

**Capital Improvements
Joint Bond Review Committee**

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JOINT BOND REVIEW COMMITTEE MEETING

Tuesday, June 22, 2021 10:30 a.m.
105 Gressette Building

AGENDA

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AGENCY: South Carolina Educational Television Commission

SUBJECT: Aiken Telecommunications Tower Relocation

The South Carolina Educational Television Commission requests review of its proposal to relocate its telecommunications tower located near downtown Aiken on approximately 2 acres of a 10 acre site of the former Aiken County Hospital. The property is located close to the center of the City, and is part of the City's federally-designated economic opportunity zone. The County and the City are engaged in efforts to transition, rehabilitate and improve the property, and have a contract to sell the property to a group of developers, subject to a condition that the existing tower will be removed from the property in approximately 6 to 8 months. Two prior efforts to sell the property were unsuccessful due in part to the location of the tower on the property, the existing lease of the tower site to the Commission, and the time and complexities attending federal regulatory approvals, engineering, and related activities to relocate the tower to another area of the City.

The existing tower and related facilities are approximately 37 years old, and are constructed on property pursuant to a lease with the County that expires in January 2028. Lease payments are \$1 per year, and the Commission has an option to purchase the property at appraised value in the event the County elects to sell the property. There are no provisions for early termination or eviction in the lease.

The tower is critical infrastructure and in addition to supporting vital services provided by the Commission, serves the State Law Enforcement Division, the South Carolina Emergency Management Division, the National Oceanic and Atmospheric Administration, the Aiken County Schools, and other agencies that provide critical public communication services, including emergency weather notifications, public incident response, the state law enforcement crisis management systems, and the public school bus system.

The City has identified property for construction of a new tower located on Wire Road, adjacent to the City of Aiken Public Safety headquarters facility. The City's Planning Commission has approved the location, and regulatory approvals have been granted by the Federal Communications Commission, Federal Aviation Authority and the City of Aiken.

The Commission, the City, and the County are working collaboratively to relocate the tower, and will enter into an agreement among those parties providing in substance that the Commission will provide \$351,000 toward the relocation, with all costs exceeding that amount paid by the City and the County, up to a maximum total project cost of \$1,394,000; the project will be constructed on the property subject to a lease with a term of not less than 20 years, annual rental payments of \$1 per year, and inclusion of an option to purchase the property at appraised value at any time during the term of the lease; the existing lease will be terminated, including the current purchase option, at completion of the project or relocation of all communication equipment to the new site; the relocation project will be completed within 270 days of execution of the agreement; and the parties will further collaborate to seek grant funding, with any resulting savings allocated on a pro rata basis.

The Commission has submitted a proposed phase II permanent improvement project for \$1,242,208, initially funded by Spectrum Auction funds, with a substantial portion subject to reimbursement by the County and the City as provided in the Agreement.

By letter dated May 25, 2021, the Commission has submitted to the Procurement Services Division of the State Fiscal Accountability Authority an Emergency Procurement justification for the relocation project given the critical public safety services supported by the tower, and the necessity to complete the relocation within 270 days as contemplated by the Agreement and necessary to preserve the economic development opportunity.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed permanent improvement project for the Aiken telecommunications tower relocation, and provide comment as appropriate on the proposed lease.

ATTACHMENTS:

1. Department of Administration, Capital Budget Office Agenda Item Worksheet.
2. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
3. Letter dated June 1, 2021, of Mr. Anthony Padgett, President and Chief Executive Officer.
4. Letter dated May 25, 2021, of The Honorable Gary Bunker, Chairman, Aiken County Council.
5. South Carolina Educational Television Commission Aiken Tower Project Summary.
6. Timeline for Aiken Tower Move provided by South Carolina Educational Television Commission.
7. Letter dated May 25, 2021, to Procurement Services from Anthony Padgett, President and Chief Executive Officer of South Carolina Educational Television.

AVAILABLE:

1. Draft Agreement between and among Aiken County, South Carolina, the City of Aiken, South Carolina, and the South Carolina Educational Television Commission.
2. Draft Land Lease by band between the City of Aiken, as Lessor, and the South Carolina Educational Television Commission, as Lessee.
3. Lease Agreement dated January 22, 1998, by and between Aiken County, South Carolina, as Lessor, and the South Carolina Educational Television Commission, as Lessee.
4. Letter dated June 3, 2021, of Robert Gehman, Jr., P.E., of Kessler and Gehman Associates, Inc. regarding the useful life of steel towers used for broadcasting and communications stations.

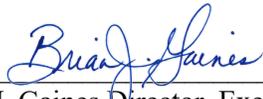
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **June 22, 2021**

Regular Agenda

1. Submitted By:

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


 Brian J. Gaines Director, Executive Budget Office

2. Subject:

Clemson University – Roadway Pedestrian Safety Improvements

3. Summary Background Information:

- 1. Project: South Carolina Educational Television Commission
H67.9521: Aiken Tower Relocation & Construction
- Request: Establish Phase II Full Construction Budget to purchase and install a telecommunications tower on property owned by the City of Aiken.
- Included in CPIP: Yes – 2020 CPIP Priority 5 of 10 in FY21 (estimated at \$1,065,000)
- CHE Approval: N/A
- Supporting Details: Pages 163-178

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Spectrum Auction				1,242,208	1,242,208
All Sources				<u>1,242,208</u>	<u>1,242,208</u>

Summary of Work: The project will acquire, construct, and install a telecommunications tower on property owned by the City of Aiken. SCETV will utilize the emergency justification process for this project. Although this agreement is secured outside of the state contract, Motorola has indicated they are able to meet the deadline and honor the normal state discounts. SCETV will advertise for the required amount of time that Motorola will be the provider for this emergent need. The agency will use Motorola for the purchase of the self-supporting telecommunications tower with all ground kits, hoisting grips, and coaxial hangers. This project also includes installation of 9 antennas and associated coaxial cable, site preparation, a refurbished prefab telecommunications enclosure to hold equipment, climate control for the shed and equipment, and demolition of the old tower. Once operations are established at the new site, the old tower will be demolished.

Rationale: ETV has been informed by Aiken city and county officials that an existing tower must be removed so the city of Aiken can take advantage of a local economic development opportunity. Aiken officials have requested that SCETV complete the project, 270 days from the finalization of the MOU. Given this and other extenuating circumstances such as, the availability and increase in the costs of materials, SCETV is navigating the emergency procurement process.

Facility Characteristics: The existing 400-foot tower was erected on Aiken County property in 1984 (37 years old). The tower services vital public communication needs for SCETV, SLED, EMD, NOAA, the Aiken County schools, and others. The tower supports the provision of multiple critical public communication services including the

public-school bus system, emergency weather notifications, public incident response, and state law enforcement crisis management systems.

Financial Impact: The project will be funded from Other, Spectrum Auction Funds (uncommitted balance \$11.2 million at May 27, 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 not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,242,208 (internal) funded by Other, Spectrum Auction Funds. Contract execution is expected in July with construction completion in 270 days from the signature of the MOU.

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 Tower Relocation & Construction
- 2.

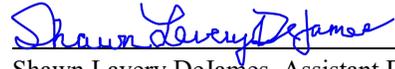
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 22, 2021

Regular Agenda

1. Submitted by:

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



Shawn Lavery DeJames, Assistant Director

2. Subject: SC Educational Television Commission Lease at Wire Road and Beaufort Street, Aiken County, SC

3. Summary and Background Information:

The SC Educational Television Commission (“ETV”) requests approval to lease approximately 2.23 unimproved acres (the “Site”) located at the intersection of Wire Road and Beaufort Street in the City of Aiken from the City of Aiken (“Landlord”) to provide ETV with a site for the erection and maintenance of a transmission tower, supporting structures and cables, accessory building and fencing and any other improvements incidental to the operation of a telecommunications tower on the Site. ETV has been leasing alternative space from the County of Aiken (“County”) since 1985, most recently by a lease agreement entered into on January 22, 1998. ETV is making this request to enter into a new lease following a request from Aiken County that ETV consider constructing a tower at a new location and waive its purchase option under its current lease to accommodate a planned economic development project. The County, in consultation with the Landlord, proposed the Site, owned by the Landlord.

The lease term will be twenty (20) years. The rental rate for each year of the term will be \$1.00. The total rent to be paid over the 20-year term will be \$20.00.

ETV has adequate funds for the lease according to a Budget Approval Form submitted, which also includes a multi-year plan. The lease includes an option to purchase the property if the Landlord decides to sell all or a portion of the Premises or it declines to renew this Lease or otherwise extend the Term. The purchase price is to be at a value determined by appraisal made by an MAI appraiser agreed to by the Landlord and ETV at the same time. The acquisition is subject to all governmental approvals required for the purchase of property, including but not limited to approvals by JBRC, as applicable.

4. What is JBRC asked to do? Approve the proposed twenty-year lease.

5. What is recommendation of the division of Facilities Management and Property Services?
Consider approving the proposed twenty-year lease.

6. List of Supporting Documents:

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

June 1, 2021

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

RE: Lease for property at Wire Road and Beaufort Street, Aiken, for SCETV tower relocation

Dear Ms. Lancaster:

South Carolina Educational Television (SCETV) requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a 20-year lease with the City of Aiken for an unimproved lot containing approximately 2.23 acres located northeast of the intersection of Wire Road and Beaufort Street in the City of Aiken, appearing on the Aiken County tax maps as Parcel 120-16-14-00.

SCETV is working collaboratively with the City of Aiken and Aiken County to relocate our tower currently located at 828 Richland Ave West, Aiken SC 29801/825 Barnwell Ave NW, Aiken SC 29801 to accommodate a planned economic development project on this site. The tower relocation project has a time-sensitive nature because of the property buyer's need to have the tower removed before construction can begin.

The city has offered this Wire Road property for lease to SCETV for one dollar a year for the 20-year term of the lease with a right to purchase at appraised value at the end of the lease. Additionally, the City and County are funding other costs associated with the relocation and tower construction. The proposed lease agreement is in alignment with several other existing agreements specific to SCETV tower properties across the state.

This lease gives SCETV the opportunity to secure a long-term property with little to no financial impact at this time. Furthermore, the lease provides the option for SCETV to purchase the property at the end of the term, giving additional benefit to the agency at a future date. SCETV has considered other options and the lease agreement seems to give us the most substantial benefit with the least financial obligation.

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

Sincerely,



Anthony Padgett
President and CEO



Aiken County Council

1930 University Parkway, Aiken, South Carolina 29801
(803) 642-1690 aikencountysc.gov

May 25, 2021

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District #6

L. Andrew Siders
District #7

Willar H. Hightower, Jr.
District #8

Mr. Anthony Padgett
President & CEO
SCETV & Public Radio
1041 George Rogers Boulevard
Columbia, SC 29201-4761

Re: SCETV Tower Project Location Project

Dear Mr. Padgett,

Aiken County and the City of Aiken appreciate SCETV's partnership in pursuing the replacement of its 30 to 35 year old 400 foot communications tower located behind the former Aiken County Government Complex with a new tower at another location in the City.

The main building on the property on which the tower is located was the Aiken County Hospital built in the 1930's. The County moved its government operations from that approximately 10 acre property to a new facility in 2014. The tower is located on a leased area at the rear of the property approximately 2 acres in size thereby reducing the size of the property that may be rehabilitated and improved by a purchaser. The lease on the site to SCETV for the tower expires in January 2028. The SCETV tower is cable supported (long multi-cable sets extend out in three directions including crossing above Barnwell Avenue, a public state maintained road adjacent to the tower).

A lease for the location of the tower by SCETV has been in effect since 1984. The tower and related facilities are approximately 30 to 35 years old. The appearance of the tall, aging 400 foot cable supported tower is poor and its location is an impediment to the rehabilitation and improvement of this important property and area. The key to a successful transition in this area located near downtown Aiken on U.S. 1/78 on a main entrance into downtown Aiken from the west is the rehabilitation and development of the 10 acre property. The site is located close to the center of the City near housing uses of various types and is in the process of much needed transition, rehabilitation and improvement. It is part of the City's Federally-designated economic opportunity zone. The aging main building which has been vacant since 2014 is in great need of renovation.

The County's two prior efforts to sell the approximately 10 acre property for development of multi-family housing were unsuccessful due in part to the presence of the tower, the existing SCETV lease of the tower site, and the time needed to go through all the Federal, regulatory approvals, engineering work, and

related activities to locate a new SCETV tower on a site in another area of the City. The COVID-19 pandemic also slowed obtaining the Federal regulatory approvals for the new site. The rehabilitation and development of the property for a productive use consistent with the development of the area is not possible without the location of the tower at a new site.

The new tower will be self-supporting (no cables) with a 0 fall zone with new equipment and located on a site in a less densely developed area in the City behind the City's new Public Safety Headquarters, a law enforcement/fire department facility. The new 2.2 acre site is being donated by the City of Aiken with a 20 year lease with a purchase option for SCETV. The County and City have agreed to participate significantly in the costs of the new tower. The new site and tower design have been approved by the FCC and FAA. This process took about two years.

If the site of the tower is not moved now, well in advance of January 2028 (perhaps 2 to 3 years) when the existing lease expires, SCETV would need to (1) acquire or lease a new site for the tower and apply for regulatory approvals, (2) pay for its design and construction and (3) arrange to pay for the removal of the existing tower and other improvements from the existing site at the end of the lease. This would be done without the significant financial assistance and support now being offered by the County and City.

The County now has a contract to sell the property to a third group of developers who plan to rehabilitate and renovate the main building for apartments and construct additional apartments on the remainder of the property. One of the conditions on the closing of the sale is that the existing tower be removed from the property in approximately 6 to 8 months. Because the FAA and FCC approvals for the new tower and site have been approved and the design of the new tower has been finalized, there is hope that this third try will be successful for our community. Each year that this crucial project is delayed, the County, City and their citizens forego improved conditions for this main entrance into the City, much needed economic development in the area, the completion of needed additional housing units near downtown Aiken, and an improved property tax base for the City and County. Also, the 1930's main building on the site deteriorates further each day.

The County respectfully submits that the time to address and solve this challenge is at hand, and the cooperation and participation of the County, City and SCETV will make it happen. Any further delays will result in the loss of the third opportunity to improve this key property and area which are essential to the revitalization of this main entrance into downtown Aiken. The Honorable Rick Osbon, Mayor of the City of Aiken, joins me in this submission on behalf of the City.

Best wishes,



Gary Burker, Chairman
Aiken County Council



Aiken Tower Project Summary
Prepared for SC Joint Bond Review Committee
June 2021

SCETV is working collaboratively with the City of Aiken and Aiken County to relocate our tower, currently located on County property. The purpose of the relocation is to accommodate a planned economic development project on the existing tower location site. The City has identified property for a new tower location.

ETV is entering into an MOU with the City and County of Aiken to complete this work. ETV is agreeing to pay \$351,000 toward the total cost of the project. The City and County are responsible for the remainder of the costs and will reimburse ETV for all costs over \$351,000. We currently have a negotiated lease agreement with Aiken, but are exploring options to purchase the property.

By agreeing to pay a total of \$351,000, ETV will get the benefit of a new tower and site. This project is estimated to cost approx. \$1,394,000 to construct. This agreement allows ETV to realize the full benefit of a new tower at a reduced investment. Additionally, the new tower will have a lifespan of at least 50 years (see attached letter from KGA) and possibly present future revenue potential.

Highlights of Proposed MOU (see draft on page 4 of packet)

- **Section 5**
 - ETV agrees to provide \$351,000 toward construction of the tower relocation project.
 - All costs over \$351,000 shall be paid by Aiken City and County.
 - ETV intends to complete construction within 270 days of the execution of this MOU. ETV recognizes necessity of JBRC approval before final MOU execution.

- **Section 7**
 - ETV is leasing the property from the City of Aiken until details for acquiring the property are complete.
 - ETV and the City have understood terms related to a lease agreement and are exploring the recent development of the potential for ETV to purchase the property.

- **Section 8**
 - The existing lease for the current tower will be terminated, including the right to purchase, at the completion of the project or relocation of all communication equipment to new site.

- **Section 9**
 - Parties agree to work together to seek out grant funding, with any savings allocated in a pro rata share.

Existing Lease Terms

- Original lease executed January 1998 was for 20 years with one ten year renewal. The lease would terminate in 2028.
- There are no provisions for early termination or eviction in the lease.
- The current rental rate is \$1/year
- ETV retained a purchase option if City of Aiken desired to sell.

Attachments

- Letter about useful life of tower from Engineer Page 3
- Most current copy of MOU that we expect to move forward with (still evaluating potential purchase option) Page 5
- Most current draft copy of new property lease (possible changes being explored due to purchase option) Page 17
- Copy of current property lease agreement Page 25
- Project summary letter from Aiken officials Page 29
- Project Timeline Page 31
- Emergency Procurement Letter Page 34

Direct questions to Anthony Padgett, President and CEO at padgett@scetv.org or 803.737.3537.

Timeline for ETV tower move in Aiken

Date	Activity
1/22/98	ETV and Aiken County enter into 20-year lease agreement for Wire Road site
1/19/18	ETV notifies Aiken County of intention to exercise its purchase option
6/19/18	ETV receives appraisal for \$145,000 which it forwards to Aiken County
11/15/18	Aiken County requests ETV consider constructing tower at another location waiving its purchase option and terminating the lease
11/15/18	Parties enter into an MOU to set forth general plans for cooperation
2/7/19	ETV contracts with Tower Engineering Professionals for engineering services
3/21/19	ETV prepares preliminary site plan of new tower site
4/19/19	ETV contracts with KGA for executive administration services
4/29/19	Aiken County requests research to compare guyed versus free-standing tower
4/24/19	ETV makes Emergency Procurement proclamation
5/14/19	City of Aiken planning commission approves location of new tower
5/22/19	ETV does appurtenance mapping and report for existing tower
6/5/19	City of Aiken makes decision to investigate adjacent land for guyed tower (City approached the adjacent land owner to buy their property which owner rejected.)
8/7/19	ETV makes design updates to support a self-supporting towers
8/21/19	City and County informed ETV they have approved going forward with a self-supporting tower on the Wire Road Site.
8/23/19	ETV completes drawings for the zoning of the tower
8/30/19	Parties meet on site to discuss final tower location and access road
9/19/19	ETV updates senators on planning process of newly designed tower
10/9/19	ETV clearing of minimal path for testing equipment
10/23/19	ETV designs access road to new tower site, prepares construction and contract documents.
10/29/19	ETV identifies temporary tower locations (for use if current tower is removed before new tower can be used)
11/5/19	ETV starts Environmental Assessment process
11/14/19	ETV submits budget and timeline to Aiken County Council
12/2/19	ETV survey and plat of new tower site and access easement
2/5/20	ETV begins the FAA process
3/12/20	ETV responds to FAA inquiries and responses
4/30/20	ETV submits completed environmental assessment to FCC
6/3/20	ETV makes FCC filing – Part 1 of Antenna Structure Registration

Timeline for ETV tower move in Aiken

Date	Activity
6/6/20	ETV makes Local Notice of FCC filing
6/8/20	ETV makes National Notice of FCC filing
7/8/20	30-day public comment period ends after publication of notice.
7/13/20	ETV completes all on-site work at Wire Road site in connection with Environmental Assessment pursuant to National Environmental Policy Act
7/20/20	ETV finalizes construction drawings for comments
7/27/20	ETV completes Geotech staking, Geotech survey and soil-testing report
8/7/20	ETV completes preliminary construction drawings and specs (after NEPA National Notice)
8/31/20	FCC ends 30-day public comment period after publication of notice
	Adjacent landowner makes complaint to Aiken officials resulting from public comment filing (specific September date unknown)
10/22/20	Adjacent landowner's attorney submits FOIA request to ETV
10/28/20	ETV completes access road design to new tower site completed. Construction and contract documents completed
11/4/20	Adjacent landowner demands the city make the tower a zero fall zone. ETV redesigns the tower to accommodate that request.
11/5/20	ETV responds to adjacent landowner's FOIA request
11/11/20	ETV completes survey and plat of new tower site and access easement
11/23/20	ETV completes final site design
	ETV receives Motorola contract and told it does the work for DOA (unknown specific Dec. date)
12/7/20	ETV completes construction drawings and specifications
12/16/20	ETV finalizes designs of tower structure and foundation
1/5/21	ETV receives price proposal - Tower only (Motorola)
1/12/21	ETV completes old tower/foundation decommissioning specification
2/9/21	ETV receives price proposal - Complete Project (Motorola)
3/17/21	City and County send letter to ETV RE: increased payment
4/20/21	ETV responds to City/County inquiry RE: increased payment
4/22/21	ETV engineering staff proceeds with ordering equipment
4/22/21	ETV sends update to Senators Young and Setzler
4/27/21	ETV completes Motorola PO and receives response from MMO not approving it
4/27/21	Senator Young requests meeting with ETV
4/29/21	State Engineer's Office informs ETV Motorola contract not available
4/30/21	ETV contacts State Engineer's office to set up meeting to understand why Motorola was not allowed to use for Aiken Tower

Timeline for ETV tower move in Aiken

Date	Activity
5/3/21	ETV staff meets with State Engineer's Office to understand why Motorola contract couldn't be used for tower move
5/3/21	ETV submits Aiken tower demo letter to Capital Projects Office
5/3/21	ETV submits Aiken PIP documents to Capital Projects Office
5/6/21	ETV sends demolition request, emergency designation, proposal for demolition, site work, labor, and equipment to State Engineer Office
5/6/21	ETV meets with Senators Setzler and Young
5/6/21	ETV sends Emergency Justification Letter to DOA
5/11/21	ETV meets with Rick Harmon at JBRC
5/12/21	ETV receives authorization to demolish the tower received from MMO
5/13/21	ETV meets with with Office of Facilities Management and Real Estate RE: real property questions and Office of State Engineer/Rick Harmon RE: Motorola
5/14/21	ETV president meets with Mayor and Council chair and follows up with senators with progress report
5/26/21	ETV and Aiken officials finalize MOU for new site and construction details

May 25, 2021

South Carolina Procurement Services
1201 Main Street, Suite 600
Columbia, SC 29201

To Whom It May Concern:

RE: Justification for Emergency Procurement

Please see the Emergency Procurement justification and required information below.

Agency: **SC Educational Television Commission**

Emergency Vendor: **Motorola**

Agency has contracted with or plans to contract with Emergency Vendor for the supplies, services, information technology, or construction described below per S.C. Code Ann.

§11-35-1570 and S.C. Regulation 19-4445-2110, Emergency Procurement.

Describe the nature of the emergency condition and the resulting immediate threat to public health, welfare, critical economy and efficiency, or safety that this procurement responded to.

South Carolina ETV is seeking authorization for an emergency procurement for the design, acquisition, construction, and installation of a telecommunications tower located on property owned by the City of Aiken. Aiken city and county officials have informed SCETV that we must remove our existing tower on property owned by Aiken County so the city of Aiken can take advantage of a local economic development opportunity. SCETV, SLED, EMD, NOAA, the Aiken County schools, and other agencies that provide critical public services are positioned on this tower. The tower supports multiple critical public communication services including the public school bus system, emergency weather notifications, public incident response, and state law enforcement crisis management systems.

This tower construction qualifies for an emergency procurement because an interruption in the aforementioned services could pose an immediate threat to the public health and safety of residents in Aiken. It is imperative that SCETV move expeditiously to build a new tower at the new location to accommodate the city and county's needs to remove the tower in order to take advantage of an economic development opportunity in downtown Aiken. The old tower cannot be removed until the new tower has been completed. We have already received the authorization from the State Engineer's office to demolish the existing tower.

Page 2

Description of the facts and circumstances giving rise to the above-described emergency condition and threat.

SCETV learned from Aiken city and county officials that the SCETV tower site location will be sold to accommodate a local economic development project. Aiken officials have told us getting the tower moved quickly is critical to the economic development project moving forward. The city and county have lost two prospective buyers over the past two years due to the tower's presence on the property. A second circumstance giving rise to the emergency condition is supply shortages, price increases and supply chain interruptions caused by COVID-19 over the past 16 months may impact SCETV's ability to purchase and receive the necessary equipment in a timely manner. The Aiken officials are asking SCETV to have the project completed in 270 days, so the sooner supplies can be ordered, the more likely we will be able to meet their schedule to get the new tower built and the old one demolished.

Basis for Selection of the Vendor – include a description of competition Agency conducted or will conduct, if any, and explain why more extensive competition was/is not practical under the circumstances.

SCETV will advertise for the required amount of time for an emergency procurement. We plan to use Motorola as the vendor for this project as the company already has produced the necessary blueprints, drawings and has necessary contractors to get the work done.

Description of supplies, services, information technology, or construction.

SCETV plans to use Motorola for the purchase of the self-supporting telecommunications tower with all ground kits, hoisting grips and coaxial hangers. The project also includes installing nine antennas and associated coaxial cable, site preparation, a refurbished prefab telecommunications enclosure to hold equipment, climate control for the shed equipment, and demolition of the old tower.

Please let me know if you have any questions and thank you in advance for your assistance.

Sincerely,



Anthony Padgett
President and CEO

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Lease Proposal
South Carolina Department of Social Services
2638 Two Notch Road, Columbia

The South Carolina Department of Social Services requests review of its proposal to lease 22,394 square feet of space at 2638 Two Notch Road in Columbia from 2638 Two Notch LLC¹ to support its Adoptions, Child Care, Foster Family Licensing, Legal and Adult Protective Services divisions. The Department has leased space at this location since December 1996, and its current lease will expire on August 31, 2021.

The SC Department of Administration conducted a solicitation following a determination that other state space was not available. The Department of Administration received 5 responses to the solicitation. The proposal for the selected location was the lowest priced and best option, as the selected location is least disruptive and most practical in supporting families and children in the area, provides adequate parking, and is located within close proximity of a police substation.

The term of the proposed lease is 5 years beginning September 1, 2021. Rent includes all operating expenses and equates to \$11.00 per square foot for the first year of the term (and a reduction from the current rate of \$11.21 per square foot), and will increase by 3% annually for the remainder of the term. Total rent over the term is \$1,307,810. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from state appropriations, and the Department's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space in the area range from \$14.60 to \$21.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. South Carolina Department of Social Services letter.

¹ A South Carolina domestic limited liability company in good standing registered with the SC Secretary of State effective February 16, 2021. Incorp. Services, Inc. of Lexington is registered agent.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 22, 2021

Regular Agenda

1. Submitted by:

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


Ashlie Lancaster, Director

2. Subject: SC Department of Social Services Lease at 2638 Two Notch Road, Columbia

3. Summary and Background Information:

The South Carolina Department of Social Services (DSS) requests approval to lease 22,394 rentable square feet of office space from 2638 Two Notch LLC (“Landlord”). DSS has leased space for its regional Adoptions, Child Care, Foster Family Licensing, Legal and Adult Protective Services divisions at this location since December 1996. DSS’s current lease at this location expires on August 31, 2021.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for commercial space. The selected location, which is the current location, was the lowest priced option for five years of the five received proposals.

The space meets the standard of 210 RSF/person with a density of 207 RSF/person. The lease provides free parking spaces for staff and visitors in the adjacent parking lot.

The lease term will be five (5) years commencing September 1, 2021. The rental rate for the first year of the term will be \$11.00 per rentable square foot for an annual aggregate amount of \$246,334.00, a decrease of \$0.21 per rentable square foot from their current rate of \$11.21 per rentable square foot. The rental rate will then increase by 3% annually. The total rent to be paid over the 5-year term will be \$1,307,810.00. This is a full gross lease and includes all operating expenses.

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate/ Space/Month
DSS	1628 Browning Road	\$14.60
HHS	300 Arbor Lake Dr.	\$15.81
Vacant	400 Arbor Lake Dr.	\$19.50
Vacant	200 Center Point Circle	\$21.50

DSS has adequate funds for the lease according to a Budget Approval Form submitted, which also includes a multi-year plan. Lease payments will be funded through state appropriations. No option to purchase the property is included in the lease.

4. **What is JBRC asked to do?** Approve the proposed five-year lease.

5. **What is recommendation of the division of Facilities Management and Property Services?**
Approve the proposed five-year lease.

6. **List of Supporting Documents:**

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

DSS SOUTH CAROLINA
DEPARTMENT of SOCIAL SERVICES



HENRY McMASTER, GOVERNOR
MICHAEL LEACH, STATE DIRECTOR

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

RE: Lease for 2638 Two Notch Rd, Columbia, South Carolina

Dear Ms. Lancaster:

The Department of Social Services requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a 5 year lease with 2638 Two Notch LLC for 22,394 rentable square feet of office space at 2638 Two Notch Rd . The Department of Social Services's current lease at 2638 Two Notch Rd. expires on August 31, 2021.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and 5 proposals were received. The following criteria were used in evaluating the sites: The current lessor provided the lowest bid, there is adequate parking at 2638 Two Notch Rd, and there is a police substation within close proximity of the 2638 Two Notch Rd office. After careful consideration, 2638 Two Notch Rd was selected because of the least amount of disruption and most practical decision to keep services running for families and children in the area and this was the lowest bid. The cumulative cost of the lease during the term is \$1,307,809.60.

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

Sincerely,

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

Mike Leach
State Director

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Lease Proposal
South Carolina Department of Social Services
714 North Pleasantburg Drive, Greenville

The South Carolina Department of Social Services requests review of its proposal to lease 22,000 square feet of space at 714 North Pleasantburg Drive in Greenville from North Point Buildings LLC¹ to support its Adoptions and Child Support Services divisions. The Department has leased space at this location since October 1995, and its current lease will expire on August 31, 2021.

The SC 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. The proposal for the selected location was the lowest priced option, as the selected location is least disruptive and most practical in supporting families and children in the area, and provides adequate parking.

The term of the proposed lease is 5 years beginning September 1, 2021. Rent includes all operating expenses and equates to \$17.75 per square foot for the first year of the term (and an increase from the current rate of \$17.02 per square foot), and will increase by 2.5% annually for the remainder of the term. Total rent over the term is \$2,052,597. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from state appropriations, and the Department's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space in the area range from \$18.50 to \$23.00 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. South Carolina Department of Social Services letter.

¹ A South Carolina domestic limited liability company in good standing registered with the SC Secretary of State effective August 10, 2000. Alfred L. Saad III of Columbia is registered agent.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 22, 2021

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: SC Department of Social Services Lease at 714 N. Pleasantburg Dr., Greenville

3. Summary and Background Information:

The South Carolina Department of Social Services (DSS) requests approval to lease 22,000 rentable square feet of office space from North Point Buildings LLC (“Landlord”). DSS has leased space at this location since October 1995, which houses its regional Adoptions and Child Support Services divisions. DSS’s current lease at this location expires on August 31, 2021.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for commercial space. The selected location, which is the current location, was the lowest priced option of the four proposals received for five years when taking into consideration the costs of relocating.

The space meets the standard of 210 RSF/person with a density of 176 RSF/person. The lease provides free parking spaces for staff and visitors in the adjacent parking lot.

The lease term will be five (5) years commencing September 1, 2021. The rental rate for the first year of the term will be \$17.75 per rentable square foot, which is an increase from their current rate of \$17.02, for an annual aggregate amount of \$390,500.00. The rental rate will then increase by 2.5% annually. The total rent to be paid over the 5-year term will be \$2,052,596.99. This is a full gross lease and includes all operating expenses.

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate/ RSF
Vocational Rehabilitation	301 N. Main St.	\$19.70
Vacant	2000 Wade Hampton Blvd.	\$18.50
Vacant	100 Verdae Blvd.	\$23.00
Vacant	1001 Keys Dr.	\$19.75

DSS has adequate funds for the lease according to a Budget Approval Form submitted, which also includes a multi-year plan. Lease payments will be funded through state appropriations. No option to purchase the property is included in the lease.

4. What is JBRC asked to do? Approve the proposed five-year lease.

5. What is recommendation of the division of Facilities Management and Property Services?
Approve the proposed five-year lease.

6. List of Supporting Documents:

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

DSS SOUTH CAROLINA
DEPARTMENT of SOCIAL SERVICES



HENRY McMASTER, GOVERNOR
MICHAEL LEACH, STATE DIRECTOR

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

RE: Lease for 714 N Pleasantburg Drive, Greenville SC

Dear Ms. Lancaster:

The Department of Social Services requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a 5 year lease with North Pointe Buildings, LLC. for 22,000 rentable square feet of office space at 714 N Pleasantburg. The Department of Social Services's current lease at 714 N Pleasantburg expires on August 31, 2021.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and 4 proposals were received. Due to the cost of moving IT infrastructure and the general moving cost incurred when moving employees etc. the cost was prohibitive to the agency at this time. The following criteria were used in evaluating the sites: There is adequate parking at 714 N Pleasantburg, there was not adequate parking at the other two locations, and the third proposal was non-responsive. After careful consideration, 714 N Pleasantburg was selected because of the least amount of disruption and most practical decision to keep services running for families and children in the area. The cumulative cost of the lease during the term is \$2,052,596.99.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Leach".

Mike Leach
State Director

AGENCY: Department of Administration
Facilities Management and Property Services

SUBJECT: Lease Proposal
Medical University of South Carolina
Hagood Avenue and Line Street, Charleston

The Medical University of South Carolina requests review of its proposal to lease 140 parking spaces located at the intersection of Hagood Avenue and Line Street from Rushmark Horizon, LLC¹. The University's current lease will expire on October 31, 2021.

The SC Department of Administration conducted a solicitation following a determination that other state space was not available. The Department of Administration solicited for reserved parking space for a 1-year term with an option to terminate at any time on 30 days' notice, as the University is unsure of its future parking needs. The Department received 2 responses to the solicitation, and the proposal for the selected location was the lowest priced option.

The term of the proposed lease is 1 year beginning November 1, 2021. Rent is \$121.00 per space per month (and an increase from the current rate of \$118.00 per space per month). Total rent over the term is \$203,280. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from parking revenue, and the University'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 \$119.50 to \$145.00 per space per month.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. Medical University of South Carolina letter dated April 19, 2021.

¹ A South Carolina domestic limited liability company in good standing registered with the SC Secretary of State effective June 5, 2015. Carson Knizevski of North Charleston is registered agent.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 22, 2021

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: Medical University of South Carolina (MUSC) Lease at Hagood Avenue & Line Street in Charleston

3. Summary and Background Information:

The Medical University of South Carolina (“MUSC”) requests approval to lease 140 parking spaces at the intersection of Hagood Avenue and Line Street from Rushmark Horizon, LLC (“Landlord”). MUSC’s current lease at this location expires on October 31, 2021.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for reserved parking space for a one (1) year term with an option to terminate at any time with a thirty (30) day notice because MUSC was unsure of their future parking needs. Two proposals were received. The selected location, which is the current location, was the lowest priced option.

The lease term will be one (1) year commencing November 1, 2021. Rent for the year has increased from \$118 per parking space per month to \$121.00 per parking space per month, which is an annual rate of \$203,280.00.

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate/ Space/Month
MUSC	155 Spring St.	\$119.50
Vacant	194 Cannon St.	\$125.00
Vacant	City of Charleston Parking Garage behind 19 Hagood Street	\$145.00
MUSC	96/102 President Street	133.90

Agency has adequate funds for the lease according to a Budget Approval Form submitted May 24, 2021. Lease payments will be funded through parking revenue. No option to purchase the property is included in the lease. The lease was approved by the MUSC Board of Trustees on May 14, 2021 and the Commission on Higher Education on May 18, 2021.

4. What is JBRC asked to do? Approve the proposed one-year lease.

- 5. What is recommendation of the division of Facilities Management and Property Services?**
Approve the proposed one-year lease.

6. List of Supporting Documents:

- (a) Letter from Agency dated April 19, 2021
- (b) SC Code of Laws Sections 1-11-55 and 1-11-56



MUSC Real Estate Management Group
1180 Sam Rittenberg Blvd., Suite 200
Charleston, SC 29407
843-792-5996 office
843-991-8876 cell (contact during COVID19)

April 19, 2021

Ashlie Lancaster
Innovations Director
Office of the Executive Director
Department of Administration
1200 Senate Street, Suite 460
Columbia, SC 29201

RE: Request for June 2021 Approval of MUSC Leased Space / Hagood & Line Streets Parking Lot

Dear Mr. Lancaster,

The Medical University of South Carolina (MUSC) requests to renew the lease for 140 parking spaces in the parking lot located at Hagood & Line Streets in Charleston. The purpose of this lease renewal is to continue to provide space for the MUSC Parking Management which provides parking for MUSC employees and students. A solicitation was conducted by the Department of Administration on March 19, 2021 with this location being the best choice and least expense. The MUSC Board of Trustees will approve this lease agreement on May 14, 2021.

MUSC requests full approval from JBRC and SFAA at their June 2021 meetings. Attached is the MUSC Board agenda for review.

Per Space Per Month Cost:	\$121.00
Annual Rent:	\$203,280.00
Lease Term:	11/1/2021 – 10/31/2022
Extended Term:	None, to be determined
Total Including Extensions:	\$203,280.00
Termination Clause:	Option to terminate at any time with a 30-day notice

Please let me know if you have any questions.

Sincerely,
Rachel Jones

Rachel Jones
Medical University of South Carolina
Leasing Manager

AGENCY: South Carolina Public Service Authority

SUBJECT: Real Property Sale Proposals
Camp Hall Commerce Park

Section 58-31-30(4) of the South Carolina Code of Laws provides that the Public Service Authority has the power to acquire, purchase, hold, use, lease, mortgage, sell, transfer, and dispose of any property, real, personal, or mixed, or any interest therein. H.3194, as ratified by the General Assembly, includes an amendment to the South Carolina Code by adding Section 58-31-240, providing among other things 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 Joint Bond Review Committee.

In deference to this pending legislation and to avoid subjecting the impending sale of 2 parcels to contingency, the South Carolina Public Service Authority requests approval of the sale of these parcels located at the Camp Hall Commerce Park in Berkeley County.

These parcels are a part of approximately 7,000 acres acquired by the Authority in 2015, as part of the successful recruitment of Volvo Car US. Of that acquisition, approximately 4,000 acres were not required by Volvo, and that portion of the acquisition was declared by the Authority's board to be surplus real property. The Authority's board has authorized all or a portion of the property to be sold, leased, optioned or otherwise transferred for development purposes. The acquisition and development of the property was funded with short term debt of the Authority, and any sale proceeds are used to repay the short term debt utilized in acquiring the property.

The Authority has been working with economic development partners to develop the property into a commerce park with an objective of supporting further economic development in the region. The Authority's approach to marketing the Camp Hall property has been developed in consultation with The Furman Company, an expert in commercial brokerage and industrial development, and other experienced industrial real estate brokerage firms. Property in Camp Hall is being sold at market value as determined by the average industrial land comparable sales within the local markets from 2017 through 2019. This approach provides flexibility for site-specific conditions, promotes rapid response to purchasers under changing market conditions, and can better reflect demand from a wide range of users. The Authority also considers benefits beyond the sale proceeds, including those that specific purchasers can bring to the State, the County, and the Port, along with other development benefits. One parcel has been sold and 2 others are under contract. The Authority proposes sale of the following properties.

1. The Authority proposes the sale of approximately 110.6 acres known as Campus 4, Tract A to Portman Industrial, LLC, a Delaware limited liability company, at a price of \$85,000 per acre, and follows a previous sale of the remainder of Campus 4 in 2019. The purchaser intends to use the property to develop a Class A industrial facility or facilities, which may consist of a warehouse, distribution facility, special manufacturing facility, and cold storage facilities. The purchaser has agreed to construct infrastructure at an estimated expense of \$2.1 million, and in return, the Authority has offered a reduction in the price per acre from a market average of \$92,423 to \$85,000.

2. The Authority proposes the sale of approximately 107 acres known as Campus 8 to Altus Equity Group, a Delaware Corporation, at a price of \$92,000 per acre. The purchaser intends to use the property to develop a Class A industrial facility or facilities, 2 Class A speculative warehouse buildings capable of supporting manufacturing and distribution users, and a small flex building for small to mid-sized users. The Authority has agreed to a price of \$92,000 per acre, reflecting additional development costs to be borne by the purchaser due to the property's unique configuration.

COMMITTEE ACTION:

1. Review and approve, reject, or modify the South Carolina Public Service Authority's request to sell 110.6 acres known as Camp Hall Campus 4, Tract A to Portman Industrial, LLC, a Delaware limited liability company, at a price of \$85,000 per acre.
2. Review and approve, reject, or modify the South Carolina Public Service Authority's request to sell 107 acres known as Campus Hall Campus 8 to Altus Equity Group, a Delaware Corporation, at a price of \$92,000 per acre.

ATTACHMENTS:

1. Letter dated June 10, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Request for sale of Camp Hall Campus 4, Tract A.
3. Request for sale of Camp Hall Campus 8.

AVAILABLE:

1. Statutory References: Section 58-31-30 (Powers of the Authority) of the South Carolina Code of Laws; and proposed Section 58-31-240 amending the South Carolina Code pursuant to H.3194, as ratified by the House of Representatives and the Senate.

June 10, 2021

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

Re: Property Sales at the Camp Hall Commerce Park

Dear Chairman Leatherman,

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve the sale of two parcels at the Camp Hall Commerce Park.

Santee Cooper acquired approximately 7000 acres at Camp Hall in 2015 as part of the State’s successful recruitment of Volvo Car US. Since then, Santee Cooper has been working with state and local economic development partners to develop the approximately 4000 acres not required by Volvo into a commerce park, with the goal of supporting Volvo’s needs and furthering economic development in the region. Santee Cooper made the investment in the property at Camp Hall with the expectation it could recoup that investment through property sales. The acquisition and development of Camp Hall is funded by Santee Cooper with short term debt, and sale proceeds are used to repay the debt. To date, one parcel has been sold, and two others are under contract.

In marketing the property at Camp Hall, Santee Cooper consulted with The Furman Company, an expert in commercial brokerage and industrial development, and is also working closely with experienced industrial real estate brokerage firms. Property in Camp Hall is being sold at market value as determined by the average industrial land comparable sales for larger tracts within the local Jedburg, Ridgeville, Hanahan and Ladson market from 2017 through 2019. (There was limited activity in the industrial property market in 2020.) The comparable sales approach is used in lieu of appraised value methodology because it allows flexibility in responding rapidly to purchasers in changing market conditions and can better reflect demand from a wide range of users as well as site-specific conditions. Sales prices to date reflect the fact that Camp Hall is located on the outside periphery of the market area. Santee Cooper also considers additional benefits specific purchasers can bring to the State, the County, the Port and other economic development partners beyond just the sale proceeds. The chart below shows recent sale comps, with an average price/acre of \$92,423.

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

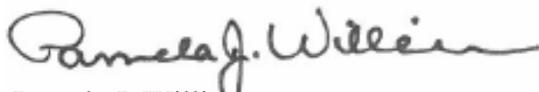
Industrial Land Sale Comps - Charleston MSA - Jedburg & I-26 Market						
Transaction	Submarket	Date	Acreage	Total Price	Price/Acre	
Camp Hall - Exeter	Ridgeville	4/23/2019	75.0	\$ 5,250,000	\$ 70,000	
Eastport Industrial Park	Jedburg	10/31/2017	11.5	\$ 1,127,000	\$ 98,000	
Samet Jedburg	Jedburg	5/17/2017	32.0	\$ 2,899,008	\$ 90,594	
Portside	Jedburg	6/27/2017	33.4	\$ 3,121,030	\$ 93,500	
Ridge Transwestern	Jedburg	5/10/2017	69.0	\$ 7,935,000	\$ 115,000	
Clarius Jedburg	Jedburg	5/9/2017	100.4	\$ 9,036,904	\$ 90,009	
Gramercy Jedburg	Jedburg	9/27/2016	25.8	\$ 2,710,050	\$ 105,000	
Xebec	Ladson	2/28/2017	19.3	\$ 1,814,200	\$ 94,000	
9801 Hwy 78	Ladson	12/7/2016	21.0	\$ 2,940,000	\$ 140,000	
Ladson Industrial Park	Ladson	8/6/2018	107.0	\$ 9,951,000	\$ 93,000	
Northpointe North Signal	Hanahan	8/24/2017	19.5	\$ 4,000,000	\$ 205,128	
Northpointe North Signal	Hanahan	11/30/2017	23.7	\$ 3,915,000	\$ 165,399	
Jedburg & Ridgeville Market Avg						
			Acreage	Total	Avg \$/ac	
			347	\$ 32,078,992	\$ 92,423	

Although sales activity was initially slow, we have seen increased interest in Camp Hall recently given absorption of available space and sites located closer to the Port and other industries, coupled with the announcement in 2020 of the Walmart distribution center across I-26 from Camp Hall, as well as the opening in 2021 of the Port’s new Leatherman Terminal.

Santee Cooper’s Board declared Camp Hall property to be surplus real property and authorized that it or portions of it may be sold, leased, optioned or otherwise transferred for development purposes.

Attachment A and Attachment B describe the two parcels for which approval is requested. Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,



Pamela J. Williams

Attachments

- Request for Sale of Camp Hall Campus 4, Tract A
- Request for Sale of Camp Hall Campus 8
- SC Code of Laws Section 58-31-30

Attachment A

Campus 4, Tract A contains approximately 110.6 acres located in Camp Hall, being a portion of Berkeley County Tax Map Number 157-00-00-003 (the “Property”). This is acreage remaining in Campus 4 after the Exeter Property Group purchased the remainder in 2019. The desired use for the Property is buildings to support manufacturing, distribution, and warehouse activities, including cold storage. The Property is listed for sale with the brokerage firm JLL, and a Letter of Intent dated March 2021 is in place with Portman Industrial, LLC (“the Purchaser”). The Purchaser has agreed to construct necessary infrastructure at an estimated expense of \$2,113,897, and in return Santee Cooper has offered a reduction in the price per acre from the market average of \$92,423 to \$85,000.

The Purchaser intends to use the Property to develop into a Class “A” industrial facility or facilities, which may consist of a warehouse, distribution facility, special manufacturing facility and/or cold storage facility(ies). The substantive terms of the proposed Purchase and Sale Agreement (copy attached) are as follows:

Purchaser	Portman Industrial, LLC, a Delaware limited liability company
Acreage	Approximately 110.6 acres
Purchase Price	\$85,000.00 /acre as determined by survey
Earnest Money Deposit	\$50,000.00 upon PSA execution + \$25,000.00 if Examination Period extended
Examination Period	90 days from Effective Date of PSA with option to extend for an additional 30 days
Approximate Closing Date	45 days after expiration of Examination Period
Special Provisions	<p>a. Purchaser shall commence construction within 4 months of receipt of required permits and governmental approvals</p> <p>b. Purchaser shall construct a common roadway and water line between the Property and Volvo Car Drive and connect the gravity sewer line serving the Property to the lift station.</p> <p>c. Purchaser shall obtain from SCPSA and adjacent property owner the necessary easements to perform the infrastructure work described in (b) above.</p>

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

Campus 4 Manufacturing & Logistics



Attachment B

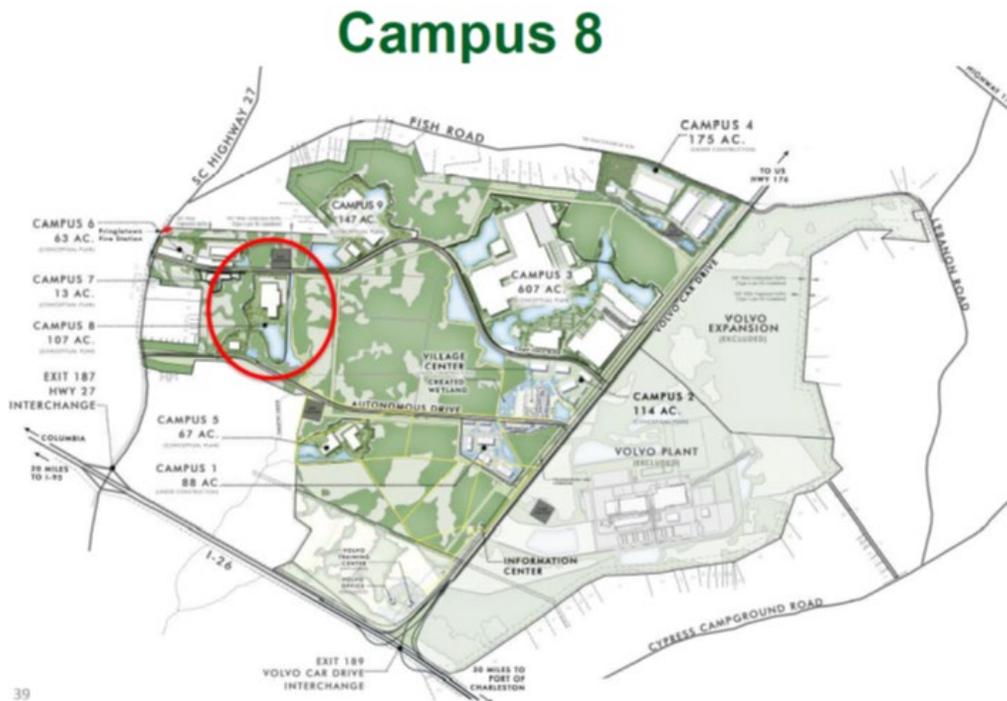
Campus 8 contains approximately 107 acres located in Camp Hall, being a portion of Berkeley County Tax Map Number 157-00-00-003 (the “Property”). The desired use for the Property is buildings to support manufacturing, distribution, and warehouse activities. A Letter of Intent dated March 2021 is in place with Altus Equity Group, Inc. (“the Purchaser”). The methodology utilized for pricing is the average of industrial land comparable sales for larger tracts within the local Jedburg Ridgeville, Hanahan and Ladson market from 2017 through 2019 which averaged \$92,423 per acre. A purchase price of \$92,000 per acre was agreed upon reflecting additional development costs to be borne by the purchaser due to the property’s unique configuration. The Purchaser was introduced to the parcel by the Charleston office of the brokerage firm Cushman & Wakefield/Thalhimer.

The Purchaser intends to use the Property to develop into a Class “A” industrial facility or facilities, two Class “A” speculative warehouse buildings capable of supporting manufacturing and distribution users and a small flex building for small to mid-sized users. The substantive terms of the proposed Purchase and Sale Agreement (copy attached) are as follows:

Purchaser	Altus Equity Group, Inc., a Delaware corporation
Acreage	Approximately 107 acres
Purchase Price	\$92,000.00 /acre as determined by survey
Earnest Money Deposit	\$50,000.00 upon PSA execution + \$25,000.00 if Inspection Period extended
Inspection Period	90 days from Effective Date of PSA with option to extend for an additional 45 days
Approximate Closing Date	30 days after expiration of Inspection Period, but in no event later than November 15, 2021 unless agreed upon in writing
Special Provisions	<p>a. Purchaser shall commence construction of Building 1 within 180 days of Closing. Upon completion of Building 1 and the leasing of at least 50% of the square footage of Building 1, Purchaser will commence construction of Building 2. Upon completion of Building 2 and the leasing of at least 50% of the square footage of Building 2, Purchaser will commence construction of Building 3. The order of construction of Buildings 2 and 3 can be swapped.</p> <p>b. In the event Purchaser has not obtained either a temporary or final certificate of occupancy or architect’s certificate of completion for any of the three buildings within 180 days of construction commencement, Seller shall have an option to repurchase the Property at the sales price.</p>

	<p>c. Seller shall construct a new sewer lift station and force main adjacent to Campus 8. Purchaser shall be entitled to tie into any storm water detention ponds adjacent to the Property. Seller shall allocate a portion of Seller’s allocated sewer capacity within Camp Hall lift stations not to exceed 10,000 gallons per day. Seller shall provide necessary easements for utilities. Seller shall harvest and remove all trees from the High Acreage of the Property.</p>
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Santee Cooper respectfully requests that the JBRC approve the request to sell the Property.



AGENCY: South Carolina Public Service Authority

SUBJECT: Real Property Sale Commitments

Section 58-31-30(4) of the South Carolina Code of Laws provides that the Public Service Authority has the power to acquire, purchase, hold, use, lease, mortgage, sell, transfer, and dispose of any property, real, personal, or mixed, or any interest therein. H.3194, as ratified by the General Assembly, includes an amendment to the South Carolina Code by adding Section 58-31-240, providing among other things 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 Joint Bond Review Committee.

In deference to this pending legislation, the South Carolina Public Service Authority has informed the committee of certain binding commitments under Purchase and Sale Agreements that were executed prior to the effective date of H.3194, as follows.

1. The Authority has executed a Purchase and Sale Agreement for the sale of approximately 10.5 acres known as Campus 1, Parcel 5, Camp Hall Commerce Park in Berkeley County to Magnus CH1, LLC, a South Carolina limited liability company. The intended use of the property is to develop and operate warehouse, logistic, and manufacturing uses focused on small to midsized users not to exceed 157,500 total interior square feet. The price of the property is \$80,000 per acre, determined through a Request for Proposal process conducted in Fall 2019, which required the purchaser to commit to build a speculative warehouse. Five proposals were received, with Magnus Development providing the most competitive response.
2. The Authority has executed a Purchase and Sale Agreement for the sale of approximately 70 acres known as Campus 5, Camp Hall Commerce Park in Berkeley County to RealtyLink, Investments, LLC, a South Carolina limited liability company. The intended use of the property is to develop and operate cold storage facilities. The price of the property is \$92,000 per acre, determined by industrial land comparable sales for larger tracts within the local market from 2017 through 2019, which averaged \$92,423 per acre. The price was reduced from the market average to \$92,000 per acre to reflect the property's location at the periphery of the overall market; the cost to extend an internal road to access the development area; and the overall benefit to the Authority of a cold storage operation.
3. The Authority has executed a Purchase and Sale Agreement for the sale of approximately 5.17 acres known as Lots 8 and 9, Ascott Valley Industrial Park in Horry County to Joseph Ferraro and Jamie Ferraro. The intended use of the property is light industrial consistent with Myrtle Beach Regional Economic Development Corporation recruitment efforts. The price of the property is \$9,000 per acre, determined by appraisal.

-
4. The Authority has executed a Purchase and Sale Agreement for the sale of approximately 17.86 acres known as Lots 4, 5, 6, 7 and 10, Ascott Valley Industrial Park in Horry County to S & H Investment Group, LLC, a South Carolina limited liability company. The intended use of the property is light industrial consistent with Myrtle Beach Regional Economic Development Corporation recruitment efforts. The price of the property is \$9,000 per acre, determined by appraisal.
 5. The Authority has executed a Purchase and Sale Agreement for the sale of approximately 5 acres known as Lot 2, Ascott Valley Industrial Park in Horry County to B & B Crane Service, LLC, a North Carolina limited liability company. The intended use of the property is light industrial consistent with Myrtle Beach Regional Economic Development Corporation recruitment efforts. The price of the property is \$9,000 per acre, determined by appraisal.
 6. The Authority has executed a Purchase and Sale Agreement for the sale of approximately 94 acres known as Lake Marion Lane in Orangeburg County to Land Investment Resources, Inc., a North Carolina corporation. The intended use of the property is residential development and a public recreation site. The price of the property is \$750,000, determined by an estimated fair market value on a per acre basis using comparable sales in the area. The site was listed on the Santee Cooper website for 3 years with such factors as limited access to the parcel from a public road; lake access limited to the use of community docks; and a requirement under the existing FERC license for construction of a public boat landing contributing to limited interest in the property.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letter dated June 10, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.

AVAILABLE:

1. Statutory References: Section 58-31-30 (Powers of the Authority) of the South Carolina Code of Laws; and proposed Section 58-31-240 amending the South Carolina Code pursuant to H.3194, as ratified by the House of Representatives and the Senate.

June 10, 2021

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

Re: South Carolina Public Service Authority Binding Commitments to Sell Real Property

Dear Chairman Leatherman:

The South Carolina Public Service Authority (“Santee Cooper”) wishes to notify the Joint Bond Review Committee that it has binding commitments through executed Purchase and Sale Agreements for the sale of the following property, as further described on the attached exhibits:

Exhibit A - Camp Hall Commerce Park, Berkeley County, Campus 1, Parcel 5, consisting of approximately 10.5 acres;

Exhibit B - Camp Hall Commerce Park, Berkeley County, Campus 5, consisting of approximately 70 acres;

Exhibit C - Ascott Valley Industrial Park, Horry County, Lots 8 and 9, approximately 5.17 acres;

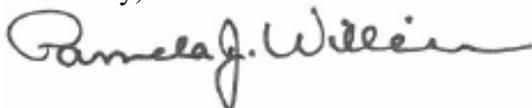
Exhibit D - Ascott Valley Industrial Park, Horry County, Lots 4, 5, 6, 7, and 10, approximately 17.86 acres;

Exhibit E – Ascott Valley Industrial Park, Horry County, Lot 2, approximately 5.0 acres; and

Exhibit F - Lake Marion Lane, Orangeburg County, approximately 94 acres.

Santee Cooper entered into these contracts prior to the effective date of the provisions of H. 3194 applicable to real property dispositions. Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,



Pamela J. Williams

**EXHIBIT A
 CAMPUS 1, PARCEL 5, CAMP HALL COMMERCE PARK,
 BERKELEY COUNTY**

Purchaser and Date of PSA Execution	Magnus CH1, LLC, a South Carolina limited liability company PSA signed December 28, 2020
Acreage	Approximately 10.5 acres
Purchase Price	\$80,000.00 /acre as determined by survey
Earnest Money Deposit	\$15,000.00 upon PSA execution
Inspection Period	90 days from Effective Date of PSA with option to extend for an additional 45 days.
Approximate Closing Date	The later of: (i) 30 days following the expiration of Inspection Period; or 10 days after Purchaser receives all building permits, but in no event later than December 28, 2021 unless agreed upon in writing. Current projected Closing Date is 7/31/21 which may change based upon dates of permit issuance.
Special Provisions	<p>a. Purchaser shall commence construction of improvements within 60 days of Closing.</p> <p>b. Seller shall grant Purchaser an Option to purchase the adjacent Parcel 4 that terminates on the earlier of: (i) twelve (12) months after the date that eighty percent (80%) occupancy or greater of the building to be constructed is achieved by Purchaser, which calculation shall not include any subleasing of all or a portion of the Property by Seller pursuant to the Lease, (ii) five (5) years from the date of the issuance of a permanent certificate of occupancy by the applicable government authorities for the building contemplated by the Approved Plans; or (iii) six (6) years from the date of this Agreement. Santee Cooper acknowledges exercise of the option would require Committee approval.</p> <p>c. Seller shall construct a road, utility and stormwater infrastructure and will provide access and service to the Property. Seller shall allocate a portion of Seller's allocated sewer capacity within Camp Hall lift stations not to exceed 5,500 gallons per day. Seller shall provide necessary easements for access and utilities.</p>
Pricing Methodology	The methodology utilized for pricing was through a Request for Proposal (RFP) process conducted in the Fall of 2019. The RFP process required the purchaser to commit to build a speculative warehouse. Five proposals were received with Magnus Development providing the most competitive.
Intended Use	To develop and operate warehouse, logistic and manufacturing uses focused on small to midsized users not to exceed 157,500 total interior square feet.
Notes	SCPSA's Board of Directors declared Camp Hall property to be surplus real property and authorized that it or portions of it may be sold, leased, optioned or otherwise transferred for development purposes.

**EXHIBIT B
 CAMPUS 5, CAMP HALL COMMERCE PARK,
 BERKELEY COUNTY**

Purchaser and Date of PSA Execution	RealtyLink Investments, LLC, a South Carolina limited liability company PSA signed January 15, 2021 and additional 90-day extension period signed April 15, 2021
Acreage	Approximately 70 acres
Purchase Price	\$92,000.00 /acre as determined by survey
Earnest Money Deposit	\$25,000.00 upon PSA execution + \$10,000 for each extension of the Due Diligence Period.
Due Diligence Period	180 days from Effective Date of PSA with option to extend for two additional periods of 30 days each.
Approximate Closing Date	45 days from the expiration of the Due Diligence Period. Current estimated Closing Date 1/31/22.
Special Provisions	<p>a. Seller shall construct a sewer lift station to be located on Campus 1 enabling gravity sewer service to Campus 5 and ancillary sewer infrastructure to provide sewer service to Campus 5. Purchaser to reimburse Seller ½ of the cost up to \$150,000 for sewer infrastructure.</p> <p>b. Seller shall provide necessary easements for access and utilities.</p>
Pricing Methodology	The average of industrial land comparable sales for larger tracts within the local Jedburg Ridgeville, Hanahan and Ladson market from 2017 through 2019 which averaged \$92,423 per acre. The price was reduced from the overall market average by \$423 per acre to \$92,000 per acre to reflect the property's location at the periphery of the overall market, the cost to extend an internal road to access the development area and the benefits overall to Santee Cooper of a cold storage operation.
Intended Use	To develop and operate cold storage facilities.
Notes	SCPSA's Board of Directors declared Camp Hall property to be surplus real property and authorized that it or portions of it may be sold, leased, optioned or otherwise transferred for development purposes.

EXHIBIT C

LOTS 8 & 9, ASCOTT VALLEY INDUSTRIAL PARK, HORRY COUNTY

Purchaser and Date of PSA Execution	Joseph Ferraro and Jamie Ferraro PSA signed September 23, 2020
Acreage	Approximately 5.17 acres
Purchase Price	\$9,000.00 /acre as determined by survey
Earnest Money Deposit	\$2,300.00 upon PSA execution
Due Diligence Period	45 days from Effective Date of PSA.
Approximate Closing Date	On or before July 31, 2021 (awaiting Horry County approval of the Master Plan so we can record the plat)
Special Provisions	None
Pricing Methodology	The methodology utilized for pricing was determined by an appraisal on a per acre value for undeveloped land as SCPSA is not responsible for providing the development road and utility infrastructure. The required road and utility infrastructure will be provided by other entities.
Intended Use	Light Industrial consistent with Myrtle Beach Regional Economic Development Corporation recruitment efforts
Notes	SCPSA's Board of Directors declared Ascott Valley property to be surplus real property and authorized its sale on March 20, 2017; Ascott valley consists of 117 acres and was acquired by SCPSA in 2011; SCPSA is working in conjunction with the Myrtle Beach Regional Economic Development Corporation to develop this acreage into an industrial park to further economic growth in the State of South Carolina.

EXHIBIT E

LOT 2, ASCOTT VALLEY INDUSTRIAL PARK, HORRY COUNTY

Purchaser and Date of PSA Execution	B&B Crane Service, LLC, a North Carolina limited liability company PSA signed November 6, 2018
Acreage	Approximately 5.0 acres
Purchase Price	\$9,000.00 /acre as determined by survey
Earnest Money Deposit	\$4,500.00 upon PSA execution
Due Diligence Period	45 days from Effective Date of PSA.
Approximate Closing Date	Estimated Closing Date on or before July 31, 2021 (awaiting Horry County approval of the Master Plan so we can record the plat).
Special Provisions	None
Pricing Methodology	The methodology utilized for pricing was determined by an appraisal on a per acre value for undeveloped land as SCPSA is not responsible for providing the development road and utility infrastructure. The required road and utility infrastructure will be provided by other entities.
Intended Use	Light Industrial consistent with Myrtle Beach Regional Economic Development Corporation recruitment efforts
Notes	SCPSA's Board of Directors declared Ascott Valley property to be surplus real property and authorized its sale on March 20, 2017; Ascott valley consists of 117 acres and was acquired by SCPSA in 2011; SCPSA is working in conjunction with the Myrtle Beach Regional Economic Development Corporation to develop this acreage into an industrial park to further economic growth in the State of South Carolina.

**EXHIBIT F
 LAKE MARION LANE, ORANGEBURG COUNTY**

Purchaser and Date of PSA Execution	Land Investment Resources, Inc., a North Carolina corporation PSA signed December 1, 2020
Acreage	Approximately 94 acres
Purchase Price	\$750,000.00
Earnest Money Deposit	\$25,000.00 upon PSA execution + an additional \$40,000 within 5 days of the Continuation Notice (issued at expiration of Feasibility Period if Purchaser determines Property is acceptable). In the event Purchaser extends Closing, an additional Earnest Money Deposit of \$10,000 for each extension.
Feasibility Period	180 days from Effective Date of PSA with option to extend for two additional periods of 30 days each.
Approximate Closing Date	120 days from the expiration of the Feasibility Period (90 day Entitlement Period to obtain various permits and entitlements + 30 days to close) with the option to extend for two additional periods of 30 days. Closing Date currently projected to be on or before December 31, 2021 based on estimated timeframe for receiving the FERC approval as described below in Special Provisions.
Special Provisions	<p>a. Contingent upon rezoning approval from Forest and Agricultural to residential uses per Orangeburg County Zoning Designation RG.</p> <p>b. Subject to final FERC approval and a requirement that 2-5 acres be designated for use as a public access area to Lake Marion to include at a minimum a boat launch, two additional boat ramps, a paved parking area, a small dock to facilitate access to boats upon launching, as well as the supporting signage, lighting and site furnishing, to be constructed by Purchaser.</p> <p>c. In the event Purchaser acquires the adjacent property bearing Orangeburg County TMS 0327-00-00.00. Purchaser shall grant to SCPSA a permanent access easement over certain access roads to allow Seller access to the lake for operational purposes.</p>
Pricing Methodology	The methodology utilized for pricing was an estimated fair market value on a per acre basis using comparable sales in the area. The site was listed for sale on the Santee Cooper website for 3 years with limited interest due to additional factors impacting the value and level of interest. These factors include access to the parcel from a public road is very limited, access to the lake from the parcel is only through the use of community docks and the existing FERC license requires the construction a public boat landing.
Intended Use	Residential development and a public recreation site
Notes	<p>SCPSA's Board of Directors declared the Mill Creek Tract to be surplus real property and authorized that it or portions of it may be sold or otherwise transferred for development purposes in 2017;</p> <p>Orangeburg County on May 18, 2021 approved the rezoning of the parcel to Planned Unit Development for the purposes of a mixed-use residential community per the approved site plan. The approved site plan designates the location of a future public access boat landing, the location of the community docks as well as access from public roads.</p>

AGENCY: South Carolina Public Service Authority

SUBJECT: Residential Lot Sales Program

Section 58-31-30(4) of the South Carolina Code of Laws provides that the Public Service Authority has the power to acquire, purchase, hold, use, lease, mortgage, sell, transfer, and dispose of any property, real, personal, or mixed, or any interest therein. H.3194, as ratified by the General Assembly, includes an amendment to the South Carolina Code by adding Section 58-31-240, which providing among other things 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 Joint Bond Review Committee; however this provision does not apply to encroachment agreements, rights-of-way, or lease agreements made by the authority for property within the Federal Energy Regulatory Project boundary.

In deference to this pending legislation, the South Carolina Public Service Authority requests approval of its Residential Lot Sales Program.

The Authority has leased lots for residential use around Lakes Marion and Moultrie since the 1940s. Lots located within the Federal Regulatory Commission project boundary were originally leased because FERC rules prohibit a fee simple transfer of project lands. Over the years, lessees constructed homes and other improvements on the leased lots, with lessees holding title to the improvements and the Authority holding title to the real property. In 1979, the Federal Energy Regulatory Commission redefined the FERC boundary, which resulted in some residential leased property falling outside the new boundary. Because the lots are no longer within the FERC project boundary, there is no requirement for Santee Cooper to maintain title to the property.

By the 1990s, a majority of lessees expressed a desire to purchase their leased lots. In response, the Authority developed a comprehensive program for the sale of leased lots, and the Board authorized on 2 occasions the addition of certain lots to the program. All net proceeds of the sale of the property must be used to reduce outstanding debt, thereby benefitting the Authority's ratepayers.

The term of a leased lot can extend up to a total of 53 years, with an initial term of 40 years and an option for a 10-year extension, and an additional option for an additional 3-year extension. Leaseholders may purchase their leased lot at appraised value at any time during the term of their lease.

The Authority determines market value by obtaining and averaging the value determinations of 2 appraisals; and if the difference in the 2 appraisals exceeds 40%, the Authority obtains a third appraisal, with the average of the closer 2 appraised values established as the purchase price. If the leaseholder does not purchase their lot by the end of the term, the lease expires; and in that event, the leaseholder has the right to remove all improvements within 90 days of lease expiration. Any improvements remaining after 90 days become the property of the Authority.

Lots not purchased by the lessee are posted for sale on the Santee Cooper website under the “Land for Sale” page, with “For Sale” signs posted on the properties. Bids are open for a 30-day period, and lots are sold to the highest bidder, with the appraised value established as the minimum bid price. If no bids are received by the deadline, the lot is available for purchase at appraised value on a first come basis. Some lots cannot be permitted for new construction, and those lots are offered to adjacent lot owners for market value.

Originally, the Program included 2,533 leased lots, and 168 lots remain. Of the remaining lots, 44 are unleased lots currently available for purchase, and 124 lots remain under lease. About 25 lots are sold each year.

COMMITTEE ACTION:

Review and approve, modify, or reject continuation of the Authority’s Residential Lot Sales Program.

ATTACHMENTS:

1. Letter dated June 10, 2021, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Resolutions of the Authority adopted January 23, 1995, May 19, 1997, and August 23, 2010, establishing and supplementing the provisions of the program.

AVAILABLE:

1. Properties currently available for purchase or under lease.
2. Statutory References: Section 58-31-30 (Powers of the Authority) of the South Carolina Code of Laws; and proposed Section 58-31-240 amending the South Carolina Code pursuant to H.3194, as ratified by the House of Representatives and the Senate.

June 10, 2021

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

Re: South Carolina Public Service Authority Residential Lot Sales Program

Dear Chairman Leatherman,

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve the continued normal operations of its Residential Lot Sales Program (the “Program”) at its meeting on June 22, 2021.

Background

In the 1940’s, Santee Cooper began leasing lots for residential use around Lakes Marion and Moultrie. Lots were originally leased in lieu of a fee simple conveyance because the lots were within the Federal Energy Regulatory Commission (“FERC”) Project boundary, and FERC rules prohibit a fee simple transfer of project lands. Over the years, lessees constructed homes and other improvements on the leased lots. The lessees have title to the improvements, and Santee Cooper has title to the real property. In 1979, FERC redefined the FERC Project boundary, which resulted in some residential leased property falling outside the new boundary. Because the lots are no longer within the FERC Project boundary, there is no requirement for Santee Cooper to maintain title. By the early 1990’s, a majority of lessees expressed a desire to purchase their leased lots.

In response, Santee Cooper developed a comprehensive program for the sale of leased lots, and the Board approved the program for a number of specified lots on January 23, 1995. On May 19, 1997, the Board authorized adding an additional 26 isolated lots to the Program. These resolutions require that all net proceeds from the sale of the property be used to reduce outstanding debt; therefore, benefiting Santee Cooper’s ratepayers.

The Program

The term of a Santee Cooper leased lot can extend up to a total of 53 years. The initial term of the leases was 40 years with an option for a 10-year extension. Santee Cooper later added an option for an additional three-year extension. No further options are permitted.

Leaseholders may purchase their leased lot at appraised value at any time during the term of their lease. To determine a market value, Santee Cooper obtains two appraisals and averages those appraisals. If the two appraisals have a difference greater than 40%, Santee Cooper obtains a third appraisal, and the average of the closer two appraised values establishes the purchase price. If a leaseholder does not purchase his/her lot by the end of the term, the lease expires. In that case, the leaseholder has the right to remove all improvements within 90 days of lease expiration. Any improvements remaining after 90 days become the property of Santee Cooper.

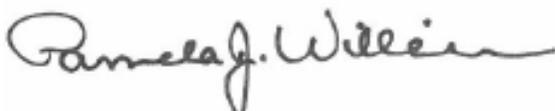
Lots that are not purchased by the lessee are posted for sale on the Santee Cooper website under the "Land for Sale" page with "For Sale" signs posted on the properties. Bids are open for a 30-day period, and lots are sold to the highest bidder, with the appraised value established as the minimum bid price. If no bids are received by the deadline, the lot is available for purchase at appraised value on a first come basis. Some lots cannot be permitted for new construction, and those lots are offered to adjacent lot owners for appraised value.

Current Status

Originally, the Program included 2,533 leased lots. To date, 93% have been sold, with 168 lots remaining - 44 unleased lots currently available for purchase and another 124 lots still under lease. At present, approximately 25 lots are sold each year.

Santee Cooper respectfully requests that the JBRC approve the request to continue normal operations of the Program. Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,



Pamela J. Williams

Attachments

Santee Cooper Board Resolutions
SC Code of Laws 58-31-30

SALE OF RESIDENTIAL LOTS -
SANTEE COOPER SUBDIVISIONS

PROPERTY COMMITTEE

*January 23, 1995

Adopted /

Rejected _____

Postponed _____

R E S O L U T I O N

WHEREAS, the Federal Energy Regulatory Commission renewed the operating license of the Authority on May 9, 1979; and

WHEREAS, the new license excluded certain Santee Cooper subdivisions from the Federal Energy Regulatory Commission project boundary except for a buffer zone a minimum of thirty (30) feet in width measured horizontally from the normal high water elevation, 76.8 feet mean sea level at the Santee Dam; and

WHEREAS, a recent survey of subdivision lot lessees reveals that a majority of them are in favor of purchasing their leased lot.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors, upon the recommendation of the Property Committee, hereby declares residential lots in the following subdivisions as surplus to the needs of the Authority:

Belvedere
Belvedere II
Belvedere III
Black Oak
Bluff
Bluff View
Bonneau Park
Calhoun
Church Branch
Clark
Cross
Davis
Diversion Canal
DuBois
DuBois Ext.
Eutaw Springs
Fountain
Fountain Lake
Francis Marion
Frierson
General Moultrie I
General Moultrie II
Gin Pond

High Hill
Live Oak
Low Falls
Mill Creek
Prince
Prince II
Prince III
Red Bank I
Red Bank II
Rowland
Sinkler
St. Julien
St. Julien Ext.
St. Julien Ext. II
Taw Caw II
W. B. Davis Jr.
West Wyboo
White Oak I
White Oak II
White Oak III
Wyboo

BE IT FURTHER RESOLVED, that the Property Management Division is hereby authorized to initiate a sales program for residential lots whereby leaseholders will be given an opportunity to purchase their leased lot. Lots which are currently unleased shall be offered for sale to the general public.

BE IT FURTHER RESOLVED, that fair market values for residential lots shall be established by qualified appraisal firms. A lessee will be given a leasehold value credit of 15% if the lot is purchased within two (2) years from the date of initial offering and a 10% credit if purchased within three (3) to five (5) years. Lot values will be adjusted annually based on historical appreciation rates of comparable lots.

BE IT FURTHER RESOLVED, that upon expiration of the lease agreements, leases which do not have the ten (10) year option may be extended for a period of ten (10) years in accordance with established rental rates and policies at the time of expiration. Those leases with provisions for the ten (10) year option will not be extended beyond the option period.

BE IT FURTHER RESOLVED, that in accordance with Federal Energy Regulatory Commission license requirements, the Authority shall retain ownership of a buffer zone a minimum of thirty (30) feet parallel to the high water mark. License requirements also mandate that a seventy-five (75) foot building setback from the high water mark shall also be maintained. In addition, flowage easements shall be reserved in all instruments of conveyance.

BE IT FURTHER RESOLVED, that the retained thirty (30) foot buffer zone adjacent to residential waterfront lots may be leased by the adjoining lot owner as marginal land in accordance with established leasing policies at an annual rental of \$50.00 subject to increases in the Consumer Price Index.

BE IT FURTHER RESOLVED, that the net proceeds from the sale of property hereby authorized to be sold, shall be used to reduce the outstanding indebtedness of the Authority, thereby benefiting the ratepayers of the Authority.

BE IT ALSO RESOLVED, that this resolution shall rescind and supersede any resolutions and policies inconsistent herewith.

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

This resolution was referred to and approved by the full Board.

SALE OF ISOLATED RESIDENTIAL
LEASES

PROPERTY COMMITTEE

*May 19, 1997

Adopted

Rejected

Postponed

R E S O L U T I O N

WHEREAS, by resolution dated January 23, 1995, the Board approved the sale of residential lots in Santee Cooper subdivisions; and

WHEREAS, a number of isolated tracts which were leased for residential purposes were not included in the January 23, 1995, resolution; and

WHEREAS, approximately twenty-six (26) of these isolated leases are located outside of the Federal Energy Regulatory Commission (FERC) boundary and can be offered for sale; and

WHEREAS, a number of these leaseholders have indicated a desire to purchase their residential leased lots.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors, upon recommendation of the Property Committee, hereby declares isolated residential leases located outside of the FERC boundary which allow dwellings as surplus to the needs of the Authority.

BE IT FURTHER RESOLVED that the Property Management Division is authorized to initiate a sales program for those isolated residential leases in accordance with the policies and procedures established for the sale of other residential leased properties.

*If approved by committee, this resolution will be referred to the full Board for approval.

This resolution was referred to and approved by the full Board.

BE IT FURTHER RESOLVED, that the Property Management Division is hereby authorized to initiate a sales program for residential lots whereby leaseholders will be given an opportunity to purchase their leased lot. Lots which are currently unleased shall be offered for sale to the general public.

BE IT FURTHER RESOLVED, that fair market values for residential lots shall be established by qualified appraisal firms. A lessee will be given a leasehold value credit of 15% if the lot is purchased within two (2) years from the date of initial offering and a 10% credit if purchased within three (3) to five (5) years. Lot values will be adjusted annually based on historical appreciation rates of comparable lots.

BE IT FURTHER RESOLVED, that upon expiration of the lease agreements, leases which do not have the ten (10) year option may be extended for a period of ten (10) years in accordance with established rental rates and policies at the time of expiration. Those leases with provisions for the ten (10) year option will not be extended beyond the option period.

BE IT FURTHER RESOLVED, that in accordance with Federal Energy Regulatory Commission license requirements, the Authority shall retain ownership of a buffer zone a minimum of thirty (30) feet parallel to the high water mark. License requirements also mandate that a seventy-five (75) foot building setback from the high water mark shall also be maintained. In addition, flowage easements shall be reserved in all instruments of conveyance.

BE IT FURTHER RESOLVED, that the retained thirty (30) foot buffer zone adjacent to residential waterfront lots may be leased by the adjoining lot owner as marginal land in accordance with established leasing policies at an annual rental of \$50.00 subject to increases in the Consumer Price Index.

BE IT FURTHER RESOLVED, that the net proceeds from the sale of property hereby authorized to be sold, shall be used to reduce the outstanding indebtedness of the Authority, thereby benefiting the ratepayers of the Authority.

BE IT ALSO RESOLVED, that this resolution shall rescind and supersede any resolutions and policies inconsistent herewith.

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

This resolution was referred to and approved by the full Board.

August 23, 2010

RESIDENTIAL LEASED LOT
SALES PROGRAM

Adopted √
Rejected
Postponed

RESOLUTION

WHEREAS, By resolution dated January 23, 1995, the South Carolina Public Service Authority ("Authority") established a plan whereby certain leased lots were authorized to be sold as a part of a plan known as the Residential Leased Lot Sales Program ("Program"); and

WHEREAS, Said resolution provided that after the expiration of the leases and any extensions thereof on lots included in the program the leases would not be further extended; and

WHEREAS, There are 381 leased lots covered by the program which have not been sold; and

WHEREAS, The lease terms for these remaining leased lots will be expiring over several years beginning 2012; and

WHEREAS, Management recommends that the Authority be authorized to extend the terms of said leases after the expiration of the leases and any extensions thereof for not more than three (3) years and charge as annual rent an amount equal to 5% of the appraised value of these lots at the time of the extension; now, therefore be it

RESOLVED, That the Authority is hereby authorized to extend the terms of unsold leased lots for up to three years without further extension; be it further

RESOLVED, That the Authority shall charge as rent for such lots an amount equal to 5% of the then fair market value of each lot at the time of the extension.

**If approved by Committee this resolution will be referred to the full Board for approval.*

This resolution was referred to and approved by the full Board.

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Permanent Improvement Project Proposal with Financing
Clemson University
Roadway Pedestrian Safety Improvements

Clemson University requests Phase II review to establish full design and construction to improve the primary roadway accessing the University and reduce traffic in the pedestrian-focused campus core. The project will be funded with proceeds from the issuance of general obligation state institution bonds.

Permanent Improvement Project. The project was established in December 2019 with a Phase I budget of \$315,000, funded with maintenance and stewardship funds of the institution. This request will increase the project budget to \$21,000,000, funded by proceeds from the issuance of general obligation state institution bonds.

The University's 2017 long-range plan provides for a shift toward pedestrian mobility in the heart of campus to ensure safety. Moreover, pedestrian crossings have increased following the openings of the Douthit Hills residence halls and new business school, and additional private housing developments downtown. The project provides for widening a 1.2-mile portion of Perimeter Road from U.S. 76 to Cherry Road; installing safety lighting, pedestrian and bike paths; improving signals; and performing other related work for roadway expansion. Additional safety improvements along Walter T. Cox Boulevard may be undertaken as planning proceeds, including raised plazas and speed tables, and improving pedestrian signals at intersections.

Execution of the construction contract is expected in December 2021, with completion of construction in July 2023.

General Obligation State Institution Bonds (Issued by the State on Behalf of Clemson University). Clemson proposes funding all or a portion of the permanent improvements with not exceeding \$21,500,000 of General Obligation State Institution Bonds, including expenses associated with issuance of the bonds.

Article X, §13(6)(b) of the South Carolina Constitution authorizes the issuance of state general obligation bonds for an institution of higher learning if the bonds are additionally secured by a pledge of the revenues derived from the tuition fees received by that institution; provided, that the maximum annual debt service on all state institution bonds issued for the institution and outstanding at any time will not exceed 90% of the total tuition fees received by the institution in the preceding fiscal year. Chapter 107 of Title 59 of the SC Code implements this constitutional provision.

Tuition fees collected by Clemson for FY2019-20 and made available to comply with the constitutional and statutory limit on debt service totaled \$48,231,363. Maximum annual debt service on existing and proposed bonds is not expected to exceed \$22,015,718, or 46% of tuition fees designated for compliance with the limit on annual debt service.

Documentation supporting submission of the permanent improvement project states that no student tuition or fee increase will be required for the renovation and construction of the facility. Clemson designates a portion of tuition for permanent improvements, and the amount so designated has increased from \$738 per student per semester in academic year 2015-16, to a level of \$1,005 per student per semester in academic year 2020-21.

The full faith and credit of the State will be pledged to the payment of the proposed bonds; however, no mortgage or lien will be given on any real property of the institution or the state.

In the event that revenue from tuition fees in any fiscal year is insufficient to meet the debt service requirements of the bonds, the State Treasurer is required to set aside general tax revenues of the state sufficient to provide for the debt service then or to become due in that fiscal year, and apply the funds set aside to the punctual payment of the obligation.

The University submission indicates that an enrollment decline of more than 50% would be required for revenues from tuition fees to be insufficient to support debt service. Clemson's enrollment has increased every year since 2002 and has grown approximately 25% in the past 10 years.

The term of the proposed bonds will be 20 years.

COMMITTEE ACTION:

Review and make recommendation regarding Clemson University's request to establish full design and construction for the Roadway Pedestrian Safety Improvements project, to be funded with \$21,000,000 in proceeds from the issuance of general obligation state institution bonds; and review and make recommendation regarding Clemson University's request for issuance by the state on its behalf of not exceeding \$21,500,000 of General Obligation State Institution Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Bond Information Report and Exhibits.

AVAILABLE:

1. Constitutional and Statutory References: Article X, §13(6)(b) of the South Carolina Constitution; Chapter 107 of Title 59 of the South Carolina Code of Laws (State Institution Bonds).
2. Board of Trustees resolution requesting issuance of the bonds pursuant to Chapter 107, Title 59, of the South Carolina Code of Laws.
3. Form of State Fiscal Accountability Authority resolution authorizing issuance of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **June 22, 2021**

Regular Agenda

1. Submitted By:

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


 Brian J. Gaines, Director, Executive Budget Office

2. Subject:

Clemson University – Roadway Pedestrian Safety Improvements

3. Summary Background Information:

- 1. Project: Clemson University
H12.9946: Roadway Pedestrian Safety Improvements

- Request: Establish Phase II Full Construction Budget and Change the Source of Funds to improve the primary vehicular roadway accessing the university to reduce traffic in the pedestrian-focused campus core.

- Included in CPIP: Yes – 2020 CPIP Priority 5 of 8 in FY21 (estimated at \$21,000,000)
- Phase I Approval: December 2019 (estimated at \$21,000,000) (SFAA)
- CHE Approval: 06/03/21

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds				21,000,000	21,000,000
Other – Maintenance & Stewardship	315,000		315,000	(315,000)	
All Sources	<u>315,000</u>		<u>315,000</u>	<u>20,685,000</u>	<u>21,000,000</u>

Summary of Work: The work will include widening a 1.2-mile portion of Perimeter Road from US 76 to Cherry Road, installing safety lighting, pedestrian and bike paths, and improved signals, and doing other associated work to allow for roadway expansion. Additional safety improvements along Walter T. Cox Boulevard formerly SC 93, may also be included as planning proceeds. These include adding raised plazas and speed tables and improving pedestrian signals at intersections.

Rationale: The university Long-Range Framework Plan, completed in 2017, calls for a significant shift toward pedestrian mobility in the heart of campus to ensure safety. Walter T. Cox Boulevard has seen large increases in pedestrian crossings with the addition of private housing developments downtown and the opening of the university’s Douthit Hills residence halls, providing more than 1,600 beds north of Walter T. Cox Boulevard. When the new College of Business opened in 2020, pedestrian crossings continued to increase, making it essential for safety that the university encourage vehicles to reroute away from the campus core by using Perimeter Road. While much of Perimeter Road is already four lanes, the 1.2-mile, two-lane section will likely deter additional use as congestion is

becoming more frequent during peak times when drivers enter and exit parking areas and roads that intersect Perimeter Road. Per the university, studies done for the university in 2018 show that efforts to move vehicular traffic to Perimeter Road have been successful, showing a 33% increase on Perimeter Road and corresponding decrease on Walter T. Cox Boulevard.

Facility Characteristics: An approximately 1.2-mile portion of Perimeter Road from US 76 to Cherry Road will be widened. The roadway improvements will be used by the entire Clemson community, including approximately 25,000 students and 5,400 faculty and staff.

Financial Impact: The project will be funded from State Institution Bond Funds (to be issued by the college for \$21,000,000). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$738 in 2015-2016 to 2020-2021 respectively.

Full Project Estimate: \$21,000,000 (internal) funded by State Institution Bonds.

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 Roadway Pedestrian Safety Improvements
2. Clemson University Bond Information Report



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Columbia, SC 29201

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May 20, 2021

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

Re: Not Exceeding \$21,500,000 of General Obligation State Institution Bonds (Issued on Behalf of Clemson University) of the State of South Carolina

Dear Rick:

Clemson University (the "University") plans to request project review and approval of proposed improvements related to its pedestrian safety project at the June 2021 Joint Bond Review Committee and State Fiscal Accountability Authority meetings, and in connection with such request will propose that a portion of the budget for such project include proceeds of the above-referenced bonds (the "Bonds"). In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of the University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for June 22, 2021.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "G. T. Pope, Jr.", written in a cursive style.

Gary T. Pope, Jr.

c: Rick Petillo, Chief Financial Officer, Clemson University
Kevin Kibler, Director, Debt Division, Office of State Treasurer

Enclosures

Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$21,500,000 of State of South Carolina General Obligation
State Institution Bonds (Issued on Behalf of Clemson University),
Series 2021

June 22, 2021

Amount and Type of Bond. Clemson University (the “University”) is making application to the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding \$21,500,000 of State of South Carolina General Obligation State Institution Bonds (Issued on Behalf of Clemson University), Series 2021 (the “Bonds”), in order to provide funds to: (i) construct, reconstruct, improve, furnish, and refurnish improvements to the primary vehicular roadway accessing the University and related improvements and infrastructure on the campus of the University, to include safety lighting, pedestrian and bicycle paths, and signals; (ii) reimburse the University for expenses incurred in anticipation of the issuance of the Bonds ((i) and (ii), the “Project”); and (iii) pay for expenses related to the issuance of the Bonds.

Revenues Pledged to Pay the Bonds. Tuition revenues of the University and the full faith, credit, and taxing power of the State of South Carolina would be pledged to the payment of the Bonds. Article X, Section 13, Paragraph (6)(b) of the South Carolina Constitution provides that general obligation bonds for any state institution of higher learning designated by the General Assembly (“State Institution Bonds”) may be issued, if such bonds shall be additionally secured by a pledge of the revenues derived from the tuition fees received by the particular institution of higher learning for which such State Institution Bonds are issued; provided, that the maximum annual debt service on all State Institution Bonds so additionally secured issued for such state institution thereafter to be outstanding shall not exceed 90% of the sums received by such state institution of higher learning from tuition fees for the fiscal year next preceding. Title 59, Chapter 107 of the South Carolina Code (the “Enabling Act”) provides for the authorization of State Institution Bonds. Section 11-29-30 of the South Carolina Code requires the State Treasurer to set aside from the tuition fees collected by such state institution and received in each fiscal year in which interest on and principal of the Bonds become due, so much of such revenues from such tuition fees as may be necessary in order to pay the interest on and principal of all State Institution Bonds issued on behalf of the University and due in each fiscal year, and the State Treasurer thereafter applies such moneys to the punctual payment of such principal and interest as they become due. In the event revenues derived from the tuition fees so pledged prove insufficient to meet the payments of interest on and principal of the Bonds in such fiscal year, then the State Treasurer is authorized and directed to set aside so much of the general tax revenues received in each fiscal year as may be necessary to pay the principal of and interest on the Bonds due in such year and to apply the same to the punctual payment of such principal and interest.

The sum of tuition fees, for the purposes of the Enabling Act, for the fiscal year ended June 30, 2020, totaled \$48,231,363. The debt service requirements on all existing, authorized, and proposed State Institution Bonds (Issued on Behalf of the University) are attached as Exhibit A.

Exhibit B reflects maximum annual debt service of \$22,015,718 in fiscal year 2024, and debt service utilization of fiscal year 2020 tuition fees ranging from 3% to 46%, compared to the 90% statutory limitation. The University will covenant that the schedule of tuition fees now in effect at the University will be revised from time to time and whenever necessary in order to provide the annual principal and interest requirements of all State Institution Bonds now or hereafter to be outstanding, which have been or will be issued on behalf of the University.

New Revenue Generation. Sustaining current operations and enrollment and enhancing campus safety, rather than revenue generation, is the basis for this Project. The University is not relying on any increase in revenues to pay debt service on the Bonds.

Other Funds Available to Pay Bonds. Current tuition levels are more than sufficient to pay the debt service on the Bonds. In order for current tuition levels to be insufficient, enrollment would need to decrease by more than 50%. Clemson's enrollment has increased every year since 2002 and has grown approximately 25% in the past 10 years.

Student Fees, Credit of the State, Mortgages. The full faith and credit of the State of South Carolina would be pledged to the payment of the Bonds. No Special Student Fee is authorized to be imposed in connection with the Bonds. No mortgage or lien has been or will be given in connection with the issuance of the Bonds.

Exhibit A

Clemson University - State Institution Bonds - Composite Debt Service

Fiscal Year	Existing Debt Service	Debt Service on		Proposed Issue		Composite Debt Service
		Authorized but Unissued	Principal	Interest		
6/30/2022	\$ 18,611,763	\$ 1,515,774	\$ 715,000	\$ 336,904	\$ 21,179,440	
6/30/2023	18,612,763	2,005,726	950,000	440,897	22,009,386	
6/30/2024	18,616,263	2,005,588	960,000	433,867	22,015,718	
6/30/2025	18,615,763	2,008,858	965,000	425,707	22,015,328	
6/30/2026	18,615,013	2,005,187	975,000	416,250	22,011,450	
6/30/2027	18,620,063	2,004,732	985,000	405,525	22,015,320	
6/30/2028	18,614,463	2,007,408	1,000,000	393,508	22,015,379	
6/30/2029	18,610,913	2,008,112	1,010,000	380,108	22,009,133	
6/30/2030	18,308,825	2,006,796	1,025,000	365,362	21,705,983	
6/30/2031	17,805,125	2,008,708	1,045,000	349,372	21,208,205	
6/30/2032	12,854,269	2,009,327	1,060,000	332,443	16,256,039	
6/30/2033	12,704,294	2,009,645	1,080,000	311,879	16,105,818	
6/30/2034	12,559,231	2,005,325	1,105,000	288,119	15,957,675	
6/30/2035	10,023,319	2,007,006	1,130,000	261,489	13,421,813	
6/30/2036	9,868,200	2,004,626	1,160,000	232,109	13,264,935	
6/30/2037	6,054,700	2,008,367	1,195,000	199,977	9,458,044	
6/30/2038	900,250	2,008,315	1,225,000	165,202	4,298,767	
6/30/2039	900,200	2,009,330	1,265,000	127,840	4,302,370	
6/30/2040	494,400	2,006,660	1,305,000	87,866	3,893,926	
6/30/2041	-	2,005,184	1,345,000	45,192	3,395,376	
Totals	\$ 251,389,813	\$ 39,650,674	\$ 21,500,000	\$ 5,999,613	\$ 318,540,100	

Exhibit B

Clemson University - State Institution Bonds - Coverage

Fiscal Year	Composite Debt		FY20 Tuition	Pro Forma Pledged Tuition	Utilization of
	Service		Pledged to Debt Service		Pledged Revenues (90% is Debt Limit)
6/30/2022	\$ 21,179,440	\$	48,231,363	\$ -	44%
6/30/2023	22,009,386		48,231,363	-	46%
6/30/2024	22,015,718		48,231,363	-	46%
6/30/2025	22,015,328		48,231,363	-	46%
6/30/2026	22,011,450		48,231,363	-	46%
6/30/2027	22,015,320		48,231,363	-	46%
6/30/2028	22,015,379		48,231,363	-	46%
6/30/2029	22,009,133		48,231,363	-	46%
6/30/2030	21,705,983		48,231,363	-	45%
6/30/2031	21,208,205		48,231,363	-	44%
6/30/2032	16,256,039		48,231,363	-	34%
6/30/2033	16,105,818		48,231,363	-	33%
6/30/2034	15,957,675		48,231,363	-	33%
6/30/2035	13,421,813		48,231,363	-	28%
6/30/2036	13,264,935		48,231,363	-	28%
6/30/2037	9,458,044		48,231,363	-	20%
6/30/2038	4,298,767		48,231,363	-	9%
6/30/2039	4,302,370		48,231,363	-	9%
6/30/2040	3,893,926		48,231,363	-	8%
6/30/2041	3,395,376		48,231,363	-	7%

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 20 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H15 - College of Charleston	2	1,000	23,681,500	29,100,000
H27 - University of South Carolina - Columbia	2	30,000	6,745,000	302,575,000
H59 - Northeastern Technical College	1	82,657	5,427,841	5,510,498
H59 - York Technical College	1	-	49,063	3,270,818
Higher Education Total	6	113,657	35,903,404	340,456,316
Agencies				
D50 - Department of Administration	3	849,389	543,075	1,392,464
E24 - Office of the Adjutant General	1	11,230	815,944	827,174
H67 - South Carolina Educational Television	1	4,335	4,335	289,000
J12 - Department of Mental Health	1	16,167,812	150,000	16,317,812
N04 - Department of Corrections	2	15,255	1,001,745	1,017,000
P24 - Department of Natural Resources	1	-	20,000	453,550
P24 - Department of Natural Resources	2	4,350,000	403,002	4,753,002
P28 - Department of Parks, Recreation & Tourism	3	24,000	1,591,000	2,600,000
Agencies Total	14	21,422,021	4,529,101	27,650,002
Grand Total	20	21,535,678	40,432,505	368,106,318

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet - Summary 6-2021 covering the period March 13, 2021 through April 23, 2021.

1. Project: College of Charleston
 H15.9674: Electrical Grid Infrastructure Upgrades
- Request: Establish Phase I Predesign Budget to examine and repair and/or replace the entire campus electrical distribution system.
- Included in CPIP: Yes – 2020 CPIP Priority 6 of 12 in FY22 (estimated at \$15,000,000)
- CHE Approval: 06/03/21
- Supporting Details: Pages 13-22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project				82,500	82,500
All Sources				<u>82,500</u>	<u>82,500</u>

Summary of Work: The campus electrical grid is a network of overhead and underground conduit and wiring that serves the entire main campus. This project will examine and systematically repair and/or replace hubs, transformers, conduit, wiring, switches, surge protection and other components in a phased approach over at least five years.

Rationale: Approximately eight (8) out of the total thirty-eight (38) transformers on the power distribution system are live front. The term ‘live front’ means that when the primary compartment doors are opened on the front of the transformer the operator is directly exposed to high voltage, which is a safety hazard. Multiple incremental repairs and upgrades were made over the last 50 years as buildings were demolished, renovated, or constructed. The electrical distribution system upgrade will substantially reduce the risk of catastrophic failure, increase delivery reliability, increase system resilience, alleviate safety concerns, and accommodate future load growth.

Facility Characteristics: The Main Campus electrical grid is was completed in 1972 (49 years old). The College maintains 150 buildings, constructed from 1770 to 2015 (6 to 251 years old, with the average being 160 years old). The electrical distribution grid serves the entire CofC community of 10,133 students, 809 faculty, 1,203 staff, plus clients, visitors, parents, and potential students.

Financial Impact: The project will be funded from Capital Improvement Project Funds (uncommitted balance \$22 million at April 22, 2021). Revenue to this fund is generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has increased from \$804 to \$906 for the academic years 2015-2016 to 2020-2021 respectively. \$483 of the \$906 is currently pledged for debit service. The balance of the fee, \$423 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$5,500,000 (internal) funded by Capital Improvement Project Funds.

2. Project: College of Charleston
 H15.9673: Guaranteed Energy Savings Contract
- Request: Establish Phase II Full Construction Budget and Change the Source of Funds for building automation/monitoring, electrical, lighting, weatherization, and water conservation measures that will benefit all college owned campus buildings.
- Included in CPIP: No – The project team at the college was not aware this initiative should be included in the CPIP.
- Phase I Approval: February 2021 (estimated at \$23,350,000) (SFAA)
- CHE Approval: 06/03/21
- Supporting Details: Pages 23-34

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Renovation Reserve	1,000		1,000	(1,000)	
Other, Master Lease Program				22,350,000	22,350,000
Other, Capital Improvement Project				1,250,000	1,250,000
All Sources	<u>1,000</u>		<u>1,000</u>	<u>23,599,000</u>	<u>23,600,000</u>

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

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

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

- Financial Impact:** The project will be funded from Capital Improvement Project Funds and the Master Lease Program. The Master Lease Program from the State Treasurer's Office, pursuant to SC Code § 48-52-670 and SC Code § 11-35-1530. The establishment and maintenance of the State Treasurer's Office Master Lease Program is authorized through Section 1-1-1020, SC Code of Laws. The Program provides cost-effective financing arrangements to South Carolina's state agencies, colleges, and universities for the purpose of acquiring equipment needed to effectively improve and execute services on behalf of the State. The Program provides accepted applicants with financial assistance in obtaining office, telecommunications, medical, data processing, and energy conservation equipment as well as related software. The project is expected to result in a decrease of \$413,380 (year 1), and \$20,000 (years 2 and 3), in annual operating expenses. This project will realize a net energy savings of \$31 million over a 30-year period. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has increased from \$804 in academic year 2015-2016.
- Full Project Estimate:** \$23,600,000 (internal) funded by Capital Improvement Project Funds and the State Treasurer's Office Master Lease Program. Contract execution is expected in July 2021 with construction completion in July 2023.

3. Project: University of South Carolina - Columbia
 H27.6139: New Health Sciences Campus - Medical Education and Research Facilities
- Request: Establish Phase I Predesign Budget to construct a new University of South Carolina School of Medicine facilities to replace current leased space in the Wm. Jennings Bryan Dorn Veterans Affairs Medical Center campus in Columbia.
- Included in CPIP: Yes – 2020 CPIP Priority 1 of 11 in FY21 (estimated at \$285,000,000)
 CHE Approval: 06/03/21
 Supporting Details: Pages 35-48

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				4,200,000	4,200,000
All Sources				<u>4,200,000</u>	<u>4,200,000</u>

Summary of Work: The proposed new Medical Education Building will provide spaces to accommodate classrooms, anatomy labs, clinical skills, simulation spaces, faculty offices, administration offices, and student support. Initial programming suggests a four or five-story facility of approximately 130,000 gross square feet and is also based on analyses of recently completed schools of medicine. The building is envisioned to expand the medical student class size from 100 to 160 students per year. Inter-professional education program class sizes to be accommodated in the new facility will increase from the current 214 students to 360 students over time. The multi-disciplinary Research Building will provide modern research space and wet labs for numerous university health and science disciplines with associated support spaces. Initial programming suggests a facility of approximately 162,000 gross square feet. The project will include associated site improvements to include grading, landscaping, hardscaping, paved surface parking, site lighting, and site utility infrastructure for storm water, domestic water, sanitary waste, natural gas, and electrical services.

Rationale: The School of Medicine leases space from the Department of Veterans Affairs and it is expected that the VA will decrease the area available to lease to the School of Medicine after 2030 in response to growth in the VA mission to support veterans. It is also understood that the VA will begin assessing market-rate lease costs on the space they will remain willing to lease. The buildings at the Dorn VA campus were constructed in the 1930s and require constant and costly maintenance and capital reinvestment to extend their service lives. Moreover, the buildings do not provide a flexible technology-based environment in which to maximize the potential for modern education and research. Per the university, the current SOM Columbia campus does not reflect its cutting-edge reputation, and the location is unsustainable, with a tight fit of 341,000 square feet of inefficient space at the Dorn VA Center, leased from the U.S. Department of Veterans Affairs for \$1 per year until 2030. Additionally, per the university, the space requires about \$75 million in capital investment to address deferred maintenance and to modernize the space for 21st century medical education and research. If such an investment was begun with the expectation that the lease would be renewed, the lease rate would increase to an expected market rate of \$26 or more per square foot, costing the school \$8.8M in annual rent.

Facility Characteristics: The current School of Medicine is 341,000 square feet and was constructed in the 1930s (91 years old). The new Medical Education Building will be 130,000 gross square feet and the Research Building will be 162,000 gross square feet. The Medical Education Building will be the home of the School of Medicine. The facilities will be designed to meet either LEED Silver or Green Globes certification standards. The Research Building will accommodate inter-disciplinary research in support of Medicine, Public Health, Pharmacy, Nursing, and other synergistic programs. Using the enrollment growth plan as a guide, the estimated number of students, faculty, staff, and visitors expected to utilize the new facilities is approximately 2,000.

Financial Impact: This project will be funded from Other, Institutional Funds (uncommitted balance \$65.4 million at May 26, 2021). Revenue to this fund is generated from tuition and fees, sales and services activities, indirect cost recovery from grants, reserve funds and other misc. sources. The project is expected to result in a decrease in annual operating expenses, but those amounts have not yet been determined. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$319.50 per student per semester, and has not increased from academic year 2017-2018 respectively.

Full Project Estimate: \$300,000,000 (internal) funded by \$124,612,000 State Institutional Bonds, \$92,388,000 Institutional Tuition and Fee Reserves, \$9,000,000 Institutional Non-Tuition Reserves, \$8,000,000 Institutional Capital Project Funds, \$11,000,000 Gift Funds, and \$55,000,000 Capital Reserve Funds,

4. Project: University of South Carolina - Columbia
 H27.6135: Colonial Life Arena Roof Replacement and Envelope Maintenance
- Request: Establish Phase II Full Construction Budget to replace the entire arena and concourse roof membrane, the moisture-damaged portions of the rigid insulation substrate and also add insulation for increased R-value.
- Included in CPIP: Yes – 2020 CPIP Priority 2 of 11 in FY21 (estimated at \$2,850,000)
 Phase I Approval: June 2020 (estimated at \$2,850,000) (SFAA)
 CHE Approval: 06/03/21
 Supporting Details: Pages 49-68

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Athletic, Operating	30,000		30,000	2,545,000	2,575,000
All Sources	<u>30,000</u>		<u>30,000</u>	<u>2,545,000</u>	<u>2,575,000</u>

Summary of Work: To replace the entire original 19-year-old thermoplastic polyolefin membrane (TPO) roof on the Colonial Life Arena with a white TPO membrane roof and all associated flashing and coping, which will come with a 20-year warranty. The project will also replace the moisture-damaged portions of the rigid insulation substrate and address moisture intrusion occurring in the stucco and masonry exterior walls surrounding the concourse. Localized cracking at stucco and masonry joints must also be addressed to prevent moisture intrusion. The exterior stucco will be patched and re-coated for a consistent finish at all facades.

Rationale: The existing roof has recently become more problematic by allowing water to intrude at membrane joints and where membrane cracking and seam failure has occurred. The roof is routinely being patched to mitigate water intrusion. The roof warranty has expired, and the roof must be replaced to ensure that leaks do not impact events in the arena.

Facility Characteristics: The Colonial Life Arena is 328,966 square feet and was completed in 2002. (19 years old) The roof is 175,000 gross square feet. The facility is utilized by the Athletics Department and for other non-athletic events and has a seating capacity for 18,000 people.

Financial Impact: The project will be funded from Athletic Operating Funds. (uncommitted balance \$13.1 million at April 21, 2021). Revenue to the fund is generated from Athletic revenues which consist of ticket sales, SEC Conference Distributions, Gamecock Club contributions, seat premiums, corporate sponsorships, gifts, and other donations. The project is expected to result in a decrease of \$5,000 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$81 per student per semester, and has increased from \$34.50 to \$81 for the academic years 2017-2018 to 2021-2022 respectively. A legal agreement was negotiated between the university and Firestone regarding replacement of the existing TPO roof membrane material (not to include installation) at no cost to the university; furthermore, this replacement material is to be provided with a 20-year labor and material warranty from Firestone. REI will

include a 5-year roof installer warranty in its specifications along with requirements for bidders to be a Firestone approved installer.

Full Project Estimate: \$2,575,000 (internal) funded by Facilities and Athletic Operating funds. Contract execution is expected in November 2021 with construction completion in March 2022.

5. Project: York Technical College
 H59.6171: York – Renovate H Building
- Request: Establish Phase I Predesign Budget to renovate the outdated Administration Building at York Technical College.
- Included in CPIP: Yes – 2020 CPIP Priority 2 of 2 in FY21 (estimated at \$3,270,818)
 CHE Approval: 06/03/21
 Supporting Details: Pages 69-78

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Capital Reserve				49,063	49,063
All Sources				<u>49,063</u>	<u>49,063</u>

Summary of Work: The project will include modernization of carpets, walls, HVAC, and lighting. ADA accessibility improvements also need to be made. The 50-year old fan coil units and pneumatic controls will be replaced. The 20-year old air-handling units will be replaced. Existing T8 lighting will all be replaced with LED lighting. Plumbing fixtures (urinals/toilets/sinks/flush valves) will be replaced with new low flow fixtures. The 20+ year old carpet will be replaced. Walls will be repainted. Due to the age of the building, there are also asbestos containing materials in walls, pipe insulation and ceilings, that can be effectively removed at the time of renovations.

Rationale: The building has not undergone any changes since offices in the IT area were remodeled and a new HVAC system was installed in the rear of the building om 1996. The college has held off renovation of this building because the first priority must be spaces used by students.

Facility Characteristics: The Administration Building is 15,342 square feet and was constructed in 1970 (51 years old). Approximately 40% of the HVAC system was renovated in 1997 (24 years old), but the remaining 60% is original to the building including old floor mounted 4-pipe fan coil units and pneumatic controls. All faculty and staff (475 employees) use this building throughout the year to meet with accounting, human resources, business services, and college advancement. Approximately 40 staff work in this building permanently. All new employee interviews originate in this building and conference rooms in this building are used daily by all faculty and staff including meetings with outside clients. Some students visit the building regularly if they are inquiring about work study opportunities or meeting with accounting or business services regarding their school finances.

Financial Impact: The project will be funded from College Capital Reserve Funds (uncommitted balance \$10.9 million at December 31, 2020). Revenue to this fund is generated from excess revenues generated by college operations. Makeup of college revenues: More than one-quarter of all revenues come from Pell and other Federal Financial Aid programs, which is approximately equal to actual student out-of-pocket expense. The project is expected to result in a decrease of \$927 (year 1), \$955 (year 2), and \$984 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. The college does not charge a fee to students for capital improvements. Per the college, because individual revenue dollars (with the exception of grant/contract

programs that run zero cash flow) are not tracked as they are spent, it is impossible to say with absolute certainty what portion of net unrestricted assets come from student payments.

Full Project Estimate: \$3,270,818 (internal) funded by Other, Capital Reserve Funds.

6. Project: Northeastern Technical College
 H59.6163: Marlboro Campus Renovations
- Request: Establish Phase II Full Construction Budget and Change Fund Source to renovate 18,210 square feet and upfit 11,560 square feet of new additions, exterior façade improvements, and new exterior recreation area with decorative fencing.
- Included in CPIP: Yes – 2020 CPIP Priority 1 of 2 in FY21 (estimated at \$5,510,497)
 Phase I Approval: October 2020 (estimated at \$5,510,497) (SFAA)
 CHE Approval: 06/03/21
 Supporting Details: Pages 79-104

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Restricted Capital Contributions	82,657		82,657	(82,657)	
Other, EDA Grant				5,510,498	5,510,498
All Sources	<u>82,657</u>		<u>82,657</u>	<u>5,427,841</u>	<u>5,510,498</u>

Summary of Work: The interior renovations will include new restrooms, a nursing training location, EMT classrooms, an upgraded welding area and metal fabrication shop, a construction technology area, a tutoring classroom, an office for SC Works with a community room, a Diesel technology classroom and garage with storage space, a mechatronics, a recreation area, a lobby entrance, and roof replacement. Specialty equipment and process piping are not included in this estimate. The existing roof is an ethylene propylene diene terpolymer (EPDM) roof and is 21 years old. The new roof to be installed will be a new 60 Mil White TPO Mechanically attached roof system over new insulation. The new roof will include a 20-year material warranty and a 20-year labor warranty upon completion. The addition to the building will be added to provide a space for a diesel technology garage/storage space for the Diesel Mechanics program.

Rationale: The college was recently awarded a National Science Foundation (NSF) grant entitled "Pathways to Diesel Technology Careers for High School and Community College Students" and the addition to the building for the diesel technology garage/storage space will be utilized for their NETC dual enrollment and diesel technology students.

Facility Characteristics: The Marlboro Campus is on approximately 6.9 acres and is leased from the Northeastern Technical College Foundation. There is one 46,238 square foot building included in this project which was constructed in 1999 (22 years old). Approximately 18,210 square feet will include interior renovations, with 11,560 square feet to be added to the building. The current NETC Marlboro Campus serves over 370 students and 25 employees throughout Marlboro County and surrounding areas. This campus will also serve as the primary campus for industries, businesses, and citizens of Marlboro County (2019 population: 26,118) and surrounding areas.

Financial Impact: The project will be funded from Other, Economic Development Administration Grant Funds (grant award \$5.5 at April 23, 2021). The project is expected to result in an increase of \$7,500 (year 1), and \$15,000 (year 2 and 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of

tuition is designated for capital improvements, currently \$36 per student per semester, and has not increased from its inception in academic year 2018-2019. Per the college, prior to the design phase of the buildings, Lambert Architecture + Construction Services engaged with a specialty firm to review the project for the additional costs versus benefits associated with achieving LEED Certification. Based on the findings, a total cost increase for LEED certification will cost \$320,150, with a 30-year payback of only \$300,000. Therefore, they have been informed that the cost benefit does not justify LEED certification for this project.

Full Project Estimate: \$5,510,498 (internal) funded by Other, EDA Grant Funds. Contract execution is expected in July 2021 with construction completion in January 2023.

7. Project: Department of Administration
 D50.6071: Gressette Building – Replace Identified VAV’s Throughout Facility
- Request: Establish Phase II Full Construction Budget for the replacement of identified VAV terminal hot water reheat throughout the Marion Gressette building.
- Included in CPIP: Yes – 2020 CPIP Priority 15 of 33 in FY21 (estimated at \$491,000)
 Phase I Approval: March 2021 (estimated at \$249,600) (JBRC Staff)
 CHE Approval: N/A
 Supporting Details: Pages 105-114

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State (transfer from 6030)				278,760	278,760
Other, Depreciation Reserve	4,944		4,944	81,096	86,040
All Sources	<u>4,944</u>		<u>4,944</u>	<u>359,856</u>	<u>364,800</u>

- Summary of Work: The project includes replacing the more critical VAV units that have exceeded their useful life.
- Rationale: This project was identified through a facility condition assessment. The VAV systems frequently require repairs, and parts are becoming obsolete.
- Facility Characteristics: The building is 81,737 gross square feet and was constructed in 1976 (45 years old). The VAV units are original to the building. The building houses the SC State Senate (offices, conferences, and meeting rooms). 166 employees plus any visitors utilize the building.
- Financial Impact: The project will be funded from Appropriated State (transfer from D50-6030) (uncommitted balance \$278,760 at April 22, 2021) and Depreciation Reserve Funds (uncommitted balance \$743K at April 22, 2021). Revenue to the fund is derived from the rent account which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$364,800 (internal) funded by Appropriated State Funds and Depreciation Reserve Funds. The estimated cost to complete the project has decreased from the 2020 CPIP because in the CPIP, this was planned to be a phased project with the first phase being the 5th floor and other floors budgeted in subsequent years. After discussions with maintenance staff and with the tenant, it was determined that it would be better to target the areas throughout the building where they are having the most trouble regulating temperatures as opposed to doing one whole floor which is a reduced scope in terms of the number of VAVs to be replaced at this time. Additionally, because of COVID, they had to postpone doing the actual work of the window replacement project in Gressette until this summer, and it would not be possible to complete an entire floor of VAVs while the General Assembly is out of session while also doing the windows. Contract execution is expected in July 2021 with construction completion in December 2021.

8. Project: Department of Administration
 D50.6000: Blatt Building Replace Hot/Cold Water Pumps & Heat Exchanger
- Request: Increase Phase II Full Construction Budget to add the cost of additional pumps associated with the cold-water system that were not included in the previous Phase II request.
- Included in CPIP: Yes – 2017 CPIP Priority 5 of 11 in FY18 (estimated at \$350,000)
 Phase I Approval: February 2018 (estimated at \$326,683) (JBRC)
 Phase II Approval: April 2018 (estimated at \$338,695)
 CHE Approval: N/A
 Supporting Details: Pages 115-126

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State (transfer from 6023)				183,219	183,219
Other, Depreciation Reserve	4,900	333,795	338,695		338,695
All Sources	<u>4,900</u>	<u>333,795</u>	<u>338,695</u>	<u>183,219</u>	<u>521,914</u>

- Summary of Work: The project will replace the hot and cold-water pumps, heat exchanger, and steam valve at the Blatt Building in the Capital Complex in Columbia.
- Rationale: The pumps along with the associated shared piping between the two systems need to be replaced in order for the entire system to operate as designed. All of this equipment is original to the building, frequently requires difficult repairs, and is unable to perform at original capacity.
- Facility Characteristics: The Soloman Blatt Building is 155,162 gross square feet and was constructed in 1978 (43 years old). The building is utilized by the House of Representatives and occupied by approximately 80-100 staff year-round, and from January to July each year the number increases to approximately 330.
- Financial Impact: The project will be funded from Appropriated State Funds, as a transfer from D50-6023 (uncommitted balance \$183,219 at April 22, 2021). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$521,914 (internal) funded by Appropriated State Funds. Contract execution is expected in April 2022 with construction completion in December 2022.

9. Project: Department of Administration
 D50.6055: SC State House Portico Pavers North Side
- Request: Change the Source of Funds to repair identified areas in the portico pavers on the north side of the SC State Capital.
- Included in CPIP: Yes – 2020 CPIP Priority 5 of 33 in FY21 (estimated at \$350,000)
 Phase I Approval: October 2020 (estimated at \$347,767) (JBRC)
 Phase II Approval: March 2021 (estimated at \$505,750) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 127-134

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY21 Appropriated State	5,247	334,899	340,146		340,146
Other, Depreciation Reserve		165,604	165,604		165,604
All Sources	<u>5,247</u>	<u>500,503</u>	<u>505,750</u>		<u>505,750</u>

- Summary of Work: The scope of work includes repairing and replacing the waterproofing on the north portico side of the SC State House building. This includes repairing and improving the drainage in the entire area as well as installing all new waterproofing membrane. The scope of this project includes cleaning and repairing stone in required areas.
- Rationale: During heavy rain areas leak and cause damage to the structure and the contents of the facility. Similar repairs and improvements were applied to the south side portico with positive results.
- Facility Characteristics: The area of the portico pavers to be renovated is approximately 1,518 square feet, and the SC State House was constructed in 1851 (170 years old), with the building being completely renovated in 1997 (24 years old). The State House is utilized by the Senate, House of Representatives, Legislative Council, Legislative Information Systems, Governor’s Office, Lieutenant Governor’s Office, Department of Public Safety and Parks Recreation & Tourism. According to SC Parks, Recreation & Tourism the average number of visitors to the SC State House is 110,000 annually.
- Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$3328,509 at January 21, 2021) and Depreciation Reserve Funds (uncommitted balance \$474,168 at January 21, 2021). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$505,750 (internal) funded by Appropriated State, (from Permanent Improvements Funds to Capital Complex & Mansion & Garden Funds), and Depreciation Reserve Funds. Contract execution is expected in June 2021 with construction completion in November 2021.

10. Project: Office of the Adjutant General
 E24.9825: MTC Solar Canopy Photovoltaic Power Generator (Gate Parking Lot)
- Request: Establish Phase II Full Construction Budget to construct solar canopies at McCrady Training Center.
- Included in CPIP: Yes – 2020 CPIP Priority 22 of 25 in FY21 (estimated at \$739,440)
 Phase I Approval: October 2020 (estimated at \$748,650) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 135-154

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	11,230		11,230	815,944	827,174
All Sources	<u>11,230</u>		<u>11,230</u>	<u>815,944</u>	<u>827,174</u>

- Summary of Work: The project will include the construction of three 8 space solar canopies and installation of 112 solar panels, which will allow the agency to utilize the parking area for both vehicle parking and solar power generating, which in turn allows them to use a specific area for dual purpose.
- Rationale: The energy upgrades will reduce energy consumption by the SC Army National Guard and will assist with compliance with Executive Order 13154, the Energy Independence Act of 2007, and other federal and state statutes and regulations.
- Facility Characteristics: The solar canopies will accommodate soldiers and staff members from the 218th Regional Training Institute. The canopy will cover an estimated 24 vehicles.
- Financial Impact: The project will be funded from Federal National Guard Bureau Funds (uncommitted balance \$8.1 million at April 1, 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 a decrease of \$31,723 (years 1 thru 3) in annual operating expenses.
- Full Project Estimate: \$827,174 (internal) funded by National Guard Bureau Funds. Contract execution is expected in October 2021 with construction completion in August 2022.

11. Project: South Carolina Educational Television Commission
 H67.9520: TCC Microwave Tower Install
- Request: Establish Phase I Predesign Budget to install a tower at the ETV Studio in Columbia that would centralize and house the microwave equipment.
- Included in CPIP: Yes – 2020 CPIP Priority 2 of 10 in FY21 (estimated at \$289,000)
 CHE Approval: N/A
 Supporting Details: Pages 155-162

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Spectrum Auction				4,335	4,335
All Sources				<u>4,335</u>	<u>4,335</u>

- Summary of Work: The project is for the purchase and installation of the tower on state owned property.
- Rationale: The state is considering selling the Rutledge Building and this move would eliminate the future request to remove the equipment from the Rutledge Building.
- Facility Characteristics: The existing tower was purchased in 2001 (20 years old). The tower is managed by on staff tower crew.
- Financial Impact: The project will be funded from Other, Spectrum Auction Funds (uncommitted balance \$12.4 million at April 6, 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 \$32,854.74 (year 1), and \$33,783.48 (year 2), and \$34,740.08 (year 3) in annual operating expenses.
- Full Project Estimate: \$289,000 (internal) funded by Other, Spectrum Auction Funds.
- Other: The agency will be removing the tower from the Rutledge building, as well as a pole on the rooftop of the Capital Center after installation of this new tower at the SC ETV Studio.

12. Project: Department of Mental Health
 J12.9736: Harris Hospital HVAC and Sprinkler Renovations
- Request: Increase Phase II Full Construction Budget to cover additional costs for three change orders due to project delays caused by the COVID-19 pandemic, and multiple unknowns encountered during the renovation of the hospital.
- Included in CPIP: Yes – 2019 CPIP Priority 3 of 7 in FY20 (estimated at \$16,167,812)
 Phase I Approval: December 2014 (estimated at \$8,100,000) (SFAA)
 Phase II Approval: June 2016 (estimated at \$10,300,000) (SFAA)
 Phase II Increase Approval: August 2017 (estimated at \$13,089,595) (SFAA)
 Phase II Increase Approval: December 2018 (estimated at \$15,376,812) (SFAA)
 Phase II Increase Approval: August 2019 (estimated at \$16,167,812) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 179-190

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	120,000	16,047,812	16,167,812	150,000	16,317,812
All Sources	<u>120,000</u>	<u>16,047,812</u>	<u>16,167,812</u>	<u>150,000</u>	<u>16,317,812</u>

- Summary of Work: The project is replacing the HVAC distribution and fire sprinkler system, including ductwork, underground chilled water piping, controls, and the energy plant’s cooling towers. The project is in its final phase, starting work in Lodge A, and is expected to be complete by July 2021.
- Rationale: The existing system is beyond its normally expected service life and is difficult to maintain due to limited service parts and obsolete technology. It is experiencing an increased frequency of system failures.
- Facility Characteristics: The Patrick B. Harris Psychiatric Hospital, located in Anderson County, is a 162,310-gross-square-foot acute inpatient hospital constructed in 1985 (36 years old). The hospital has 200 licensed beds and current operating capacity of 125 beds. It is currently utilized by 652 outpatient clients, 311 staff and 125 inpatient clients.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$3.1 million at April 13, 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 \$30,000 (year 1), and \$60,000 (years 2 and 3), in annual operating expenses.
- Full Project Estimate: \$16,317,812 (internal) funded by Capital Improvement & Maintenance Funds. Construction completed is anticipated in July 2021.

13. Project: Department of Corrections
 N04.9772: Broad River Complex – Add Security Fence
- Request: Establish Phase II Full Construction Budget to add security fencing to the front of the SCDC’s Broad River Complex.
- Included in CPIP: No – The project was not identified at the time of the 2020 CPIP submission.
 Phase I Approval: March 2021 (estimated at \$737,000) (JBRC)
 CHE Approval: N/A
 Supporting Details: Pages 191-200

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY20 Carryforward	11,055		11,055	725,945	737,000
All Sources	<u>11,055</u>		<u>11,055</u>	<u>725,945</u>	<u>737,000</u>

Summary of Work: The fence will be an ornamental steel fence approximately 2,150 linear feet long with 4 vehicle gates and one keypad protected pedestrian gate.

Rationale: The fence will prevent unauthorized access to all SCDC’s facilities within the Broad River Complex from the Broad River Road area. The new fence will prevent individuals from walking up to the Headquarters building without first having passed through a security screening and also allow the gate house to close access on Bert Friday Road in the event of an emergency.

Facility Characteristics: The Broad River Complex includes 4 correctional institutions and all of the South Carolina Department of Corrections support buildings. The front gate averages approximately 1,700 SCDC staff plus 189 Well Path Staff per day. This number does not include visitors for inmate visitation. Due to COVID visitation has been curtailed but will be resumed as soon as circumstances allow. Recruiting has 32 staff that will pass through a different gate included in this project.

Financial Impact: The project will be funded from Appropriated State, FY20 Carryforward Funds (uncommitted balance \$1 million at May 17, 2021). The project is expected to result in an increase of \$600 (years 1 thru 3) in annual operating expenses.

Full Project Estimate: \$737,000 (internal) funded by FY20 Carryforward Funds. Contract execution is expected in December 2021 with construction completion in December 2024.

14. Project: Department of Corrections
 N04.9773: McCormick CI - Security Fencing Improvements
- Request: Establish Phase II Full Construction Budget to add additional security fencing and improve several sections of existing fence around four dorms at McCormick Correctional Institution.
- Included in CPIP: No – The need for the project was not identified until December 2020 after an attempted escape.
- Phase I Approval: March 2021 (estimated at \$280,000) (JBRC)
- 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, FY20 Carryforward	4,200		4,200	275,800	280,000
All Sources	<u>4,200</u>		<u>4,200</u>	<u>275,800</u>	<u>280,000</u>

- Summary of Work: The additional fencing will replace existing fencing that was located too close to the dorms second floor exits. The new fencing will be located away from the stairways to prevent inmates from scaling the interior fence. The improvements to the existing fence sections will include additional razor wire and concrete curbs.
- Rationale: The improved fencing will prevent inmates from gaining access to the perimeter fence line. The location of the existing fence allows inmates to use the stairways to assist in scaling the interior fence line.
- Facility Characteristics: There are approximately 900 inmates housed at McCormick Correctional Institution.
- Financial Impact: The project will be funded from Appropriated State, FY20 Carryforward Funds (uncommitted balance \$1 million at May 17, 2021). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$280,000 (internal) funded by FY20 Carryforward Funds. Contract execution is expected in December 2021 with construction completion in December 2024.

15. Project: Department of Natural Resources
 P24.9942: Beaufort-Waddell Mariculture Center Infrastructure Renovation
- Request: Increase Phase II Full Construction Budget to help offset the costs incurred associated with the damage sustained from the Hurricane Irma and Hurricane Matthew disasters.
- Included in CPIP: No – The agency had an internal process gap between FEMA recovery projects and the PIP process. They have this on track now.
- Phase II Approval: October 2014 (estimated at \$1,100,000) (SFAA)
 Phase II Increase Approval: February 2016 (estimated at \$1,350,000) (SFAA)
 CHE Approval: N/A
 Supporting Details: Pages 211-220

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY15 Proviso 118.16 (nonrecurring)	1,100,000		1,100,000		1,100,000
Federal, Sportfish Restoration Grant		250,000	250,000		250,000
Federal, FEMA Public Assistance Grant (Hurricane Matthew)				106,765	106,765
Federal, FEMA Public Assistance Grant (Hurricane Irma)				251,687	251,687
All Sources	<u>1,100,000</u>	<u>250,000</u>	<u>1,350,000</u>	<u>358,452</u>	<u>1,708,452</u>

Summary of Work: The project has restored walls and floors that were in need of repair due to 32 years of saltwater corrosion. The project will also mitigate salt damage to the Center's electrical system facility by repairing the damaged electrical systems that support the Hatchery Ponds and the facility that protects the electrical systems. Finally, as some of the Center's ponds no longer hold water due to concrete and pond liner damage, these would be replaced in an effort to increase the Center's ability to produce fish for stocking.

Rationale: The costs for this increase were incurred by the agency associated with the damage sustained from the Hurricane Irma and Hurricane Matthew disasters. High winds and high velocity flooding from these disasters displaced riprap that protects the Center's electrical system and damaged portions of the electrical system itself.

Facility Characteristics: The Waddell Mariculture Center, in Beaufort County, is approximately 14,000-square-foot and was constructed in 1984 (37 years old). The facility is utilized for Marine Research and Monitoring.

Financial Impact: The project will be funded from Federal, FEMA Public Assistance Grant Funds (Hurricane Matthew) (uncommitted balance \$106,764.98 at April 23, 2021) and Federal, FEMA Public Assistance Grant Funds (Hurricane Irma) (uncommitted balance \$251,686.63 at April 23, 2021). A portion of existing project funding will be used to meet

the 25% required match. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,708,452 (internal) funded by Appropriated State, FY15 Proviso 118.16 (nonrecurring), Federal, Sportfish Restoration Grant, and Federal, FEMA Public Assistance Grant Funds. Construction completion is anticipated in December 2021.

16. Project: South Carolina Department of Natural Resources
 P24.9967, Charleston-Fort Johnson Boat Slip Renovation
- Request: Increase Phase II Full Construction Budget to help offset the costs incurred associated with the damage from the Hurricane Matthew event in 2016.
- Included in CPIP: Yes - 2019 CPIP Priority 3 of 26 in FY20 (estimated at \$1,000,000)
- Phase II Approval: May 2017 (estimated at \$1,000,000) (Admin.)
 Phase II Increase
 Approval: July 2020 (estimated at \$3,000,000) (Admin.)
 CHE Approval: N/A
 Supporting Details: Pages 221-230

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY17 Proviso 118.16 nonrecurring	1,000,000		1,000,000		1,000,000
Appropriated State, FY19 Proviso 118.16 nonrecurring		2,000,000	2,000,000		2,000,000
Federal, FEMA Public Assistance Grant (Hurricane Matthew)				44,550	44,550
All Sources	<u>1,000,000</u>	<u>2,000,000</u>	<u>3,000,000</u>	<u>44,550</u>	<u>3,044,550</u>

- Summary of Work: This project renovates the Fort Johnson Boat Slip on James Island, SC. The work consists of bulkhead repairs, composite fender system replacement, utility replacement, boat slip dredging and the installation of safety features such as step ladders and new loading pads at the utility crossings.
- Rationale: High winds and high velocity flooding from Hurricane Matthew displaced riprap at the entrance of the boat slip and destroyed a safety ladder within the slip. The renovation project addresses structural deterioration that has been documented in recent engineering assessments. The project extends the useful life of the boat slip 40-50 years. The renovation also addresses on-going outfall and sediment deposition that require continuing boat slip maintenance including dredging.
- Facility Characteristics: The boat slip accommodates the large DNR ocean going research vessels and is 51 years old. These vessels fulfill state and federal grant studies that provide information for MARMAP, SEAMAP, Artificial Reef, Fisheries and Turtle Research programs. In addition, DNR Law Enforcement maintains ocean going Marine Patrol vessels that perform Homeland Security functions in addition to enforcement of conservation and boating safety laws. Staff utilizing the 3 ocean going vessels is 2,175 aboard per year and school groups that take marine educational tours in Charleston harbor aboard the E/V Discovery is 2,100 avg per year.
- Financial Impact: The project will be funded with Federal, FEMA Public Assistance Grant (Hurricane Matthew) Funds (uncommitted balance \$44,550 at April 23, 2021). Existing project

funds were used to complete the work and the agency is now ready to request FEMA reimbursement. A portion of existing project funding will be used to meet the 25% required match. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,044,550 (internal) funded by State Appropriated Funds, FY17 & FY19 Proviso 118.16 (nonrecurring) and Federal, FEMA Public Assistance Grant (Hurricane Matthew) Funds. The portion of the project covered under the FEMA grant that was damaged by Hurricane Matthew has been completed using available renovation funds. Construction completion for the remainder of the project is November 2022.

17. Project: Department of Natural Resources
 P24.6039: Edgefield-Horse Creek Heritage Preserve Land Acquisition (Neely)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 86.71 acres of land in Edgefield County.
- Included in CPIP: No – The property only recently became available to DNR.
 CHE Approval: N/A
 Supporting Details: Pages 231-242

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 tract would afford protection to approximately 700 feet of Horse Creek on nearly 900 feet of another stream. Acquisition will also provide additional protection to the historically significant alkaline glaze stoneware Baynam Site(38ED0221) as well as other cultural and natural resource on the adjoining HP. After the property is acquired, it will be dedicated as a heritage preserve, placed into the corpus of the SC Heritage Trust, and managed as part of Horse Creek HP. It will be open to the public for outdoor recreational and educational activities.
- Characteristics: The property is approximately 86.71 acres of land in southeastern Edgefield County, approximately 2.5 miles southeast of Trenton. The northern side of the tract adjoins Horse Creek Heritage Preserve. The site consists of pine and hardwood areas that provide habitat for deer, turkey, and small game species. No structures are located on the land.
- Financial Impact: The property is offered by Michael and Rebecca Neely of Frenchtown, Montana for \$433,550. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$21.6 million at March 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 \$4,000 (year 1), and \$1,000 (years 2 and 3), in annual operating expenses.

18. Project: Department of Parks, Recreation & Tourism
 P28.9796: Paving Agreement with SCDOT
- Request: Establish Phase I Predesign Budget for an annualized project to re-pave park roads.
- Included in CPIP: Yes - 2020 CPIP Priority 3 of 4 in FY24 (Statewide Road Repairs estimated at \$2,500,000 – this component estimated at \$1,000,000)
- CHE Approval: N/A
- Supporting Details: Pages 243-250

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will be annualized and completed in phases. The first phase will include re-paving Poinsett, Barnwell, Charles Towne Landing and Table Rock State Park.

Rationale: Through discussions with the SCDOT and a recent completed project, SCPRT has discovered that the SCDOT can repair and resurface roads much more efficiently and at tremendous savings than the SCPRT can internally. These funds will be used to reimburse the SCDOT for paving projects. The SCDOT will oversee all on site construction work and when billed by the paving contractor, the SCPRT will reimburse the SCDOT for the expense. The SCDOT will be moving forward with these projects first based on the priority list provided to them.

Facility Characteristics: The roads in the parks are utilized by all park visitors to these sites. It is estimated that approximately 480,000 persons use the park roads each year.

Financial Impact: The project will be funded from Other, Park Revenue Funds (uncommitted balance \$3.2 million at April 23, 2021). Revenue to this fund is revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. Section 51-3-65 allows SCPRT to set the fee structure to maintain fiscal soundness and continued maintenance of the state park system. In addition, 51-1-40 states the revenue must be used for park and recreational operations. 51-3-80 allows SCPRT to acquire land through gifts, donations, and contributions of land suitable for park purposes. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,000,000 (internal) funded by Other, Park Revenue Funds.

19. Project: Department of Parks, Recreation & Tourism
 P28.9789: Hardeeville Welcome Center Beautification
- Request: Establish Phase II Full Construction Budget to make improvements to the Hardeeville Welcome Center
- Included in CPIP: No – The project was not included in the 2020 CPIP because the initial impression was that the proposed improvements were fairly minor and would not require a large amount of capital expenditures, but the initial scope of work has been modified.
- Phase I Approval: March 2021 (estimated at \$300,000)
- 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, SCDOT Grant	4,500		4,500	295,500	300,000
All Sources	<u>4,500</u>		<u>4,500</u>	<u>295,500</u>	<u>300,000</u>

- Summary of Work: The project will include the following: 1) Night entry improvements for safety by adding additional lighting and a structure to create a covered walkway. 2) Welcome Center front porch improvements to incorporate the flag poles and improve aesthetics along with visitor useability of the plaza. 3) Adding a plaza area extending out from the front porch flags and incorporate a small sitting wall and decorative brick palm/moon. 4) Improving several picnic shelters and adding two (2) additional picnic areas to improve ascetics and usability along with the visitor experience. 5) Adding a dumpster enclosure to further screen these from the visitors.
- Rationale: Following construction, SCPRT staff have noticed some areas of improvement that were not able to be addressed during construction since the project was re-bid.
- Facility Characteristics: The welcome center is approximately 8,570 square feet and was constructed in 2017 (4 years old). The welcome center receives about 1,150,859 visitors annually.
- Financial Impact: The project will be funded from a SCDOT Grant (uncommitted balance \$1.3 million at April 21, 2021). Revenue received from this grant must be used on the beautification improvements at the 9 welcome centers in South Carolina. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$300,000 (internal) funded by SCDOT Grant Funds.

20. Project: Department of Parks, Recreation & Tourism
 P28.9790: Kings Mountain Camp York Recreational Building Donation

Request: Establish Phase II Full Construction Budget to construct a new recreational building at Kings Mountain State Park.

Included in CPIP: No – This project was unknown at the time the 2020 CPIP was submitted. The YMCA only recently approached the agency.

Phase I Approval: March 2021 (estimated at \$1,300,000)

CHE Approval: N/A

Supporting Details: Pages 263-272

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Donation (construction related gift)	19,500		19,500	1,280,500	1,300,000
All Sources	<u>19,500</u>		<u>19,500</u>	<u>1,280,500</u>	<u>1,300,000</u>

Summary of Work: The project will allow the Upper Palmetto YMCA to construct a new recreational building on an area in Camp York that is currently a vacant field. The YMCA will be responsible for all costs, from construction through facility upkeep, repairs, utilities, etc.

Rationale: The agency currently has a long-term contract with the Upper Palmetto YMCA to manage camps at Kings Mountain State Park. The YMCA needs a facility to conduct their programs in an enclosed area. They currently use the mess hall for this, and it is not large enough nor is it convenient.

Facility Characteristics: The building will be mainly a wood structure with a shingled roof, approximately 5,000 square feet, and will include a classroom and activity hall for games. The YMCA will conduct their recreational and educational programs in this facility. It is anticipated that approximately 10,000 children will use the facility each year.

Financial Impact: The project will be funded from YMCA Donations (as a construction related gift). The project is not expected to result in any change in annual operating expenditures for the agency. The YMCA will be responsible for maintenance and upkeep.

Full Project Estimate: \$1,300,000 (internal) funded by a YMCA construction related gift.

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 testing, collaboration, contact tracing, vaccination, and other topics of member interest, along with updated actual and projected expenditures made in connection with the COVID-19 pandemic response.

The Medical University of South Carolina reports that all funds allocated to the University pursuant to the Act have been expended. The attached report is a final accounting of those expenditures.

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 June 9, 2021.
2. Report of the Medical University of South Carolina dated as of April 4, 2021 (final).



June 9, 2021

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

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

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

Since our last written update to the Joint Bond Review Committee on May 3, vaccine flow into the state has substantially increased. As of May 12, 2021, all South Carolinians aged 12 and older are now eligible to receive the COVID-19 vaccine.

Thanks to this progress and increases in vaccine supply, over **3.6 million doses of COVID-19 vaccine** have been given in South Carolina to date. This includes over 1.9 million, or 45%, of South Carolina residents 12 years and older who have received at least their first dose and more than 1.6 million who have completed their vaccination series.

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

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

- **Supporting focused, grassroots statewide efforts.** We are launching a grassroots campaign initiative to further connect our resources and educational materials to vulnerable populations by working closely with trusted figures from within the community.
- **Serving as an external resource for non-profits and business partners** to encourage the vaccine and influence their customers to follow their lead.
- **Bringing vaccine to South Carolinians to the greatest degree possible**, rather than requiring them to come to the vaccine.
- **Expanding the homebound vaccination program to all 46 counties**, based on the very successful pilot.

- **Utilizing innovative efforts to encourage vaccination**, including campaigns aimed at specific segments of the population, especially those with lower vaccination rates.
- **Encouraging vaccination among young people.** South Carolina, like the rest of the nation, is seeing low vaccination rates among young adults. DHEC is partnering with the S.C. Department of Education and others to increase shots among teens, 12-18, and young adults, 18-30.

Attached includes a situational update on South Carolina's COVID-19 vaccine rollout efforts. Although much work remains to be done, we are making significant progress toward defeating this pandemic. I appreciate the support of the Committee for these efforts and look forward to our continued work together as we address the challenges before and those ahead.

Sincerely,

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

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

Legislative Update: COVID-19 Response and Vaccine Rollout

June 9, 2021

Overview

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

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

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

As of the end of May 2021, South Carolina has:

- Received more than **7.9 million test results**, including results from almost 2.9 million distinct individuals (58.2% of the state's population).
- Answered more than **477,000 calls to the CareLine and DHEC's new vaccine-dedicated call center.**
- Delivered **14,890 doses of Remdesivir** to hospitalized patients.
- Given 3,600,789 **COVID-19 vaccine shots.**
- Fully **vaccinated 1,604,668** South Carolinians against the virus.
- Held more than **58,000 testing events** across the state and scheduled over **5,250 more events** through June 30, 2021
- Conducted **32,256** virtual inspections to maintain food safety standards.
- Provided **185 nursing homes** with point-of-care antigen testing devices from the federal government.
- Worked with CMS to award grant funding to **140 nursing homes** to ensure residents and loved ones can stay connected through communications technologies.
- Trained **408 Athletic Trainers and EMS Personnel** to administer vaccines and provide testing. Trained an additional 30 National Guard medical personnel to provide COVID-19 testing.
- To support these efforts **3,035 DHEC staff** have worked **1,862,619 hours** as of May 31, 2021 as part of the response.
- Since June 2020, **253,046 close contacts** have been identified through contact tracing efforts and have received exposure notification (or notification attempt) and guidance from DHEC's contact tracing team.

- Provided K-12 schools access to rapid, point-of-care tests for symptomatic diagnostic testing and working to develop a routine asymptomatic testing program.

Until enough of the population is vaccinated, DHEC urges South Carolinians who have not been vaccinated to continue wearing masks, practicing physical distancing, staying at home when sick, and frequently hand washing.

Strengthening South Carolina’s Vaccine Pipeline

As of the end of May, a total of **3,600,789 Pfizer, Moderna and Janssen doses** have been given in South Carolina. To date, South Carolina has:

- **1,191 provider sites** that can receive and administer vaccines
- **976 organizations** signed up to provide the vaccine, including large chain pharmacies and smaller independent sites. These facilities are critical for bringing vaccine to rural communities.

Pfizer Vaccine Authorized for Children 12 and Older

On May 12, 2021, the Advisory Committee on Immunization Practices (ACIP) and the U.S. Centers for Disease Control and Prevention (CDC) issued nationwide recommendations for the use of the Pfizer-BioNTech vaccine as a safe and effective measure for protecting young people ages 12 and older from COVID-19.

Immediately after this federal announcement, DHEC provided notification to all of our state's vaccine providers about this federal recommendation as well as the current Emergency Use Authorization (EUA) from the U.S. Food and Drug Administration for administering the Pfizer vaccine to those 12 and older.

Since this announcement, DHEC created a “COVID-19 Vaccines for Kids 12 and Older” webpage as an online resource for families, and DHEC has been working with the S.C. Department of Education to provide information about the Pfizer vaccine, its safety and efficacy, and how important it is for young people 12 and older to receive their shots. As part of this messaging, DHEC and the Department of Education are encouraging vaccination to be a family affair, where families visit a clinic to receive their shots together.

Reaching Our Rural and Underserved Communities

DHEC understands the critical need to reach our rural and underserved communities where residents may have limited access to healthcare, transportation, and the internet as an information resource. To further meet the needs of our rural and underserved communities, DHEC is working to get mobile units, more DHEC clinics, and other providers into our state’s rural and underserved communities which are often hardest hit by this disease.

DHEC recognizes that minorities have unfortunately been disproportionately affected by COVID-19 and have more distrust of the vaccine. Therefore, customized campaigns have been deployed to better reach these populations. These campaigns are strategically designed to have a positive effect on public health outcomes. To ensure all South Carolinians have important vaccine information, including those in rural and disadvantaged communities, DHEC designed

COVID-19 postcards that were direct-mailed to all 2.3 million residential addresses in the state.

DHEC staff continues to educate healthcare providers, the public, news media and others through personal contact, interviews, weekly media briefings, public service announcements (PSAs), advertisements, billboards and updated information on the agency's website, blog and social media (Twitter and Facebook are used heavily). The agency is also leveraging alternative marketing strategies including digital advertisements (i.e. website banners and social media advertisement) as well as advertisement placements in pharmacies, gas stations, and grocery store parking lots. In addition, DHEC is working with partners like the nonprofits Hold Out the Lifeline (HOTL) and Closing the GAP in Health Care, Inc. to support focused, grassroots statewide efforts directed toward African American churches and community groups on behalf of DHEC.

Our "Community Heroes" initiative spotlights local organizations that are making great strides in vaccinating their communities, and after being nominated, these excellent partners are presented a certificate from DHEC staff and are featured in a statewide news release. We're also working to "humanize" vaccine messaging by featuring testimonials of those who have received their shots on social media and encouraging the public to talk to their friends and family about why and how they received their vaccine. In Cherokee County, which has consistently been among counties with the lowest vaccine rates in the state, DHEC partnered with the *Gaffney Ledger*, a small Cherokee County newspaper, to publish a three-part series focusing on Cherokee County residents and their decision to receive the vaccine.

DHEC is providing an external resource for non-profits and business partners to encourage implementing safety protocols, encouraging the vaccine, and influencing their customers to follow their lead. Social media toolkits, ongoing email communication, and a business pledge campaign are samples of assets provided to these community partners for use in their physical locations and digital communications. Our outreach and education campaigns are ongoing and will continue, with resources provided in both English and Spanish.

DHEC has used multiple approaches, including social media, Hispanic news media, targeted media campaigns, and communication with Guatemalan and Mexican consulates, to better reach the Hispanic population and educate them on vaccine importance and availability. DHEC has also worked with religious communities to host vaccine events at local churches throughout the state. These efforts have led to 76.5% of Hispanics over the age of 65 being fully vaccinated. This is the highest percentage of any combined age/race/ethnicity demographic.

DHEC recognizes the importance of reaching and communicating to members of our community where they are. In addition to the initiatives listed above, DHEC has been working with many grassroots organizations statewide, including the NAACP, AME Church, Congressman James Clyburn's Office, the South Carolina Rural Health Association and other church and community groups to inform these communities about the vaccines as well as set up clinics to vaccinate residents in underserved communities. DHEC has also formed a Central Office "Strike Team" that has held five clinics statewide during church services and other locations in predominantly Hispanic communities. This team has coordinated these events with PASOS, which conducts outreach within Hispanic communities, and has several more clinics planned in the near future.

In addition, our regional teams have and continue to engage with community leaders at the local level to help better connect and reach South Carolina's in communities across our state.

Outreach and education remain ongoing.

Improving Vaccine Accessibility

DHEC also is working with our provider partners to ensure every South Carolinian can easily access the vaccine. This includes accepting walk-ins at most vaccine sites, making vaccine available at community events like fairs, festivals, and sporting events where people naturally congregate, and ensuring vaccine is available in as many small towns and rural areas as possible. The agency recently launched its "Shot and a Chaser" campaign, which is a partnership between DHEC and the S.C. Brewers Guild to hold vaccination clinics at participating breweries around the state. This is part of ongoing initiatives to increase vaccination rates among young adults as, nationally, those age 20-30 have low vaccination rates.

DHEC is currently operating a Community Vaccination Center (CVC) clinic in partnership with FEMA, Richland County, SCEMD, and several other partner agencies. This site was operationalized on April 14, with an eight (8) week operational timeline, seven (7) days a week, from 7:00 a.m. to 7:00 p.m., with capacity to administer 1,000 doses per day. As of June 7, a total of 20,755 doses have been administered at the CVC, with an average of 384 doses administered per day. The CVC will be complete and begin demobilization June 9.

DHEC is working with two providers, Welcome Pharmacy and H&M Labs, to provide free vaccinations to homebound individuals who may be unable to reach a doctor's office or vaccination facility due to health issues, age, or other reasons. In addition, one caregiver per recipient is also eligible for a free vaccination through this vaccination program.

Vaccine Reserve Account Status

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

On February 24, DHEC established an online portal for providers to electronically sign agreements and submit invoices: https://liquidoffice.dhec.sc.gov/lfserver/COVID_VAX_Portal. Email notification has been distributed to hospitals and FQHCs and additional communications will be distributed this week to other providers. As of June 7, twenty-two hospitals, seven Federally Qualified Health Centers (FQHCs), and 78 other providers have signed agreements. DHEC has paid out a total of \$7,927,651 in eligible reimbursements.

Conclusion

DHEC appreciates the support of the Legislature as we continue to combat the COVID-19 pandemic. We remain committed to keeping you informed of the progress being made in the phased approach for COVID-19 vaccine administration. For the latest information about the COVID-19 vaccine, please visit scdhec.gov/vaxfacts.

**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**



**Interim Report of Expenditures on COVID-19 Funds
Summary as of 6/01/2021**

Expenditure Category	Expended through 05/31/21*
Testing	\$ 171,430,940
Contact Tracing	\$ 17,852,252
Personal Protective Equipment (PPE) & Medical Supplies	\$ 13,173,176
Personnel	\$ 89,508,217
Education Campaign	\$ 8,937,140
Quarantine	\$ 475,440
Transport & Storage	\$ 2,049,774
Technology, Staff Support, Cleaning & Other; Grant-Specific	\$ 18,645,396
Vaccination Efforts	\$ 18,246,438
TOTAL	\$340,318,774

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



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Fund Title: COVID Response Fund (Act 116)

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

Date Expiring: n/a

SCEIS Fund/Grant: 31050000 / Not Relevant
Purpose: Funds provided by the General Assembly necessary for the health, safety and welfare of the public in response to the COVID-19 pandemic

Category	Expended through 05/31/21*
Testing	1,310,270
Contact Tracing	16,869
Personal Protective Equipment (PPE) & Medical Supplies	1,022,461
Personnel	2,704,558
Education Campaign	1,670,070
Quarantine	46,170
Transport & Storage	81,584
Technology, Staff Support, Cleaning & Other; Grant-Specific	3,732,260
Vaccination Efforts	1,515,142
TOTAL	12,099,383

Total Award 45,000,000
Balance: 32,900,617

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

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

Date Expiring: 6/30/2021

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

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	189,739
TOTAL	189,739

Total Award 628,506
Balance: 438,767



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Grant Title: SCDHEC's Public Health Crisis Response Grant

Federal Source: CPRSA

Date Received: 3/16/2020

Date Expiring: 3/15/2022

SCEIS Fund/Grant: 51C30000 / J0401H120V19

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

Category	Expended through 05/31/21*
Testing	3,033,128
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	3,525,058
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	1,617,315
Technology, Staff Support, Cleaning & Other; Grant-Specific	222,609
TOTAL	8,398,110

Total Award Balance: 8,926,133
528,023

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

Federal Source: CARES

Date Received: 4/1/2020

Date Expiring: 3/31/2022

SCEIS Fund/Grant: 51C10007 / J0401F520V19

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

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	769,260
TOTAL	769,260

Total Award Balance: 1,074,938
305,678



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

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

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

Date Expiring: 4/22/2022
SCEIS Fund/Grant: 51C10016 / J0401U000V19
Purpose: Supports contact tracing, surveillance, testing, monitoring capacity, vulnerable populations

Category	Expended through 05/31/21*
Testing	2,789,085
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	176,828
TOTAL	2,965,913

Total Award 9,917,925
Balance: 6,952,012

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

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

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

Category	Expended through 05/31/21*
Testing	16,539
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	37,544
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	146,020
Vaccination Efforts	8,810
TOTAL	208,913

Total Award 1,687,823
Balance: 1,478,910



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

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

Federal Source: PPPHCE

Date Received: 5/15/2020
Date Expiring: 11/17/2022
SCEIS Fund/Grant: 51C40000 / J0401U000X19
Purpose: Develop, purchase, administer, process, and analyze COVID-19 tests, conduct surveillance, trace contacts, and related activities. Recipients will establish a robust testing plan that ensures adequate testing is made available.

Category	Expended through 05/31/21*
Testing	53,998,059
Contact Tracing	10,233,106
Personal Protective Equipment (PPE) & Medical Supplies	33,331
Personnel	13,952,853
Education Campaign	-
Quarantine	-
Transport & Storage	10,434
Technology, Staff Support, Cleaning & Other; Grant-Specific	1,161,169
TOTAL	79,388,952

Total Award 118,690,218
Balance: 39,301,266

Grant Title: Enhanced Influenza: Immunization & Vaccines

Federal Source: PPPHCE

Date Received: 6/4/2020

Date Expiring: 7/5/2021
SCEIS Fund/Grant: 51C10027 / J0401F340Z09
Purpose: Supports staffing, communication campaigns, pandemic preparedness and mass vaccinations; also focuses on enhancing influenza coverage and enrolling additional vaccinators

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	73,785
Education Campaign	14,539
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	348,575
Vaccination Efforts	63
TOTAL	436,962

Total Award 1,656,384
Balance: 1,219,422



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Grant Title: Medicare Survey & Certification

Federal Source: CARES

Date Received: 7/20/2020

Date Expiring: 9/30/2023

SCEIS Fund/Grant: 51C10022 / J0401F260X19

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

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	1,002,456
TOTAL	1,002,456

Total Award Balance: 1,002,456
-

Grant Title: SCCARES Act
Coronavirus Relief Funds

Federal Source: CRF

Date Received: 6/23/2020

Date Expiring: 12/30/2020

SCEIS Fund/Grant: 51C10000/J0401CARES20

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

Category	Expended through 05/31/21*
Testing	41,058,154
Contact Tracing	6,768,876
Personal Protective Equipment (PPE) & Medical Supplies	7,657,195
Personnel	43,400,913
Education Campaign	4,399,115
Quarantine	281,567
Transport & Storage	141,549
Technology, Staff Support, Cleaning & Other; Grant-Specific	3,268,326
Vaccination Efforts	14,298
TOTAL	106,989,994

Total Award* Balance: 109,498,067
2,508,073



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

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

Federal Source: CARES

Date Received: 3/27/2020

Date Expiring: 6/7/2023

SCEIS Fund/Grant: 51C10008 / J0401F020V19

Purpose: Supports housing opportunities for people diagnosed with AIDS

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	64
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	94,788
TOTAL	94,852

Total Award 337,889
Balance: 243,037

Grant Title: Imm and Vaccines for Children (VFC)

Federal Source: CARES

Date Received: 7/1/2020

Date Expiring: 7/5/2021

SCEIS Fund/Grant: 51C10027 / J0401F340V01

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

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	1,665
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	80,980
Vaccination Efforts	346,292
TOTAL	428,936

Total Award 2,366,553
Balance: 1,937,617



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

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

Federal Source: CPRSA

Date Received: 5/28/2020

Date Expiring: 5/27/2022

SCEIS Fund/Grant: 51C30000 / J0401U000Y19

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

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	36,419
Education Campaign	7,575
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	278
TOTAL	44,272

Total Award 1,144,102
Balance: 1,099,830

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

Federal Source: CARES

Date Received: 8/1/2020

Date Expiring: 7/31/2021

SCEIS Fund/Grant: 51C10016 / J0401U000Z01

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

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
TOTAL	-

Total Award 100,000
Balance: 100,000



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Grant Title: FFCRA 2020 WIC Supplemental-Food

Federal Source: Families First CRA

Date Received: 12/14/2020

Date Expiring: 9/30/2021

SCEIS Fund/Grant: 51C20004 / J0401K200000

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

Category	Expended through 05/31/21*
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	4,737,161
TOTAL	4,737,161

Total Award Balance: 4,737,161
-

Grant Title: DHEC Internal Accounting Fund - S400

Federal Source: Agency Fund

Date Received: NA

Date Expiring: NA

SCEIS Fund/Grant: 34720003 / J0403S400000

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

Category	Expended through 05/31/21*
Testing	28,546,590
Contact Tracing	833,401
Personal Protective Equipment (PPE) & Medical Supplies	273,063
Personnel	12,469,724
Education Campaign	2,086,659
Quarantine	144,306
Transport & Storage	169,397
Technology, Staff Support, Cleaning & Other; Grant-Specific	2,419,779
Vaccination Efforts	1,563,016
TOTAL	48,505,935



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Grant Title: Immunizations Supplemental

Federal Source: COVID-19 Emergency Supplemental

Date Received: 7/1/2020

Date Expiring: 6/30/2024
SCEIS Fund/Grant: 51C60001 / J0401F340U01
Purpose: Support vaccine administration, supplies, monitor vaccination activities

Category	Expended through
Testing	3,156
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	624,142
Personnel	153,108
Education Campaign	56,926
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	37,916
Vaccination Efforts	2,666,281
TOTAL	3,541,531

Total Award 46,523,022
Balance: 42,981,491

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 through
Testing	40,585,123
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	318
Personnel	16,715,046
Education Campaign	702,256
Quarantine	3,397
Transport & Storage	29,495
Technology, Staff Support, Cleaning & Other; Grant-Specific	187,280
Vaccination Efforts	17,392
TOTAL	58,240,307

Total Award 296,351,652
Balance: 238,111,345



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Grant Title: COVID Vaccine Supplemental

Federal Source: CARES

Date Received: 12/16/2020

Date Expiring: 6/30/2022

SCEIS Fund/Grant: 51C10027 / J0401F340T01

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

Category	Expended through
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	146
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	452,532
TOTAL	452,677

Total Award 1,656,384
Balance: 1,203,707

Grant Title: Vaccine Reserve Account

Federal Source: N/A

Date Received: 2/19/2021

Date Expiring: N/A

SCEIS Fund/Grant: 31070000 / Not Relevant

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

Category	Expended through
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	7,629,301
TOTAL	7,629,301

Total Award 100,000,000
Balance: 92,370,699



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Grant Title: PHL Preparedness

Federal Source: PPPHCE

Date Received: 8/1/2020

Date Expiring: 12/15/2021

SCEIS Fund/Grant: 51C40000/J0401U000U01

Purpose: Strengthen's state public health lab preparedness and response capabilities

Category	Expended through
Testing	28,168
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	50,787
Vaccination Efforts	-
TOTAL	78,955

Total Award 515,000
Balance: 436,045

Grant Title: Expedited FEMA Reimbursement

Federal Source: FEMA

Date Received: N/A

Date Expiring: N/A

SCEIS Fund/Grant: 55110007/J0401D449221

Purpose: Expedited FEMA Reimbursement for vaccine related charges, provisionally approved by SCEMD

Category	Expended through
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	4,033,313
TOTAL	4,033,313

Total Award TBD
Balance:



**Interim Report on Expenditures of COVID-19 Funds
as of 06/01/2021**

Grant Title: Rape Prevention and Education

Federal Source: CPRSA
Date Received: 6/19/2020

Date Expiring: 3/1/2021
SCEIS Fund/Grant: 51C30000/J0401F720V19
Purpose: Provide sexual violence prevention virtual resources to rape crisis centers, schools and agencies across the state. Extension requested

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

Total Award 53,158
Balance: 33,973

Grant Title: ELC Advanced Molecular Detection

Federal Source: PPPHCE
Date Received: 8/1/2020
Date Expiring: 12/15/2021
SCEIS Fund/Grant: 51C40000/J0401U000T01
Purpose: To support COVID-19 Advanced Molecular Detection Technologies

Category	Expended through
Testing	62,667
Contact Tracing	-
Personal Protective Equipment (PPE)	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning	-
Vaccination Efforts	-
TOTAL	62,667

Total Award 235,000
Balance: 172,333



Act 2 of 2021, Vaccine Reimbursement Account Expenditures
Summary as of 5/31/2021

Other COVID-19 Vaccine Providers	Expended through 05/31/21*
BEAUFORT PHARMACY AND COMPOUNDING	\$ 4,040
BESTRX PHARMACY	\$ 1,500
BOILING SPRINGS PHARMACY	\$ 1,340
CARESOUTH CAROLINA INC	\$ 206,960
CARETEAM PLUS INC	\$ 4,460
CHERRY GROVE DRUG LLC	\$ 8,910
CITY OF ROCK HILL	\$ 883,240
DOTTIES PHARMACY LLC	\$ 16,560
EMBER MODERN MEDICINE	\$ 4,606
F MARION DWIGHT MD PA	\$ 109,770
FAIRFIELD MEDICAL ASSOCIATES PA	\$ 29,190
FAMILY HEALTH CENTERS INC	\$ 120,950
FRIENDS OF CAROLINE HOSPICE	\$ 8,220
GLEATON PHARMACY GROUP LLC	\$ 5,830
GOOD PHARMACY INC	\$ 164,420
HEALTH FORCE LLC	\$ 10,540
HEROLDS PHARMACY	\$ 5,460
KARMA HEALTHCARE LLC	\$ 340
LEXINGTON PHARMACY LLC	\$ 6,240
LOVELACE FAMILY MEDICINE PA	\$ 123,176
MACKEY FAMILY PRACTICE PA	\$ 164,440
NEPHRON SC INC	\$ 335,120
PLANTATION PHARMACY AT ELLIS OAKS	\$ 29,350
PLANTATION PHARMACY AT WAPPOO ROAD	\$ 7,920
RURAL HEALTH SERVICES INC	\$ 102,230
SHELBY PHARMACY LLC	\$ 6,000
SUMTER CUT RATE DRUG STORE	\$ 8,600
THE PALMETTO PALACE	\$ 170,000
TOTAL	\$2,539,412

Hospital Vaccine Providers	Expended through 05/31/21*
AIKEN REGIONAL MEDICAL CENTERS INC	\$ 433,830
CONWAY MEDICAL CENTER	\$ 1,488,599
HAMPTON REGIONAL MEDICAL CENTER	\$ 99,260
LEXINGTON HEALTH INC	\$ 1,729,140
PIEDMONT MEDICAL CENTER	\$ 258,490
PROVIDENCE HOSPITAL LLC	\$ 54,360
RSFH PHYSICIAN PARTNERS	\$ 831,290
THE REGIONAL MEDICAL CENTER	\$ 296,760
WILLIAMSBURG REGIONAL HOSPITAL	\$ 124,950
TOTAL	\$5,316,679

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

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

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

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The next meeting of the State Fiscal Accountability Authority is tentatively scheduled for Tuesday, August 24, 2021.

2021

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

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

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	6			1	2	3	4	5				1	2	3	4				1	2	3	4
7	8	9	10	11	12	13	6	7	8	9	10	11	12	5	6	7	8	9	10	11	5	6	7	8	9	10	11
14	15	16	17	18	19	20	13	14	15	16	17	18	19	12	13	14	15	16	17	18	12	13	14	15	16	17	18
21	22	23	24	25	26	27	20	21	22	23	24	25	26	19	20	21	22	23	24	25	19	20	21	22	23	24	25
28	29	30	31				27	28	29	30				26	27	28	29	30			26	27	28	29	30	31	

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

None.