

Capital Improvements  
Joint Bond Review Committee

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JOINT BOND REVIEW COMMITTEE MEETING  
Tuesday, May 24, 2022, 10:30 a.m.  
105 Gressette Building

AGENDA

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Proposed Disposition of Real Property  
Greenville Technical College  
South Pleasantburg Drive and LeGrand Boulevard, Greenville

Greenville Technical College requests review of its proposal to sell 0.23 acres of property near the intersection of South Pleasantburg Drive and LeGrand Boulevard. The subject property has been deemed excess land as it is not contiguous to the College's Barton Campus, and is too small to effectively utilize.

The College seeks authorization to dispose of the property for not less than appraised value, and retain proceeds of the sale in accordance with Proviso 93.8 of the 2021 Appropriations Act and Section 59-53-53 of the South Carolina Code of Laws.

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

COMMITTEE ACTION:

Review and make recommendation regarding the disposition of the subject property for not less than appraised value, with proceeds to be retained by the College.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Summary.
2. Letter dated February 22, 2022, of Ms. Jacqueline DiMaggio, Vice President for Finance, Greenville Technical College.

AVAILABLE:

1. Section 59-53-53 of the South Carolina Code of Laws.
2. Proviso 93.8 of the 2021-2022 Appropriations Act, Part 1B.

**JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET**

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**Meeting Scheduled for: May 17, 2022**

**Regular Agenda**

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**1. Submitted by:**

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

  
Ashlie Lancaster, Director

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**2. Subject:** Greenville Technical College Disposal of Surplus Real Property

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**3. Summary Background Information:**

Greenville Technical College (“College”) owns approximately 39.5 acres on South Pleasantburg Drive commonly known as McAlister Square. The property was purchased by the Greenville County Commission on Technical Education in 1999 and is part of the College’s Barton Campus. The College’s Barton Campus is located near downtown Greenville and serves as the College’s main campus.

The College requests approval to dispose of a 0.23-acre parcel of land near the intersection of South Pleasantburg Drive and LeGrand Boulevard for not less than the appraised value. The subject property has been deemed excess land as it is not contiguous to the rest of the property and is too small to utilize. Greenville Technical College will retain the proceeds from the sale in accordance with Proviso 93.8 of the 2021 General Appropriations Act and SC Code of Laws §59-53-53.

The disposal was approved by the Greenville Technical College Area Commission on November 17, 2021 and the State Board for Technical and Comprehensive Education on March 23, 2022.

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**4. What is the Joint Bond Review Committee asked to do?**

Approve Greenville Technical College’s request to dispose of 0.23 acres located near the intersection of South Pleasantburg Drive and LeGrand Boulevard for not less than the appraised value with proceeds to be retained by the College.

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

Approval of the property disposal as requested.

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**6. List of Supporting Documents:**

Letter from Greenville Technical College



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

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

February 22, 2022

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

Ref: Sale of Excess Surplus Property – § 59-53-53  
299 S. Pleasantburg Dr. Greenville, SC 29607 – Greenville Technical College

Dear Ms. Lancaster,

Greenville Technical College received potential interest in the purchase of 0.23 acres located near the corner of 229 S. Pleasantburg Drive and LeGrand Boulevard. This property was purchased from Greenville Improvements, LLC on August 3, 1999, and was declared as excess by the Greenville Technical College Area Commission on November 17, 2021. Since this property has been declared as excess, the college requests permission to sell this property in the amount of or exceeding the appraised value. Proceeds from this sale will be retained by the college's plant fund for uses related to capital improvements at the college.

The documents related to this request are enclosed.

Kindest regards,

A handwritten signature in cursive script that reads 'Jacqueline DiMaggio'.

Jacqueline DiMaggio  
VP for Finance

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AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Disposition of Real Property  
Ascott Valley Industrial Park, Horry County

The South Carolina Public Service Authority requests approval to sell 3 lots totaling approximately 22 acres in Ascott Valley Industrial Park located in Horry County to 3 purchasers for a total of \$194,000 in sale proceeds, summarized as follows.

Lot 1 consisting of approximately 13.35 acres is proposed for sale to Freeman Bisi Investors, LLC,<sup>1</sup> at price of \$9,000 per acre and a total purchase price of \$120,150.<sup>2</sup> The purchaser is an existing manufacturer of high temperature refractory materials used in the steel, aluminum, cement, foundry, incineration, paper and power industries worldwide, and intends to use the subject property to expand its operations in Horry County. The project is expected to create 40 jobs and \$3 million in capital investment.

Lot 3 consisting of approximately 4.56 acres is proposed for sale to S&H Investment Group, LLC,<sup>3</sup> at a price of \$9,000 per acre and a total purchase price of \$41,040. The purchaser previously acquired 5 lots in 2021 for its roofing and metal works fabrication operation, and intends to use the subject property for expanded operations. The project is expected to create more than 50 jobs and \$6 million in capital investment.

Lot 13 consisting of approximately 3.74 acres is proposed for sale to Myrtle Beach Regional Economic Development Corporation,<sup>4</sup> a public-private partnership, at a price of \$9,000 per acre and a total purchase price of \$33,660. The purchaser previously acquired 8 acres with the intent to construct a 50,000 square foot spec building, and intends to utilize the subject property to increase the size of the building to 100,000 square feet. The project is expected to create 10 jobs and \$1 million in capital investment.

The Authority, working in collaboration with the Myrtle Beach Regional Economic Development Corporation, acquired 117 acres comprising the Industrial Park in 2011 to promote economic growth in the region and the state.

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<sup>1</sup> South Carolina limited liability company in good standing registered with the SC Secretary of State effective March 7, 2022. Karen F. Bisi, Conway, SC, is registered agent.

<sup>2</sup> The sale price of each property was determined in accordance with an appraisal methodology mutually agreed upon by the Authority and the Myrtle Beach Regional Economic Development Corporation, which methodology includes among other things recognition that the Authority is not responsible for providing park infrastructure.

<sup>3</sup> South Carolina limited liability company in good standing registered with the SC Secretary of State effective March 17, 2005. Sylvia H. Shelley, Conway, SC, is registered agent.

<sup>4</sup> South Carolina nonprofit corporation (an exempt organization under IRS Code Section 501(c)(6)) in good standing registered with the SC Secretary of State effective March 14, 1994. The corporation headquarters, Conway, SC, is reflected as registered agent.

The Park consists of 13 lots intended for light industrial use, and sales of the subject properties will complete the sale of all property located within the Park. These sales are consistent with the Development Corporation's recruitment efforts and the intended use of the property.

The Authority's Board has declared the property to be surplus real property and has authorized its sale in whole or in part for economic development purposes.

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

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,<sup>5</sup> review and approve, reject, or modify the Authority's request to sell 3 lots totaling approximately 22 acres located in Ascott Valley Industrial Park to 3 purchasers at a total appraised value of \$194,000.

ATTACHMENTS:

1. Letter dated April 27, 2022, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Descriptions of the property and terms of sale.
3. Maps of the property location and subdivision of lots.

AVAILABLE:

1. Ownership interests of the purchasers.

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<sup>5</sup> Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.

April 27, 2022

The Honorable G. Murrell Smith, Jr. Chairman,  
Joint Bond Review Committee South Carolina  
House of Representatives  
525 Blatt Building  
Columbia, SC 29201

Dear Chairman Smith:

Re: Property Sales at Ascott Valley Industrial Park, Horry County

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve the sale of three lots at the Ascott Valley Industrial Park.

Santee Cooper acquired the 117 acres that is now the Ascott Valley Industrial Park in 2011 and has been working with the Myrtle Beach Regional Economic Development Corporation (MBREDC) to develop this acreage into an industrial park to further economic growth in the State of South Carolina. The MBREDC has been marketing the park property and has invested in infrastructure within the park. The park contains 13 lots, of which three lots remain to be sold (the “Property”). The sale of these three lots would complete the sales in the park. The desired use for the Property is light industrial use consistent with MBREC recruitment efforts.

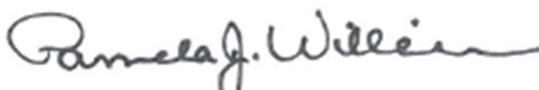
MBREDC has contacted Santee Cooper with prospective buyers for the Property. The methodology utilized for pricing was determined by an appraisal on a per acre value for undeveloped land. Santee Cooper and MBREDC agreed on this methodology in support of economic development, recognizing Santee Cooper is not responsible for providing the park infrastructure.

These three sales totaling \$194,000 for approximately 22 acres are projected to generate 100 new jobs and \$10 Million in capital investment.

Santee Cooper’s Board has declared the Property to be surplus real property and authorized that it or portions of it may be sold for economic development opportunities.

Attachment A describes the terms of sale for each of the three parcels for which approval is requested and contains maps showing the location of the Property.

Sincerely,



Pamela J. Williams

Enclosure: Ownership Interest

## Attachment A

**Lot 1**, Ascott Valley Industrial Park contains approximately 13.35 acres located in Horry County, Tax Map Number 084-00-02-057 (“Lot 1”). The Purchaser is an existing manufacturer of high temperature refractory materials used in the steel, aluminum, cement, foundry, incineration, paper and power industries across the globe. The Purchaser intends to use Lot 1 to expand its operations in Horry County. This expansion could create 40 additional jobs and \$3 million in capital investment. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

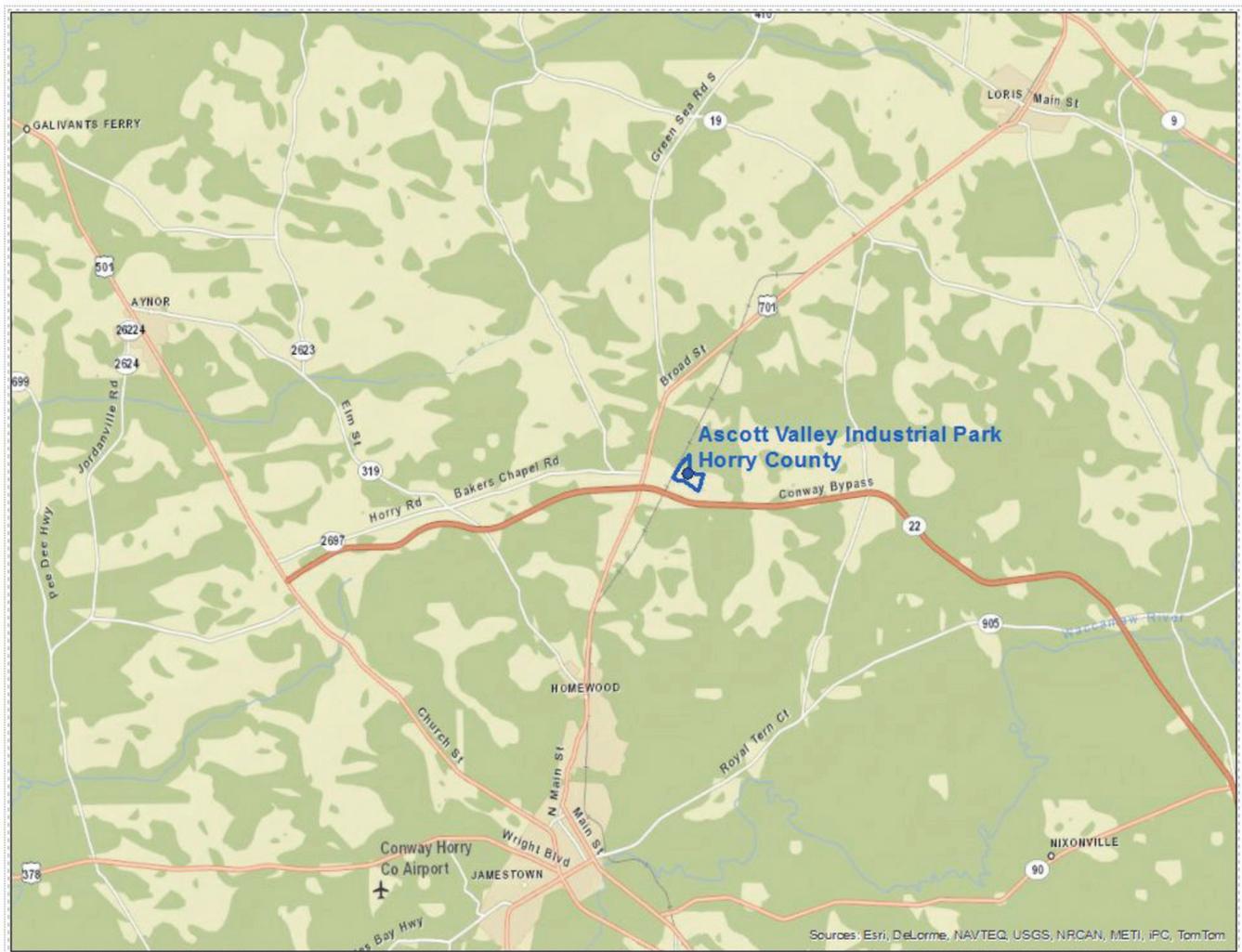
<b>Purchaser</b>	<b>Freeman Bisi Investors, LLC, a South Carolina limited liability company</b>
<b>Acreage</b>	<b>Approximately 13.35 acres</b>
<b>Purchase Price</b>	<b>\$9,000/acre as determined by survey (\$120,150)</b>
<b>Earnest Money Deposit</b>	<b>\$6,008.00 upon Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Within 90 days of Effective date of Purchase and Sale Agreement</b>
<b>Special Provisions</b>	<b>None</b>

**Lot 3**, Ascott Valley Industrial Park contains approximately 4.56 acres located in Horry County, Tax Map Number 084-00-02-057 (“Lot 3”). The Purchaser intends to use Lot 3 to expand on five lots previously purchased in 2021 for its roofing and metal works fabrication operation. The entire project will bring more than 50 jobs and over \$6 million in capital investment. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

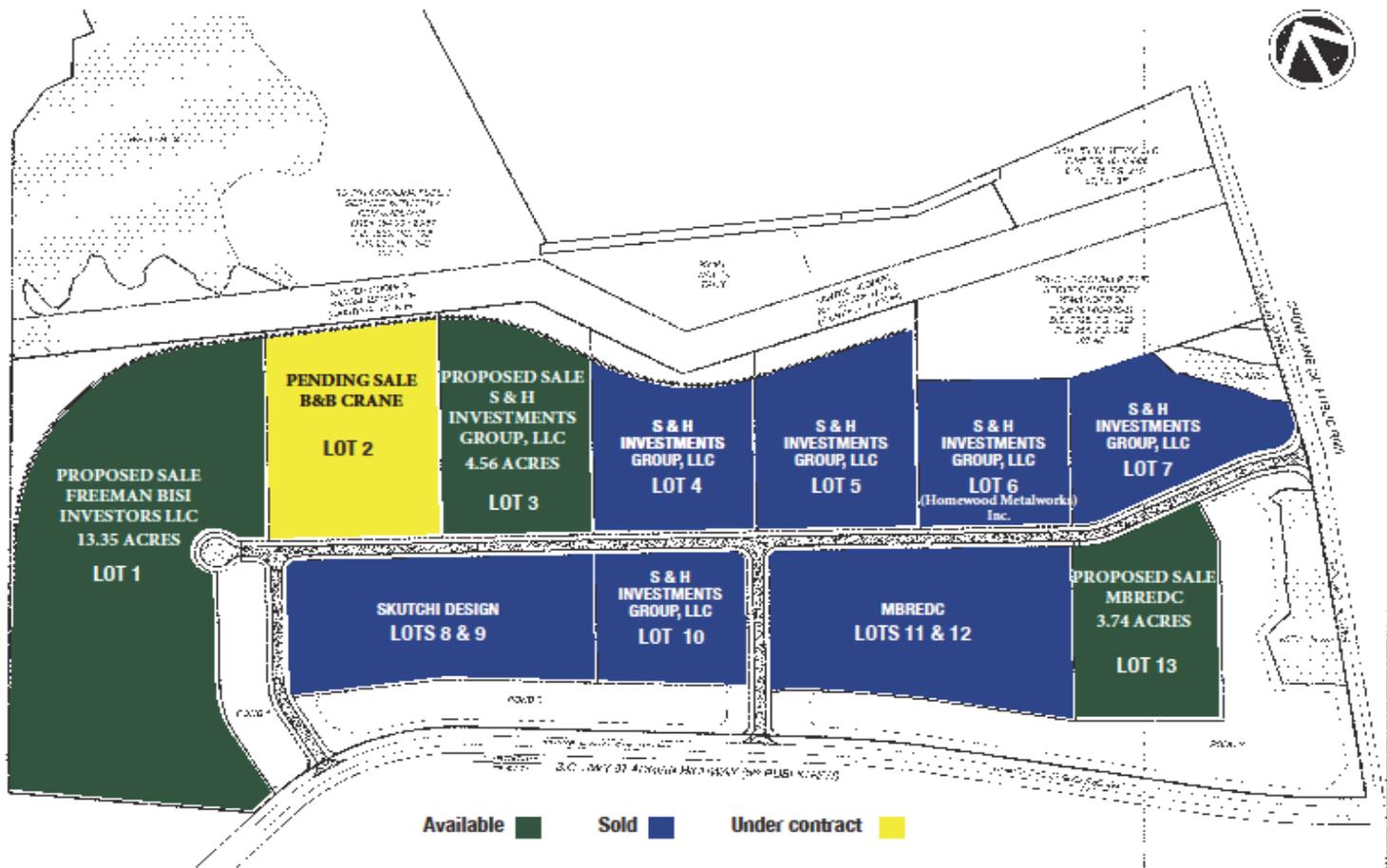
<b>Purchaser</b>	<b>S &amp; H Investment Group, LLC, a South Carolina limited liability company</b>
<b>Acreage</b>	<b>Approximately 4.56 acres</b>
<b>Purchase Price</b>	<b>\$9,000/acre as determined by survey (\$41,040)</b>
<b>Earnest Money Deposit</b>	<b>\$2,052.00 upon Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Within 90 days of Effective date of Purchase and Sale Agreement</b>
<b>Special Provisions</b>	<b>None</b>

**Lot 13**, Ascott Valley Industrial Park contains approximately 3.74 acres located in Horry County, Tax Map Number 084-00-02-057 (“Lot 13”). The Purchaser previously purchased 8 acres and intended to construct a 50,000 sq. ft. spec building. It intends to use Lot 13 to increase the spec building size from 50,000 sq. ft. to 100,000 sq. ft. We estimate this project will bring 10 jobs and at least \$1 million in capital investment. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

<b>Purchaser</b>	<b>MBREDC, a public/private partnership (501C6)</b>
<b>Acreage</b>	<b>Approximately 3.74 acres</b>
<b>Purchase Price</b>	<b>\$9,000/acre as determined by survey (\$33,660)</b>
<b>Earnest Money Deposit</b>	<b>\$1,683.00 upon Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Within 90 days of Effective date of Purchase and Sale Agreement</b>
<b>Special Provisions</b>	<b>None</b>



**ASCOTT VALLEY INDUSTRIAL PARK**  
 Horry County, SC



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AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Disposition of Real Property  
Camp Hall Commerce Park, Berkeley County

The South Carolina Public Service Authority requests approval to sell 4 parcels totaling approximately 104 acres in Camp Hall Commerce Park located in Berkeley County to 4 purchasers for a total of \$18.1 million in sale proceeds, summarized as follows.

Approximately 1.65 acres are proposed for sale to Refuel Operating Company, LLC,<sup>1</sup> at purchase price of \$1,250,000.<sup>2</sup> The purchaser is a Charleston-based gas station and convenience store company that will provide services to support employees working within Camp Hall. The project could generate \$4 million in capital investment. The proposed purchase and sale agreement requires the Authority to construct a road, utility and stormwater infrastructure, and access and service to the property, along with easements for access and utilities. The estimated cost to the Authority for the infrastructure, which will also serve other parcels, is \$1.3 million.

Approximately 27.66 acres known as Lots 6 and 7 of Campus 1 are proposed for sale to Pure Camp Hall, LLC,<sup>3</sup> at a price of \$283,055 per acre and a total purchase price of \$7,830,000.<sup>4</sup> The purchaser intends to use the subject property for construction of 2 speculative warehouses to meet the needs of manufacturers and other companies. The project could generate \$41 million in capital investment. The proposed purchase and sale agreement requires the Authority to construct the road, utility and stormwater infrastructure to the property. The estimated cost to the Authority for the infrastructure, which will also serve other parcels, is \$2.2 million.

Approximately 10.5 acres known as Lot 4 of Campus 1 are proposed for sale to Magnus CH1, LLC,<sup>5</sup> at a price of \$135,633 per acre and a total purchase price of \$1,356,330.<sup>6</sup> The property is subject to a purchase option pursuant to a purchase and sale agreement entered into on December 28, 2020, which option is being exercised by the purchaser. The purchaser intends to use the property to develop and operate warehouse, logistic, and manufacturing uses focused on small to mid-sized users. The project could generate \$15 million in capital investment.

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<sup>1</sup> Delaware limited liability company in good standing registered with the SC Secretary of State effective March 18, 2019. Mark Jordan, Mt. Pleasant, SC, is registered agent.

<sup>2</sup> Pricing was established through an extensive and formal Request for Proposals process conducted by Lee & Associates, the listing broker, with 7 parties expressing an interest and 2 parties submitting responsive proposals.

<sup>3</sup> Indiana limited liability company, as reflected in the submission. A search for the company on the website of the SC Secretary of State returned no results (retrieval attempted May 4, 2022).

<sup>4</sup> Pricing was established through an extensive and formal Request for Proposals process conducted by CBRE, the listing broker, with 10 parties submitting responsive proposals.

<sup>5</sup> South Carolina limited liability company in good standing registered with the SC Secretary of State effective October 27, 2020. G. William Owen, Columbia, SC, is reflected as registered agent.

<sup>6</sup> Determined by appraisal consistent with the December 28, 2020 purchase and sale agreement.

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Approximately 64.5 acres known as Campus 6 are proposed for sale to FC Partners, LLC,<sup>7</sup> at a price of \$118,000 per acre and a total purchase price of \$7,611,000.<sup>8</sup> The purchaser intends to use the property to construct cold storage, freezer, and refrigerated buildings, consistent with the Authority's objectives to diversify uses at Camp Hall. The project could generate \$100 million in capital investment. The proposed purchase and sale agreement requires the Authority to begin construction of the portion of Camp Hall Boulevard along the Campus 6 frontage and extend the necessary utilities. The estimated cost to the Authority for the infrastructure, which will also serve other parcels, is \$5.2 million.

The Authority's Board has declared the property to be surplus real property and has authorized its sale, lease, option, or transfer otherwise, in whole or in part, for development purposes.

Proceeds of the sale will be used to defray Camp Hall development costs of approximately \$8.7 million, and to reduce Authority debt.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,<sup>9</sup> review and approve, reject, or modify the Authority's request to sell 4 parcels totaling approximately 104 acres in Camp Hall Commerce Park to 4 purchasers for a total of \$18.1 million in sale proceeds.

ATTACHMENTS:

1. Letter dated May 4, 2022, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Descriptions of the properties and terms of sale.
3. Maps of the property locations.

AVAILABLE:

1. Ownership interests of the purchasers.

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<sup>7</sup> North Carolina limited liability company as reflected in the submission. A search for the company on the website of the SC Secretary of State returned no result consistent with the submission (retrieval attempted May 4, 2022).

<sup>8</sup> Determined by broker price recommendation based on market data.

<sup>9</sup> Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.



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

May 4, 2022

The Honorable G. Murrell Smith, Jr.  
Chairman, Joint Bond Review Committee  
South Carolina House of Representatives  
525 Blatt Building  
Columbia, SC 29201

Dear Chairman Smith:

Re: Sale of Four Parcels in the Camp Hall Commerce Park located in Berkeley County

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee approve the sale of four parcels of surplus property within the Camp Hall Commerce Park as described on Attachments A-D.

Santee Cooper’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.

These four sales, totaling \$18.1 million for 104 acres, are projected to generate \$160 million in capital investment and will require Santee Cooper to incur development costs of \$8.7 million.

Sales proceeds will be used to fund Camp Hall development costs and to reduce debt.

The Attachments describe the substantive terms of the proposed sales and the location of the parcels for which approval is requested. A summary of total purchase prices and development cost is enclosed.

Sincerely,

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

Pamela J. Williams

Enclosures: Transaction Summary  
Ownership Interest

## Attachment A

Sale of +/- 1.65 acres within the Camp Hall Commerce Park (the “Property”) to Refuel Operating Company, LLC

The Property is within the “Avian Commons” section of Camp Hall. Avian Commons is approximately 14 acres within Camp Hall designated for commercial use, and the master plan contemplates it will include businesses providing services to support employees working within Camp Hall. Santee Cooper conducted a request for proposal process seeking a developer, owner and operator of a high-quality gas station and convenience store. Seven parties expressed an interest in responding, and two parties submitted complete proposals. After reviewing the two complete proposals, Santee Cooper selected Refuel, a well-known Charleston based gas station and convenience store company, to develop the site. The Property is along Autonomous Drive near the center of Camp Hall and will be accessed and served by roads and utilities built to serve the Property and others within Avian Commons. This project could generate \$4 million in capital investment.

The substantive terms of the proposed Purchase and Sale agreement (“PSA”) are as follows:

<b>Purchaser</b>	<b>Refuel Operating Company, LLC, a Delaware limited liability company</b>
<b>Acreage</b>	<b>Approximately 1.65 acres</b>
<b>Purchase Price</b>	<b>\$1,250,000.00</b>
<b>Earnest Money Deposit</b>	<b>\$50,000.00 upon PSA execution</b>
<b>Inspection Period</b>	<b>90 days from Effective Date of PSA with option to extend for an additional 30 days with payment of an Additional Earnest Money Deposit of \$50,000.00.</b>
<b>Approximate Closing Date</b>	<b>30 days following the expiration of Inspection Period</b>
<b>Intended Use</b>	<b>A high-quality gas station and convenience store consistent with other nearby Refuel convenience stores.</b>
<b>Special Provisions</b>	<p><b>a. Purchaser shall open for operation by August 2023 with delays only permitted for force majeure or completion of Seller’s work. Purchaser commits to have the business open continuously except for remodels, repair, and force majeure events. If the business closes for more than 30 consecutive days, Seller has an option to repurchase the Property at the Purchase Price plus cost of improvements until such time as Seller has sold all of the developable property in Camp Hall.</b></p> <p><b>b. Seller shall construct a road, utility and stormwater infrastructure and will provide access and service to the Property. Seller shall provide necessary easements for access and utilities. The estimated cost for the infrastructure (which will also serve other parcels) is \$1.3 million.</b></p>

<p><b>Exclusivity</b></p>	<p><b>Seller agrees for 10 years to not to sell a site within Camp Hall for the operation of a gas and convenience store open to the general public. After 10 years, Purchaser shall have a Right of First Refusal for convenience store sites open to the general public where said use is already approved by Berkeley County Planning. The Right of First Refusal shall expire after 20 years or upon the sale of all the developable property in Camp Hall.</b></p>
<p><b>Pricing Methodology</b></p>	<p><b>The methodology utilized for pricing was through an extensive and formal Request for Proposal process conducted by the listing broker Lee &amp; Associates.</b></p>

## Avian Commons Central Location



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**Avian Commons Phase 1 Master Plan**  
Location Identified for a Convenience Store



## Attachment B

Sale of +/- 27.66 acres known as Lots 6 & 7 of Campus 1 within the Camp Hall Commerce Park (the “Property”) to Pure Camp Hall LLC

The purchase price for the Property was determined through an extensive Request for Proposal process conducted by the listing broker, CBRE. Pure Development was selected as the best offer from ten complete offers received.

Purchaser intends to use the Property to construct two speculative warehouses to meet the needs of manufacturers and other companies. This project could generate \$41 million in capital investment.

The substantive terms of the Purchase and Sale Agreement (“PSA”) are as follows:

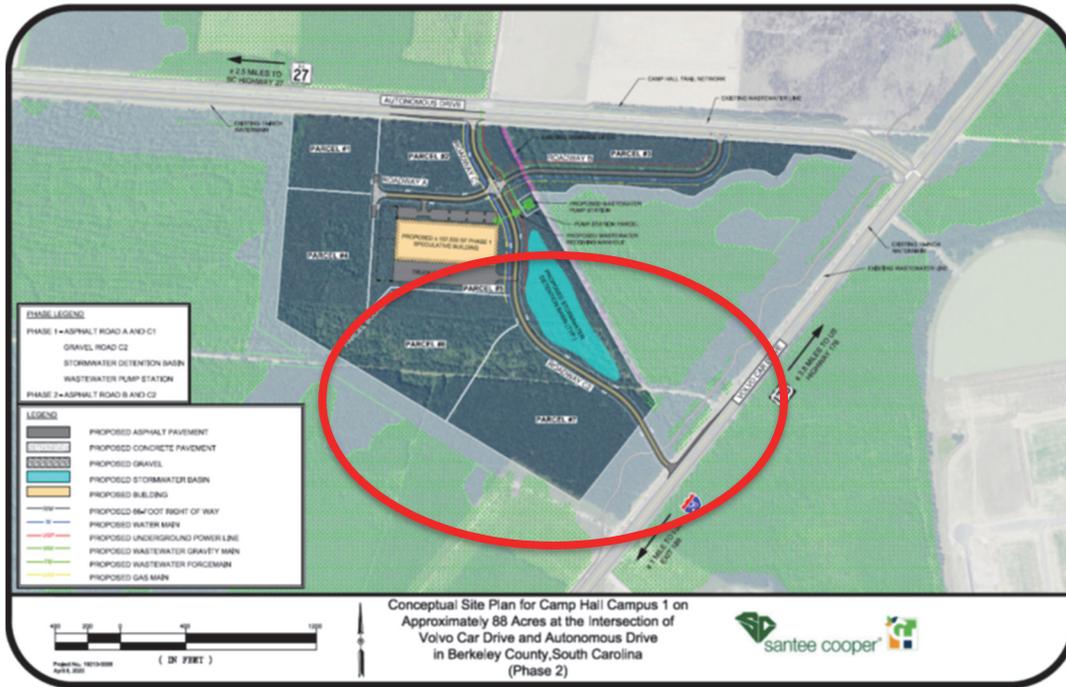
<b>Purchaser</b>	<b>Pure Camp Hall, LLC an Indiana limited liability company</b>
<b>Acreage</b>	<b>Approximately 27.66 acres</b>
<b>Purchase Price</b>	<b>\$283,055 per acre for an estimated total price of +/- \$7,830,000 with the final purchase price and acreage determined by a boundary survey.</b>
<b>Earnest Money Deposit</b>	<b>\$200,000 upon PSA execution</b>
<b>Inspection Period</b>	<b>30 days from Effective Date of PSA with option to extend for an additional 30 days with payment of an Additional Earnest Money Deposit of \$100,000.00.</b>
<b>Approximate Closing Date</b>	<b>30 days following the expiration of Inspection Period.</b>
<b>Intended Use</b>	<b>Two speculative high quality warehouse buildings totaling approximately 427,000 square feet with enhanced elevation aesthetics along Volvo Car Drive.</b>
<b>Special Provisions</b>	<p><b>a. Purchaser shall start building construction within 180 days of closing. If the construction has not commenced within 1 year, Seller shall have the option to repurchase the Property at 90% of the lesser of the sales price or appraised value.</b></p> <p><b>b. Seller shall construct the road, utility and stormwater infrastructure to the Property. The estimated cost for the infrastructure (which will also serve other parcels) is \$2.2 million.</b></p>
<b>Pricing Methodology</b>	<b>The methodology utilized for pricing was through an extensive and formal Request for Proposal process conducted by the listing broker CBRE.</b>

# Campus 1

## Across from Volvo Plant and Village Center



# Campus 1 Master Plan Lots 6 & 7



## Attachment C

Sale of +/- 10.5 acres known as Lot 4 of Campus 1 within the Camp Hall Commerce Park (the “Property”) to Magnus CH1, LLC

The Property is subject to an option to purchase contained in a Purchase and Sale Agreement (the “2020 PSA”) between Santee Cooper and Magnus CH1, LLC (“Purchaser”) entered into on December 28, 2020. The 2020 PSA covered the sale of the adjacent Parcel 5 and contained an option for the Purchaser to purchase the Property. The closing on Parcel 5 took place on October 29, 2021. Purchaser is actively underway with the development and building on Parcel 5. Based on current interest and activity, Purchaser elected to exercise its option to purchase the Property. The purchase price for the Property was determined through an appraisal process consistent with the 2020 PSA.

Santee Cooper requests that the JBRC approve the sale of the Property to Purchaser under the terms of the 2020 PSA. Purchaser intends to use the Property to develop and operate warehouse, logistic and manufacturing uses focused on small to midsized users. This project could generate \$15 million in capital investment.

The substantive terms of the proposed Purchase and Sale Agreement (“PSA”) are as follows:

<b>Purchaser</b>	<b>Magnus CH1, LLC, a South Carolina limited liability company</b>
<b>Acreage</b>	<b>Approximately 10.5 acres</b>
<b>Purchase Price</b>	<b>\$135,633.00 /acre for an estimated total price of \$1,356,330 with the final purchase price and acreage determined by a boundary survey.</b>
<b>Earnest Money Deposit</b>	<b>\$35,875.00 upon PSA execution</b>
<b>Inspection Period</b>	<b>90 days from Effective Date of PSA with option to extend for an additional 45 days.</b>
<b>Approximate Closing Date</b>	<b>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 365 days from the Effective Date of the PSA</b>
<b>Special Provisions</b>	<b>a. Purchaser shall commence construction of improvements within 60 days of Closing.</b>
	<b>b. Seller is constructing a road, utility and stormwater infrastructure and will provide access and service to the Property. No additional development costs are required for this property.</b>
<b>Pricing Methodology</b>	<b>The methodology utilized for pricing was through appraisal.</b>

**Intended Use**

**To develop and operate warehouse, logistic and manufacturing uses focused on small to midsized users.**

# Campus 1

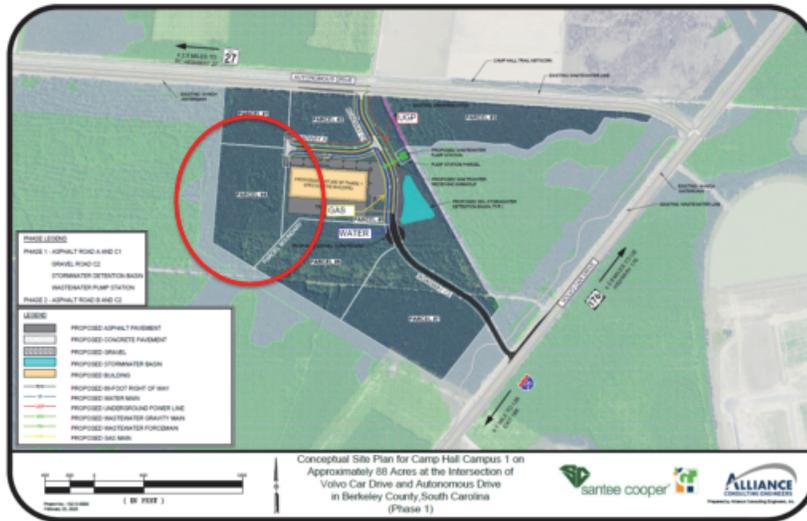
## Across from Volvo Plant and Village Center



# Campus 1

## Magnus Development Flex Building

### Lot 4



## Attachment D

Sale of +/- 64.5 acres known as Campus 6 of the Camp Hall Commerce Park located in Berkeley County (the “Property”) to FC Partners, LLC

The Property is along SC Highway 27 and the future Camp Hall Boulevard which will serve as access to Property. The purchase price for the Property was determined by broker price recommendation based on market data.

Purchaser intends to use the Property to construct cold storage, freezer and refrigerated buildings. This project could generate \$100 million in capital investment with \$5.2 million in development costs. Santee Cooper targeted the Property for a cold storage project as it attempts to diversify uses at Camp Hall. Although sales for warehouse projects generally achieve a higher purchase price than sales other uses, Santee Cooper targeted a cold storage project for the Property. This project will bring significantly higher capital investment and electricity usage than a typical warehouse project.

The substantive terms of the Purchase and Sale Agreement (“PSA”) are as follows:

<b>Purchaser</b>	<b>FC Partners, LLC, a North Carolina limited liability company</b>
<b>Acreage</b>	<b>Approximately 64.5 acres</b>
<b>Purchase Price</b>	<b>\$118,000.00 /acre for an estimated total price of +/- \$7,611,000 with the final purchase price and acreage as determined by boundary survey</b>
<b>Earnest Money Deposit</b>	<b>\$150,000.00 upon PSA execution + additional \$50,000 upon expiration of Due Diligence Period</b>
<b>Inspection Period</b>	<b>90 days from Effective Date of PSA with option to extend for an additional 30 days.</b>
<b>Approximate Closing Date</b>	<b>No later than thirty (30) days after the expiration of the Inspection Period.</b>
<b>Special Provisions</b>	<b>Purchaser shall commence construction of improvements within one (1) year of Closing. In the event construction has not commenced within one (1) year, then Seller shall have the option to repurchase the site at the Purchase Price. If Purchaser does not utilize all of the Property, Purchaser reserves the right to sell the excess land to another purchaser for use as cold storage, manufacturing or data center usage. Upon closing Seller shall commence construction of the portion of Camp Hall Boulevard along the Campus 6 frontage and extend the necessary utilities. The estimated cost for the infrastructure (which will also serve other parcels) is \$5.2 million.</b>
<b>Intended Use</b>	<b>To develop one or more cold storage, freezer or refrigerated buildings with an overall size of approximately 600,000 sq ft.</b>



# Camp Hall Campus 6



1

## Conceptual Site Plan



AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Disposition of Real Property  
Carolina Bays Parkway, North Myrtle Beach

The South Carolina Public Service Authority requests approval to sell 2.7 acres of surplus property located along Carolina Bays Parkway adjacent to the City of North Myrtle Beach Park and Sports Complex. The property is currently used by the Authority for a transmission line right of way.

The City of North Myrtle Beach has made a request to purchase the property for expansion of its Sports Complex, and will grant an easement to the Authority for the existing transmission line. The property is proposed for sale at an appraised value of \$4,000, which recognizes the encumbrance of the transmission line easement, and the location and configuration of the property, which render it valuable only to the adjacent landowner.

The Authority's Board has declared the property to be surplus real property and has authorized its sale subject to committee approval.

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

COMMITTEE ACTION:

Review and approve, reject, or modify the Authority's request to sell 2.7 acres of surplus property located along Carolina Bays Parkway in North Myrtle Beach at an appraised value of \$4,000.

ATTACHMENTS:

1. Letter dated April 27, 2022, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Descriptions of the property and terms of sale.
3. Maps of the property location.



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

April 27, 2022

The Honorable G. Murrell Smith, Jr.  
Chairman, Joint Bond Review Committee  
South Carolina House of Representatives  
525 Blatt Building  
Columbia, SC 29201

Dear Chairman Smith:

Re: Property Sale to City of North Myrtle Beach, Horry County

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee approve the sale of 2.7 acres of surplus property being used for a transmission line right of way (the “Property”). Santee Cooper generally obtains easements from property owners for its transmission line rights of way, but it sometimes owns full title to parcels, as is the case with the Property.

The Property is located in Horry County and is adjacent to the City of North Myrtle Beach’s Park and Sports Complex.

The City of North Myrtle Beach has requested to purchase the Property for market value to expand its Sports Complex and will grant an easement to Santee Cooper for the existing transmission line. The appraised value of the property is \$4,000.00 given the fact that it will be encumbered by a transmission line easement. The location and configuration of the Property render it valuable only to the adjacent landowner.

The proposed plans for the expansion will comply with Santee Cooper’s transmission line right of way encroachment policy that governs permissible uses within the right of way area.

Santee Cooper’s Board declared the Property to be surplus real property and authorized that it may be sold to The City of North Myrtle Beach for appraised value, subject to JBRC approval.

Attachment A describes the terms of sale for which approval is requested and contains maps showing the location of the Property.

Sincerely,

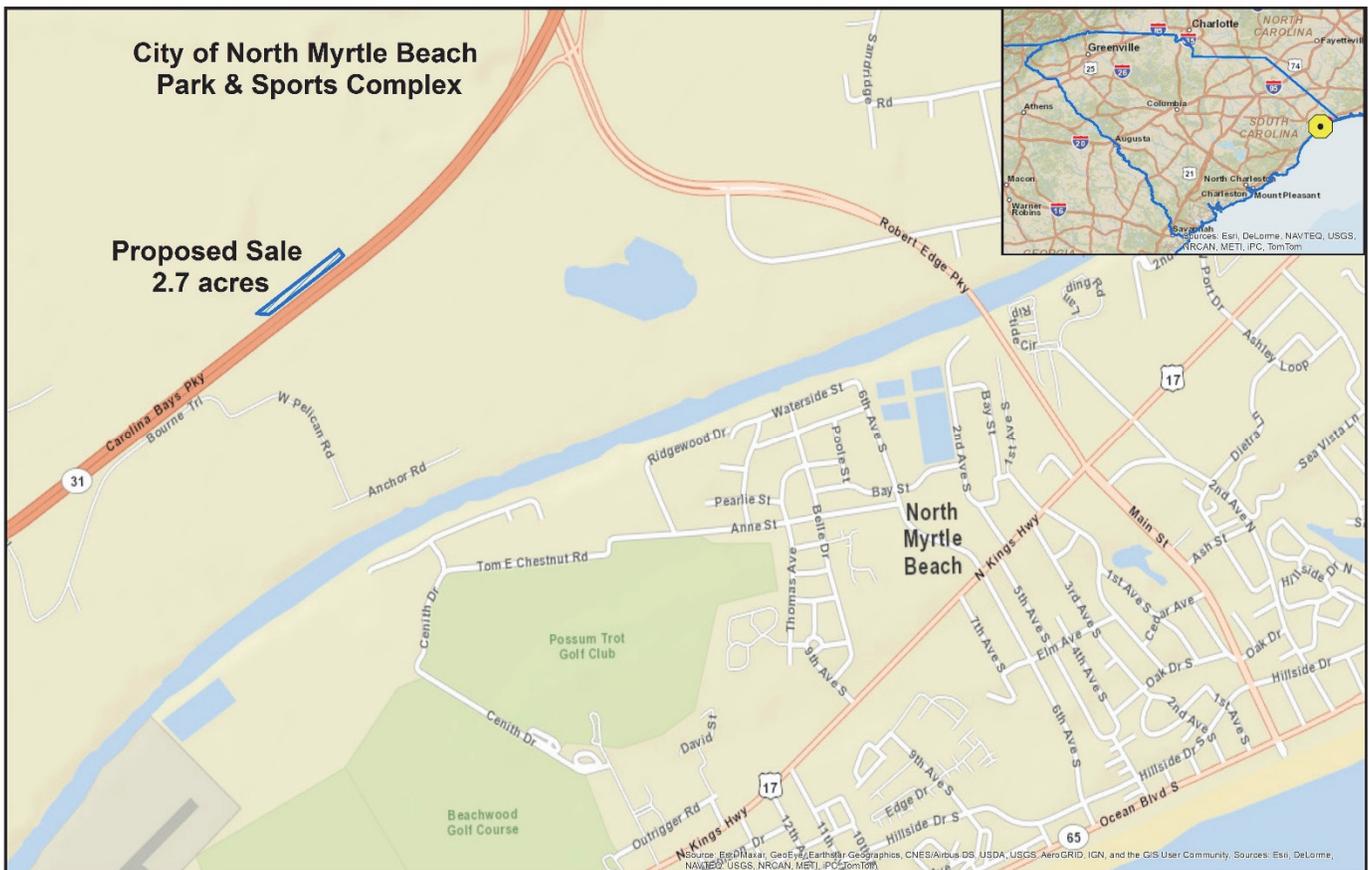
A handwritten signature in cursive script that reads 'Pamela J. Williams'.

Pamela J. Williams

## Attachment A

2.7 acres located along Carolina Bays Parkway adjacent to the City of North Myrtle Beach Park and Sports Complex in Horry County, (the “Property”). The Purchaser plans to expand the sports complex. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

<b>Purchaser</b>	<b>The City of North Myrtle Beach</b>
<b>Acreage</b>	<b>Approximately 2.7 acres</b>
<b>Purchase Price</b>	<b>\$4,000 as determined by appraisal</b>
<b>Earnest Money Deposit</b>	<b>\$200.00 upon Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Within 90 days of Effective date of Purchase and Sale Agreement</b>
<b>Special Provisions</b>	<b>The City of North Myrtle Beach will grant Santee Cooper a Transmission Line Easement and any proposed plans will comply with encroachment agreement policies.</b>





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AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Disposition of Real Property  
Devans Estate Lane and Cord Way, Berkeley County

The South Carolina Public Service Authority requests approval to sell a total of approximately 13 acres located adjacent to Lake Marion near the community of Cross, consisting of 5.85 acres on Devans Estate Lane and 6.77 acres located on Cord Way. The property was acquired by the Authority as part of the Federal Energy Regulatory Commission Hydroelectric project, but the property is not located within the FERC project boundary. The property is proposed for sale to Mr. Thomas M. Evans, who has leased the property since 1974 for residential use, and has requested to purchase the property at its appraised value of \$560,000.

The proposed sale complies with the Authority's policy for sale of its residential leased lots, which permits the current leaseholder to purchase the property at its appraised value. Any site improvements will be purchased as is, and the Authority will grant a marginal lease along the lake shore. The purchaser must comply with the Authority's lease and permitting policies as a condition of the sale.

The Authority's Board has declared the property to be surplus real property and has authorized its sale subject to committee approval.

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

COMMITTEE ACTION:

Review and approve, reject, or modify the Authority's request to sell a total of approximately 13 acres located adjacent to Lake Marion near the community of Cross, consisting of 5.85 acres on Devans Estate Lane and 6.77 acres located on Cord Way, at a total appraised value of \$560,000.

ATTACHMENTS:

1. Letter dated April 27, 2022, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Descriptions of the property and terms of sale.
3. Maps of the property location.



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

April 27, 2022

The Honorable G. Murrell Smith, Jr.  
Chairman, Joint Bond Review Committee  
South Carolina House of Representatives  
525 Blatt Building  
Columbia, SC 29201

RE: Property Sale of +/- 5.85 acres on Devans Estate Lane and +/- 6.77 acres located at Cord Way to Thomas M. Evans, Berkeley County

Dear Chairman Smith,

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve the sale of approximately 13 acres of surplus property.

Santee Cooper owns approximately 5.85 acres on Devans Estate Lane and 6.77 acres on Cord Way in Berkeley County adjacent Lake Marion (the “Property”). The Property is near the community of Cross and was acquired by Santee Cooper as part of the FERC Hydroelectric project, but the Property is not currently in the FERC Project boundary. Mr. Evans has leased the Property since 1974 for residential use and recently requested to purchase the Property for appraised value to maintain his existing residences. The total appraised value of the Property is \$560,000.00. The proposed purchase complies with Santee Cooper’s policy for its residential leased lots, which allows the current leaseholder to purchase the property at appraised value.

Santee Cooper’s Board declared the Property to be surplus real property and authorized that it may be sold to Mr. Evans for appraised value, subject to JBRC approval.

Attachment A describes the parcels for which approval is requested as well as maps showing the location of the proposed sale.

Sincerely,

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

Pamela J. Williams

### Attachment A

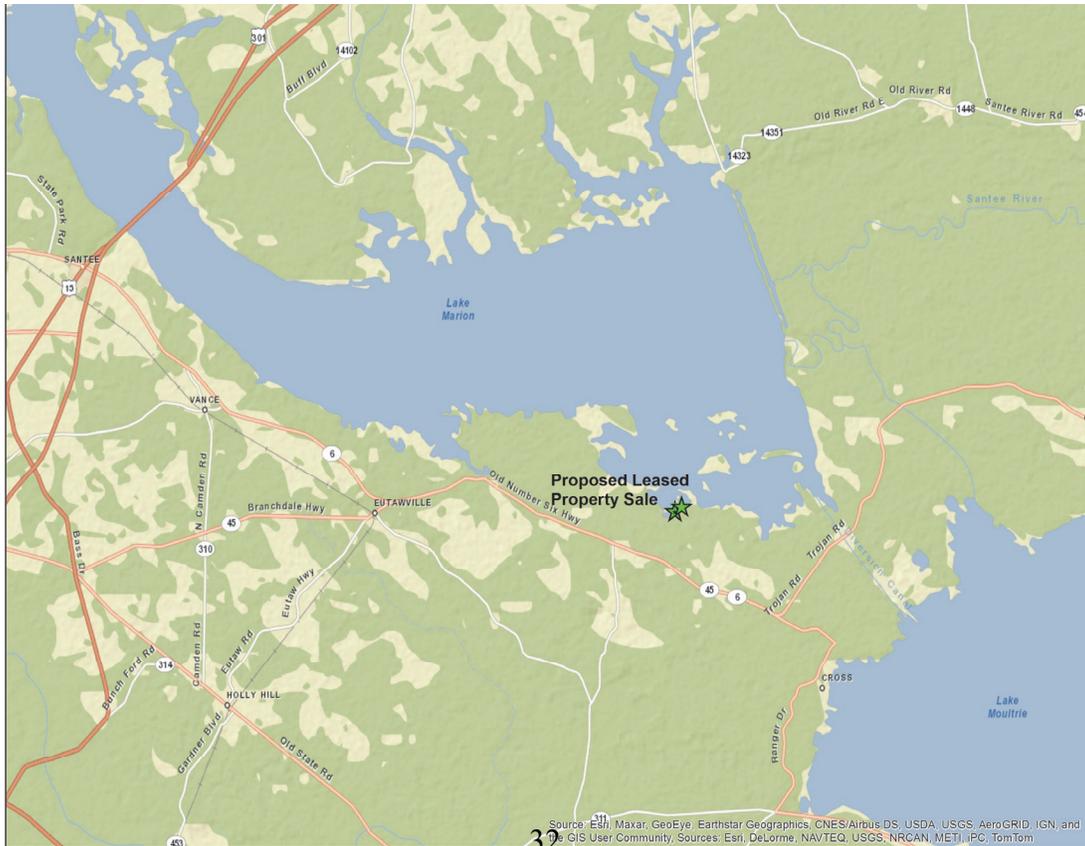
+/- 5.85 acres located at Devans Estate Lane adjacent to Lake Marion in Berkeley County, (the “Property”) with a TMS # 0300004001. The Purchaser plans to continue use of the property as a residence. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

<b>Purchaser</b>	<b>Thomas M. Evans</b>
<b>Acreage</b>	<b>Approximately 5.85 acres</b>
<b>Purchase Price</b>	<b>\$280,000.00 as determined by appraisal</b>
<b>Earnest Money Deposit</b>	<b>\$7,000 upon Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Within 90 days of Effective date of Purchase and Sale Agreement</b>
<b>Special Provisions</b>	<b>Any site improvements are purchased as is. Santee Cooper shall grant a marginal lease along the lake shore. Purchaser will comply with Santee Cooper’s lease and permitting policies.</b>

+/- 6.77 acres located at Cord Way adjacent to Lake Marion in Berkeley County, (the “Property”) with a TMS # 0300004002. The Purchaser plans to continue use of the property as a residence. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

<b>Purchaser</b>	<b>Thomas M. Evans</b>
<b>Acreage</b>	<b>Approximately 6.77 acres</b>
<b>Purchase Price</b>	<b>\$280,000.00 as determined by appraisal</b>
<b>Earnest Money Deposit</b>	<b>\$7,000 upon Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Within 90 days of Effective date of Purchase and Sale Agreement</b>
<b>Special Provisions</b>	<b>Any site improvements are purchased as is. Santee Cooper shall grant a marginal lease along the lake shore. Purchaser will comply with Santee Cooper’s lease and permitting policies.</b>

Attachment A (continued)



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AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Disposition of Real Property  
State Veterans Cemetery Donation, Moncks Corner

The South Carolina Public Service Authority requests approval to donate approximately 90 acres located on Highway 52 Bypass in the Town of Moncks Corner, following an offer by the Authority and selection by the South Carolina Department of Veterans' Affairs as a site for location of a State Veterans Cemetery. The property is located adjacent to the Authority's headquarters, overlooks the Tailrace Canal, and is close to the historic sites of Fort Fairlawn, Stony Landing, and Biggins Church. The property was acquired by the Authority in 1991 for potential expansion of its headquarters, and is currently used by the Town of Moncks Corner for recreation. The property has an appraised value of \$2,185,000.

The Department of Veterans' Affairs requires a commitment by June 15, 2022, that the site will be donated no later than August 15, 2022, in support of the Department's application for a National Cemetery Administration grant. In the event that the Department does not receive grant approval, ownership of the donated property will revert to the Authority.

The Authority's Board has declared the property to be surplus real property and has authorized its sale subject to committee approval and the reversionary provision described above.

COMMITTEE ACTION:

Review and approve, reject, or modify the Authority's request to donate approximately 90 acres located on Highway 52 Bypass in the Town of Moncks Corner to the South Carolina Department of Veterans' Affairs as a site for location of a State Veterans Cemetery.

ATTACHMENTS:

1. Letter dated April 28, 2022, of Ms. Pamela J. Williams, Chief Public Affairs Officer and General Counsel, Santee Cooper.
2. Descriptions of the property and proposed transfer.
3. Maps of the property location.
4. Letter dated May 20, 2021, of Major General William F. Grimsley, Secretary, South Carolina Department of Veterans' Affairs.
5. Letter dated March 2, 2022, of Mr. Stanley Foreman, Director of Veteran Services, South Carolina Department of Veterans' Affairs.

April 28, 2022

The Honorable G. Murrell Smith, Jr.  
Chairman, Joint Bond Review Committee  
South Carolina House of Representatives  
525 Blatt Building  
Columbia, SC 29201

RE: Property Donation of +/- 90 acres on Highway 52 Bypass in the Town of Moncks Corner (the "Property")

Dear Chairman Smith,

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee ("JBRC") approve the donation of approximately 90 acres of surplus property to the State of South Carolina as requested by the South Carolina Department of Veterans' Affairs ("SCDVA").

In May 2021, the SCDVA requested proposals for sites to build a State Veteran's Cemetery similar to those found in Beaufort, Florence and at Ft. Jackson. (See attached letter from SCDVA requesting proposals). Santee Cooper submitted several site options, subject to approval of its Board of Directors and the JBRC, and the SCDVA chose the Property as one of the potential locations. (See attached letter dated March 2, 2022 from SCDVA ). The Property is located in the Town of Moncks Corner on the Highway 52 Bypass adjacent to the Santee Cooper Headquarters. Santee Cooper acquired the Property in 1991 for potential expansion of the headquarters. The Property overlooks the Tailrace Canal and is close to the historic sites of Fort Fairlawn, Stony Landing and Biggins Church. It is currently used by the Town of Moncks Corner for recreation, including an off-road bicycle trail. The appraised value of the Property is \$2,185,000.

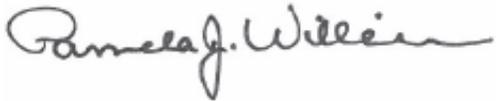
The SCDVA proposal requires a commitment by June 15, 2022, that selected sites will be donated no later than August 15, 2022. The SCDVA plans to submit an application for a National Cemetery Administration ("NCA") grant in June 2022 and expects the NCA to make a decision sometime between September of 2022 and August of 2023. If the SCDVA does not receive grant approval to move forward on the Property site, the ownership will revert to Santee Cooper.

Santee Cooper's Board determined the Property is no longer necessary for its operations, declared the Property to be surplus real property, and authorized that it may be transferred at no cost, with a reversionary clause if the Property is not selected by the NCA.

The Honorable G. Murrell Smith, Jr.  
Chairman, Joint Bond Review Committee  
South Carolina House of Representatives  
April 28, 2022  
Page 2

Attachment A contains a description of the Property, terms of transfer and maps showing the Property's location. Santee Cooper is honored to have the opportunity to play a role in bringing a veteran's cemetery to our community.

Sincerely,

A handwritten signature in cursive script that reads "Pamela J. Williams". The signature is written in black ink and is positioned above the printed name.

Pamela J. Williams

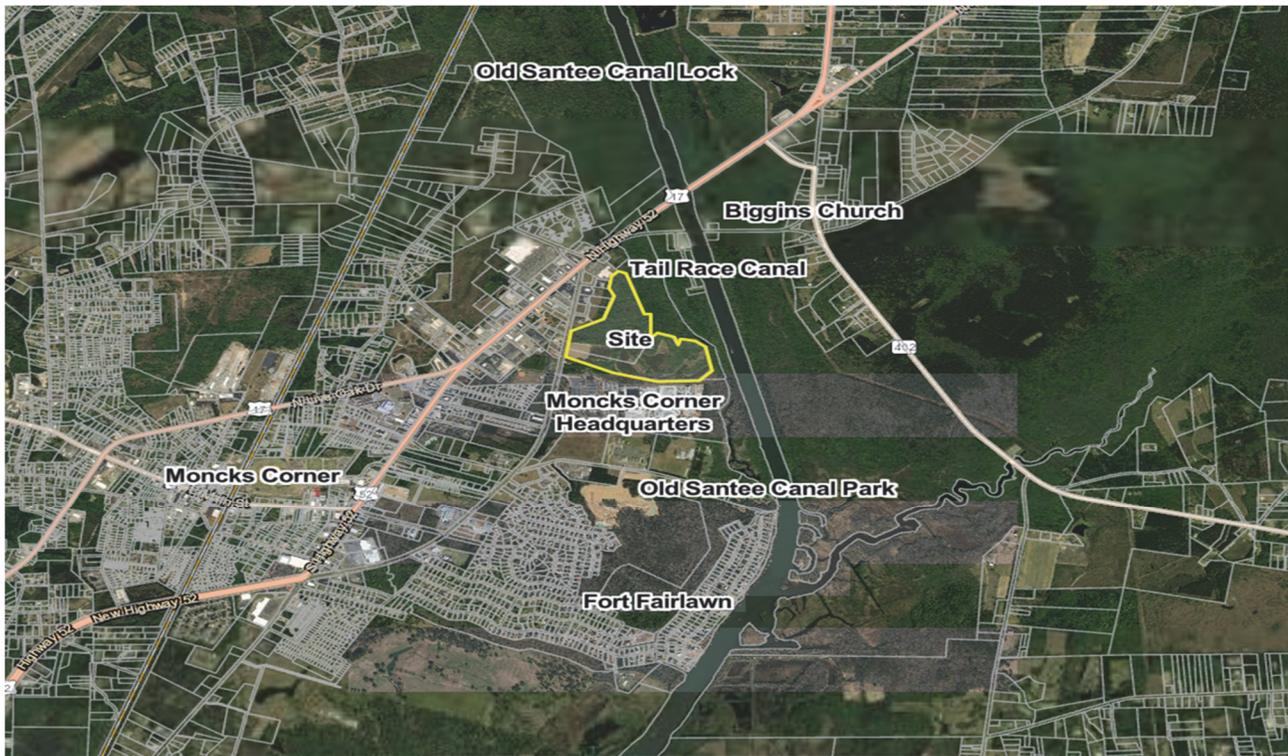
Attachments:

- Attachment A – Description of the Property and Proposed Transfer
- Letter from SCDVA dated May 20, 2021
- Letter from SCDVA dated March 2, 2022

## Attachment A

+/- 90 acres located on the Highway 52 Bypass in the Town of Moncks Corner adjacent to the Santee Cooper Headquarters, (the “Property”) with TMS # 143-00-00-010 and #143-00-00-039. The substantive terms of the proposed Purchase and Sale Agreement are as follows:

<b>Purchaser</b>	<b>South Carolina Department of Veterans’ Affairs</b>
<b>Acreage</b>	<b>Approximately 90 acres</b>
<b>Purchase Price</b>	<b>Donation</b>
<b>Earnest Money Deposit</b>	<b>\$0 at Purchase and Sale Agreement execution</b>
<b>Approximate Closing Date</b>	<b>Prior to August 15, 2022</b>
<b>Special Provisions</b>	<b>Should the site not be finally selected, and a State Veteran’s Cemetery not built, the site will revert to Santee Cooper.</b>





Henry McMaster  
Governor



William J. Grimsley  
Secretary

*State of South Carolina  
Department of Veterans' Affairs*

May 20, 2021

Stake Holders of South Carolina Department of Veterans' Affairs,

The South Carolina Department of Veteran's Affairs (SCDVA) is requesting proposals for a potential new State Veteran's cemetery, to be established within the next decade.

Proposal instructions and qualifications are described in the Selection Process Outline enclosed. The SCDVA will conduct the submission, presentation, and selection process. Once the SCDVA completes the selection process, the selected package will be submitted to the National Cemetery Administration for federal approval.

Any questions or comments please contact Stanley Foreman at 803.734.0200.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Grimsley".

Will Grimsley  
MG, US Army (Ret)  
Secretary of Veterans' Affairs

1205 Pendleton Street, Suite 369, Columbia, South Carolina 29201  
Phone: (803) 734-0200 • Fax (803) 734-4014

Henry McMaster  
Governor



William F. Grimsley  
Secretary

## State of South Carolina Department of Veterans' Affairs

### Selection Process for a New State Veterans Cemetery

The South Carolina Department of Veteran's Affairs is requesting proposals for a potential new state Veteran's cemetery.

#### The Most Important Issues

Design of the cemetery is determined by the National Cemetery Administration. Any modifications (e.g. bell tower, etc.) would be added after completion of cemetery construction, pending approval from the South Carolina Department of Veterans' Affairs and the National Cemetery Administration.

#### Minimum Qualifications

- Size of potential cemetery: at least 60 acres (New cemeteries must be capable of providing at least 20 years of service.)
- Who will you serve? Must provide data on Veteran population, including age.
- What is significant about your location / why should it be selected?
- Analysis of possible negative environmental and historic preservation impacts the cemetery location may have. Can such limitations be overcome? You will need to provide an environmental impact study.
- Land must be donated free of charge to the state prior to submission on the grant proposal to the National Cemetery Administration.
- Suitable land should be easily accessed by road/highway, free of limitation such as rock, steep slopes, wetlands, uncompromised by incompatible land uses nearby, and in general, the soil should meet the standards of good agricultural land that is capable of supporting turf and trees, with normal care and without the addition of topsoil.

#### Proposal Submission Instructions

All proposals are due by close of business August 17, 2021. Mail proposals to SCDVA 1205 Pendleton Street, Suite 369 Columbia, SC 29201. South Carolina Department of Veterans' Affairs staff will schedule an appointment with each entity who has submitted paperwork. There will be two one-hour professional presentations with the initial presentation being to South Carolina Department of Veterans' Affairs staff and the second one being with the Secretary and Chief of Staff. The Secretary will have the final decision on site selection.

#### The Budget and Resources

The U.S. Department of Veterans Affairs provides 100% of the development cost for an approved project, as well as provide for operating equipment. It does not, however, provide for the acquisition of land.

1205 Pendleton Street, Suite 369, Columbia, South Carolina 29201  
Phone: (803) 734-0200 • Fax (803) 734-4014



*State of South Carolina*  
*Department of Veterans' Affairs*  
1800 St. Julian Place, Suite 305, Columbia, South Carolina 29204  
Phone: (803) 734-0200 • Fax (803) 734-4014

March 2, 2022

Mr. Victor Williams  
One Riverwood Drive  
Monck Corner, SC 29461

Dear Mr. Williams,

Thank you for your generous offer of 90 acres of donated land to support the establishment of a Veterans' cemetery. Like you, we believe the land in question would be an excellent location.

As we prepare the application for the National Cemetery Administration grant which would fund the cemetery, we need written assurance from you that the clear title to the land in question will be transferred to the state no later than 15 August, 2022. We are glad to provide a conditional contract, if desired, stating that the land will be returned to the owner should the request for a National Cemetery Administration grant be denied.

Please provide written assurance of the conditions described above to this office no later than 15 June, 2022, to enable us to submit the completed application ahead of the 1 July, 2022, federal suspense.

Please feel free to contact me directly at 803.734.0200 if you have questions or concerns.

Sincerely,

  
Stanley Foreman  
Director of Veteran Services

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Proposed Lease  
South Carolina Department of Health and Environmental Control  
1362 McMillan Avenue, North Charleston

The South Carolina Department of Health and Environmental Control requests review of its proposal to lease 27,476 square feet of office space and 5,000 square feet of boat parking at 1362 McMillan Avenue in North Charleston from Southeastern Value Puritan Mill, L.P.<sup>1</sup> The Department has leased space at this location since January 2003, and its current lease will expire on September 30, 2022.

The South Carolina Department of Administration conducted a solicitation for 5, 7, and 10 year terms following a determination that other state space was not available. The Department of Administration received 5 responses to the solicitation, and the proposal for the selected location was the least expensive alternative after giving consideration to relocation costs.

The term of the proposed lease is 5 years. Rent includes all operating expenses except property taxes and equates to \$22.09 per square foot for the first year of the term; thereafter, rent will increase by 2% annually for the remainder of the term. Additional rent to cover property taxes will be \$52,479 for the first year of the term; thereafter, DHEC will pay its pro rata share of any increases in property taxes. Total rent over the term is \$3,480,762. The lease provides free parking in an adjacent surface lot, and boat parking at \$1,000 per month over the term. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from federal funds and Environmental Affairs Administrative Grant funding, 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 \$21.00 to \$35.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. Letter dated April 27, 2022, from Ms. Darbi C. McPhail, Chief Financial Officer, South Carolina Department of Health and Environmental Control.

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<sup>1</sup> A Delaware limited partnership in good standing registered with the SC Secretary of State effective August 25, 2017. CT Corporation System of Columbia is registered agent. Private Participant Disclosures were included with the submission.

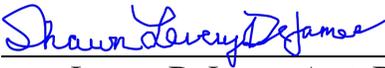
# JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 17, 2022

Regular Agenda

## 1. Submitted by:

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

  
Shawn Lavery DeJames, Asst. Director

**2. Subject:** SC Department of Health and Environmental Control Lease of 1362 McMillan Avenue, North Charleston

## 3. Summary Background Information:

SC Department of Health and Environmental Control (DHEC) requests approval to lease 27,476 rentable square feet of office and lab space and 5,000 square feet of parking area for boats at 1362 McMillan Avenue, North Charleston, SC from Southeastern Value Puritan Mill, L.P., a Delaware limited partnership. DHEC has leased space at this location since January 2003. The current lease will expire on September 30, 2022.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation for commercial space for 5, 7, and 10-year terms for which 5 proposals were received. The current landlord submitted the lowest bid in response to the solicitation when taking into consideration moving and relocation costs.

The space will meet the state standard of 210 RSF/person with a density of 170 RSF/person. The lease also provides for free vehicular parking in the adjacent surface parking lot, and a 5,000 square foot parking area for boats at \$1,000 per month for the term.

The lease term will be five (5) years. The basic rental rate for office space for the first year of the term will be \$22.09 per rentable square foot, which includes operating expenses (except for property taxes) and will increase annually by 2%. Additional rent to cover property taxes will be \$52,479.16, or \$1.91 per rentable square foot, for the first year of the term. DHEC will pay its pro rata share of increases, if any, of property taxes over the first year of the term. The total maximum rent to be paid over the 5-year term (including basic rent, additional rent and boat parking but excluding increases in property taxes, if any) will be \$3,480,761.88, as more specifically set forth in the chart below.

Office/Lab Space	Basic Rent per SF	Annual Rent (including taxes and Boat Parking)	Monthly Rent (including taxes and Boat Parking)
Year 1	\$22.09	\$671,424.00	\$55,952.00
Year 2	\$22.53	\$683,513.40	\$56,959.45
Year 3	\$22.98	\$695,877.60	\$57,989.80
Year 4	\$23.44	\$708,516.60	\$59,043.05
Year 5	\$23.91	\$721,430.28	\$60,119.19

The following chart represents comparable lease rates of similar space:

<b>Tenant</b>	<b>Location</b>	<b>Rate /SF</b>
College of Charleston	360 Concord St.	\$34.00*
Clemson University	701 East Bay St.	\$35.00
Vacant	8085 Rivers Avenue North Charleston+	\$21.00

\*Rates subject to operating expenses. All of above are subject to base rent escalations. +Alternative offer.

Agency has adequate funds for the lease according to a Budget Approval Form submitted April 28, 2022, which also includes a multi-year plan. Lease payments will be funded through federal funding and Environmental Affairs Admin Grant funding. No option to purchase the property is included in the lease.

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**4. What is the JBRC asked to do?** Approve the proposed five-year lease for 27,476 rentable square feet of office and lab space and 5,000 square feet of boat parking area at 1362 McMillan Avenue, North Charleston from Southeastern Value Puritan Mill, L.P., a Delaware limited partnership.

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**5. What is recommendation of the division of Facilities Management and Property Services?** Approve the proposed five-year lease for 27,476 rentable square feet of office and lab space and 5,000 square feet of boat parking area at 1362 McMillan Avenue, North Charleston from Southeastern Value Puritan Mill, L.P., a Delaware limited partnership.

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**6. Recommendation of other office (as required)?**

- (a) Authorized Signature: \_\_\_\_\_
- (b) Office Name: [Click or tap here to enter text.](#)

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**7. List of Supporting Documents:**

- (a) Letter from SC Department of Health and Environmental Control



04/27/2022

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

RE: Lease for 1362 McMillan Ave, North Charleston

Dear Ms. Lancaster:

The Department of Health and Environmental Control requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter a five-year lease with Southeastern Value Puritan Mill L.P. a Delaware limited partnership for 27,476 rentable square feet of office space at 1362 McMillan Ave, North Charleston. The Department of Health and Environmental Control's current lease at 1362 McMillan Ave, North Charleston expires on September 30, 2022.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and 2 proposals were received for a 5-year term. The other location for a 5-year term was discounted because the space was not contiguous space, we were going to be in two separate suites and would have to break up divisions as neither of the suites were large enough to build out a lab and have a full workgroup in the same area. We also looked at one of the 7-year term proposals, but the space would not have resulted in a cost savings. The following criteria were used in evaluating the sites: Cost of upfitting the space, the ability of cohesive workgroups at a location, the cost of the lease to the Agency. After careful consideration, 1362 McMillan Ave was selected because the space needed little work to stay in, even after downsizing the space we are occupying, our workgroups are still able to stay together, and the cost is competitive with other offers in the area. The cumulative cost of the lease during the term is \$3,480,761.88.

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 "Darbi C. MacPhail", is written over the typed name.

Darbi C. MacPhail  
Chief Financial Officer

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Proposed Lease  
South Carolina Department of Labor, Licensing, and Regulation  
110 Centerview Drive and 121 Executive Center Drive, Columbia

The South Carolina Department of Labor, Licensing, and Regulation requests review of its proposal to lease 89,284 square feet of office space, comprised of 71,580 square feet at 110 Centerview Drive and 17,704 square feet at 121 Executive Center Drive in Columbia from BV DRP Synergy II Owner LLC.<sup>1</sup> The Department has leased space at these locations since March 1997 and August 2017, respectively, and the current leases will expire on December 31, 2022. The lease will cover existing space in these 2 locations, and will include an additional 8,628 square feet of space at the Executive Center Drive location to accommodate growth in personnel.

The South Carolina Department of Administration conducted a solicitation for 5, 7, and 10 year terms following a determination that other state space was not available. The Department of Administration received 3 responsive proposals to the solicitation. The proposal submitted by the current landlord was the lowest bid.

The term of the proposed lease is 10 years, as substantial cost savings in the rental rate were offered for a longer term commitment. Rent includes all operating expenses and equates to \$15.00 per square foot for the first year of the term, less a credit of \$214,995; thereafter, rent will increase by 2.5% annually for the remainder of the term. Total rent over the term is \$14,789,246. The lease provides free parking with 502 spaces available for the Department's use. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from state and federal funds, and license fees; and the Department's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space in the area range from \$16.94 to \$17.25 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. Letter dated April 18, 2022, from Ms. Emily Farr, Director, South Carolina Department of Labor, Licensing, and Regulation.

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<sup>1</sup> A Delaware limited partnership in good standing registered with the SC Secretary of State effective October 22, 2019. National Registered Agents, Inc. of Columbia is registered agent. Private Participant Disclosures were included with the submission.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: May 17, 2022

Regular Agenda

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**1. Submitted by:**

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

Ashlie Lancaster

Ashlie Lancaster, Director

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**2. Subject:** SC Department of Labor, Licensing and Regulation Lease of 110 Centerview Drive and 121 Executive Center Drive, Columbia

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**3. Summary Background Information:**

SC Department of Labor, Licensing and Regulation (LLR) requests approval to lease a total of 89,284 rentable square feet of office space, being 71,580 rentable square feet (the entire building) at 110 Centerview Drive and 17,704 rentable square feet at 121 Executive Center Drive, Columbia, SC from BV DRP Synergy II Owner LLC. LLR has leased space at these locations since March of 1997 and August 2017, respectively. The current leases will expire on December 31, 2022. This lease will combine the existing spaces in these two buildings and increase space at 121 Executive Center Drive by 8,628 SF to accommodate additional personnel.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation for commercial space for 5, 7 and 10-year terms for which 3 responsive proposals were received. The current landlord submitted the lowest bid.

The space will meet the state standard of 210 SF/person with a density of 156 SF/person. The lease also provides for free on-site parking and has a total of 502 parking spaces available for the tenant's use.

The requested lease term will be ten (10) years. The agency desires the longer lease term due to the significant cost of moving and because the longer term provides for a much lower rate (Note: the lowest proposal for a 5-year term would have started at \$26.00 per square foot with annual increases thereafter) as well as tenant improvements related to employee security and hearing and meeting space for the licensing boards.

The rental rate for the first year of the term will be \$15/SF less a credit of \$214,995.00. Rent will increase annually thereafter by 2.5 percent. The total rent to be paid over the 10-year term will be \$14,789,245.84, as more specifically set forth in the chart below. This is a full gross lease and includes all operating expenses.

	Rent per SF	Rent
Year 1	\$15.00	\$1,124,265.00
Year 2	\$15.37	\$1,372,741.50
Year 3	\$15.76	\$1,407,060.04
Year 4	\$16.15	\$1,442,236.50

Year 5	\$16.56	\$1,478,292.42
Year 6	\$16.97	\$1,515,249.75
Year 7	\$17.39	\$1,553,130.98
Year 8	\$17.83	\$1,591,959.26
Year 9	\$18.28	\$1,631,758.22
Year 10	\$18.73	\$1,672,552.17

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate /SF
Vacant	7909 Parklane Rd.	\$17.25*
Vacant	748 W. Main St., Lexington	\$17.00*+
Dept. of Juvenile Justice	201 Executive Center Dr.	\$16.94

\*Above rates submitted in response to solicitation. +Rate excludes electricity. All of the above are subject to base rent escalations.

Agency has adequate funds for the lease according to a Budget Approval Form submitted April 18, 2022, which also includes a multi-year plan. Lease payments will be funded through State and Federal funding and license fees. No option to purchase the property is included in the lease.

**4. What is the JBRC asked to do?** Approve the proposed ten-year lease for 89,284 rentable square feet of office space at 110 Centerview Dr. and 121 Executive Center Dr., Columbia, SC from BV DRP Synergy II Owner LLC.

**5. What is recommendation of the division of Facilities Management and Property Services?** Approve the proposed ten-year lease for 89,284 rentable square feet of office space at 110 Centerview Dr. and 121 Executive Center Dr., Columbia, SC from BV DRP Synergy II Owner LLC.

**6. Recommendation of other office (as required)?**

- (a) Authorized Signature: \_\_\_\_\_
- (b) Office Name: [Click or tap here to enter text.](#)

**7. List of Supporting Documents:**

- (a) Letter from SC Department of Labor, Licensing and Regulation



South Carolina  
Department of Labor, Licensing and Regulation



110 Centerview Drive  
Post Office Box 11329  
Columbia, SC 29211-1329  
(803) 896-4300

Henry D. McMaster  
Governor

Emily H. Farr  
Director

April 18, 2022

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

RE: Lease for 110 Centerview Drive, Columbia, SC 29210  
and  
121 Executive Center Drive, Columbia, SC 29210

Dear Ms. Lancaster:

The SC Department of Labor, Licensing and Regulation (LLR) requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a ten year lease with BV DRP Synergy II Owner LLC for 89,284 rentable square feet of office space at 110 Centerview Drive and 121 Executive Center Drive, Columbia, SC 29210. LLR’s current lease at 110 Centerview Drive and 121 Executive Center Drive, Columbia, SC 29210 expires on December 31, 2022.

The new lease space will accommodate the Professional and Occupational Licensing and Labor Divisions and all LLR administrative offices - Human Resources, Finance, Procurement, Operations and Information Technology. The new space will enhance employee security, improve access and ease for customer service to the public, and better accommodate much needed hearing and meeting space for the licensing boards. It will achieve this by ensuring all public space and employee service to the public is limited to the first floor of the Agency’s main building at 110 Centerview Drive and expand space available for licensing board meeting rooms. Additionally, the requested space will address a growing need for more space as additional full time and temporary employees have been necessary for the Agency to adequately respond to additional responsibilities in recent licensing laws, a steady increasing number of licensees the Agency serves, and a steady increasing number of complaints the Agency receives for investigation and potential disciplinary action.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and three responsive proposals were received. The following criteria were used in evaluating the sites: cost per square foot, moving expenses, Agency downtime, and customer knowledge of the current location. After careful consideration, 110 Centerview Drive and 121 Executive Center Drive, Columbia, SC 29210 were selected because the sites offered the lowest cost per square foot, the landlord offered

South Carolina Department of Administration  
Real Property Services  
April 18, 2022  
Page 2 of 2

a 10 year lease, the landlord offered to complete all improvements requested by the Agency to cater the space to the Agency's needs and the Agency's customers have familiarity with the location. The cumulative cost of the lease during the term is \$14,789,245.84.

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

Sincerely yours,

A handwritten signature in black ink, appearing to read 'EF 2', is centered on the page.

Emily Farr  
Director

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AGENCY: Department of Administration  
Facilities Management and Property Services

SUBJECT: Proposed Lease  
South Carolina Educational Television Commission  
5035 Sewee Road, Awendaw

The South Carolina Educational Television Commission requests review of its proposal to enter into an agreement to license space on a transmission tower owned by Gray Media Group, Inc.,<sup>1</sup> and to lease a 2,000 square foot building with space outside the building sufficient to accommodate the Commission's fuel tank, all of which are located at 5035 Sewee Road in Awendaw. The Commission has contracted for space at this location since 1992, and the current agreement will expire on August 31, 2022.

The South Carolina Department of Administration conducted a solicitation for tower access, space for associated equipment, and a transmitter building for a term of 20 years, following a determination that other state space was not available. The current landlord submitted the only bid.

In addition to the foregoing, the Commission requested inclusion of a right to purchase the property under the agreement, but the owner did not agree to the provision. The Commission's plans over the intermediate term include construction of a tower in the Charleston area, but a comprehensive evaluation could not be completed prior to expiration of its existing agreement. The process of evaluation has begun, and includes advice and participation of the Department of Administration and Office of State Engineer, and eventually must also include among other things federal regulatory approvals, local approvals, and establishment of a permanent improvement project that will be subject to review by the committee and approval by the Fiscal Accountability Authority. The Commission has the option to terminate the proposed agreement in the event a new tower is constructed. In the interim, the Commission believes its best interests are served by entering into a long-term agreement with costs of future escalation fixed and determined.

The term of the proposed agreement is 20 years. The Commission will pay \$18,614.70 per month for the first year of the term; thereafter, payments will increase by 2.0% annually for the remainder of the term. Total payments over the initial term will be \$5,427,459. In addition to the base payments, the Commission must pay for all utilities for the operation of its equipment. The Commission will have the right to extend the agreement for up to 2 consecutive terms of 10 years each, on the same terms and conditions. No option to purchase the property is included in the agreement.

The Department of Administration reports that lease payments will be made from tower lease revenue; and the Commission's submission represents that funding for payments will be sufficient throughout the lease term.

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<sup>1</sup> A Delaware corporation in good standing registered with the SC Secretary of State effective March 29, 2013. CT Corporation System of Columbia is registered agent.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed agreement.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services Agenda Item Worksheet.
2. Letter dated April 29, 2022, from Mr. Anthony Padgett, President and Chief Executive Officer, South Carolina Educational Television Commission.

## JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

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Meeting Scheduled for: May 17, 2022

Regular Agenda

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### 1. Submitted by:

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

*Ashlie Lancaster*

Ashlie Lancaster, Director

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**2. Subject:** SC Educational Television space on broadcast Tower and associated buildings and space at 5035 Sewee Road, Awendaw, South Carolina

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### 3. Summary Background Information:

SC Educational Television (“ETV”) requests approval to enter into an agreement with Gray Media Group, Inc. (“Gray”) to license space on Gray’s tower and to lease a 2000 square foot building along with space outside the building sufficient to place ETV’s fuel tank at 5035 Sewee Road, Awendaw, SC. ETV has contracted for space at this location since 1992. The current lease will expire on August 31, 2022.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation seeking tower access and space for associated equipment including a transmitter building of 2000 square feet for a twenty-year term. The current landlord submitted the only bid.

ETV did request a right to purchase clause in the lease but the Landlord would not agree to such. Additionally, in ETV’s current CPIP, they have listed a project to build a tower in the Charleston area; however, the agency was not able to complete a comprehensive evaluation before this lease expired. ETV has gone through the OSE process to retain an engineering firm to provide an analysis to build a tower, and ETV has begun working with the Department of Administration to help identify property that would accommodate a tall tower structure in the Charleston area. Identification of an appropriate site will also require the engineering firm to do a frequency interference analysis with the FCC to make sure that ETV is able to move its transmission location for radio, television, microwave, and two-way radio transmitters. The tower build is also dependent on local municipality approvals, budget approvals including but not limited to JBRC and SFAA approvals, as applicable, and FCC and FAA approvals. If ETV does find a suitable site and is able to build a new tower, they do have the option to terminate this agreement.

If ETV is not able to build a tower that they own, they have indicated that it is in their best interest to have a long-term lease arranged to have a set escalator which keeps their increase at 2% versus having to renegotiate a new rate that could be raised higher due to market inflation. The landlord for the selected location originally wanted a 3.5% increase every year.

The requested term will be twenty (20) years. ETV will pay \$18,614.70 per month for the first year of the term. Thereafter the rate will increase annually by 2%. The total rent to be paid over the 20-year term will be \$5,427,459.00, as more specifically set forth in the chart below.

The lease will contain the right for SCETV to extend the Term for up to two consecutive terms of ten (10) years each upon the same terms and conditions. If ETV wished to exercise the extended terms, they will seek additional approvals from JBRC and SFAA at that time. ETV shall pay for all utilities for the operation of their equipment.

	Annual Charge	Monthly Charge
Year 1	\$223,376.40	\$18,614.70
Year 2	\$227,843.93	\$18,986.99
Year 3	\$232,400.81	\$19,366.73
Year 4	\$237,048.82	\$19,754.07
Year 5	\$241,789.80	\$20,149.15
Year 6	\$246,625.60	\$20,552.13
Year 7	\$251,558.11	\$20,963.18
Year 8	\$256,589.27	\$21,382.44
Year 9	\$261,721.05	\$21,810.09
Year 10	\$266,955.48	\$22,246.29
Year 11	\$272,294.59	\$22,691.22
Year 12	\$277,740.48	\$23,145.04
Year 13	\$283,295.29	\$23,607.94
Year 14	\$288,961.19	\$24,080.10
Year 15	\$294,740.42	\$24,561.70
Year 16	\$300,635.22	\$25,052.94
Year 17	\$306,647.93	\$25,553.99
Year 18	\$312,780.89	\$26,065.07
Year 19	\$319,036.51	\$26,586.38
Year 20	\$325,417.24	\$27,118.10

Agency has adequate funds for the agreement according to a Budget Approval Form, which also includes a multi-year plan. Payments will be funded through tower lease revenue.

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**4. What is the JBRC asked to do?** Approve the proposed twenty-year agreement with Gray Media Group, Inc. to license space on their tower and lease a 2000 square foot building, along with space outside the building sufficient to place ETV’s fuel tank at 5035 Sewee Road, Awendaw.

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**5. What is recommendation of the division of Facilities Management and Property Services?** Approve the proposed twenty-year agreement with Gray Media Group, Inc. to license space on their tower and lease a 2000 square foot building, along with space outside the building sufficient to place ETV’s fuel tank at 5035 Sewee Road, Awendaw.

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**6. Recommendation of other office (as required)?**

- (a) Authorized Signature: \_\_\_\_\_
- (b) Office Name: Click or tap here to enter text.

**7. List of Supporting Documents:**

- (a) Letter from SC Educational Television Commission



April 29, 2022

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

RE: Lease for 5053 Sewee Road Awendaw, SC 29429

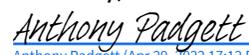
Dear Ms. Lancaster:

SCETV requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a 20-year lease, with the right to exercise up to two ten year extensions, with Gray Media Group, Inc. for 2,000 rentable square feet of broadcast space and space on the tower for TV, FM, Microwave and two-way radio communications at 5053 Sewee Road Awendaw, SC 29429. SCETV's current lease at 5053 Sewee Road Awendaw, SC 29429 expires on August 31, 2022. SCETV requires this access to broadcast the educational content and emergency communications in the Charleston region. We use this tower to provide television and radio broadcast to support the Agency mission to educate, empower and inspire the communities of South Carolina through the services we provide.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and the selected location provided the only proposal. The location meets all criteria required for broadcast operations and FCC requirements. The rental rate will start at \$18,614.70 per month for the first year, for an annual amount of \$223,376.40, which is the same as the current rate. Thereafter the rent will increase annually by 2%. The cumulative cost of the lease during the term is \$5,427,459.00.

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

Sincerely,

  
Anthony Padgett (Apr 29, 2022 17:12 EDT)

Anthony Padgett  
President and CEO

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AGENCY: Department of Administration  
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements  
Clemson University Development and Alumni Center Building

Clemson University requests Phase II review to establish full design and construction for a 100,000 square foot facility to house the Clemson University Foundation, Alumni Association, Admissions Office, Development Office, University Relations, Michelin Career Center, Visitors Center, and staff offices for the Board of Trustees.

Permanent Improvement Project. The project was established in October 2021 with a Phase I budget of \$1,020,000, funded with maintenance and stewardship funds of the institution. This request will increase the project budget to \$56,000,000, funded by \$12,000,000 in private gifts and \$44,000,000 in proceeds from the issuance of general obligation state institution bonds.

The facility will be constructed adjacent to the University's existing conference center, and will serve 216 staff and 128 students, with capacity to accommodate 1,000 individuals for meetings, seminars, events, and dining, and 72,000 visitors each year.

Execution of the construction contract is expected in October 2022, with completion of construction in February 2024.

General Obligation State Institution Bonds. The University proposes funding a portion of the permanent improvements with not exceeding \$45,000,000 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 the fiscal year ended June 30, 2021, and made available to comply with the constitutional and statutory limit on debt service totaled \$50,388,524. Maximum annual debt service on existing, authorized, and proposed bonds is not expected to exceed \$27,617,230, or 55% of tuition fees designated for compliance with the limit on annual debt service.

Documentation supporting the submission states that no student tuition or fee increase will be required as a direct consequence of the permanent improvement project. Clemson designates a portion of tuition for permanent improvements, and the amount so designated has increased from \$924 per student per semester in academic year 2017-18, to a level of \$1,005 per student per semester in academic year 2021-22.

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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 approximately 45% would be required for revenues from tuition fees to be insufficient to support debt service on the University's state institution debt. Clemson's enrollment has increased every year since 2002 and has grown approximately 25% over 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 permanent improvement project, to be funded with \$12,000,000 in private gifts and \$44,000,000 in proceeds from the issuance of general obligation state institution bonds; and review and make recommendation regarding the University's request for issuance by the state on its behalf of not exceeding \$45,000,000 of General Obligation State Institution Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated April 14, 2022, of Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. 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: **April 5, 2022**

**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 – Development and Alumni Center Building Construction

**3. Summary Background Information:**

Project: Clemson University  
H12.9951: Development and Alumni Center Building Construction

Request: Establish Phase II Full Construction Budget to construct an approximately 100,000 square foot building to provide space for university and related organizational groups.

Included in CPIP: Yes – 2021 CPIP Priority 3 of 9 in FY22 (estimated at \$51,000,000)  
Phase I Approval: October 2021 (estimated at \$45,800,000) (SFAA)  
CHE Approval: Pending CHE Board Approval on 5/5/22  
Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds				44,000,000	44,000,000
Other, Maintenance & Stewardship	1,020,000		1,020,000	(1,020,000)	
Other, Private Gifts				12,000,000	12,000,000
All Sources	<u>1,020,000</u>		<u>1,020,000</u>	<u>54,980,000</u>	<u>56,000,000</u>

Summary of Work: The project was established to include approval for Clemson to contract with the design firm and the Construction Manager at Risk hired by CUF to complete the design and construction of this project since the university will occupy a majority of the building to be constructed. Event spaces, outdoor areas for special events, and road improvements to address safety concerns will be included in the project scope. The new building will be constructed to include two proposed roofing systems. For the non-occupied roof areas, which is the majority of the roof, the roof will be a Built-up Bituminous Roof System. For the occupied roof areas, which there are multiple roof areas in the facility that will be occupied terrace areas, the roof will be an Inverted Roof Membrane Assembly (IRMA) that features a fluid applied rubberized asphalt membrane that is protected by a drainage layer, insulation and 2’x2’ concrete pavers on adjustable pavers. The new roof will come with a 2-year installer’s warranty and a 20-year material warranty.

Rationale: By constructing a new facility on the periphery of campus, the university can move administrative functions to lower cost space and re-purpose high-value space in the core campus for student facing purposes. Per the university,

consolidating the Development, Alumni Association and Clemson University Foundation offices in a single location will improve operational efficiencies and the partnership between these closely related functions. Additionally, the alignment and presence of these functions together is anticipated to generate donor interest, reducing the overall cost of the project to the university. Locating these functions adjacent to the university's existing conference center and event space will create efficiencies by not duplicating event space.

**Facility Characteristics:** The new building to be constructed will be approximately 100,000 square feet and will house the Clemson University Foundation, Alumni Association, Admissions Office, Development Office, Board of Trustees Staff Offices, University Relations, Michelin Career Center, Visitor's Center and other functions. It will also house operations associated with the Walker Golf Course, including the pro shop, short order food service and club house as the current facilities will be demolished to construct the new building. The building will house approximately 216 staff and 128 students. It can also be utilized by an additional 1,000 individuals at any one time in various meeting, seminar, event, and dining spaces within the facility. Further, approximately 72,000 individuals visit the Visitors Center every year.

**Financial Impact:** The project will be funded from State Institution Bond Funds (bond resolution will be submitted for approval by the Joint Bond Review Committee and the State Fiscal Accountability Authority concurrently with the Phase II approval), and Private Gifts (\$12 million committed by Clemson University Foundation at February 21, 2022). The project is expected to result in an increase of \$650,000 (year 1), \$669,500 (year 2), and \$689,585 (year 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$738 in 2014-2015 to 2021-2022 respectively. The building is being constructed to meet two Green Globes certification standards with an anticipated energy savings of \$2,234,263.33 over a 30-year period.

**Full Project Estimate:** \$56,000,000 (internal) funded by State Institution Bonds and Private Gift Funds. Contract execution is expected in October 2022 with construction completion in February 2024.

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#### **4. What is JBRC asked to do?**

Consider approval of the Permanent Improvement Project Phase II.

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

The item is complete and ready for JBRC review.

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#### **6. List of Supporting Documents:**

1. Permanent Improvement Project Development and Alumni Center Building Construction
2. Clemson University Bond Information Report



Pope Flynn, LLC  
1411 Gervais Street, Suite 300  
Post Office Box 11509 (29211)  
Columbia, SC 29201

MAIN 803.354.4900  
FAX 803.354.4899  
www.popellynn.com

April 14, 2022

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

Re: Not Exceeding \$45,000,000 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 alumni center project at the May 2022 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 May 17, 2022.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Gary T. Pope, Jr.", written over a white background.

Gary T. Pope, Jr.

c: Rick Petillo, Chief Financial Officer, Clemson University  
Robert Macdonald, Director Debt Management Division, Office of State Treasurer  
Jennifer LoPresti, Capital Budgeting Manager, South Carolina Department of Administration  
Enclosures

## Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$45,000,000 of State of South Carolina General Obligation  
State Institution Bonds (Issued on Behalf of Clemson University),  
Series 2022

May 17, 2022 Joint Bond Review Committee Meeting

*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 \$45,000,000 of State of South Carolina General Obligation State Institution Bonds (Issued on Behalf of Clemson University), Series 2022 (the “Bonds”), in order to provide funds: (i) to defray a portion of the costs to construct, improve, and furnish a new alumni center facility and related improvements and infrastructure on the campus of the University; (ii) to reimburse the University for expenses incurred in anticipation of the issuance of the Bonds ((i) and (ii), the “Project”); and (iii) to 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, 2021, totaled \$50,388,524. 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 \$27,617,230 in fiscal year 2024, and debt

service utilization of fiscal year 2021 tuition fees ranging from 6% to 55%, 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.* The co-location of key fundraising and alumni activities is expected to generate additional fundraising opportunities in addition to the gifts that are being used to fund construction. The project is also expected to generate additional opportunities for retail, dining, and rental revenue from the visitors to the project. To be conservative, no additional revenue has been assumed and 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 approximately 45%. 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.

Prepared April 14, 2022

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	\$ 2,963,475	\$ -	\$ -	\$ -	\$ 2,963,475	
6/30/2023	18,612,763	4,465,211	1,385,000	1,460,769	25,923,743	
6/30/2024	18,616,263	5,661,378	1,665,000	1,674,590	27,617,230	
6/30/2025	18,615,763	5,638,205	1,715,000	1,624,140	27,593,108	
6/30/2026	18,615,013	5,620,088	1,765,000	1,570,461	27,570,561	
6/30/2027	18,620,063	5,593,708	1,820,000	1,514,687	27,548,457	
6/30/2028	18,614,463	5,573,868	1,880,000	1,456,447	27,524,777	
6/30/2029	18,610,913	5,550,828	1,940,000	1,395,911	27,497,651	
6/30/2030	18,308,825	5,522,916	2,005,000	1,332,085	27,168,825	
6/30/2031	17,805,125	5,510,692	2,070,000	1,265,118	26,650,934	
6/30/2032	12,854,269	5,489,090	2,140,000	1,195,359	21,678,717	
6/30/2033	12,704,294	5,472,509	2,215,000	1,122,171	21,513,973	
6/30/2034	12,559,231	5,444,285	2,295,000	1,041,545	21,340,060	
6/30/2035	10,023,319	5,430,462	2,385,000	953,876	18,792,656	
6/30/2036	9,868,200	5,410,830	2,480,000	859,191	18,618,221	
6/30/2037	6,054,700	5,391,003	2,580,000	757,759	14,783,462	
6/30/2038	900,250	5,381,071	2,685,000	649,657	9,615,978	
6/30/2039	900,200	5,364,885	2,805,000	534,471	9,604,555	
6/30/2040	494,400	5,342,798	2,925,000	411,892	9,174,090	
6/30/2041	-	5,330,252	3,055,000	282,315	8,667,567	
6/30/2042	-	5,311,140	3,190,000	145,145	8,646,285	
<b>Totals</b>	<u>\$ 235,741,525</u>	<u>\$ 108,505,213</u>	<u>\$ 45,000,000</u>	<u>\$ 21,247,583</u>	<u>\$ 410,494,321</u>	

Exhibit B

Clemson University - State Institution Bonds - Coverage

Fiscal Year	FY21 Tuition		Pro Forma Pledged Tuition	Utilization of
	Composite Debt Service	Pledged to Debt Service		Pledged Revenues (90% is Debt Limit)
6/30/2022	\$ 2,963,475	\$ 50,388,524	\$ -	6%
6/30/2023	25,923,743	50,388,524	-	51%
6/30/2024	27,617,230	50,388,524	-	55%
6/30/2025	27,593,108	50,388,524	-	55%
6/30/2026	27,570,561	50,388,524	-	55%
6/30/2027	27,548,457	50,388,524	-	55%
6/30/2028	27,524,777	50,388,524	-	55%
6/30/2029	27,497,651	50,388,524	-	55%
6/30/2030	27,168,825	50,388,524	-	54%
6/30/2031	26,650,934	50,388,524	-	53%
6/30/2032	21,678,717	50,388,524	-	43%
6/30/2033	21,513,973	50,388,524	-	43%
6/30/2034	21,340,060	50,388,524	-	42%
6/30/2035	18,792,656	50,388,524	-	37%
6/30/2036	18,618,221	50,388,524	-	37%
6/30/2037	14,783,462	50,388,524	-	29%
6/30/2038	9,615,978	50,388,524	-	19%
6/30/2039	9,604,555	50,388,524	-	19%
6/30/2040	9,174,090	50,388,524	-	18%
6/30/2041	8,667,567	50,388,524	-	17%
6/30/2042	8,646,285	50,388,524	-	17%

AGENCY: Department of Administration  
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 25 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
<b>Higher Education</b>				
H15 - College of Charleston	1	-	575,000	23,000,000
H17 - Coastal Carolina University	1	-	111,000	7,400,000
H47 - Winthrop University	1	54,000	3,546,000	3,600,000
H59 - Spartanburg Community College	1	-	690,301	690,301
Higher Education Total	4	54,000	4,922,301	34,690,301
<b>Agencies</b>				
D50 - Department of Administration	3	2,605,708	1,471,130	4,077,838
E24 - Office of the Adjutant General	1	2,123,655	271,545	2,395,200
H67 - South Carolina Educational Television Commission	1	4,335	389,250	393,585
J12 - Department of Mental Health	5	892,906	2,267,854	3,539,000
J16 - Department of Disabilities & Special Needs	2	25,500	1,674,500	1,700,000
N12 - Department of Juvenile Justice	1	10,950	665,050	676,000
N20 - Criminal Justice Academy	1	9,048	641,588	650,636
P24 - Department of Natural Resources	3	31,175	2,648,000	2,679,125
P28 - Department of Parks, Recreation & Tourism	1	553,749	10,000	563,749
R40 - Department of Motor Vehicles	1	197,000	994,950	1,191,950
R60 - Department of Employment & Workforce	2	11,850	944,008	955,858
Agencies Total	21	6,465,876	11,977,875	18,822,941
Grand Total	25	6,519,876	16,900,176	53,513,242

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet - Summary 6-2022 covering the period February 8, 2022, through March 25, 2022.

1. Project: College of Charleston  
 H15.9678: Berry Residence Hall and Honors Program Renovation
- Request: Establish Phase I Pre-Design Budget to complete interior renovations to Berry Residence Hall.
- Included in CPIP: Yes – 2021 CPIP Priority 7 of 11 in FY22 (estimated at \$13,500,000)
- CHE Approval: 05/05/22
- Supporting Details: Pages 19-32

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Auxiliary Housing Revenues				475,000	475,000
Other, Capital Improvement Project				100,000	100,000
All Sources				<u>575,000</u>	<u>575,000</u>

Summary of Work: The project will address mechanical, electrical and plumbing issues, roof repairs, elevator upgrades and interior refresh consisting of new paint, flooring, lighting, millwork, plumbing fixtures, appliances, furniture, and signage. The renovations will centralize offices, classes, and programming, releasing space elsewhere on campus. The entire building will be renovated. The building will be designed to meet Two Green Globes certification standards.

Rationale: The last significant renovation was in 2003. Per the college, prospective students and parents consider campus living environments to be among the top criteria in choosing a college or university, and this especially applies to Honors housing.

Facility Characteristics: Berry Residence Hall is a 183,514 six-level 630-bed residence hall constructed in 1989 (33 years old). The building will house Honors College students (floors two and three), general population students (floors four through six), Faculty Fellow Program/Advising Center, the Office of Undergraduate Research and Creative Activities, and the Office of Nationally Competitive Awards (floor one). Technology-rich, comfortable public space will be created for presentations, receptions, workshops, and other events.

Financial Impact: The project will be funded from Auxiliary Housing Revenues (uncommitted balance \$47.3 million at March 23, 2022), and Capital Improvement Project Funds (uncommitted balance \$44.9 million at March 23, 2022). Revenue to the Housing fund is generated primarily through the Student Housing Fee, paid per-semester by students who reside in on-campus housing. The fee varies based on amenities, condition, and age of the College's 13 residence halls and 24 historic student residences. The revenues are used solely for the operation, maintenance, renovation, repair, and debt service of this specific auxiliary enterprise. Revenue to the Capital Improvement Project Fund is 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 procurement method for this project will be Construction Manager At-Risk. The project is expected to result in a decrease of \$27,525 (year 1), \$28,351 (year 2), and \$30,477 (year 3), in annual operating expenses. No student fees or

tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has increased from \$781 to 906 for the academic years 2014-2015 to 2021-2022.

Full Project Estimate: \$23,000,000 (internal) funded by Auxiliary Housing Revenue and Capital Improvement Project Funds. The estimated cost to complete the project has increased from the 2021 CPIP because the project was originally only for a refresh only. After further investigation with the feasibility study an internal study confirmed deferred maintenance issues. The additional amount addresses not only the refresh but the deferred maintenance and upgrades to fire and life safety as well. For the Honors E&G portion, it was found after the feasibility study, with the existing space, program needs for Honors, and current construction costs and inflation, additional funds were required to integrate the Honors program into the building successfully. The college then committed to allotting an additional \$1 million to successfully integrate the Honors program into the building on the ground floor.”

2. Project: Coastal Carolina University  
 H17.9619: Shift Western End of University Boulevard
- Request: Establish Phase I Predesign Budget to shift approximately 2,100 feet of the western end of University Blvd. southward to the edge of campus.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 2 in FY23 (estimated at \$7,400,000)  
 CHE Approval: 05/05/22  
 Supporting Details: Pages 33-42

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax				111,000	111,000
All Sources				<u>111,000</u>	<u>111,000</u>

Summary of Work: This project will shift the western end of University Boulevard southward to the edge of the wetland slough. Brooks Stadium is currently located immediately adjacent to University Boulevard. High fan volume on game days combined with the close proximity to the roadway creates potential hazards and safety concerns.

Rationale: Relocating University Boulevard southward would alleviate the concentration of pedestrians on/near this main campus thoroughfare. Additionally, relocation will permit expansion of the intercollegiate athletic complex allowing for construction of the proposed Indoor Football Practice Facility and the proposed Health and Exercise Science Building at the south end of Brooks Stadium, which will include premium seating overlooking the stadium. This shift would also draw the intersection of University Boulevard with SC 544 closer to the University Place residential complex and YY parking lot allowing safer and more convenient pedestrian and bicycle access.

Facility Characteristics: University Boulevard is the main thoroughfare through campus. It is used by all students, faculty, staff and visitors.

Financial Impact: This project will be funded from Penny Sales Tax Funds (uncommitted balance \$27.3 million at February 28, 2022). The Penny Sales Tax was approved in November 2008, started on March 1, 2009, and runs for 15 years. This funding can be utilized for construction, renovation, land acquisition or to offset debt service payments. The legislation guarantees that Coastal Carolina University will receive 13.3% of the sales tax collections. The University's portion has averaged \$10,900,000 per year over the last five-year time period, and the balance with the State Treasurer does earn interest. 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 \$505 per student per semester, and has decreased from \$595 in 207-2018 to \$505 in 2021-2022.

Full Project Estimate: \$7,400,000 (internal) funded by Penny Sales Tax Funds.

3. Project: Winthrop University  
 H47.9596: Demolition for Richardson Hall (residence hall)
- Request: Establish Phase II Full Construction Budget to demolish the building.
- Included in CPIP: Yes – 2021 CPIP Priority 3 of 5 in FY25 (estimated at \$3,000,000)  
 Phase I Approval: December 2021 (estimated at \$3,600,000) (SFAA)  
 CHE Approval: 05/05/22  
 Supporting Details: Pages 43-50

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing	54,000		54,000	3,546,000	3,600,000
All Sources	<u>54,000</u>		<u>54,000</u>	<u>3,546,000</u>	<u>3,600,000</u>

- Summary of Work: This project will abate and then demolish the building, making land available for future development to support the Campus Master Plan.
- Rationale: Winthrop is implementing a five-year plan to renovate several residence halls including Lee Wicker and Phelps, and the closing and demolition of Wofford Hall. This project will address the closing of Richardson Hall.
- Facility Characteristics: Richardson Hall is 87,020 square feet and was constructed in 1966 (56 years old). It is a residence hall that houses approximately 400 students.
- Financial Impact: This project will be funded from Other, Housing Fund (uncommitted balance \$9.5 million at March 11, 2022). Revenue to the Housing Fund Net Position is derived from annual student housing and dining fees. Rates vary depending on type of room and number of occupants. The project is expected to result in a decrease of \$80,000 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has decreased from \$593 in 2017-2018 to \$523 in 2021-2022.
- Full Project Estimate: \$3,600,000 (internal) funded by Housing Funds. Contract execution is expected in August 2022 and completion of construction in August 2023.

4. Project: Spartanburg Community College  
 H59.6197: SCC Electrical Upgrades
- Request: Establish Phase II Full Construction Budget for the electrical upgrades to the Powers Building, the Hull Building, the Health Science Building, Ledbetter, Library, and the Gault Building at the Giles Campus.
- Included in CPIP: No – The project was not included in the 2021 CPIP submission because the work is below the PIP threshold but is now being created as a PIP due to the fund source.
- CHE Approval: 03/15/22
- Supporting Details: Pages 51-68

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve				628,225	628,225
Other – College				62,076	62,076
All Sources				<u>690,301</u>	<u>690,301</u>

Summary of Work: The project will replace the present main electrical switch and transformer equipment in the Jack A. Powers Building and P. Dan Hull Building. The Jack A. Powers Building will also receive replacement lighting which will be more efficient LED 2 x 4 light fixtures, making the grid 2x2, new paint, ceiling tile, and switches with slide dimmers. The project will also convert florescent and recessed fixtures in the Ledbetter Building to flat panel LED fixtures and retrofit present fixtures in the Library Lobby and in the Health Science Building to LED lighting fixtures. Lastly, the Gault Building welding lab will be rewired.

Rationale: Per the college, parts for repair of the electrical equipment are impossible to find and the equipment is beyond its proposed useful life. Should either fail, the entire campus would need to be electrically shut down until the issue was isolated. The antiquated lighting of the space has a negative impact on the instructional space, per the college. The welding lab electrical cords drape down from the bus bar without proper support and tie offs. Any long metal being carried in the aisle of the booths could catch or slice the wire causing bodily harm or a create a fire hazard.

Facility Characteristics: The Powers Building is 74,185 square feet and was constructed in 1973 (49 years old). The Hull Building is 94,431 square feet and was constructed in 1969 (53 years old). The Ledbetter, Library, and Health Sciences Buildings total 162,676 square feet and were constructed in 1966 (56 years old), 2006 (16 years old), and 2001 (21 years old). The facilities are utilized by 1,600+ students, and 41 faculty and staff.

Financial Impact: The project will be funded from FY22 Capital Reserve (uncommitted balance \$628,225 at January 31, 2022), and College Funds (uncommitted balance \$731K January 31, 2022). Revenue to the fund is total revenue and fund balance less college capital expenses less college plant fund carryforward projects resulting in the remaining college revenue and fund balance. The project is expected to result in a decrease of 6,273 (year 1), \$6,586 (year 2), and \$6,915 (year 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$161 per student per semester, and has not increased from academic year 2014-2015.

Full Project Estimate: \$690,301 (internal) funded by FY22 Capital Reserve and College Funds. Contract execution is expected in June 2022 and completion of construction in August 2023.

5. Project: Department of Administration  
 D50.6087: Mills/Jarrett – Roof Coating (Mills)
- Request: Establish Phase II Full Construction Budget to coat the roof on the Mills side of the Mills/Jarrett building.
- Included in CPIP: Yes – 2021 CPIP Priority 11 of 21 in FY22 (estimated at \$200,000)  
 Phase I Approval: December 2021 (estimated at \$267,500) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 69-84

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	4,013		4,013	263,487	267,500
All Sources	<u>4,013</u>		<u>4,013</u>	<u>263,487</u>	<u>267,500</u>

- Summary of Work: The new roof coating to be applied will consist of a urethane or silicone-based material with reinforcing as required to obtain a 20-year NDL warranty. Coating of the roof will also eliminate the need to remove the existing roof system down to the deck. The repairs to be completed will be to repair bridging of the membrane due to un-adhered insulation bonds (285 square feet), remove and replace the wet insulation (600 square feet), and coating of the entire roof and flashings over the existing TPO roof.
- Rationale: The existing roof system is a TPO membrane over rigid insulation and is in fair condition. The service life can be extended with remedial repairs and a new roof coating applied.
- Facility Characteristics: The Mills/Jarrett Building is approximately 103,781 square feet. The Mills Building was constructed in 1826 (196 years old), and the Jarrett Building was constructed in 1989 (33 years old). The existing roof was installed in 2007 (15 years old) and came with a 15-year warranty, which expires in June. Approximately 45 staff and 150 customers and visitors utilize the facility per week.
- Financial Impact: The project will be funded from Depreciation Reserve Funds (uncommitted balance \$2.5 million at March 10, 2022). Revenue to this account is derived from the rent account which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$267,500 (internal) funded by Depreciation Reserve Funds. Contract execution is expected in November 2022 and completion of construction in May 2023.

6. Project: Department of Administration  
 D50.6088: Hayne Lab – Chiller #1 – Replace Compressor
- Request: Establish Phase II Full Construction Budget to replace the failing compressor in Chiller #1.
- Included in CPIP: Yes – 2021 CPIP Priority 12 of 21 in FY22 (estimated at \$250,000)  
 Phase I Approval: November 2021 (estimated at \$207,300) (JBRC Staff)  
 CHE Approval: N/A  
 Supporting Details: Pages 85-98

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	2,250		2,250	247,750	250,000
Other, Depreciation Reserve				12,850	12,850
All Sources	<u>2,250</u>		<u>2,250</u>	<u>260,600</u>	<u>262,850</u>

- Summary of Work: The project scope of work will include rebuilding the compressor motor on a chiller at the Hayne Laboratory. Temporary chiller taps will be installed on the existing chilled water piping.
- Rationale: The existing compressor was installed in 2004, has exceeded its useful life, and is failing, necessitating that it be rebuilt. This facility is responsible for state-wide testing for such diseases as COVID and must remain operational at all times.
- Facility Characteristics: The Hayne Building is approximately 87,879 square feet and was constructed in 1975 (47 years old). Approximately 165 SCDHEC staff and various visitors utilize the Hayne Laboratory building daily.
- Financial Impact: The project will be funded from Appropriated State (uncommitted balance \$3.3 million at March 10, 2022) and Depreciation Reserve Funds (uncommitted balance \$2.5 million at March 10, 2022).
- Full Project Estimate: \$262,850 (internal) funded by Appropriated State and Depreciation Reserve Funds. Contract execution is expected in October 2022 and completion of construction in June 2023.

7. Project: Department of Administration  
 D50.6040: Supreme Court – Waterproof Walls and Windows and Roof Repairs
- Request: Increase Phase II Full Construction Budget and Revise Scope to replace the windows with ballistic windows as requested by the South Carolina Judicial Department instead of restoring them, and to cover increased construction costs due to the added cost of ballistic protection and the delay of the project due to COVID-19 and the required review by the South Carolina Historical Preservation Office and the City of Columbia Design Development Review Committee.
- Included in CPIP: No – The project was not included in the 2021 CPIP as it was unknown at the time of the submission that a budget increase would be necessary.
- Phase II Approval: September 2019 (estimated at \$2,599,445) (Admin.)
- CHE Approval: N/A
- Support Details: Pages 99-108

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Capital Reserve	2,599,445		2,599,445		2,599,445
Appropriated State, FY22 Proviso 118.108 (67)(B)				161,719	161,719
Other, Non-Departmental (transfer from D50-6003)				112,074	112,074
Other, FY19 Judicial Capital Reserve (38) (transfer from D50-6008)				165,740	165,740
Other, FY19 Judicial Capital Reserve (38)				341,987	341,987
Other, SCJB Development				165,523	165,523
All Sources	<u>2,599,445</u>		<u>2,599,445</u>	<u>947,043</u>	<u>3,547,488</u>

Summary of Work: The project will replace the windows at the Supreme Court building with ballistic windows to address water infiltration issues and to protect the Supreme Court Justices and staff housed in the facility. The windows are original to the building, have multiple leaks, and are not energy efficient. The project will also address the exterior wall and window waterproofing issues identified in the January 2013 “Exterior Wall Condition Assessment” report prepared by Shepard & Associates. The original project scope includes: 1) Cleaning of exterior wall; 2) Tuck-pointing; 3) Limestone repairs; 4) Repair of embedded carbon steel elements in the limestone; 5) Miscellaneous removal or minor repairs to existing exterior elements. The project will also address repair needs as well as provide safety improvements at the roof of the Supreme Court Building. The work will include repairs/modifications to the stainless-steel gutter liner that was installed in 2011-2012 as part of a new quartz zinc metal roof assembly and correct related construction deficiencies for which a settlement was received from the Surety. The work will also include installation of fall protection stations at the existing single ply membrane portion of the roof. New roof walkway protection pads will also be added at strategic locations to

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provide additional protection for the roof membrane. Minor repairs will also be done on the single-ply roof and submitted for warranty eligibility, which expired in 2021. The revised scope of work will replace the existing windows with ballistic windows that will include Low-E glass and provide energy efficiency.

- Rationale:** The Supreme Court Building is a National Register Property and City of Columbia Historic landmark building. This project will therefore require special attention to detail and preservation methods as well as some additional coordination and review with state and municipal authorization. The Judicial Branch has requested the windows be replaced with ballistic windows due to significant concerns regarding security of the Justices.
- Facility Characteristics:** The Supreme Court Building is approximately 51,006 square feet and was constructed in 1921 (101 years old). The windows are original to the building, the metal gutters were renovated in 2011, and the single ply roof was replaced in 2006. The work will address the Supreme Court Building Envelope, which includes approximately 21,370 square feet of exterior walls, 76 windows, and the approximately 17,600 square foot roof. The building is utilized by approximately 50 Judicial Branch staff and approximately 5,800 visitors a year.
- Financial Impact:** The project will be funded from Judicial Appropriated State, Proviso 118.18 (nonrecurring) Funds (uncommitted balance \$2.8 million at March 22,2022), Judicial Non-Departmental Funds as a transfer from D50-6003 (uncommitted balance \$112,074 at March 22, 2022), Judicial FY19 Capital Reserve Funds as a transfer from D50-6008 (uncommitted balance \$165,740 at March 22, 2022), Judicial FY19 Capital Reserve Funds (uncommitted balance \$8.7 million at March 22, 2022) and Judicial Development Funds (uncommitted balance \$8.6 million at March 22, 2022). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate:** \$3,547,488 (internal) funded by Judicial Capital Reserve, Appropriated State, Non-Departmental and SCJB Development Funds. Contract execution is expected in October 2022 and completion of construction in March 2024.

8. Project: Office of the Adjutant General  
 E24.9812: Statewide Readiness Center Female Latrines
- Request: Increase Phase II Construction Budget for the design of Wellford, Hartsville and Abbeville, as well as increased cost due to inflation for construction, labor and materials for Walterboro and West Columbia.
- Included in CPIP: Yes – 2022 CPIP Priority 5 of 23 in FY22  
 (this portion estimated at \$600,000 & estimated at \$4,556,800 for all 12 facilities)
- Phase I Approval: August 2018 (estimated at \$2,233,435 for all 12 facilities) (SFAA)  
 Phase II Approval: April 2019 (estimated at \$2,450,000 for all 12 facilities) (SFAA)  
 Phase II Increase Approval: February 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)  
 Phase II Increase Approval: December 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)  
 Phase II Increase Approval: March 2021 (estimated at \$3,850,000 for all 12 facilities) (SFAA)  
 Phase II Increase Approval: October 2021 (estimated at \$2,650,000 for all 12 facilities) (SFAA)  
 Phase II Increase Approval: January 2022 (estimated at \$2,172,349 for all 12 facilities) (SFAA)  
 CHE Approval: N/A  
 Supporting Details: Pages 109-118

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	12,500	628,066	640,566	67,886	708,452
Federal, National Guard Bureau	37,500	1,445,589	1,483,089	203,659	1,686,748
All Sources	<u>50,000</u>	<u>2,073,655</u>	<u>2,123,655</u>	<u>271,545</u>	<u>2,395,200</u>

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

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

Facility Characteristics: Each female latrine is 72 square feet to 339 square feet and was constructed from 1958 to 1989 (33 years to 64 years old).

Financial Impact: The project will be funded with Appropriated State Funds (uncommitted balance \$600K million at March 24, 2022) and Federal, National Guard Bureau Funds (uncommitted balance \$4 million at March 24, 2022). Revenue to this fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in an increase of \$3,000 (years 1 thru 3) in annual operating expenses.

Full Project Estimate: \$2,395,200 (internal) for this phase of the project with an estimated cost of \$3,645,200 (internal) (for all 12 facilities), funded by Appropriated State and National Guard Bureau Funds. Construction completion for Walterboro and West Columbia are expected in August 2022.

9. Project: South Carolina Educational Television Commission  
 H67.9520: TCC Microwave Tower Install
- Request: Establish Phase II Full Construction Budget to install a tower at the ETV Studio in Columbia that would centralize and house the microwave equipment.
- Included in CPIP: Yes – 2021 CPIP Priority 3 of 5 in FY22 (estimated at \$289,000)  
 Phase I Approval: June 2021 (estimated at \$289,000) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 119-128

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	389,250	393,585
All Sources	<u>4,335</u>		<u>4,335</u>	<u>389,250</u>	<u>393,585</u>

Summary of Work: The project is for the purchase and installation of a new monopole type tower at the SCETV TCC site and relocation of services currently supported by equipment installments at the Rutledge Building and Capital Center sites in downtown Columbia.

Rationale: The primary services to move from those 2 sites to the newly constructed tower include microwave distribution of SCETV’s television and radio services out from the central TCC to all transmitter sites around the state, as well as return monitoring and control traffic for all associated systems. SCETV currently owns the property that the tower will be placed on. As a result of the relocation, the agency will no longer pay lease fees associated with the present tower locations. The state is considering the sale of 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 (21 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 \$12.8 million at March 21, 2022). 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 \$10,319.55 (year 1), and \$32,392.47 (year 2), and \$33,321.23 (year 3) in annual operating expenses.

Full Project Estimate: \$393,585 (internal) funded by Other, Spectrum Auction Funds. Contract execution is expected in November 2022 and completion of construction in February 2023.

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.

10. Project: Department of Mental Health  
 J12.9824: McLendon Elevator Renovation and Repair
- Request: Establish Phase I Pre-Design Budget to modernize 2 elevators located in the McLendon Building located on Farrow Road in Columbia.
- Included in CPIP: No – This project was not included in the 2021 CPIP because the issue was only recently brought to their attention. As a result, the agency is starting quarterly inspections and have opened communication to obtain Wellpath’s capital maintenance plan annually.
- CHE Approval: N/A
- Supporting Details: Pages 129-138

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Wellpath (Tenant) (construction related gift)				5,760	5,760
All Sources				<u>5,760</u>	<u>5,760</u>

- Summary of Work: The project will replace key elevator components including motors, controls, etc.
- Rationale: The elevators have not been functioning properly and leveling incorrectly causing a safety hazard. Additionally, per the agency, it has been more difficult to source parts to repair the elevators. This project will bring the elevators up to date and compliant with the current code.
- Facility Characteristics: The McLendon Building is 131,094 square feet and was constructed in 1965 (57 years old). The facility houses 301 mental health patients and 400 staff.
- Financial Impact: The project will be funded from Tenant Funds, as a construction related gift (Wellpath) Funds (uncommitted balance \$373,707 at February 24, 2022). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$384,000 (internal) funded by \$373,707 in Tenant Funds (Wellpath) and \$10,293 in Capital Improvement & Maintenance Funds for the 3<sup>rd</sup> party inspections.

11. Project: Department of Mental Health  
 J12.9805: Aiken-Barnwell Mental Health Center HVAC Unit Replacement
- Request: Establish Phase II Full Construction Budget to replace all of the HVAC units in the Aiken/Barnwell Mental Health Center.
- Included in CPIP: Yes – 2021 CPIP Priority 31 of 32 in FY23 (Community Mental Health HVAC Replacement estimated at \$2,219,280 – this component estimated at \$190,400)
- Phase I Approval: September 2021 (estimated at \$190,400) (JBRC Staff)
- CHE Approval: N/A
- Supporting Details: Pages 139-148

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	2,856		2,856	343,144	346,000
All Sources	<u>2,856</u>		<u>2,856</u>	<u>343,144</u>	<u>346,000</u>

Summary of Work: The project will replace 14 HVAC split system units that produce 85 tons of cooling.

Rationale: There are problems with some and replacing them will provide consistent temperature and humidity control throughout the building.

Facility Characteristics: The Aiken/Barnwell Mental Health Center is 27,804 square feet and was constructed in 1997 (25 years old). It is the main center for the region, located in Aiken. The building houses 50-60 staff and serves the mental health needs for over 4,000 clients in the area. They have 33,000 appointments or more annually.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$15 million at February 24, 2022). 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 \$5,000 (year 1), and \$10,000 (years 2 and 3), in annual operating expenses.

Full Project Estimate: \$346,000 (internal) funded by Capital Improvement & Maintenance Funds. Contract execution is expected in July 2022 and completion of construction in August 2022. The estimated cost to complete the project has increased from the Phase I estimate due to an increase in cost of equipment, as well as the project budget initially being underestimated.

12. Project: Department of Mental Health  
 J12.9813: Campbell VA Fire Alarm Replacement
- Request: Establish Phase II Full Construction Budget to replace the fire alarm system at the Richard M. Campbell Veterans Nursing Home in Anderson County.
- Included in CPIP: No – The nursing home is maintained and operated by a third-party contractor and DMH relies on the various mental health centers to notify them of projects to be included in the annual CPIP and this one was not provided until after the 2021 CPIP was submitted.
- Phase I Approval: January 2022 (estimated at \$470,000) (JBRC)
- CHE Approval: N/A
- Supporting Details: Pages 149-160

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	7,050		7,050	321,950	329,000
All Sources	<u>7,050</u>		<u>7,050</u>	<u>321,950</u>	<u>329,000</u>

- Summary of Work: The project will replace the entire fire alarm system.
- Rationale: Recent testing has identified that out of 175 total smoke detectors, 134 failed. Replacement parts cannot be obtained for the existing fire alarm system. The only available smoke detectors available that work with the system are used.
- Facility Characteristics: The Richard M. Campbell Veterans Nursing Home is 92,210 square feet and was constructed in 1991 (31 years old). The existing fire alarm system was installed in 2009 (13 years ago). The building houses 218 VA long term nursing care home patients and 250 staff and support personnel.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$15 million at February 24, 2022). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$329,000 (internal) funded by Capital Improvement & Maintenance Funds. Contract execution is expected in August 2022 and completion of construction in December 2022.

13. Project: Department of Mental Health  
 J12.9766: SCDMH Harris Anti-Ligature Bathroom Renovations
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to replace the patient bathroom hardware with anti-ligature fixtures in the Patrick B. Harris Psychiatric Hospital in Anderson County.
- Included in CPIP: Yes – 2021 CPIP Priority 4 of 21 in FY22 (estimated at \$600,000)  
 Phase I Approval: October 2018 (estimated at \$600,000) (JBRC)  
 Phase II Approval: June 2020 (estimated at \$640,000) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 161-170

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	9,000	631,000	640,000	1,500,000	2,140,000
All Sources	<u>9,000</u>	<u>631,000</u>	<u>640,000</u>	<u>1,500,000</u>	<u>2,140,000</u>

- Summary of Work: The project was established to modify at least 7 of the 54 facility bathrooms to current anti-ligature compliance. This includes items like sinks, faucets, doors, doorknobs, hinges, paper towel dispensers, soap dispensers, shower heads, mixing valves, toilet flush valves, etc. This phase of the project scope expanded from 7 bathrooms to 24 (2 complete lodges) and came in over budget. The project will be re-bid and award to complete 24 bathrooms that will also complete 2 of the 5 Lodges. Each Lodge has approximately 12 bathrooms each.
- Rationale: In order to get CMS (Centers for Medicare/Medicaid) federal funding, Patrick B. Harris Psychiatric Hospital must maintain licensing, certification, and accreditation from DHEC, CMS & The Joint Commission respectively. Currently, Harris Hospital is not in compliance with anti-ligature safety requirements.
- Facility Characteristics: The building is 162,301 square feet and was built in 1985 (35 years old). The building is utilized by 626 students, 311 staff, and 777 clients. The inpatient psychiatric hospital has 200 licensed beds with current capacity of 131 beds.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$15 million at February 24, 2022). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$2,140,000 (internal) funded by Capital Improvement & Maintenance Funds. Contract execution is expected in July 2022 with construction completion in February 2023.

14. Project: Department of Mental Health  
 J12.9792: Campbell Walk-in Refrigerator Freezer Replacement
- Request: Increase Phase II Full Construction Budget to cover increased costs to replace the existing walk-in refrigerator freezer located at the Campbell VA Nursing Home.
- Included in CPIP: Yes – 2020 CPIP 6 of 16 in FY21 (estimated at \$100,000)  
 Phase I Approval: October 2020 (estimated at \$120,000) (JBRC Staff)  
 Phase II Approval: March 2021 (estimated at \$243,000) (JBRC Staff)  
 CHE Approval: N/A  
 Supporting Details: Pages 171-178

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	1,800	241,200	243,000	97,000	340,000
All Sources	<u>1,800</u>	<u>241,200</u>	<u>243,000</u>	<u>97,000</u>	<u>340,000</u>

- Summary of Work: The project will remove and replace the unit 1 for 1.
- Rationale: The seals are beginning to fail causing condensation to accumulate inside and outside the unit. This accumulation is causing the roof of the unit to sag and the condensate on the floor to become a slip hazard.
- Facility Characteristics: The Richard M. Campbell Veterans Nursing Home in Anderson County is 92,210 square feet and built in 1991 (31 years old). The walk-in refrigerator freezer is original to the building. The facility houses 218 VA long-term nursing residents and 250 staff/support personnel.
- Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$15 million at February 24, 2022. Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1) and \$3,500 (years 2 and 3) in annual operating expenses.
- Full Project Estimate: \$340,000 (internal) funded by Other, Capital Improvement & Maintenance Funds. Contract execution is expected in August 2022 with construction completion in November 2022.

15. Project: Department of Disabilities & Special Needs  
 J16.9913: Midland Center – Electrical Power Grid Conversion
- Request: Establish Phase II Full Construction Budget for the high voltage electrical distribution grid conversion at Midlands Center.
- Included in CPIP: Yes - 2021 CPIP Priority 1 of 6 in FY22 (estimated at \$1,280,500)  
 Phase I Approval: June 2017 (estimated at \$1,300,000) (SFAA)  
 CHE Approval: N/A  
 Supporting Details: Pages 179-194

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Excess Debt Service	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: Dominion Energy/SCE&G will rebuild the overhead facilities and replace the underground primary and all three phase transformers currently feeding the facility. DDSN’s existing 8 KV system will be converted to 23 KV, requiring the current 15 KV underground cable to be upgraded to 25 KV cable. All transformers will be converted to dual wound transformers to accommodate the new voltage. When work is complete all primary facilities will meet Dominion Energy/SCE&G specifications at 23 KV system voltage, standard.
- Rationale: The system needs major upgrade in order to avert catastrophic failure and to turn over of ownership to Dominion Energy, formerly South Carolina Electric & Gas. DDSN currently owns the Midland Center campus wide electrical power distribution grid. However, DDSN has no staff with required expertise to maintain the high voltage system. The overhead facilities and underground cable are beyond useful life expectancy. Several partial failures on underground cable have occurred, as well as downed overhead lines due to storms in recent years. Per the agency, they recognize the safety and reliability needs for Dominion Energy/SCE&G to take ownership of the Midlands Center electrical distribution grid.
- Facility Characteristics: The Midlands Center campus is 215.51 acres, and approximately 9,387,616 square feet and was deeded to DDSN from DMH in 1971 (51 years ago). The power grid was existing. The last major upgrade of the system was in 1974 (48 years ago), when SCE&G added the substation, and the department added switch gear, pad mounted transformers, duct banks, switches, and overhead primaries; however, this was not a completely new system. Since 1974 only minor maintenance has been done, with cleaning of transformers, painting of equipment, added new labels, and minor component replacements. This work was performed in 2007 (15 years ago). Underground failures have occurred on several occasions in recent years requiring emergency response to replace underground cables. More failures are anticipated, as the system is well beyond life expectancy. Approximately 150 residents plus 380 staff for the Midlands Center utilize this system.
- Financial Impact: The project will be funded from Excess Debt Service Funds (uncommitted balance \$4.78 million at March 31, 2022). Revenue to the fund is invested and held by the State

Treasurer's Office on behalf of SCDDSN and is comprised of revenues of the commission that exceed the payment due or to become due during the then current fiscal year and an additional sum equal to the maximum annual debt service requirement of the obligations for a succeeding fiscal year. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,300,000 (internal) funded by Excess Debt Service Funds. Contract execution is expected in July 2022 with construction completion in July 2025.

16. Project: Department of Disabilities & Special Needs  
 J16.9934: Whitten Center – Interactive Garden
- Request: Establish Phase II Full Construction Budget to develop an interactive garden master plan on Whitten Center Campus.
- Included in CPIP: No – This project was not included in the 2021 CPIP because the agency was not aware of the project at the time of the CPIP submission because it is being done on behalf of the parents’ association at the Whitten Center.
- Phase I Approval: January 2022 (estimated at \$400,000) (JBRC)
- CHE Approval: N/A
- Supporting Details: Pages 195-204

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Whitten Center Trust	6,000		6,000	394,000	400,000
All Sources	<u>6,000</u>		<u>6,000</u>	<u>394,000</u>	<u>400,000</u>

- Summary of Work: The project will develop an interactive garden master plan to include special planting and shade trees, walking trail, benches, water feature, shade canopy structure, sitting area, color, musical instruments, glider, art opportunities and sculpture animal display.
- Rationale: The interactive garden will allow residents to benefit from outdoor activities while sheltered from the sun and elements, as they enjoy an art event or quiet evening on Whitten Center campus.
- Facility Characteristics: The interactive garden will cover approximately 5,100 square feet. Approximately 185 residential clients plus staff will utilize the garden.
- Financial Impact: The project will be funded from Whitten Center Trust Funds (uncommitted balance \$2.5 million at March 31, 2022). Revenue in this fund is received from consumers or parents’ estates to manage assets. These funds are only to be used at Whitten Center to enhance the living of the consumers’ life. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$400,000 (internal) funded by Whitten Center Trust Funds. Contract execution is expected in August 2022 with construction completion in April 2023.

17. Project: Department of Juvenile Justice  
 N12.9618: Gym and Science Building Roof Replacements
- Request: Establish Phase II Full Construction Budget to replace the roofs on the Birchwood Gym and Science Buildings on the Broad River Road Campus in Columbia.
- Included in CPIP: Yes – 2021 CPIP Priority 5 of 9 in FY22 (estimated at \$730,000)  
 Phase I Approval: January 2022 (estimated at \$730,893) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 205-218

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, ESSER	10,950		10,950	665,050	676,000
All Sources	<u>10,950</u>		<u>10,950</u>	<u>665,050</u>	<u>676,000</u>

- Summary of Work: The project will replace the current hardened ballast roofs on both buildings. The new roof to be installed will be a modified bitumen roof and will use PVC and KEE thermoplastic roof membranes as an alternative if materials are available at a fair and reasonable price. The new roof will come with a 20-year material and workmanship warranty.
- Rationale: After repeated repairs to both buildings, a study conducted by Wolf Trail Engineering in May 2021 determined the roofs are original to their respective buildings and are past their useful life. Per the agency, replacing roofs will prevent leaks, reduce repair expenditures and will provide for the health and safety of youth and staff.
- Facility Characteristics: The Birchwood Gymnasium is approximately 11,393 square feet and was constructed in 1976 (46 years old). The Science Building is approximately 5,468 square feet and was constructed in 2000 (22 years old). There are three roofs, and they total approximately 15,824 square feet. The Birchwood Gymnasium will be utilized by approximately 104 youth and 10 staff annually, and the Science Building will average approximately 207 students annually with 28 staff.
- Financial Impact: The project will be funded from Federal, Elementary and Secondary School Emergency Relief (ESSER) Funds (uncommitted balance \$1.3 million at November 8, 2021). Revenue to this fund is received from the American Rescue Plan Act that was signed into law. These funds are provided to state educational agencies and school districts to help safely reopen and sustain the safe operation of schools and address the impact of the coronavirus pandemic on the nation’s students. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$676,000 (internal) funded by ESSER Funds. Contract execution is expected in September 2022 with construction completion in June 2023.

18. Project: Criminal Justice Academy  
 N20.9637: Renovate West Annex Campus Dormitory Restrooms
- Request: Establish Phase II Full Construction Budget to renovate all dormitory restrooms at the Academy’s West Annex.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 3 in FY23 (estimated at \$1,591,150)  
 Phase I Approval: December 2021 (estimated at \$603,200) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 219-228

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, CJA Court Fines	9,048		9,048	641,588	650,636
All Sources	<u>9,048</u>		<u>9,048</u>	<u>641,588</u>	<u>650,636</u>

- Summary of Work: The project will renovate all 16 dormitory restrooms to include the demo and installation of walls, ceilings, flooring, plumbing, vanities, showers and toilets.
- Rationale: The dormitory restrooms have never been renovated and are in very poor, unacceptable condition, per the agency.
- Facility Characteristics: The West Annex Dormitories total approximately 131,400 square feet, with the 16 restrooms totaling 20,000 to 25,000 square feet and were constructed between 1976 (46 years old) and 2001 (21 years old). These facilities are utilized by approximately 200 students per week, 48 weeks per year.
- Financial Impact: The project will be funded from Other, Criminal Justice Academy Court Fine Funds (uncommitted balance \$3.8 million at December 30, 2021). Revenue to this fund is based on additional assessments from fines posed by general sessions court, magistrates court or municipal court on various traffic offenses. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$650,636 (internal) funded by Criminal Justice Academy Court Fine Funds. Contract execution is expected in May 2022 with construction completion in March 2023.

19. Project: Department of Natural Resources  
 P24.6041: Lexington - Cohen Campbell Mussel Culture Building
- Request: Establish Phase II Full Construction Budget to renovate an existing structure at the Cohen Campbell Fisheries Center in Lexington County.
- Included in CPIP: Yes – 2021 CPIP Priority 32 of 32 in FY22 (estimated at \$240,000)  
 Phase I Approval: September 2021 (estimated at \$240,000) (JBRC Staff)  
 CHE Approval: N/A  
 Supporting Details: Pages 229-236

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Mitigation Trust (Haile Gold Mine)	3,600		3,600	270,000	273,600
All Sources	<u>3,600</u>		<u>3,600</u>	<u>270,000</u>	<u>273,600</u>

- Summary of Work: The project will include the renovation of old raceways next to the fish house. The building renovation will utilize and re-purpose the existing raceway features to use as concrete floor drains in the renovated shed. This structure will maintain the existing 20'x40' footprint. The existing raceways are inefficient and in poor condition. Placing the mussel culture operation here will allow for the use of existing framing, plumbing and electrical features.
- Rationale: The renovated facility will serve as the Mussel Culture building and will allow SCDNR to propagate and culture the federally endangered Carolina Heelsplitter and other state species of concern for stocking.
- Facility Characteristics: The building is 800 square feet and was constructed in approximately 2001 (21 years old). The building will be used by the Freshwater Fisheries Mussel Program that includes 4 staff.
- Financial Impact: The project will be funded from Mitigation Trust (Haile Gold Mine) Funds (uncommitted balance \$1.1 million at March 24, 2022). Revenue to this fund is recovered for losses or damaged to natural resources. The income received and accruing from the fund must be spent only for the acquisition, restoration, enhancement, or management of property for mitigation for adverse impacts to natural resources. The project is not expected to result in a change in annual operating expenses.
- Full Project Estimate: \$273,600 (internal) funded by Mitigation Trust (Haile Gold Mine) Funds. Contract execution is expected in August 2022 with construction completion in December 2022.

20. Project: Department of Natural Resources  
 P24.6046: Charleston - Central Energy Plant Chiller Replacement
- Request: Establish Phase II Full Construction Budget to replace a failed chiller at the Marine Resources Center in Charleston County.
- Included in CPIP: Yes - 2021 CPIP Priority 1 of 10 in FY2023 (estimated at \$357,500)  
 Phase I Approval: October 2021 (estimated at \$555,000) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 237-244

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward	7,575		7,575	375,000	382,525
All Sources	<u>7,575</u>		<u>7,575</u>	<u>375,000</u>	<u>382,525</u>

- Summary of Work: This project will replace a failed chiller at the Marine Resources Center in Charleston County. This includes removing the old machine by cutting up and creating an access port through the exterior wall of the CEP building. The oldest of two chillers has failed leaving one machine running twenty-four hours a day and seven days a week.
- Rationale: If the lone chiller should fail the Marine Resources Research Institute (MRRI) would lose valuable experiments and brood stocks for marine fisheries. Also, the productivity of the Marine Resources Center would suffer. Per the agency, repairs to the 20+ year old chiller in the Central Energy Plant are not feasible. Parts and the R-22 freon used in the machine are not readily available. Replacing with an energy efficient machine would provide a redundant and fully operational system. This would minimize the possibility of loss of experiments, brood stock, and Marine Resources' productivity.
- Facility Characteristics: Two chillers in the Central Energy Plant (CEP) supply chill water to cool the 18,341 square foot Elzroth Administration building and the 58,335 square foot Marine Resources Research Institute (MRRI) building which houses state and federal research projects. The College of Charleston's library is also housed in this building and contains a significant collection of valuable materials and books. The buildings house a combined staff of 36.
- Financial Impact: The project will be funded from Appropriated State, FY21 Carryforward Funds (uncommitted balance \$375K at February 28, 2022). The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenses.
- Full Project Estimate: \$382,525 (internal) funded by Appropriated State, FY21 Carryforward Funds. Contract execution is expected in June 2022 with construction completion in October 2022.

21. Project: Department of Natural Resources  
 P24.6054: Georgetown - Santee Island Land Acquisition (OSI - TNC)
- Request: Establish Final Land Acquisition to purchase approximately 1,861 acres of land in Georgetown County.
- Included in CPIP: Yes – 2021 CPIP Priority 7 of 32 in FY22 (estimated at \$1,820,000)  
 Phase I Approval: January 2022 (estimated at \$2,023,000) (SFAA)  
 CHE Approval: N/A  
 Supporting Details: Pages 245-256

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, US Fish & Wildlife Services Grant				1,000,000	1,000,000
Other, Fish & Wildlife Protection (Alligator)	20,000		20,000	150,000	170,000
Other, SC Conservation Bank Grant				850,000	850,000
Other, TNC/TCF (In Kind Match)				3,000	3,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>2,003,000</u>	<u>2,023,000</u>

- Rationale: The acquisition of the property will protect an island and its associated wildlife and plant species and provide recreational outdoor opportunities to the public. If it is acquired the property will be incorporated into SCDNR’s Wildlife Management Area Program.
- Characteristics: The property is located two miles west of US Highway 17 in Georgetown County and eight miles northwest of McClellanville. The property is comprised of a bottomland hardwood forest, a cypress-tupelo swamp, depressional wetlands, historic rice fields, creeks, and approximately 5.5 miles of frontage along the North and South Santee Rivers. The Francis Marion National Forest adjoins the property to the south. SCDNR biologists have identified 117 priority species that likely utilize the area, including 21 species that are either federally or state listed.
- Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. of New York, NY and The Nature Conservancy of Mt. Pleasant SC for \$2,000,000. The acquisition will be funded from US Fish & Wildlife Service Grant (uncommitted balance \$1 million at April 13, 2022), Fish & Wildlife Protection (Alligator) (uncommitted balance \$185K at April 13, 2022), SC Conservation Bank Grant (uncommitted balance \$850K at April 13, 2022), and The Nature Conservancy (uncommitted balance \$1K at April 13, 2022) and The Conservation Funds (uncommitted balance \$2K at April 13, 2022). Revenue from the US Fish & Wildlife Services Fund is administered to the National Coastal Wetlands Conservation Grant Program to provide matching grants to eligible entities in coastal states for the acquisition, restoration, enhancement, management, and preservation of coastal wetlands. Revenue to the Fish & Wildlife Protection (Alligator) fund is derived from the sale of tags to harvest alligators and provides for the revenue to be placed in the Fish and Wildlife Protection Fund. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and

wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue to the SC Conservation Bank Grant fund is provided by the SC Conservation Bank Act, whose mission is to improve the quality of life in South Carolina through the conservation of natural resource lands, wetlands, historical properties, and archaeological sites. The Nature Conservancy invests in projects that contribute toward conserving the lands and water on which all life depends. The Conservation Fund invests in protecting America's most critical lands and waters to provide greater access to nature, strengthen local economies and enhance climate resiliency. The project is expected to result in an increase of \$1,000 (year 1), \$500 (years 2 thru 3), in annual operating expenses. An appraisal was completed by Holstein Appraisals in July 2021 and valued the property at \$3,210,000. A Phase I Environmental Site Assessment was completed by Southeastern Regulatory Compliance, Inc. in March 2022 and revealed no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no structures located on the property. Letters of support are not required because the property is owned by non-profit conservation organizations.

Full Project Estimate: \$2,023,000 (internal) funded by US Fish & Wildlife Services Grant, Fish & Wildlife Protection (Alligator), SC Conservation Bank Grant and The Nature Conservancy/The Conservation Funds.

22. Project: Department of Parks, Recreation & Tourism  
 P28.9737: Lake Hartwell Camper Cabin Construction
- Request: Increase Phase II Full Construction Budget and Change Source of Funds to increase the budget to cover increased construction costs that occurred after the performance bond process started.
- Included in CPIP: No – The project was not included in the 2021 CPIP submission because the funding availability was not known at the time of the CPIP submission.
- Phase I Approval: February 2014 (estimated at \$500,000) (JBRC)
- Phase II Approval: April 2014 (estimated at \$363,342) (JBRC)
- Phase II Increase Approval: March 2022 (estimated at \$553,749) (JBRC)
- CHE Approval: N/A
- Supporting Details: Pages 257-264

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, FY14 Proviso 49.9	7,500	355,842	363,342		363,342
Other, Performance Bond Payment		190,407	190,407		190,407
Other, Park Revenue				10,000	
All Sources	<u>7,500</u>	<u>546,249</u>	<u>553,749</u>	<u>10,000</u>	<u>563,749</u>

Summary of Work: The project was established to construct 10 camper cabins and renovation of an existing restroom at Lake Hartwell State Park in Oconee County. The scope of the project is to construct 10 one room log cabin kit type structures in an existing camping area and renovate the existing 1,000 square foot restroom /shower building.

Rationale: The agency received a settlement from the bonding company of Suncoast Contractors, LLC after Suncoast failed to perform. The contractor installed various components of the associated infrastructure for the cabins (water and electrical) but failed to order the cabin kits on multiple occasions. The agency followed up with the contractor on numerous occasions, but they were unable to provide sufficient updates, which led to pursuing termination for cause. The contractor’s bonding company and the agency came to an agreement since the bonding company was unable to provide a means for re-bidding the project. Therefore, it was agreed that the bonding company would cover the associated cost with re-bidding the project. As part of the re-bidding process, the plans and specifications had to be updated to reflect the field conditions. Once the updated plans and specifications were received, the agency advertised the updated project. Upon the bid closing and the evaluation of the apparent low bidder, the cost associated with the re-bidding process was presented to the bonding company and a settlement was negotiated.

Facility Characteristics: 10 pre-manufactured kits (rustic camper cabins), will be constructed in an existing recreation area. Each cabin will include a floor system, laminated log wall system, windows, insulated half-lite metal door/frame/hardware, 45-year metal roof structure, porch and railings, and electrical package. The facilities will be utilized by approximately 6,500 park visitors, and overnight guests per year.

**Financial Impact:** The request will be funded from Park Revenue Funds (uncommitted balance \$5.99 million at March 24, 2022). The project is expected to result in an increase of \$30,000 (year 1), \$35,000 (year 2), and \$40,000 (year 3), in annual operating expenses.

**Full Project Estimate:** \$563,749 (internal) funded by FY13 Proviso 49.9, Performance Bond, and Park Revenue Funds. Contract completion is anticipated in January 2023.

23. Project: Department of Motor Vehicles  
 R40.9614: CDL Program Improvement Grant
- Request: Establish Phase II Full Construction Budget to refurbish CDL Skills Test Courses and to restripe CDL Skills Test Courses.
- Included in CPIP: Yes – 2021 CPIP Priority 2 of 7 in FY22 (estimated at \$1,215,719)  
 Phase I Approval: October 2020 (estimated at \$1,192,050) (SFAA)  
 CHE Approval: N/A  
 Supporting Details: Pages 265-274

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, CDLPI Grant	83,358		83,358	890,192	973,550
Other, Earmarked Cash	113,642		113,642	104,758	218,400
All Sources	<u>197,000</u>		<u>197,000</u>	<u>994,950</u>	<u>1,191,950</u>

- Summary of Work: The project includes refurbishment and restriping at the following field offices that provide CDL testing: Bennettsville, Greenville (Saluda Dam), Greenwood, Ladson, North Augusta, Rock Hill, and Sumter. These seven (7) field offices will be resurfaced. Two (2) field offices, Myrtle Beach Common and Shop Road, will be restriped.
- Rationale: Renovating our CDL sites will provide a safe testing and training area for South Carolina citizens,
- Facility Characteristics: The nine locations included in this project are between 1,192 square feet and 9,286 square feet (per Federal Regulations all sites are 250' x 70') and were constructed between 1975 (47 years old) and 1990 (32 years old). These facilities are utilized by SC citizens who come to the SCDMV and pursue a Commercial Driver's License, after initially obtaining their written permit test, and then passing the Commercial Driver's License test on the skills test pad. SCDMV CDL examiners/trainers will be able to train third party testers, future CDL drivers and other DMV employees. There are several different class types of Commercial Drivers Licenses - which range from driving buses, firetrucks, and semi-tractor/trailer combinations. Approximately 8,000 South Carolinians attempt the CDL exam with 6,000 people passing the CDL exam every year.
- Financial Impact: The project will be funded from Federal, Commercial Driver's License Program Grant Funds (uncommitted balance \$1.12million at March 21, 2022), and Other, Earmarked Cash Funds (uncommitted balance \$6.7 million at March 21, 2022). Proviso 82.6 DMV Fund Balance Carry Forward allows SCDMV to expend carry forward funds not designated for REAL ID and/or Phoenix III for expenditures as needed. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,192,050 (internal) funded by CDLPI Grant Funds and Earmarked Cash Funds. Contract execution is expected in May 2022 with construction completion for Ladson in September 2022, and the remainder in September 2024.

24. Project: Department of Employment and Workforce  
 R60.9534: C. Lem Harper Building – Replace 2 Fresh Air AHU’s
- Request: Establish Phase II Full Construction Budget for the replacement of the 2 existing HVAC fresh air handler units in the C. Lem Harper Building.
- Included in CPIP: Yes - 2021 CPIP Priority 1 of 4 in FY2022 (estimated at \$324,800)  
 Phase I Approval: March 2021 (estimated at \$301,500) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 275-282

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment	3,600		3,600	417,240	420,840
All Sources	<u>3,600</u>		<u>3,600</u>	<u>417,240</u>	<u>420,840</u>

- Summary of Work: The project will replace 2 existing outside air rooftop direct expansion units. New units will sit on adapter roof curbs.
- Rationale: The 2 existing building HVAC fresh air units are obsolete, parts are difficult to find, the units are past their effective operational life, and increased maintenance costs require unit’s replacement with newer and more energy efficient units. The 2 HVAC fresh air handler units play a significant role in the operation of the building HVAC system.
- Facility Characteristics: The building is 47,660 gross square feet and was constructed in 1992 (30 years old). The HVAC units are located on the rooftop and serve the entire building. The building is utilized by the SC Department of Employment and Workforce – Lower Authority Appeals, Higher Authority Appeals, Appellate Panel, Benefits Accuracy Measurement Group, and Migrant Seasonal Farm Workers Advocacy. Approximately 90 staff utilize the building on a full-time basis and 2,500 staff use the auditorium on an annual basis for training, seminars, and other meetings.
- Financial Impact: The project will be funded from Contingency Assessment Funds (uncommitted balance \$68 million at January 31, 2022). Revenue received is the contingency assessment portion of the tax and is accounted for in the special revenue fund which is primarily to fund the administrative costs and employment services, whereas the employment tax is used to fund unemployment compensation benefits in the proprietary fund. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$420,840 (internal) funded by Contingency Assessment Funds. Contract execution is expected in August 2022 with construction completion in May 2023.

25. Project: Department of Employment and Workforce  
 R60.9537: David Building - Replace (2) AHU Fans with Fan Arrays
- Request: Establish Phase II Full Construction Budget to replace the supply fans in the two main air handlers serving the David Building.
- Included in CPIP: Yes - 2021 CPIP Priority 3 of 4 in FY22 (estimated at \$651,500)  
 Phase I Approval: August 2021 (estimated at \$650,000) (JBRC)  
 CHE Approval: N/A  
 Supporting Details: Pages 283-290

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment	8,250		8,250	526,768	535,018
All Sources	<u>8,250</u>		<u>8,250</u>	<u>526,768</u>	<u>535,018</u>

- Summary of Work: The project will replace the main supply AHU #1 and AHU #2 fan blades with fan blade arrays.
- Rationale: The fan blades are locked in place to the fan hub and cannot be controlled. Also, the hub attachment is cracked and incorrectly connects the blade to the hub resulting in inefficient and unsafe operation. The existing fan blades are original to the building and are unreliable. Per the agency, failure would severely impact agency operations in that there would be no air conditioning in the building.
- Facility Characteristics: The building is 104,076 square feet and was constructed in 1975 (47 years old). Each air handling unit fan space is 300 square feet, and the air handling units provide HVAC to the entire building that is utilized by the SC Department of Employment Workforce. The building houses 350 staff on a normal day to day bases.
- Financial Impact: The project will be funded from Contingency Assessment Funds (uncommitted balance \$68 million at January 31, 2022). Revenue received is the contingency assessment portion of the tax and is accounted for in the special revenue fund which is primarily to fund the administrative costs and employment services, whereas the employment tax is used to fund unemployment compensation benefits in the proprietary fund. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$535,018 (internal) funded by Contingency Assessment Funds. Contract execution is expected in August 2022 with construction completion in November 2022.

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

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

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

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

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

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Report of the South Carolina Department of Health and Environmental Control dated as of April 29, 2022.

April 29, 2022

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

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

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

Since our last written update to the Joint Bond Review Committee on Mar. 9, 2022, an additional **84,641 COVID-19 vaccine doses (23,482 first, 25,268 second, 35,891 third)** have been administered to eligible South Carolina residents. **Of eligible South Carolina residents ages 12 and older, 67.3 percent** have received at least one dose of COVID-19 vaccine, and **58.2 percent** have completed vaccination. These percentages are relatively unchanged since the last update and reflect the incorporation of 2020 population estimates in place of the older 2019 estimates. Since becoming available in Nov. 2021, **89,730 South Carolinians ages 5-11** have received the first dose of the two-dose series and **73,316** have completed the series. While these milestones are encouraging, we remain vigilant to the possible emergence of new impactful variants and changing trends.

DHEC continues pursuing multiple strategies to ensure that all South Carolinians who are eligible, regardless of income, geography, or mobility, are able to be vaccinated. This includes offering COVID-19 vaccines **at all full-service DHEC health departments where typical immunizations are offered**, as well as utilizing contracted vendors to provide mobile vaccination events and vaccinate homebound individuals.

#### Trends in COVID-19 Data

Since our last update, data available as of April 16, 2022 shows a 7-day case rate of 29.1/100k. This is 29.4% higher than the average 7-day case rate over the last 30 days. We are currently in our 4<sup>th</sup> week of increasing reported cases. Available data for the week ending April 16, 2022 showed 1,521 reported cases, which is a 59% increase in reported cases from our low, ending the week of April 2<sup>nd</sup>, 2022, when 957 COVID-19 cases were reported. It should also be noted that with the move to at-home testing (which is not reportable), case rates are less reliable and represent only a portion of the cases that are actually occurring.

The Omicron variant continues to be the most prevalent strain of COVID-19, representing virtually 100% of all COVID-19 variant cases reported at both the National and State levels. The emergence of BA.2 sub-variants of the Omicron variant continue to occur, to include the

emergence of the BA.2.12.1 sub-variant (now representing more than 28% of all Omicron BA.2 variants nationwide). However, reports indicate severity and infectivity of the BA.2 sub-variants are similar to other Omicron sub-variants (BA.1.1 and B.1.1.529). To date, the Omicron variant continues to be the most contagious variant of the pandemic, surpassing even the previous Delta variant, which has been demonstrated by the historically high case counts since Omicron's initial emergence in South Carolina, mid-December 2021. Thankfully the severity of Omicron, including the sub-variants, is less, on average, than that of Delta. So while Omicron is more easily transmitted, it is less likely to lead to hospitalization and death.

Measures of severity (hospitalizations and deaths) and hospital burden continue to be key measures to focus upon, as we continue to live with COVID-19. As of April 16, 2022, an average of 90 COVID-19 positive patients are hospitalized over the week, which was a **34% decrease** compared to the previous week. An average of 16 COVID-19 positive patients are in ICU over the past week (**a 34% decrease**) and an average of 9 COVID-19 patients are on ventilators over the past week across the state (**a 22% decrease from the previous week**). Reported deaths have also, thankfully, shown a decrease as well, with 6 deaths reported for the week ending April 9, 2022, which is **82% lower** than average 7-day counts of deaths over the last 30 days.

A continued focus on measures of severity (hospitalizations and deaths) is also demonstrated at the National level with the Center for Disease Control and Prevention COVID-19 Community Levels graphic, which provides indicators of the impact COVID-19 is having in our communities. With current high levels of vaccination and high levels of population immunity from both vaccination and infections, the risk of medically significant disease, hospitalization, and death from COVID-19 is greatly reduced for most people. This tool, entitled [COVID-19 Community Levels](#), looks at three metrics to assess the impact of COVID-19 at the County level:

- New COVID-19 cases per 100,000 population in the past 7 days,
- New COVID-19 admissions per 100,000 population (7-day total), and
- Percent of staffed inpatient beds occupied by COVID-19 patients (7-day total).

The COVID-19 community level is determined by the higher of the new admissions and inpatient beds metrics, based on the current level of new cases per 100,000 population in the past 7 days, and classified as either “Low”, “Medium” or “High”. This graphic, updated weekly (each Thursday late afternoon/evening), based upon information provided by State and Federal data systems.

The most recent weekly report (released April 21, 2022) classifies all 46 counties in South Carolina as being “**Low**”, with regards to COVID-19 community level.

Both individual/household prevention behavior (i.e., mask use, testing) and community-level prevention strategies (healthcare surge support, enhanced prevention measures in high-risk congregate settings) are recommended, based upon the county-level classification. At the current “low” level for all South Carolina counties, most people do not need to take specific precautions beyond isolating when ill or they have a positive test.

## Testing

DHEC continues to prioritize distribution of rapid antigen tests to individuals and organizations throughout South Carolina. Between March 1 and April 1, 2022, DHEC closed its vendor-operated community PCR testing sites throughout the State and ceased PCR testing at most health departments. Health departments in underserved counties will continue to offer PCR testing until June 30, 2022, after which they will only distribute at-home rapid antigen tests. A prime driver of these changes is the increased availability and reliability of rapid, at-home antigen testing, making it now the most effective testing tool to reduce the spread of COVID-19 and help people make informed decisions about whether to isolate to prevent further spread of the virus. This is due to the speed and accuracy of rapid antigen tests, which allows individuals to test anytime, without waiting for a testing center to be open, by having a result in 15 minutes instead of one to two days, and immediately isolate if sick to prevent the potential spread of the virus. Our testing and logistics teams are working diligently to distribute these tests to DHEC Health Departments and a variety of other partners including long-term care facilities, detention facilities, first responder agencies, schools, rural health clinics, federally qualified health centers, and other state agencies. In total, DHEC has distributed **2,325,292** rapid antigen tests in South Carolina, and has another **3,311,086** available to continue meeting South Carolina's testing needs. These tests have recently received a shelf-life extension, authorized by the U.S. Food and Drug Administration, providing additional time for distribution and use at the community level.

## Schools

Since our last update on March 9, 2022, no school which is reporting quarantine and isolation data to DHEC has been required to utilize Test to Stay, quarantine, or case investigation/contact tracing strategies. There has been one reported classroom outbreak (20% or more of the classroom population positive for COVID). DHEC has distributed an additional **132,256** at-home rapid antigen tests to public school districts and charter schools as continued support for school testing efforts necessary to inform these data. Additional tests are available, if necessary. DHEC is continuing to provide access to federally funded tests to public and private schools, in addition to submitting requests for at-home rapid antigen and point of care (POC) tests to CDC through the Epidemiology and Laboratory Capacity for Prevention and Control of Infectious Diseases (ELC) cooperative agreement. At-home rapid antigen and POC tests are also now available for school summer programs and summer camps serving K-12 children through the cooperative agreement. DHEC will collect and submit requests to CDC from these organizations to support testing for K-12 children in congregate settings across the state during the summer. Vendor-managed school testing options and reimbursement for school-based testing remain available to districts across the state until July 31, 2022. Options for extending this access are currently being considered, as expanded authority has been received by DHEC and which extends the ELC Reopening Schools funds through July 31, 2023.

## DHEC Transitions to COVID-19 Coordination Office After Demobilizing Response Operations

On Friday April 29, 2022, DHEC demobilized its Incident Command System (ICS) for COVID-19 and deactivated its COVID-19 Agency Coordination Center (ACC) after staffing the emergency-response effort for **782 days** — the longest activation in agency history. As part of the transition, DHEC's COVID-19 Coordination Office (CCO) will now coordinate virus-related efforts including testing, vaccination, and the agency's ongoing work with partners to help mitigate the impact of COVID-19 on everyday life in South Carolina.

During the COVID-19 Emergency Response, the ICS — the official, FEMA-approved organizational structure designed to manage emergencies and disasters of every size and kind — served as DHEC’s emergency operations team for South Carolina’s COVID-19 response. The ICS provided a leadership hierarchy to coordinate resources, staffing, and support for front-line activities statewide, from data monitoring to procurement, educating community members, and the standing-up of testing and vaccination sites across South Carolina. The COVID-19 Coordination Office, a now ongoing program of the Department’s Public Health deputy area, will continue to coordinate these and other, similar activities well into the future and will also assist in the development of tools, resources, and outreach strategies which empower South Carolina’s communities to respond to COVID-19 and future pandemic illnesses.

DHEC remains committed to working with members of our Legislature and our numerous public and private partners to provide timely, accurate, and evidence-based information so that our state, community leaders and all South Carolinians can take the necessary actions aimed at continuing to minimize the impact of COVID-19.

Attached includes a summary of DHEC expenditures on COVID-19 as of April 28, 2022. We appreciate the ongoing support of the Committee for these efforts and look forward to answering any additional questions the Committee may have.

Sincerely,

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

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

**Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022**



**Interim Report of Expenditures on COVID-19 Funds  
Summary as of 04/29/2022**

Expenditure Category	Expended through 04/29/22*
Testing	\$ 388,012,409
Contact Tracing	\$ 38,693,956
Personal Protective Equipment (PPE) & Medical Supplies	\$ 13,524,880
Personnel	\$ 142,544,867
Education Campaign	\$ 17,176,583
Quarantine	\$ 899,748
Transport & Storage	\$ 2,880,344
Technology, Staff Support, Cleaning & Other; Grant-Specific	\$ 37,770,412
Vaccination Efforts	\$ 78,335,167
<b>TOTAL</b>	<b>\$719,838,366</b>

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

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

**COVID-19 General Funds**

Fund Title:	COVID Response Fund (Act 116)	Category	Expended
<b>Federal Source:</b>	n/a	Testing	3,705,455
<b>Date Received:</b>	3/19/2020	Contact Tracing	5,466
<b>Date Expiring</b>	n/a	Personal Protective Equipment (PPE) & Medical Supplies	560,439
<b>SCEIS Fund/Grant:</b>	31050000 / Not Relevant	Personnel	6,545,781
<b>Purpose:</b>	Funds provided by the General Assembly necessary for the health, safety and welfare of the public in response to the COVID-19 pandemic	Education Campaign	1,804,561
		Quarantine	298,767
		Transport & Storage	91,768
		Technology, Staff Support, Cleaning & Other; Grant-Specific	4,914,662
		Vaccination Efforts	1,513,648
		<b>TOTAL</b>	<b>19,440,548</b>

**Total Award** 45,000,000  
**Balance:** 25,559,452

**COVID Contingency Fund (Act 2)**

Fund Title:	COVID Contingency Fund (Act 2)	Category	Expended
<b>Federal Source:</b>	n/a	Testing	1,707,103
<b>Date Received:</b>	2/19/2021	Contact Tracing	-
<b>Date Expiring</b>	n/a	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	31060000 / Not Relevant	Personnel	-
<b>Purpose:</b>	Funds provided by the General Assembly necessary for the health, safety and welfare of the public in response to the COVID-19 pandemic	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>1,707,103</b>

**Total Award** 63,000,000  
**Balance:** 61,292,897

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

**SCCARES Act**  
**Coronavirus Relief Funds**

Grant Title:	SCCARES Act Coronavirus Relief Funds	Category	Expended
<b>Federal Source:</b>	CRF	Testing	45,648,699
<b>Date Received:</b>	6/23/2020	Contact Tracing	6,768,876
<b>Date Expiring</b>	12/30/2020	Personal Protective Equipment (PPE) & Medical Supplies	8,118,947
<b>SCEIS Fund/Grant:</b>	51C10000/J0401CARES20	Personnel	40,856,826
<b>Purpose:</b>	Supports ongoing testing in the state. Of the \$115M* awarded as part of the SCCARES program, \$15M was spent by other entities to enhance testing. DHEC has submitted invoices for the remaining CRF balance.	Education Campaign	4,399,115
		Quarantine	281,567
		Transport & Storage	141,549
		Technology, Staff Support, Cleaning & Other; Grant-Specific	3,268,190
		Vaccination Efforts	14,298
		<b>TOTAL</b>	<b>109,498,067</b>

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

**DHEC Internal Accounting Fund - \$400**

Grant Title:	DHEC Internal Accounting Fund - \$400	Category	Expended
<b>Federal Source:</b>	Agency Fund	Testing	1,295,166
<b>Date Received:</b>	NA	Contact Tracing	2,118,883
<b>Date Expiring</b>	NA	Personal Protective Equipment (PPE) & Medical Supplies	289,788
<b>SCEIS Fund/Grant:</b>	34720003 / J0403S400000	Personnel	627,456
<b>Purpose:</b>	Internal fund used to support response costs.	Education Campaign	2,137,770
		Quarantine	150,465
		Transport & Storage	343,028
		Technology, Staff Support, Cleaning & Other; Grant-Specific	1,872,181
		Vaccination Efforts	1,724,481
		<b>TOTAL</b>	<b>10,559,218</b>

**Total Award** -  
**Balance** (10,559,218)

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Grant Title:	SCDHEC's Public Health Crisis Response Grant
<b>Federal Source:</b>	CPRSA
<b>Date Received:</b>	3/16/2020
<b>Date Expiring</b>	3/15/2022
<b>SCEIS Fund/Grant:</b>	51C30000 / J0401H120V19
<b>Purpose:</b>	Funds to carry out surveillance, epidemiology, laboratory capacity, infection control, mitigation, communications, and other preparedness and response activities

Category	Expended
Testing	3,105,814
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	3,569,377
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	1,711,410
Technology, Staff Support, Cleaning & Other; Grant-Specific	229,416
<b>TOTAL</b>	<b>8,616,017</b>

**Total Award** 8,926,133  
**Balance:** 310,116

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Grant Title:	CK19-1904 Epidemiology and Laboratory Capacity (ELC): Enhancing Detection
<b>Federal Source:</b>	PPHCE
<b>Date Received:</b>	5/15/2020
<b>Date Expiring</b>	11/17/2022
<b>SCEIS Fund/Grant:</b>	51C40000 / J0401U000X19
<b>Purpose:</b>	Develop, purchase, administer, process, and analyze COVID-19 tests, conduct surveillance, trace contacts, and related activities. Recipients will establish a robust testing plan that ensures adequate testing is made available.

Category	Expended
Testing	64,947,807
Contact Tracing	26,258,130
Personal Protective Equipment (PPE) & Medical Supplies	34,131
Personnel	25,337,682
Education Campaign	-
Quarantine	3,482
Transport & Storage	33,556
Technology, Staff Support, Cleaning & Other; Grant-Specific	2,075,431
<b>TOTAL</b>	<b>118,690,218</b>

**Total Award** 118,690,218  
**Balance:** -

Grant Title:	CK19-1904 Epidemiology and Laboratory Capacity (ELC): CARES
<b>Federal Source:</b>	CARES
<b>Date Received:</b>	4/23/2020
<b>Date Expiring</b>	7/31/2024
<b>SCEIS Fund/Grant:</b>	51C10016 / J0401U000V19
<b>Purpose:</b>	Supports contact tracing, surveillance, testing, monitoring capacity, vulnerable populations

Category	Expended
Testing	3,766,598
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	513,615
<b>TOTAL</b>	<b>4,280,213</b>

**Total Award** 9,917,925  
**Balance:** 5,637,712

Grant Title:	Enhancing Detection Expansion
<b>Federal Source:</b>	CES
<b>Date Received:</b>	1/13/2021
<b>Date Expiring</b>	7/31/2023
<b>SCEIS Fund/Grant:</b>	51C60001 / J0401U000W01
<b>Purpose:</b>	To build upon existing ELC infrastructure that emphasizes the coordination and critical integration of laboratory with epidemiology and health information systems in order to maximize the public health impact of available resources.

Category	Expended
Testing	156,696,436
Contact Tracing	3,469,204
Personal Protective Equipment (PPE) & Medical Supplies	105,033
Personnel	61,568,545
Education Campaign	8,127,962
Quarantine	165,108
Transport & Storage	524,792
Technology, Staff Support, Cleaning & Other; Grant-Specific	8,108,679
Vaccination Efforts	192,163
<b>TOTAL</b>	<b>238,957,923</b>

**Total Award** 296,351,652  
**Balance:** 57,393,729

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Category	Expended
Testing	89,380,856
Contact Tracing	65,929
Personal Protective Equipment (PPE) & Medical Supplies	1,881
Personnel	2,310,761
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	180,676
Vaccination Efforts	21,067
<b>TOTAL</b>	<b>91,961,171</b>

**Total Award Balance:** TBD

**Grant Title:** Standard FEMA Reimbursement

**Federal Source:** FEMA  
**Date Received:** N/A

**Date Expiring:** N/A  
**SCEIS Fund/Grant:** 55110007/J0401D449222  
**Purpose:** Non-Expedited FEMA Reimbursement for Testing and other general COVID related charges, provisionally approved by SCEMD

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**COVID-19 Immunizations Funds**

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	1,925
Technology, Staff Support, Cleaning & Other; Grant-Specific	97,241
Vaccination Efforts	2,272,387
<b>TOTAL</b>	<b>2,366,553</b>

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

**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
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	79,389
Education Campaign	14,539
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	399,310
Vaccination Efforts	1,163,145
<b>TOTAL</b>	<b>1,656,384</b>

**Total Award Balance:** 1,656,384  
-

**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

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

Total Award 1,656,384  
Balance: -

**Grant Title:** COVID Vaccine Supplemental

**Federal Source:** CARES

**Date Received:** 12/16/2020

**Date Expiring:** 6/30/2022

**SCEIS Fund/Grant:** 51C10027 / J0401F340T01

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

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

Total Award 3,779,996  
Balance: -

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**Grant Title:** Vaccine Confidence Strategy

**Federal Source:** ARPA

**Date Received:** 5/3/2021

**Date Expiring:** 6/30/2024

**SCEIS Fund/Grant:** 51C70001/J0401F340Y01

**Purpose:** Develop and implement a vaccine confidence strategy for COVID-19 and routine immunization

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	3,779,996
<b>TOTAL</b>	<b>3,779,996</b>

Total Award 3,779,996  
Balance: -

**Grant Title:** Immunizations Supplemental

**Federal Source:** COVID-19 Emergency

**Date Received:** 7/1/2020

**Date Expiring:** 6/30/2024

**SCEIS Fund/Grant:** 51C60001 / J0401F340U01

**Purpose:** Support vaccine administration, supplies, monitor vaccination activities

Category	Expended
Testing	3,156
Contact Tracing	7,467
Personal Protective Equipment (PPE) & Medical Supplies	643,274
Personnel	3,554,639
Education Campaign	672,948
Quarantine	130
Transport & Storage	32,232
Technology, Staff Support, Cleaning & Other; Grant-Specific	642,006
Vaccination Efforts	20,097,464
<b>TOTAL</b>	<b>25,653,317</b>

Total Award 46,523,022  
Balance: 20,869,705

**Grant Title:** Vaccination Supplemental Rural Outreach

**Federal Source:** CRRSAA

**Date Received:** 4/2/2021

**Date Expiring:** 6/30/2024

**SCEIS Fund/Grant:** 51C60001/J0401F340W01

**Purpose:** Funding equity and prioritizing populations disproportionately effected by COVID-19

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	35,322
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	14,612
Vaccination Efforts	2,754,387
<b>TOTAL</b>	<b>2,804,321</b>

Total Award 20,004,900  
Balance: 17,200,579

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Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	2,769,118
<b>TOTAL</b>	<b>2,769,118</b>

**Total Award** 27,182,140  
**Balance:** 24,413,022

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	59,552
Education Campaign	-
Quarantine	-
Transport & Storage	54
Technology, Staff Support, Cleaning & Other; Grant-Specific	24,155
Vaccination Efforts	20,892,573
<b>TOTAL</b>	<b>20,976,335</b>

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

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Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	59,552
Education Campaign	-
Quarantine	-
Transport & Storage	54
Technology, Staff Support, Cleaning & Other; Grant-Specific	24,155
Vaccination Efforts	20,892,573
<b>TOTAL</b>	<b>20,976,335</b>

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

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	59,552
Education Campaign	-
Quarantine	-
Transport & Storage	54
Technology, Staff Support, Cleaning & Other; Grant-Specific	24,155
Vaccination Efforts	20,892,573
<b>TOTAL</b>	<b>20,976,335</b>

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

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	19,528,813
<b>TOTAL</b>	<b>19,528,813</b>

**Total Award** 100,000,000  
**Balance:** 80,471,187

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	19,528,813
<b>TOTAL</b>	<b>19,528,813</b>

**Total Award** 100,000,000  
**Balance:** 80,471,187

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	19,528,813
<b>TOTAL</b>	<b>19,528,813</b>

**Total Award** 100,000,000  
**Balance:** 80,471,187

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	-
Vaccination Efforts	19,528,813
<b>TOTAL</b>	<b>19,528,813</b>

**Total Award** 100,000,000  
**Balance:** 80,471,187

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**COVID-19 Task Specific Funds**

Grant Title:	ELC Reopening Schools	Category	Expended
<b>Federal Source:</b>	ARPA	Testing	16,268,481
<b>Date Received:</b>	4/7/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	7/31/2022	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C70002/0401U000X01	Education Campaign	-
<b>Purpose:</b>	Funds support efforts to reopen schools safely. Used to support staffing, purchase of test kits, and contracting of turnkey testing to be performed in schools.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>16,268,481</b>

**Total Award** 155,076,741  
**Balance:** 138,808,260

Grant Title:	Crisis CoAg Public Health Workforce Development	Category	Expended
<b>Federal Source:</b>	ARPA	Testing	-
<b>Date Received:</b>	7/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	6/30/2023	Personnel	525,304
<b>SCEIS Fund/Grant:</b>	51C70016/0401F170Z00	Education Campaign	-
<b>Purpose:</b>	Funds training and hiring of staff/contractors needed to establish, expand and sustain a PH workforce. 25% of funds must go to schools for health staff.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	1,388,057
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>1,913,361</b>

**Total Award** 31,112,843  
**Balance:** 29,199,482

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Grant Title:	SC Initiative to Address Health Disparities- Base	Category	Expended
<b>Federal Source:</b>	CRSSAA	Testing	582,348
<b>Date Received:</b>	6/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	5/31/2023	Personnel	219,399
<b>SCEIS Fund/Grant:</b>	51C60001/0401H840000	Education Campaign	-
<b>Purpose:</b>	Expand existing and/or develop new mitigation and prevention resources and services to reduce COVID-19 related disparities among populations at higher risk and that are underserved.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	567,655
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>1,364,403</b>

**Total Award** 27,236,763  
**Balance:** 25,872,360

Grant Title:	SC Initiative to Address Health Disparities- Rural Carveout	Category	Expended
<b>Federal Source:</b>	CRSSAA	Testing	114,471
<b>Date Received:</b>	6/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	5/31/2023	Personnel	4,759
<b>SCEIS Fund/Grant:</b>	51C60001/0401H850000	Education Campaign	-
<b>Purpose:</b>	Expand existing and/or develop new mitigation and prevention resources and services to reduce COVID-19 related disparities among populations at higher risk and that are underserved.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	91
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>119,322</b>

**Total Award** 6,843,827  
**Balance:** 6,724,505

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Grant Title:	Disease Intervention Specialist Workforce	Category	Expended
<b>Federal Source:</b>	ARPA	Testing	99
<b>Date Received:</b>	1/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	12/31/2023	Personnel	14,973
<b>SCEIS Fund/Grant:</b>	51C70017/J0401F490Z00	Education Campaign	7,355
<b>Purpose:</b>	Expand hiring of Disease Intervention Specialist to strengthen capacity to mitigate the spread of COVID-19 and other infections.	Quarantine	229
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	14,987
		Vaccination Efforts	85
		<b>TOTAL</b>	<b>37,729</b>

**Total Award** 2,779,711  
**Balance:** 2,741,982

Grant Title:	Yr 2 Disease Intervention Specialist Workforce	Category	Expended
<b>Federal Source:</b>	ARPA	Testing	-
<b>Date Received:</b>	1/1/2022	Contact Tracing	518
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	12/31/2022	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C70017 / J0401F490Z01	Education Campaign	91,491
<b>Purpose:</b>	Funds to hire, expand, train, sustain and support Disease Intervention Specialists to strengthen capacity to mitigate spread of COVID-19 and other infections.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	12,347
		<b>TOTAL</b>	<b>104,357</b>

**Total Award** 2,779,711  
**Balance:** 2,675,354

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

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

Grant Title:	WIC Admin Supplemental	Category	Expended
<b>Federal Source:</b>	FFCR	Testing	-
<b>Date Received:</b>	12/14/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	9/30/2021	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C20004/J0401K25000	Education Campaign	-
<b>Purpose:</b>	Funds to be used to support an increase in services as a result of COVID-19. Funds must be used prior to initial non-COVID funding.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	2,284,041
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>2,284,041</b>

**Total Award** 2,284,041  
**Balance:** -

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Grant Title:	WIC Cash Value Vouchers	Category	Expended
<b>Federal Source:</b>	ARPA	Testing	-
<b>Date Received:</b>	4/28/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	9/30/2021	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C70005/J0401K400000	Education Campaign	-
<b>Purpose:</b>	Temporarily increases allowable cash value voucher/benefits for fruit and vegetable purchases	Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	3,089,409
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>3,089,409</b>

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

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Grant Title:	CARES Hospital Preparedness Partners (HPP) COVID-19 Supplement	Category	Expended
<b>Federal Source:</b>	CARES	Testing	16,539
<b>Date Received:</b>	5/22/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	169,161
<b>Date Expiring</b>	6/30/2021*	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C10014 / J0401F170X19	Education Campaign	42
<b>Purpose:</b>	Funds used to support healthcare coalitions with COVID19 response activities. MUSC, the state's Special Pathogen Center, to receive \$175,455.	Quarantine	-
	*Extension Pending	Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	532,483
		Vaccination Efforts	8,810
		<b>TOTAL</b>	<b>727,035</b>

**Total Award** 1,687,823  
**Balance:** 960,788

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

**Total Award** 628,506  
**Balance:** 341,930

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Grant Title:	Epi & Lab Capacity (ELC): Infection Prevention & Control Training	Category	Expended
<b>Federal Source:</b>	CPRSA	Testing	-
<b>Date Received:</b>	5/28/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	5/27/2022	Personnel	397,251
<b>SCEIS Fund/Grant:</b>	51C30000 / J0401U000Y19	Education Campaign	7,575
<b>Purpose:</b>	Supports Project Firstline, CDC's national training collaborative for healthcare infection prevention and control	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	278
		<b>TOTAL</b>	<b>405,104</b>

**Total Award** 1,144,102  
**Balance:** 738,998

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Grant Title:	ELC: HIS COVID	Category	Expended
		Testing	-
		Contact Tracing	-
<b>Federal Source:</b>	CARES	Personal Protective Equipment (PPE)	-
<b>Date Received:</b>	6/29/2021	& Medical Supplies	-
		Personnel	80,755
<b>Date Expiring</b>	7/31/2024	Education Campaign	-
<b>SCEIS Fund/Grant:</b>	51C10016/0401U100F00	Quarantine	-
<b>Purpose:</b>	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.	Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>80,755</b>

**Total Award** 109,580  
**Balance:** 28,825

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as of 04/29/2022

Grant Title:	ELC: NIOSH	Category	Expended
		Testing	6,343
		Contact Tracing	-
<b>Federal Source:</b>	CARES	Personal Protective Equipment (PPE)	-
<b>Date Received:</b>	8/1/2021	& Medical Supplies	-
		Personnel	21,756
<b>Date Expiring</b>	7/31/2023	Education Campaign	-
<b>SCEIS Fund/Grant:</b>	51C10016/0401U100H00	Quarantine	-
<b>Purpose:</b>	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.	Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	81
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>28,180</b>

**Total Award** 46,490  
**Balance:** 18,310

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

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

**Total Award** 184,586  
**Balance:** 184,493

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

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

**Total Award** 300,000  
**Balance:** 261,877

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

Grant Title:	Travelers Health	Category	Expended
<b>Federal Source:</b>	PPHCE	Testing	-
<b>Date Received:</b>	8/1/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	12/15/2022	Personnel	33,175
<b>SCEIS Fund/Grant:</b>	51C40000/0401U000V01	Education Campaign	-
<b>Purpose:</b>	Enhance practices related to the management of traveler-related data, ensure best practices around public health activities at travel hubs and among travel industry stakeholders, and improve communication with international travelers	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	83,200
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>116,375</b>

**Total Award** 200,000  
**Balance:** 83,625

Grant Title:	ELC : Data Modernization	Category	Expended
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	8/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	7/31/2023	Personnel	119,194
<b>SCEIS Fund/Grant:</b>	51C10016/0401U100K00	Education Campaign	-
<b>Purpose:</b>	To build upon existing ELC infrastructure that emphasizes the coordination and critical integration of laboratory with epidemiology and health information systems in order to maximize the public health impact of available resources.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>119,194</b>

**Total Award** 3,118,254  
**Balance:** 2,999,060

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

Grant Title:	AMD Sequencing & Analytics	Category	Expended
<b>Federal Source:</b>	ARPA	Testing	185,100
<b>Date Received:</b>	9/9/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	7/31/2024	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C70002/0401U100A00	Education Campaign	-
<b>Purpose:</b>	Support sequencing and analytic capacity building in microbial genomics and bioinformatics as well as to further the development of AMD capacity in health departments.	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	965
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>186,065</b>

**Total Award** 3,728,600  
**Balance:** 3,542,535

Grant Title:	ELC Advanced Molecular Detection	Category	Expended
<b>Federal Source:</b>	PPPHCE	Testing	227,299
<b>Date Received:</b>	8/1/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	12/15/2022	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C40000/0401U000T01	Education Campaign	-
<b>Purpose:</b>	To support COVID-19 Advanced Molecular Detection Technologies	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	1,000
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>228,299</b>

**Total Award** 235,000  
**Balance:** 6,701

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

Grant Title:	PHL Preparedness	Category	Expended
<b>Federal Source:</b>	PPHCE	Testing	313,454
<b>Date Received:</b>	8/1/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	12/15/2022	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C40000/0401U000U01	Education Campaign	-
<b>Purpose:</b>	Strengthen's state public health lab preparedness and response capabilities	Quarantine	-
		Transport & Storage	30
		Technology, Staff Support, Cleaning & Other; Grant-Specific Vaccination Efforts	57,589
		<b>TOTAL</b>	<b>371,074</b>

**Total Award** 515,000  
**Balance:** 143,926

Grant Title:	Rape Prevention and Education	Category	Expended
<b>Federal Source:</b>	CRPSA	Testing	-
<b>Date Received:</b>	6/19/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
<b>Date Expiring</b>	1/31/2022	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C30000/0401F720V19	Education Campaign	-
<b>Purpose:</b>	Provide sexual violence prevention virtual resources to rape crisis centers, schools and agencies across the state. Extension requested	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific Vaccination Efforts	51,301
		<b>TOTAL</b>	<b>51,301</b>

**Total Award** 53,158  
**Balance:** 1,857

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

Grant Title:	Ryan White HIV/AIDS Program Part B COVID-19 Response	Category	Expended
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	4/1/2020	Contact Tracing	-
<b>Date Expiring</b>	3/31/2022	Personal Protective Equipment (PPE) & Medical Supplies	-
<b>SCEIS Fund/Grant:</b>	51C10007 / J0401F520V19	Personnel	-
<b>Purpose:</b>	To prevent, prepare for, and respond to COVID-19, as needs evolve for clients of Ryan White HIV/AIDS program recipients.	Education Campaign	-
		Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	979,474
		<b>TOTAL</b>	<b>979,474</b>

**Total Award** 1,074,938  
**Balance:** 95,464

Grant Title:	Housing Opportunities for Persons with AIDS (HOPWA)	Category	Expended
<b>Federal Source:</b>	CARES	Testing	47
<b>Date Received:</b>	3/27/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	64
<b>Date Expiring</b>	6/7/2023	Personnel	-
<b>SCEIS Fund/Grant:</b>	51C10008 / J0401F020V19	Education Campaign	1,229
<b>Purpose:</b>	Supports housing opportunities for people diagnosed with AIDS	Quarantine	-
		Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	165,570
		<b>TOTAL</b>	<b>166,910</b>

**Total Award** 337,889  
**Balance:** 170,979

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

Grant Title:	Building Resilient and Inclusive Communities	Category	Expended
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	1/1/2021	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
		Personnel	-
<b>Date Expiring</b>	12/31/2021	Education Campaign	3,486
<b>SCEIS Fund/Grant:</b>	51C10029/J0401G690000	Quarantine	-
<b>Purpose:</b>	Partnerships with organizations supporting the emotional and social needs of older adults particularly those living in long-term care facilities.	Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	200,705
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>204,191</b>

**Total Award** 300,000  
**Balance:** 95,809

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

Grant Title:	Medicare Survey & Certification	Category	Expended
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	7/20/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
		Personnel	-
<b>Date Expiring</b>	9/30/2023	Education Campaign	-
<b>SCEIS Fund/Grant:</b>	51C10022 / J0401F260X20	Quarantine	-
<b>Purpose:</b>	Backlog of recertifications, focused infection control surveys, complaints related to infection control violations, and revisit surveys to provide greater oversight of health care facilities	Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	208,316
		<b>TOTAL</b>	<b>208,316</b>

**Total Award** 1,002,456  
**Balance:** 794,140

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

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

Grant Title:	MIS-C ELC#4	Category	Expended
<b>Federal Source:</b>	CARES	Testing	-
<b>Date Received:</b>	8/1/2020	Contact Tracing	-
		Personal Protective Equipment (PPE) & Medical Supplies	-
		Personnel	7,201
<b>Date Expiring</b>	8/31/2022	Education Campaign	-
<b>SCEIS Fund/Grant:</b>	51C10016/J0401U000Z01	Quarantine	-
<b>Purpose:</b>	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	Transport & Storage	-
		Technology, Staff Support, Cleaning & Other; Grant-Specific	-
		Vaccination Efforts	-
		<b>TOTAL</b>	<b>7,201</b>

**Total Award** 100,000  
**Balance:** 92,799

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

Interim Report on Expenditures of COVID-19 Funds  
as of 04/29/2022

**Grant Title:** Strengthening HAI & AR (SHARP)

**Federal Source:** ARP  
**Date Received:** 8/1/2021

**Date Expiring:** 7/31/2024  
**SCEIS Fund/Grant:** 51C70002/10401U100Q00  
**Purpose:** Funds to provide support for healthcare infection prevention and control activities and epidemiologic surveillance related activities to detect, monitor, mitigate, and prevent the spread of SARS-CoV-2/COVID-19 in healthcare settings.

Category	Expended
Testing	17,137
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	981
Vaccination Efforts	-
<b>TOTAL</b>	<b>18,118</b>

**Total Award:** 5,914,501  
**Balance:** 5,896,383

**Grant Title:** ELC-Detection & Mitigation #2

**Federal Source:** ARP  
**Date Received:** 8/1/2021

**Date Expiring:** 7/31/2024  
**SCEIS Fund/Grant:** 51C70002/10401U100P00  
**Purpose:** Funding to support COVID-19 testing and mitigation in homeless service sites, encampments, and other congregate settings.

Category	Expended
Testing	-
Contact Tracing	-
Personal Protective Equipment (PPE) & Medical Supplies	-
Personnel	-
Education Campaign	-
Quarantine	-
Transport & Storage	-
Technology, Staff Support, Cleaning & Other; Grant-Specific	1,882
Vaccination Efforts	-
<b>TOTAL</b>	<b>1,882</b>

**Total Award:** 1,124,400  
**Balance:** 1,122,518

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AGENCY: Patriots Point Development Authority

SUBJECT: Annual Report Regarding Lease to Patriots Annex, LLC

At its meetings on June 6, 2017, and August 15, 2017, the Joint Bond Review Committee approved a request by Patriots Point Development Authority to lease 61.75 acres to Patriots Annex, LLC, and directed Patriots Point to submit a report prior to March 31 each year regarding the status of the proposed lease. Patriots Point made a timely submission of the 2022 report on March 29, 2022.

Patriots Point reports that monthly lease payments have been due and payable for the last 12 months. Minimum Rent and Additional Rent due in the 12 months from April 2021 through March 2022 totaled \$290,088, all of which has been paid. Patriots Point estimates that rent totaling \$389,803 will be collected for the period April 1, 2022 through March 31, 2023, as calculated pursuant to the terms of the Lease, including an increase in the percentage of Fair Market Rent payable to 50% during the period, and adjusted for an increase in estimated CPI.

No revenue-producing investments have been completed that would generate sales or hospitality taxes; however, the tenant has paid a total of \$13,285 in property taxes and storm water fees.

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

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

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

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Annual Report of Patriots Point Development Authority as of March 2022.

# PATRIOTS POINT

★HOME OF THE USS YORKTOWN★

March 28, 2022

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

Dear Mr. Harmon,

The Joint Bond Review Committee approved a lease agreement between Patriots Point Development Authority and Patriots Annex LLC contingent on Patriots Point providing an annual report, prior to March 31<sup>st</sup> each year, on the status of the development. The attached document is the annual report due by March 31, 2022. The report is in the format previously provided by JBRC staff with our updates annotated after each item.

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

Sincerely,



Rorie Cartier, PhD.  
Executive Director

cc:

Mr. Wayne Adams, Interim Chairman, PPDA Board of Directors (via E-mail)

Mr. William Craver, Esq., PPDA Legal Counsel (via E-mail)

Mr. Terry Ansley, PPDA Director of Property Manager, (via E-mail)

**Annual Report to JBRC and SFAA**  
**Lease Between Patriots Point Development Authority and Patriots Annex, LLC**  
**(as of March 2022)**

I. Financial Information

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

(1) The amount of Minimum Rent received; and

(2) The amount of Percentage Rent received, broken down into the various categories of Percentage Rent. The Percentage Rent will be further broken down to show how much Percentage Rent is being generated by each improvement on the property

(3) PPDA's use/expenditure of the revenue received in the prior 12 months, including carry-forward balances.

PPDA Response: In accordance with the provisions of the Lease and applicable time tables, monthly rent payments have been due and payable for the last 12 months. Minimum Rent and Additional Rent due in the 12 months from April 2021 through March 2022 total \$290,088.25, all of which has been paid at the time of this report. Monthly Rent in this stage of the Lease is Minimum Rent based on Fair Market Rent with no Percentage Rent being payable until the applicable percentages of Gross Sales from the Premises exceed Minimum Rent. At this point, there are no Gross Sales. All Rents received by PPDA under the Lease with Patriots Annex, LLC are being used in the general budget for ongoing Patriots Point operations.

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

PPDA Response: Per the terms of the Lease, rent is currently being paid at 40% of Fair Market Rent (FMR) for the year October 5, 2021 through October 4, 2022. FMR was pre-determined through formal appraisals and is adjusted annually with CPI increases. For the 6 month period April 1 – September 30,

2022, rent will be due at a rate of \$28,246.59 per month. On October 1, 2022, Fair Market Rent will be increased by the change in CPI, conservatively anticipated to be approximately 4% or half of that experienced from March 2021 to March 2022. Minimum Rent for the period October 1, 2022 – September 30, 2023 will be paid at 50% of Fair Market Rent. The resulting monthly payments of \$36,720.56 will be due for the 6 month period October 1, 2022 – March 31, 2023. The combined total rent expected to be received over the 12 month period April 1, 2022 – March 31, 2023 is estimated to be \$389,802.90.

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

PPDA Response: No revenue-producing Gross Sales have occurred on the Premises that would generate sales or hospitality taxes. Property taxes have been paid in the amount of \$9,632.00, along with Storm Water Fees of \$3,653.39.

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

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

## II. Development

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

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

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

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

PPDA Response: The Town of Mount Pleasant has previously approved Waterfront Gateway District zoning, impact assessment, building heights within the Premises, a Development Agreement, and a fee-in-lieu-of-taxes agreement for elements of the Conceptual Master Plan. Patriots Annex, LLC has all of the approvals necessary to proceed with the Town of Mount Pleasant’s design review process and will be working within new meeting and presentation schedules and protocols.

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

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

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: The “Lease Commencement Date” was October 5, 2017, when SFAA approved and signed the Lease.

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

The “Minimum Rent Commencement Date” was October 5, 2020.

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

D. Milestones expected in the upcoming 12 months.

**PPDA Response:** PPDA expects Patriots Annex, LLC to complete the design and approval process to begin construction on a temporary parking lot during 2022 and ahead of the deadline for Commencement of Construction of January 17, 2023. Patriots Annex, LLC expects to continue the design and approval process for infrastructure improvements and to commence the design review process for Phase 1 construction with the Town of Mount Pleasant.

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

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

**PPDA Response:** PPDA has begun vacating office trailers in order to clear a pedestrian access corridor from the planned temporary parking lot to the pier head and Patriots Point Naval and Maritime Museum.

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

**PPDA Response:** None at this time.

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

**PPDA Response:** None.

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

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

Premises to be deleted for rent purposes. PPDA and Patriots Annex, LLC continue to have ongoing dialogue regarding expectations for anticipated notices and construction. Discussions include alternative locations and options for PPDA facilities.

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

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

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

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

III. Legal/Miscellaneous.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: No loans are currently in place.

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AGENCY: Joint Bond Review Committee

SUBJECT: Report of JBRC Fiscal Oversight Subcommittee

The JBRC Fiscal Oversight Subcommittee was established at the meeting of the committee on August 17, 2021, to among other things evaluate the debt profile and plans of Santee Cooper pursuant to Act 90 of 2021; study the implementation plans for the Ports Authority Intermodal Facility project; and evaluate any new agency reporting requirements pursuant to proviso included in the FY2021-22 Appropriation Act.

This report of the subcommittee summarizes recent developments.

South Carolina State Ports Authority - Construction of Intermodal Facility. On March 24, 2022, the subcommittee heard a presentation by the State Ports Authority to review its quarterly progress report and receive an update on the status of construction of the Intermodal Facility. The Ports Authority, Palmetto Railways, and the Department of Commerce are making progress on the matters identified in the Intergovernmental Agreement documenting the transfer of responsibility for development of the facility to the Ports Authority. The Ports Authority reported that a review of the facility design had been completed; various litigation and mitigation concerns had been identified, some of which had been settled or resolved; property transfers were being executed in phases for committee and Fiscal Accountability Authority approval; and plans were underway to begin soliciting bids for construction and implementation of various components of the facility. Notably, the Ports Authority advised its reservation in soliciting bids for full construction until all state funding had been appropriated for the project.

The Ports Authority has maintained compliance with its reporting responsibilities pursuant to Proviso 118.20 of the FY2021-22 Appropriations Act. Moreover, capital and operating plans were either in the process of development or further refinement, both in general alignment with prior projections.

The Ports Authority also reported that it had recorded certain expenditures associated with the project from its own rather than the funds appropriated pursuant to the FY2021-22 Appropriations Act, and sought direction of the subcommittee as to the appropriateness of utilizing the appropriated funds prior to the end of this fiscal year. The subcommittee took this matter under advisement, indicating that the expenditures likely are proper for recording against the appropriated funds, subject to review and comment by the committee at this meeting. The amount of the expenditures expected in the current fiscal year totals \$15 million, and likely should be recorded against the appropriation prior to the end of the fiscal year to accurately present the financial status of the project on the records and audited reports of both the Ports Authority and the State.

The Ports Authority has since provided a timely quarterly report of its activities as of March 31, 2022. The subcommittee expects to schedule a review of this report and receive further updates on the status of implementation of the Intermodal Facility shortly following the end of the current legislative session.

South Carolina Public Service Authority - Fuel and Financial Update. On April 26, 2022, the subcommittee heard a presentation by the South Carolina Public Service Authority to receive

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further information on continuing fuel challenges the Authority is experiencing. The Public Service Authority reported that a Force Majeure event at the mining complex of its largest coal supplier had disrupted the Authority's coal supply, increasing dependence on natural gas transmission and purchased power to deliver reliable service to its customers. The Authority stated that, despite commodity hedges it had deployed for its coal and natural gas needs, the confluence of the disrupted coal supply with rising costs and extreme volatility of natural gas prices nationwide were likely to negatively impact financial results in a range of \$260 - \$300 million against its originally budgeted levels for the current year.

While the financial challenges are not unique to the Public Service Authority, the rate lock provisions of the Cook settlement preclude its ability to fully address these increased costs until after 2024. The Authority has taken prudent steps to reduce costs principally through operating and capital budget reductions, along with other cost-saving measures, and will consider utilization of its credit facilities if necessary to support cash flow until these financial challenges subside.

The Public Service Authority reported that it is actively evaluating all of its options to maintain financial integrity and flexibility, which necessarily includes evaluation of exceptions to the rate lock provisions of the Cook settlement. The Authority has committed to managing its options and resources in ways that promote transparent and orderly implementation of strategies that will impact the customer.

On May 6, 2022, S&P Global Ratings revised the Authority's outlook to negative from stable and affirmed its 'A' rating on the Authority's revenue debt, stating that the outlook revision reflects an extended disruption to the Authority's coal deliveries resulting in an increased reliance on natural gas and power purchases (in a high price environment). S&P observed that the Authority is unable to pass these expenses on to ratepayers while operating under a rate freeze through 2024, and it anticipated that coverage metrics would be pressured until that time.

S&P stated that it could lower the rating if a constrained coal supply and elevated natural gas and power persist during the rate freeze, challenging the Authority's ability to effectively respond to further pressures to financial margins and coverage ratios, beyond levels currently estimated. S&P could also lower the rating if the Authority is unable to execute on its plans to remake its power supply (which S&P views as key to controlling costs and flexibility), whether because of deferred capital spending, or the requirement that the Authority obtain legislative approval as a precondition to accessing capital markets. Conversely, S&P stated that, over the next 2 years, it could revise the outlook to stable if cost pressures abate and if, in its opinion, coverage levels sustainably improve.

In addition to the foregoing and subsequent to its presentation to the subcommittee, the Public Service Authority was advised on April 28, 2022, by Central Electric Power Cooperative that Central had elected to exercise its contractual right to opt out of participating in a proposal by the Public Service Authority to pursue replacement of the Winyah Station in Georgetown County with a natural gas generating unit. Central stated that by opting out, the cooperatives could analyze other power supply options. The full implications of this development have not been fully evaluated by the Authority or presented to the subcommittee.

The subcommittee expects to receive further updates on these developments no later than June 2022.

COMMITTEE ACTION:

Receive information from the subcommittee for consideration, comment, and action, as appropriate.

ATTACHMENTS:

None.

AGENCY: Greenville Technical College

SUBJECT: Staff Report on Certain Pending Matters  
Greenville Technical College Installment Purchase Revenue Bonds

As conditions of use by the College of Installment Purchase Revenue Bonds to finance its Arts and Sciences Building located on the Barton Campus, the committee accepted the College's proposals for transparency and reporting, which included among other things inclusion of a 10-year par call in the structure of the financing; results of the bond pricing; a copy of the final construction contract for the project; and quarterly construction progress reports until the project is complete and a certificate of occupancy has been received. In addition to the foregoing, the College committed to development of a plan to retire and replace the Installment Purchase Bonds with an issuance of statutorily permitted indebtedness at the earliest possible date; and to work with Greenville County to clarify the allowable uses of its local appropriations.

Responsive to these conditions, the College has provided a copy of the Official Statement for the Installment Purchase Bonds confirming inclusion of the call provisions and reflecting the bond pricing; a copy of the final construction contract; and an update by email dated April 1, 2022, reporting construction progress and expenditures. Accordingly, committee staff believes that the College is in compliance with its commitments to the committee as of March 31, 2022.

COMMITTEE ACTION:

Receive this update as information.

ATTACHMENTS:

None.

AGENCY: South Carolina Department of Parks, Recreation, and Tourism

SUBJECT: Staff Report on Certain Pending Matters  
Paving Priorities in State Parks

Responsive to a request of the committee for a list of the priorities for paving and maintenance of roads throughout the State parks, the Department provided a list of 10 priority projects, along with the rationale for setting priorities, which is included as an attachment to this item.

Following a request by staff for a comprehensive list of all paving projects notwithstanding their priority, the Department responded that the list of 10 priority projects would be updated in August 2022, and subsequently responded that it maintains a deferred maintenance list covering \$150 million in projects, including park paving projects, but that the list is not prioritized, and pricing estimates are dated and likely inaccurate.

COMMITTEE ACTION:

Receive this update as information.

ATTACHMENTS:

1. State Parks Paving Priorities.

## **State Parks Paving Priority Process**

The State Parks paving priority list is reviewed each year for changes. The parks' roads are inspected regularly by Regional Supervisors and SCPRT engineering staff. Each region prioritizes its needs based on existing road conditions, amount and type of usage, and impact on potential park projects (e.g., campground renovations, infrastructure upgrades).

The submitted priorities are then reviewed by State Parks operations and leadership, who also conduct inspections of the roads. The Top 10 Priority List is subsequently compiled and reviewed by agency leadership. Finally, the agency examines opportunities to partner with SCDOT when there are larger projects in the area, which allows SCPRT to maximize cost savings by conducting the State Park road project in conjunction with another existing road project.

### **Top Ten State Park Paving Priorities:**

1. Poinsett State Park (Sumter): Re-paving Entire Park: \$1,000,000
2. Barnwell State Park (Barnwell): Partial Re-paving\*: \$500,000
3. Charles Town Landing (Charleston): Entrance Road: \$1,000,000
4. Table Rock State Park (Pickens): \$1,500,000
5. Chester State Park (Chester): \$650,000
6. Huntington Beach State Park (Georgetown): Causeway Repair: \$240,000
7. Jones Gap State Park (Greenville): \$200,000
8. Paris Mountain State Park (Greenville): Road Shoulder Repair/Patching: \$150,000
9. Lake Hartwell State Park (Anderson): \$1,000,000
10. Aiken State Park (Aiken): \$1,000,000

\*Portions of the Barnwell State Park roads were addressed after a tornado

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AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Staff Report on Certain Pending Matters  
Charleston County Mark Clark Expressway Project

On August 1, 2006, and March 5, 2008, the Joint Bond Review Committee approved a total of \$420 million in financial assistance requested by the Bank to fully fund the original I-526 Mark Clark Project, and approved authorizations for issuance of revenue bonds that included among others up to \$420 million to support the financial assistance to the project.

Subsequent to these approvals, the South Carolina Department of Transportation recommended changing the scope of the project from an interstate to a parkway, based on public comments received as required by the federal environmental review process. Further, in 2015, the SC Department of Transportation advised the Bank and the County that the estimated cost of the revised project had increased from \$420 million to approximately \$725 million.

On February 20, 2019, the committee was advised that the Bank, Charleston County, and the SC Department of Transportation had executed an amended Intergovernmental Agreement addressing among other things the change in project scope and the increase in estimated cost of the project, and clarifying the commitment of the Bank's financial assistance. Under the terms of the amended Intergovernmental Agreement, the Bank's financial assistance was limited to its original commitment of \$420 million, with Charleston County responsible for all amounts in excess of the Bank's commitment. Charleston County expected at that time to finance its contributions principally through revenues of its Transportation Sales Tax, but could utilize funds from other sources as they became available.

At that time, the Bank had expended approximately \$40 million on the project, leaving approximately \$380 million to be funded under its commitment for financial assistance. The Committee was asked to approve the Bank's commitment of \$420 million in financial assistance to the project pursuant to the terms of the amended Intergovernmental Agreement; and approve the issuance of revenue bonds for the project in an amount not exceeding \$380 million, to be effected as a revision to its prior authorization for issuance of up to \$420 million in revenue bonds for the project. The committee deferred action on these requests, and a special subcommittee was appointed to among other things study these developments and make recommendations.

On June 4, 2019, the committee received and approved a recommendation of the special subcommittee to authorize up to the full \$12 million Bank commitment and the County's matching \$12 million commitment to fund the remaining preliminary work contemplated by the Intergovernmental Agreement, with a further recommendation that the committee would receive and review an updated estimate of the costs of the project preceding the Secretary of Transportation's certification required for submission of the project for federal approval.

Since that time, the SC Department of Transportation has worked diligently on revisiting traffic and environmental studies, refining the design and footprint of the project, and re-engaging the public for input.

On April 25, 2022, Secretary Hall provided for distribution to the committee a copy of her letter to Mr. Bill Tuten, Charleston County Administrator, and Mr. John B. White, Jr., Chairman of the Bank, which letter stated among other things that the SC Department of Transportation had updated the estimated cost of the project to \$2.352 billion, in recognition of current real estate and construction market conditions, and expected inflation over the next several years.

Secretary Hall's letter requested from the County and the Bank authorization for expenditure of approximately \$150 million for the remaining preparatory work necessary to ready the project for bid; and stated that within the next 6 months, the project sponsors would be required to demonstrate a reasonable financial approach to the entire project.

In accordance with Secretary Hall's request, members of the committee were provided with a copy of her letter of April 25, which is also included with this item. The committee is expected to receive additional information for further consideration of this matter once the Infrastructure Bank and Charleston County have assessed the implications of these recent developments.

COMMITTEE ACTION:

Receive this update as information.

ATTACHMENTS:

1. Letter dated April 25, 2022, from Ms. Christy A. Hall, Secretary of Transportation.

April 25, 2022

Mr. Bill Tuten  
 Administrator, Charleston County  
 4045 Bridge View Drive  
 North Charleston, SC 29405

Mr. John B. White, Jr.  
 Chairman, SC Transportation Infrastructure Bank  
 955 Park Street, Suite 120B  
 Columbia, SC 29201

Dear Administrator Tuten and Chairman White:

I am writing to provide you updated information on the proposed Mark Clark Extension project. As you may recall, we received authorization from the County, SC Transportation Infrastructure Bank Board and the SC Joint Bond Review Committee of the SC Legislature to proceed with preliminary planning activities for the project up to a ceiling of approximately \$24 Million in additional expenditures. Following that authorization, SCDOT's project team has been working steadily on revisiting the traffic and environmental studies, design and footprint of the project as well as re-engaging the public regarding this regionally significant project. We have also updated the estimated cost of the project, including factoring-in current real estate and construction market conditions as well as expected inflation over the next several years.

Activity	Cost Forecast
<b>Preliminary Engineering</b>	<b>\$23,000,000</b>
<b>Right of Way Acquisition</b>	<b>\$261,000,000</b>
<b>Construction Phase 1</b>	<b>\$1,350,000,000</b>
<b>Construction Phase 2</b>	<b>\$702,000,000</b>
<b>Mitigation</b>	<b>\$16,000,000</b>
<b>TOTAL</b>	<b>\$2,352,000,000</b>

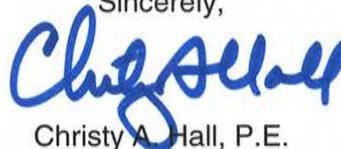
Attached please find some detailed information regarding our recommended phasing and projected cash flows for the entire corridor. The estimated cost for the project has increased significantly, however, it still remains just an estimate or a forecast. Until the preliminary work is completed and the project goes to bid, it will remain a highly speculative figure. It is also our experience that a project this large must be phased in order to ensure competitive bids and to enable in-state companies the opportunity to engage in the construction work.

Based on this information, we are requesting the following from the County of Charleston and the SC Transportation Infrastructure Bank Board:

1. Authorization to proceed with expending approximately \$150 Million for the remaining preparatory work necessary to ready the project for bid. Based on previous agreements, these costs would be split 50-50 between the SC Transportation Infrastructure Bank and the County.
2. Within the next six months, we must be able to demonstrate a reasonable financial approach to the entire project by the project sponsors. This is required as part of the documentation needed for the Final Environmental Impact Statement and other Federal approvals. Based on previous discussions, the SC Transportation Infrastructure Bank is capped at no more than \$420 Million for the project, with the County of Charleston committing to funding the balance of the entire project. For our purposes, "reasonable" means a financial plan that is rational and realistic. Two important considerations in determining whether an assumption is "reasonable" are (a) evidence of review and support of the new revenue assumption to fund the project and (b) documentation of the rationale and procedural steps to be taken with milestone dates for securing the funds.

I expect that you will have questions regarding this updated information. Please do not hesitate to reach out to us. We stand ready to provide you additional information or clarification on any item you require related to the complex project.

Sincerely,



Christy A. Hall, P.E.  
Secretary of Transportation

cc: Joint Bond Review Committee

Attachment



**MARK CLARK**  
EXTENSION

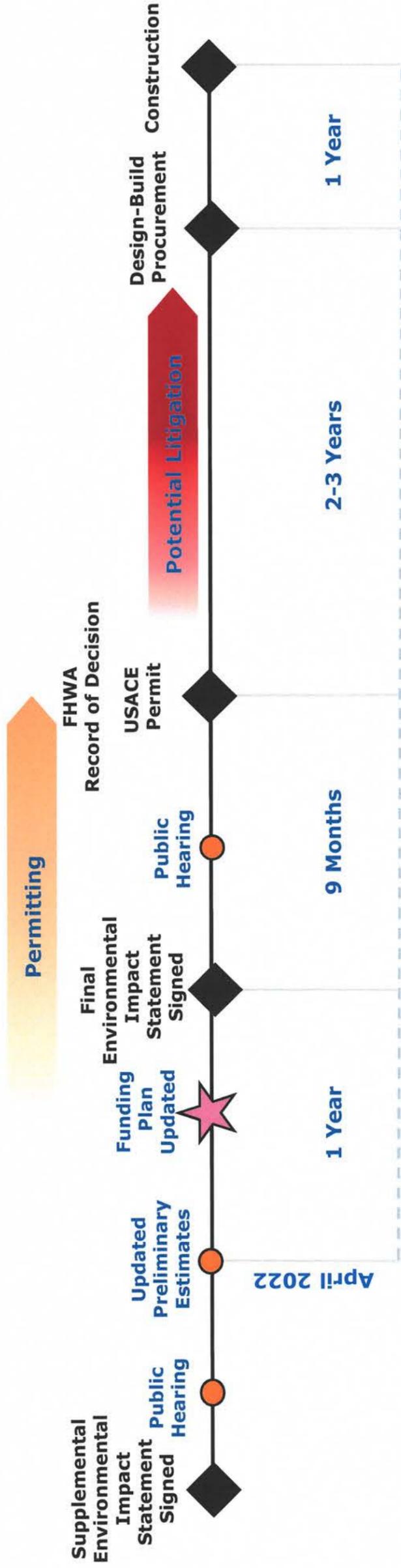
**Recommended Phasing**  
FOR INFORMATION ONLY



Prepared April 2022



# MARK CLARK EXTENSION



April 2022 Updated Project Estimate and Cash Flow Forecast																
Schedule Milestones	Cost	2008-2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Preliminary Engineering	\$23,000,000	\$14,800,000	\$1,000,000	\$1,200,000	\$500,000	\$500,000	\$5,000,000	D/B Procurement	-	-	-	D/B Procurement	-	-	-	-
Right of Way Acquisition	\$261,000,000	\$35,000,000	\$10,000,000	\$10,000,000	\$20,000,000	\$51,000,000	\$35,000,000	-	\$250,000,000	\$300,000,000	\$500,000,000	\$300,000,000	-	\$40,000,000	-	-
Construction Phase 1	\$1,350,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Phase 2	\$702,000,000	-	-	-	-	-	-	-	-	-	-	-	\$150,000,000	\$200,000,000	\$250,000,000	\$102,000,000
Tidal Mitigation	\$16,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$2,352,000,000</b>	<b>\$49,800,000</b>	<b>\$11,000,000</b>	<b>\$27,200,000</b>	<b>\$20,500,000</b>	<b>\$51,500,000</b>	<b>\$40,000,000</b>	<b>-</b>	<b>\$250,000,000</b>	<b>\$360,000,000</b>	<b>\$500,000,000</b>	<b>\$300,000,000</b>	<b>\$150,000,000</b>	<b>\$240,000,000</b>	<b>\$250,000,000</b>	<b>\$102,000,000</b>

Cash Flow Forecast by Entity															
	2008-2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Initial Funds	\$44,900,000	\$5,500,000	\$13,600,000	\$10,250,000	\$25,750,000	\$20,000,000	-	\$175,000,000	\$125,000,000	-	-	-	-	-	-
SIB Share	\$4,900,000	\$5,500,000	\$13,600,000	\$10,250,000	\$25,750,000	\$20,000,000	-	\$75,000,000	\$235,000,000	\$500,000,000	\$300,000,000	\$150,000,000	\$240,000,000	\$250,000,000	\$102,000,000
County Share	\$4,900,000	\$5,500,000	\$13,600,000	\$10,250,000	\$25,750,000	\$20,000,000	-	\$75,000,000	\$235,000,000	\$500,000,000	\$300,000,000	\$150,000,000	\$240,000,000	\$250,000,000	\$102,000,000
Cumulative Total	\$44,900,000	\$50,400,000	\$64,000,000	\$74,250,000	\$100,000,000	\$120,000,000	-	\$295,000,000	\$420,000,000	\$890,000,000	\$1,190,000,000	\$1,340,000,000	\$1,580,000,000	\$1,830,000,000	\$1,932,000,000
SIB	\$4,900,000	\$10,400,000	\$24,000,000	\$34,250,000	\$60,000,000	\$80,000,000	-	\$155,000,000	\$390,000,000	\$890,000,000	\$1,190,000,000	\$1,340,000,000	\$1,580,000,000	\$1,830,000,000	\$1,932,000,000
County	\$4,900,000	\$10,400,000	\$24,000,000	\$34,250,000	\$60,000,000	\$80,000,000	-	\$155,000,000	\$390,000,000	\$890,000,000	\$1,190,000,000	\$1,340,000,000	\$1,580,000,000	\$1,830,000,000	\$1,932,000,000

Prepared April 2022

AGENCY: South Carolina Department of Mental Health

SUBJECT: Staff Report on Certain Pending Matters  
State Veterans Homes

On April 26, 2022, the South Carolina Department of Mental Health confirmed that the U.S. Department of Veterans Affairs Recognition Survey had been completed at the Palmetto Patriots Home in Gaffney, with the Home receiving its official Department of Veterans Affairs recognition. Recognition through the survey indicates the quality of construction and resident care services at the facility, and carries the important benefit that the Department of Veterans Affairs will provide funding to offset a significant portion of operational costs of the facility.

Also on April 26, 2022, the Department of Mental Health advised that the U.S. Department of Veterans Affairs had released its Fiscal Year 2022 Construction Grants Priority List indicating that the Horry County project had been moved to and ranked as number 31 on the Department of Veterans Affairs Priority One List. The Department of Mental Health advises that, based on historical averages provided by the federal budget office, and the Department of Veterans Affairs 10-year planning horizon for its long range capital plan, the State could expect an award of federal construction grant funds as early as 2028 for construction of the Horry County Veterans Home.

COMMITTEE ACTION:

Receive this update as information.

ATTACHMENTS:

1. U.S. Department of Veterans Affairs State Home Construction Grants Priority List FY2022.

## VA State Home Construction Grants Priority List FY 2022

VA Priority List Group 1 (State Matching Funds)							
Rank	FAI No.	State	Locality	Description	Ranking	Estimated VA Share	Cumulative
1	48-037	TX	Amarillo, McAllen	Safety: Fire Alarm System Replacement	1.1E	\$336,492.00	\$336,492.00
2	21-024	KY	Statewide	Safety: Nurse Call System	1.1H	\$4,833,667.80	\$5,170,159.80
3	42-051	PA	Holidaysburg	Bed Replacement: 200 Bed Facility	1.4B	\$50,310,000.00	\$55,480,159.80
4	06-071	CA	Yountville	Bed Replacement: 240 Bed Facility	1.4B	\$209,341,970.50	\$264,822,130.30
5	25-087	MA	Holyoke	Bed Replacement: 234 Bed Facility	1.4B	\$239,515,900.00	\$504,338,030.30
6	40-072	OK	Sulphur	Bed Replacement: 66 Bed Facility	1.4B	\$5,117,989.50	\$509,456,019.80
7	29-052	MO	Mt. Vernon	Renovation: Roof Replacement	1.4D	\$1,836,662.75	\$511,292,682.55
8	29-053	MO	St. James	Renovation: Water and Sanitary Lines	1.4D	\$1,812,270.20	\$513,104,952.75
9	02-002	AK	Palmer	Renovation: Roof Replacement	1.4D	\$3,250,000.00	\$516,354,952.75
10	32-006	NV	Boulder City	Renovation: Nurse Call System	1.4D	\$294,633.29	\$516,649,586.04
11	12-029	FL	Lake Baldwin	Renovation: Safety Improvements and Facility Renovations	1.4D	\$5,167,500.00	\$521,817,086.04
12	34-037	NJ	Paramus	Renovation: Air Conditioning, Refrigeration	1.4D	\$929,825.00	\$522,746,911.04
13	17-054	IL	Manteno	Renovation: Roofing	1.4D	\$2,301,000.00	\$525,047,911.04
14	17-055	IL	Manteno	Renovation: Generator Upgrades	1.4D	\$390,000.00	\$525,437,911.04
15	17-056	IL	Manteno	Renovation: Roof Replacement	1.4D	\$2,317,750.50	\$527,755,661.54
16	17-057	IL	Manteno	Renovation: Legionella, Water Filtration, Piping Upgrades	1.4D	\$2,084,225.00	\$529,839,886.54
17	17-058	IL	LaSalle	Renovation: Fire Alarm, Nurse Call System Replacement	1.4D	\$337,385.75	\$530,177,272.29
18	27-056	MN	Silver Bay	Renovation: HVAC Replacement	1.4D	\$3,900,000.00	\$534,077,272.29
19	17-060	IL	Quincy	Renovation: Domestic Water Loop	1.4D	\$2,547,681.50	\$536,624,953.79
20	42-052	PA	Holidaysburg	Renovation: Domiciliary Building Upgrades	1.4D	\$6,949,800.00	\$543,574,753.79
21	42-053	PA	Philadelphia	Renovation: HVAC, ATC, Cameras and Vehicle Access Point	1.4D	\$2,496,000.00	\$546,070,753.79
22	34-040	NJ	Menlo Park	Renovation: Nurse Stations, Generator, Chillers, Bathroom Flooring, Hot Water Storage Tanks	1.4D	\$1,858,392.61	\$547,929,146.40
23	36-044	NY	Jamaica	Renovation: HVAC Upgrade Phase 3B	1.4D	\$669,899.75	\$548,599,046.15
24	39-055	OH	Georgetown	Renovation: Maintenance Warehouse and Dining Room Expansion, Service Elevator Addition	1.4F	\$1,330,574.70	\$549,929,620.85
25	27-054	MN	Silver Bay	Renovation: Exterior Windows	1.4F	\$494,049.54	\$550,423,670.39
26	34-038	NJ	Vineland	Renovation: Rotunda, Main Entrance, ADA Compliance Ramps and Bathrooms	1.4F	\$265,850.00	\$550,689,520.39
27	47-023	TN	Murfreesboro	Renovation: Office and Maintenance Facilities Expansion and Upgrade	1.4F	\$825,500.00	\$551,515,020.39
28	27-055	MN	Luverne	Renovation: Interior Door Replacement	1.4F	\$481,121.99	\$551,996,142.38
29	28-012	MS	Collins	Renovation: Chapel and Recreational Room Remodel	1.4F	\$650,000.00	\$552,646,142.38
30	37-021	NC	Raleigh	New Construction: 120 Bed Facility	1.5	\$55,250,000.00	\$607,896,142.38
31	45-012	SC	Horry County	New Construction: 104 Bed Facility	1.7	\$59,085,000.00	\$666,981,142.38
<b>Total Priority Group 1 Applications</b>						<b>\$</b>	<b>666,981,142.38</b>
VA Priority List Groups 2-8 (No State Matching Funds)							
Rank	FAI No.	State	Locality	Description	Ranking	Estimated VA Share	Cumulative
32	12-027	FL	West Florida	New Construction: 112 Bed Facility	4	\$42,555,411.60	\$42,555,411.60
33	25-080	MA	Holyoke	Renovation: Adult Day Health Care	5A	\$5,084,436.76	\$47,639,848.36
34	25-062	MA	Holyoke	Renovation: Resident Toilet and Baths	5B	\$438,750.00	\$48,078,598.36
35	40-044	OK	Talihina	Bed Replacement: 50 Bed Facility	5B	\$6,658,000.00	\$56,736,598.36
36	25-074	MA	Holyoke	Bed Replacement: 258 Bed Facility	5B	\$76,080,156.75	\$132,816,755.11
37	21-021	KY	Wilmore	Renovation: Nursing Unit	5B	\$4,380,999.00	\$137,197,754.11
38	26-025	MI	Grand Rapids	Renovation: Nursing Unit	5B	\$1,675,050.00	\$138,872,804.11
39	26-033	MI	Detroit	Bed Replacement: 140 Bed Facility	5B	\$69,615,934.70	\$208,488,738.81
40	26-029	MI	Marquette	Bed Replacement: 140 Bed Facility	5B	\$57,619,290.95	\$266,108,029.76
41	26-030	MI	Flint/Saginaw	Bed Replacement: 140 Bed Facility	5B	\$48,544,047.50	\$314,652,077.26
42	26-031	MI	I94 Corridor	Bed Replacement: 140 Bed Facility	5B	\$52,272,626.25	\$366,924,703.51
43	26-032	MI	North Lower Peninsula	Bed Replacement: 126 Bed Facility	5B	\$58,781,758.75	\$425,706,462.26
44	16-009	ID	Boise	Bed Replacement: 158 Bed Facility	5B	\$70,023,724.20	\$495,730,186.46
45	05-006	AR	Northwest Arkansas	Bed Replacement: 96 Bed Facility	5B	\$29,426,942.35	\$525,157,128.81
46	51-023	VA	Roanoke	Bed Replacement: 192 bed facility	5B	\$96,753,686.90	\$621,910,815.71
47	36-028	NY	Stony Brook	Renovation: Controlled Substance Management System	5D	\$695,552.00	\$622,606,367.71
48	09-019	CT	Rocky Hill	Renovation: Alarms, Threat Detection	5D	\$1,272,960.00	\$623,879,327.71
49	25-083	MA	Holyoke	Renovation: Structural Upgrades, Exhaust System, Emergency Generator, Fire Escape	5D	\$2,462,846.75	\$626,342,174.46
50	45-011	SC	Walterboro	Renovation: Chiller Replacement	5D	\$529,750.00	\$626,871,924.46
51	32-010	NV	Boulder City	Renovation: Chiller, Temperature Control System Replacement, Kitchen Hood and Ventilation	5D	\$2,047,684.60	\$628,919,609.06
52	53-049	WA	Port Orchard	Renovation: HVAC System Replacement	5D	\$9,999,600.00	\$638,919,209.06
53	53-050	WA	Walla Walla	Renovation: Service Enhancements	5D	\$1,803,750.00	\$640,722,959.06
54	47-024	TN	Humboldt	Renovation: Roof Replacement	5D	\$966,000.00	\$641,688,959.06
55	55-088	WI	Union Grove	Renovation: Roofing and Nurse Call System	5D	\$661,986.00	\$642,350,945.06
56	53-044	WA	Orting	Renovation: Electrical, Boiler, Water Systems and HVAC Upgrades	5D	\$1,576,250.00	\$643,927,195.06
57	53-048	WA	Spokane	Renovation: Interior finishes and Lighting Upgrades, Ceiling Tiles Replacement	5D	\$1,316,250.00	\$645,243,445.06
58	36-031	NY	Stony Brook	Renovation: Facility and Clinical Support Upgrades	5E	\$11,268,956.40	\$656,512,401.46
59	53-046	WA	Port Orchard	Renovation: Laundry, Chapel, Generator and Nurse Call Upgrades	5E	\$2,041,000.00	\$658,553,401.46
60	40-043	OK	Talihina	Renovation: Food Service and Canteen	5F	\$3,818,100.00	\$662,371,501.46
61	29-041	MO	St. James	Renovation: Chapel and Pavilion	5F	\$1,012,657.10	\$663,384,158.56
62	12-025	FL	Land O'Lakes	Renovation: Dining, Dayrooms, Nursing Units, Restrooms	5F	\$2,740,101.00	\$666,124,259.56
63	29-045	MO	Cameron	Renovation: Facility Renovations	5F	\$9,036,472.27	\$675,160,731.83
64	36-038	NY	Stony Brook	Renovation: Window Replacement	5F	\$1,830,748.40	\$676,991,480.23
65	32-007	NV	Boulder City	Renovation: Nursing Facility Remodel	5F	\$45,950,283.29	\$722,941,763.52
66	55-087	WI	King	Renovation: Kitchen Upgrade	5F	\$7,588,750.00	\$730,530,513.52
67	53-043	WA	Orting	Renovation: Kitchen Remodel, Campus Security Upgrades, Staff Breakroom and Therapy Space	5F	\$1,228,500.00	\$731,759,013.52
68	53-047	WA	Spokane	Renovation: Storage, Therapy and Staff Room Upgrades	5F	\$1,283,750.00	\$733,042,763.52
69	41-006	OR	Roseburg	New Construction: 154 Bed Facility	8	\$23,945,597.65	\$756,988,361.17

# VA State Home Construction Grants Priority List FY 2022

		Total Priority Groups 2-8 Applications		\$756,988,361.17
VA Priority List FY 2021 Conditional Approvals*				
FAI No.	State	Locality	Description	Obligated VA Share
48-034	TX	El Paso	Safety: Fire Alarm System, Sewer Lift Station	\$260,000.00
51-017	VA	Richmond	Safety: Electronic Security, Safety Circuiting	\$851,360.48
48-035	TX	McAllen	Safety: HVAC Controls	\$487,500.00
17-051	IL	Quincy	Renovation: Campus Reconstruction	\$197,047,500.00
48-032	TX	Statewide	Renovation: Mechanical Equipment Roofs and Flooring	\$571,348.70
36-036	NY	Jamaica	Renovation: Roof Replacement	\$621,530.00
25-084	MA	Chelsea-Holyoke	Renovation: Electronic Medical Record	\$6,794,112.00
46-015	SD	Hot Springs	Renovation: Solar Generation System	\$454,970.75
23-035	ME	Statewide	Renovation: HVAC Equipment and Controls	\$3,905,090.59
10-003	DE	Milford	Renovation: Generator Upgrades	\$1,129,598.60
36-045	NY	Jamaica	Renovation: Nurse Call Replacement	\$1,411,578.35
29-044	MO	St. James	Renovation: Kitchen, Flooring, Wall, Doors, Bathroom, Nurse Call, Fire Alarm	\$3,732,081.60
42-050	PA	Erie	Renovation: Nursing Care Building, Domiciliary Building Bathrooms	\$3,656,250.00
55-079	WI	King	Renovation: Substation Replacement	\$1,947,400.00
21-022	KY	Bowling Green	New Construction: 60 Bed Facility	\$19,500,000.00
45-009	SC	Columbia	New Construction: 108 Bed Facility	\$26,192,507.25
01-013	AL	Southeast	New Construction: 174 Bed Facility	\$39,000,000.00
				<b>\$ 307,562,828.32</b>

Approved



Steven L. Lieberman, M.D  
 Deputy Under Secretary for Health,  
 Performing the Delegable Duties of the Under Secretary for Health  
 Office of the Under Secretary for Health  
 Department of Veterans Affairs

4/19/2022

Date

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AGENCY: South Carolina Office of Regulatory Staff

SUBJECT: Staff Report on Certain Pending Matters  
Rural Broadband Grant Program

In 2019, the South Carolina Department of Commerce received an appropriation of \$65 million pursuant to Proviso 50.21 of the Fiscal Year 2019-20 Appropriations Act to facilitate economic development and infrastructure improvements in eligible counties identified by the General Assembly, based on population decline and poverty rate. The proviso required committee review of the Department's plan before these funds could be expended.

On January 22, 2021, the Department of Commerce proposed providing up to \$30 million of these funds to the Office of Regulatory Staff to administer a competitive broadband grant program to eligible providers for broadband deployment projects within the eligible counties outlined in the proviso, with all broadband grants requiring a 1:1 match with private funds. The committee approved this proposal at its meeting on January 27, 2021.

Thereafter, the Office of Regulatory Staff published a schedule for the Rural Broadband Grant Program, which included plans to commit funds by December 31, 2021.

On April 29, 2022, the Broadband Office of the Office of Regulatory Staff reported that broadband construction was underway in 19 counties, with 776 miles of fiber constructed, and more than 5,000 housing units with internet service available as a result of the combined effort of 18 internet service providers. Of 34 projects receiving grants pursuant to the program, all are scheduled for final completion by October 31, 2022. More than \$26.6 million of project expenses have been incurred but not yet funded, since the Department does not release funds to providers until the projects are complete.

COMMITTEE ACTION:

Receive this update as information.

ATTACHMENTS:

1. Letter dated April 29, 2022, from Mr. Jim Stritzinger, Director, South Carolina Broadband Office.



# BROADBAND OFFICE

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Suite 900  
Columbia, SC 29201  
(803) 737-0800  
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April 29, 2022

Christopher Huffman, CFO  
SC Department of Commerce  
1201 Main Street, Suite 1600  
Columbia, SC 29201

## RE: Q1-2022 STATUS | Rural Broadband Grant Program

Dear Chris,

It has been a sincere pleasure to collaborate with SCDOC on the Rural Broadband Grant Program (RBGP) and, per our agreement, it is time to provide an update on construction progress across the state through March 31, 2022.

Overall, based on provider-reported detail, with the combined effort of **18 Internet Service Providers** (ISPs), we have broadband construction underway in **19** counties (12 eligible/7 contiguous). We are pleased to report that **776.1** miles of fiber have been constructed, and **5,023** housing units now have internet service available. This represents **24% of the locations** that were identified on the original funded RBGP applications.

All projects are still scheduled for final completion on October 31, 2022. Of the 34 projects, 4 are 100%, 12 are estimated to be over 70%, 8 are between 35% and 69%, and 7 are between 10% and 34% complete. Unfortunately, 3 projects have not started construction – 1 of which (Allendale County) has been relinquished. With the extremely challenging environment – including supply chain and tight labor conditions – we are not surprised to see a couple of projects struggling.

From a financial standpoint, **\$26,616,704** of project expenses have been incurred; however, no invoices have been presented to our office for payment. Since we do not release funds to providers until the projects are complete, no ISP payments have been made to date. Please let us know how you would like to proceed with the relinquished funds.

In summary, we are pleased with the overall progress of RBGP and believe the ISPs are making progress to solve the digital divide in South Carolina.

Sincerely,

Jim Stritzinger  
Director, SC Broadband Office



# South Carolina Rural Broadband Grant Program



## Funded Projects: *Summary*

(05/06/2022)

The Rural Broadband Grant Program (RBGP) is a coordinated effort between the ORS and the South Carolina Department of Commerce to expand broadband availability and access in South Carolina.

Below are applications submitted to the ORS that will receive funding for the expansion of broadband infrastructure. More information can be found on the ORS website at [ORS.SC.GOV/Broadband](https://ORS.SC.GOV/Broadband).

<b>Companies</b>	<b>18</b>
<b>Counties Served</b>	<b>19</b>
<b>Eligible Counties</b>	<b>\$23,391,274</b>
<b>Contiguous Counties</b>	<b>\$6,171,113</b>
<b>Total Funding Awarded</b>	<b>\$29,562,387</b>

<b>Company</b>	<b>RBGP Funds Received</b>
Aiken Electric Cooperative, Inc.	\$2,266,700
CenturyLink- United Telephone of the Carolinas, LLC	\$1,503,135
Comcast Cable Communications, LLC	\$3,600,000
Comporium - Lancaster Telephone Company	\$1,562,200
Comporium- PBT Communications, Inc.	\$1,391,198
Comporium- PBT Telecom, Inc.	\$226,300
Farmers Telephone Cooperative, Inc.	\$1,903,750
Hargray, Inc.	\$1,418,666
Home Telephone ILEC, LLC	\$1,946,221
Horry Telephone Cooperative, Inc.	\$3,052,828
Lynches River Electric Cooperative, Inc.	\$158,750
Newberry Electric Cooperative	\$639,061
Orangeburg County	\$300,000
Palmetto Telephone Communications, LLC	\$3,557,500
RevolutionD, Inc.	\$206,875
Sandhill Telephone Cooperative, Inc.	\$4,392,440
Tri-County Electric Cooperative, Inc	\$1,319,660
TruVista Communications, Inc.	\$117,105
<b>TOTAL</b>	<b>\$29,562,387</b>

## Funding by County

County	Company	Eligible	Contiguous	Total
Allendale	RevolutionD, Inc.	\$206,875	--	\$206,875
Bamberg	Palmetto Telephone Communications, LLC	\$3,557,500	--	\$3,557,500
Barnwell	Aiken Electric Cooperative, Inc.	\$112,240	--	\$112,240
Beaufort	Hargray, Inc.	--	\$783,275	\$783,275
Berkeley	Home Telephone ILEC, LLC	--	\$1,946,221	\$1,946,221
Chester	Comporium - Lancaster Telephone Company	--	\$742,775	\$742,775
Chesterfield	Lynches River Electric Cooperative, Inc.	--	\$158,750	\$158,750
Clarendon	Farmers Telephone Cooperative, Inc.	\$634,550	--	\$634,550
Fairfield	TruVista Communications, Inc.	\$117,105	--	\$117,105
Georgetown	Horry Telephone Cooperative, Inc.	--	\$1,081,607	\$1,081,607
Hampton	Comcast Cable Communications, LLC	\$3,600,000	--	\$3,600,000
Jasper	Hargray, Inc.	\$635,391	--	\$635,391
Lancaster	Comporium - Lancaster Telephone Company	--	\$819,425	\$819,425
Lee	Farmers Telephone Cooperative, Inc.	\$640,000	--	\$640,000
Marion	Horry Telephone Cooperative, Inc.	\$1,971,221	--	\$1,971,221
Marlboro	Sandhill Telephone Cooperative, Inc.	\$4,392,440	--	\$4,392,440
Newberry	Newberry Electric Cooperative	--	\$639,061	\$639,061
Orangeburg	Aiken Electric Cooperative, Inc.	\$2,154,460	--	\$2,154,460
	CenturyLink- United Telephone of the Carolinas, LLC	\$1,503,135	--	\$1,503,135
	Comporium- PBT Communications, Inc.	\$1,391,198	--	\$1,391,198
	Comporium- PBT Telecom, Inc.	\$226,300	--	\$226,300
	Orangeburg County	\$300,000	--	\$300,000
	Tri-County Electric Cooperative, Inc	\$1,319,660	--	\$1,319,660
Williamsburg	Farmers Telephone Cooperative, Inc.	\$629,200	--	\$629,200
<b>TOTAL</b>		<b>\$23,391,274</b>	<b>\$6,171,113</b>	<b>\$29,562,387</b>

