination Efforts	-
		TOTAL	38,123

Total Award 300,000
Balance: 261,877

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Grant Title:	ELC: HIS COVID	Category	Expended
Federal Source:	CARES	Testing	-
Date Received:	6/29/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	7/31/2024	Personnel	34,042
SCEIS Fund/Grant:	51C10016/0401U100F00	Education Campaign	-
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.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		TOTAL	34,042
		Total Award	109,580
		Balance:	75,538

Grant Title:	ELC : Data Modernization	Category	Expended
Federal Source:	CARES	Testing	-
Date Received:	8/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	7/31/2023	Personnel	30,936
SCEIS Fund/Grant:	51C10016/0401U100K00	Education Campaign	-
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.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		TOTAL	30,936
		Total Award	3,118,254
		Balance:	3,087,318

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Grant Title:	ELC: Infants W/Congenital Exposure	Category	Expended
Federal Source:	CARES	Testing	-
Date Received:	6/29/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	7/31/2024	Personnel	-
SCEIS Fund/Grant:	51C10016/0401U100J00	Education Campaign	-
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.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	93
		Vaccination Efforts	-
		TOTAL	93
		Total Award	184,586
		Balance:	184,493

Grant Title:	ELC : NIOSH	Category	Expended
Federal Source:	CARES	Testing	3,322
Date Received:	8/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	7/31/2023	Personnel	9,685
SCEIS Fund/Grant:	51C10016/0401U100H00	Education Campaign	-
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.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		TOTAL	13,007
		Total Award	46,490
		Balance:	33,483

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Grant Title:	Disease Intervention Specialist Workforce	Category	Expended
Federal Source:	ARPA	Testing	99
Date Received:	1/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	12/31/2023	Personnel	3,666
SCEIS Fund/Grant:	51C70017/0401F490Z00	Education Campaign	1,355
Purpose:	Expand hiring of Disease Intervention Specialist to strengthen capacity to mitigate the spread of COVID-19 and other infections.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other: Grant-Specific	1,353
		Vaccination Efforts	85
		TOTAL	6,559

Total Award 2,779,711
Balance: 2,773,152

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Grant Title:	COVID-19 Vaccine Supplemental/Improving Access Cycle 4	Category	Expended
Federal Source:	ARPA	Testing	-
Date Received:	3/31/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	6/30/2024	Personnel	-
SCEIS Fund/Grant:	51C70001/0401F340X01	Education Campaign	-
Purpose:	Funding equity and prioritizing populations disproportionately affected by COVID-19	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other: Grant-Specific	-
		Vaccination Efforts	197,197
		TOTAL	197,197

Total Award 27,182,140
Balance: 26,984,943

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Grant Title:	SC Initiative to Address Health Disparities- Base	Category	Expended
Federal Source:	CRSSAA	Testing	-
Date Received:	6/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	5/31/2023	Personnel	27,786
SCEIS Fund/Grant:	51C60001/0401H840000	Education Campaign	-
Purpose:	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.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other: Grant-Specific	28,904
		Vaccination Efforts	-
		TOTAL	56,690

Total Award 27,236,763
Balance: 27,180,073

Interim Report on Expenditures of COVID-19 Funds
as of 12/28/2021

Grant Title:	AMD Sequencing & Analytics	Category	Expended
Federal Source:	ARPA	Testing	8,640
Date Received:	9/9/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
Date Expiring	7/31/2024	Personnel	-
SCEIS Fund/Grant:	51C70002/0401U100A00	Education Campaign	-
Purpose:	Support sequencing and analytic capacity building in microbial genomics and bioinformatics as well as to further the development of AMD capacity in health departments.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other: Grant-Specific	-
		Vaccination Efforts	-
		TOTAL	8,640

Total Award 3,728,600
Balance: 3,719,960

AGENCY: South Carolina Public Service Authority

SUBJECT: Economic Development Loan Program

SC Code Section 58-31-240(B)(2) provides that a transfer of any interest in real property by the Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the JBRC. By letter dated December 15, 2021, the South Carolina Public Service Authority has requested guidance as to whether the taking of a mortgage as security for certain loans made by the authority constitutes a transfer of an interest in real property subject to approval by the Joint Bond Review Committee pursuant to Act 90 of 2021.

Since 2012, the Authority has operated an Economic Development Loan Program that loans funds to local governments, electric cooperatives, and non-profit economic development organizations served by Santee Cooper and its wholesale and electric cooperative customers. The program has been successful in attracting economic development projects, thereby promoting jobs and capital investment to the state.

Program loans are made for land acquisition, infrastructure, construction of speculative buildings, and building acquisition, renovation and demolition. Loans cannot exceed \$5 million, cannot exceed 60% of total project cost, and are limited to a term of 10 years. The program offers attractive borrowing rates, with loans secured by the full faith and credit of the borrower, a first priority lien or mortgage on land, buildings, and construction related to the project, a letter of credit, or combinations thereof.

Since inception, the program has made 32 loans secured by mortgages totaling \$83.1 million, with a history of orderly repayments generally made within relatively short terms. Of these loans, 24 loans totaling \$63.8 million or about 77% have been fully repaid, with average life from the date of the loan to the date of repayment of 2.7 years. The remaining 8 loans presently outstanding have an average life of 5.1 years.

There has never been a default on a loan or foreclosure on any property subject to a mortgage under the program.

COMMITTEE ACTION:

Provide guidance as requested.

ATTACHMENTS:

1. Letter dated December 15, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Provisions of the Economic Development Revolving Loan Program.
3. Summary of Loans.

December 15, 2021

F. Richard Harmon, Jr.
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, SC 29201

Re: South Carolina Public Service Authority (“Santee Cooper”) Economic Development Loan Program

Dear Rick,

Under the Santee Cooper Economic Development Loan Program (“ED Loan Program”) that has been in operation since 2012, Santee Cooper loans funds to local governments, non-profit economic development organizations and electric cooperatives for eligible economic development projects within territories served by Santee Cooper and its wholesale and electric cooperative customers. These loans have been successful in attracting economic development projects, bringing jobs and capital investment to S.C. As a part of the ED Loan Program, Santee Cooper receives a mortgage from the landowner as security for the loan and holds the mortgage until the loan is paid in full.

We are seeking your guidance as to whether the taking back of a mortgage as security for these economic development loans constitutes “a transfer of any interest in real property by the authority” that would require approval by the JBRC pursuant to Act 90 of 2021.

Should you have any questions or require additional information, please don’t hesitate to let me know. I appreciate your guidance.

Sincerely,



Pamela J. Williams



ECONOMIC DEVELOPMENT REVOLVING LOAN PROGRAM

Economic Development Revolving Loan Pool

Eligibility: Local governments, economic development organizations, and electric cooperatives within Santee Cooper's direct-service, wholesale customer service, and cooperative-service territories.

Application:

For the purposes of: Land Acquisition, Infrastructure, Speculative Buildings, Building Renovation, Building Acquisition, and Building Demolition

Loan Information & Terms:

Not to Exceed \$5 million per loan

Not to Exceed 60% of Total Project Cost

No prepayment penalties

Must be fully repaid once building is sold or leased

Interest rate:

- Years one through three – 0% interest
- Years four and five – Resets annually to the 3-month LIBOR rate + 1%
- Years six through ten – Resets annually to the 3-month LIBOR rate + 2%

Loan Term & Repayment

- Maximum loan term: 10 years
- Full faith and credit pledge of specific revenue stream(s) and/or first/priority lien or mortgage on projects related to land acquisition and/or building construction.
- Letter of Credit is also an acceptable form of security.

Application Process

- Pre-application conference with Santee Cooper Economic Development Department
- Submittal of completed Economic Development Revolving Loan Application

****NOTE: ALL LOAN TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITH OR WITHOUT NOTICE!**

Santee Cooper Economic Development Revolving Loan Program

Mortgager	Loan Amount	Date of Mortgage	Paid in Full? If yes, Date of Payoff	Still Outstanding? If yes, Maturity Date
Dorchester County	\$ 2,100,000	10/25/2012		Yes, 10/1/2022
Laurens County	\$ 1,500,000	4/8/2013	Yes, 2/27/2015	
Marlboro Electric Cooperative	\$ 2,100,000	8/22/2013	Yes, 6/14/2014	
Union County	\$ 2,500,000	9/10/2013	Yes, 10/20/2016	
Pee Dee Electricom	\$ 2,600,000	9/10/2013	Yes, 1/29/2016	
City of Greer	\$ 3,500,000	9/17/2013	Yes, 7/26/2019	
Colleton County	\$ 880,032	12/9/2013	Yes, 1/25/2019	
City of Rock Hill	\$ 1,800,000	6/23/2014	Yes, 8/13/2014	
Marlboro Development Team	\$ 1,300,000	6/23/2014	Yes, 1/29/2016	
Newberry County	\$ 1,200,000	8/23/2014		Yes, 8/23/2028
Calhoun County	\$ 2,030,000	8/25/2014	Yes, 3/29/2019	
Orangeburg County	\$ 4,000,000	8/25/2014	Yes, 3/31/2018	
Orangeburg County	\$ 4,000,000	12/8/2014	Yes, 5/18/2015	
York County	\$ 3,000,000	3/5/2015	Yes, 2/26/2016	
Cherokee County	\$ 4,000,000	6/17/2015	Yes, 7/26/2019	
Beaufort County	\$ 4,000,000	9/11/2015	Yes, 10/30/2017	
Jasper County	\$ 850,000	10/1/2015	Yes, 10/31/2017	
Aiken & Edgefield ED Alliance	\$ 3,321,350	11/14/2015	Yes, 5/28/2021	
Georgetown County ED Alliance	\$ 950,000	2/29/2016		Yes, 2/26/2026
Southern Carolina Alliance	\$ 1,562,800	5/12/2016		Yes, 5/12/2025
Rock Hill ED Corp./City of Rock Hill	\$ 1,300,000	7/20/2016	Yes, 11/27/2020	
Dorchester County	\$ 4,200,000	11/17/2016	Yes, 9/25/2020	
Laurens Commission of Public Works	\$ 3,250,000	2/5/2018	Yes, 6/28/2019	
City of Clinton	\$ 3,100,000	3/28/2018		Yes, 4/1/2028
Grand Strand Water and Sewer	\$ 5,000,000	4/5/2018		Yes, 4/6/2028
Berkeley County	\$ 4,000,000	6/16/2018		Yes, 6/16/2027
Oconee ED Alliance	\$ 3,000,000	6/30/2018	Yes, 11/27/2020	
Sumter County	\$ 1,000,000	10/11/2018	Yes, 1/29/2021	
Marion County	\$ 1,500,000	2/27/2019	Yes, 8/27/2021	
Marlboro Development Team	\$ 4,000,000	9/3/2019	Yes, 11/26/2021	
Marlboro Development Team	\$ 4,200,000	9/3/2019	Yes, 11/26/2021	
St Peter Parish - Jasper County	\$ 1,359,510	12/17/2019		Yes, 12/17/2028

\$ 83,103,692

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, March 1, 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	
						1						1	2							1	2							1
2	3	4	5	6	7	8	3	4	5	6	7	8	9	3	4	5	6	7	8	9	2	3	4	5	6	7	8	
9	10	11	12	13	14	15	10	11	12	13	14	15	16	10	11	12	13	14	15	16	9	10	11	12	13	14	15	
16	17	18	19	20	21	22	17	18	19	20	21	22	23	17	18	19	20	21	22	23	16	17	18	19	20	21	22	
23	24	25	26	27	28	29	24	25	26	27	28	29	30	24	25	26	27	28	29	30	23	24	25	26	27	28	29	
30	31													31							30	31						

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

March							June							September							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5			1	2	3	4					1	2	3					1	2	3	
6	7	8	9	10	11	12	5	6	7	8	9	10	11	4	5	6	7	8	9	10	4	5	6	7	8	9	10
13	14	15	16	17	18	19	12	13	14	15	16	17	18	11	12	13	14	15	16	17	11	12	13	14	15	16	17
20	21	22	23	24	25	26	19	20	21	22	23	24	25	18	19	20	21	22	23	24	18	19	20	21	22	23	24
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.