

**Capital Improvements
Joint Bond Review Committee**

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SFAA LIAISON
803-212-6682

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MILLER A. SMOAK
ADMINISTRATIVE ASSISTANT
803-212-6677

**JOINT BOND REVIEW COMMITTEE MEETING
Tuesday, May 28, 2024 – 1:00 p.m.
105 Gressette Building**

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AGENCY: South Carolina Department of Parks, Recreation and Tourism

SUBJECT: Proposed Acquisition of Real Property
Tyger Oak Property, Spartanburg County

The South Carolina Department of Parks, Recreation, and Tourism requests review of its proposal to purchase 945.91 acres of real property in Spartanburg County from Tyger Oak, Inc.¹ and Wellford-Glendale Properties, LLC,² and following acquisition, to lease the property to Spartanburg County as a passive-use park facility.

The property consists of contiguous acreage located within 5 miles of downtown Spartanburg, with 1.2 miles of river frontage on Lawsons Fork Creek, and adjoins existing protected property that together with this acquisition will create a contiguous 1,161-acre conservation corridor.

The property is being acquired in partnership with the South Carolina Conservation Bank, the South Carolina Office of Resilience, and Spartanburg County for a purchase price of \$25 million.³ The purchase will be funded by contributions of \$20 million by the South Carolina Office of Resilience, \$3 million by the South Carolina Conservation Bank, and \$2 million by Spartanburg County. Following acquisition, the property will be placed under a conservation easement with the Spartanburg Area Conservancy.⁴

The term of the proposed lease is 100 years beginning on closing of the sale of the property, which is expected on or before June 30, 2024. No rent will be charged to the County pursuant to the lease; however, the County will be responsible for operations and maintenance of buildings, structures, and grounds; utilities; and janitorial and other services.

Upon expiration or early termination of the lease, Spartanburg County must remove any improvements made to the property during the term unless they are specifically accepted by the Department, subject to any required governmental approvals.

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

COMMITTEE ACTION:

Review and comment on the Agency's request to purchase 945.91 acres of real property in Spartanburg County, and following acquisition, to lease the property to Spartanburg County as a passive-use park facility.

¹ A Delaware corporation in good standing registered with the SC Secretary of State effective August 4, 2017. CT Corporation System, Columbia, SC, is registered agent. Private Participant Disclosures were included with the submission.

² A South Carolina limited liability company in good standing registered with the SC Secretary of State effective December 3, 2004. CT Corporation System, Columbia, SC, is registered agent. Private Participant Disclosures were included with the submission.

³ Evidence of collaboration with the South Carolina Conservation Bank, as required by Proviso 117.182 of the Fiscal Year 2023-24 Appropriations Act, was included with the submission.

⁴ A South Carolina non-profit organization in good standing registered with the SC Secretary of State effective March 17, 1989. Amanda Mathis, Spartanburg, SC, is registered agent. Private Participant Disclosures were included with the submission.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated May 7, 2024, of Ms. Emily Johnson, General Counsel, South Carolina Parks, Recreation, and Tourism.
3. Map of the subject property.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: May 28, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: SC Department of Parks, Recreation and Tourism Acquisition and Lease Out of 945.91 acres of land to Spartanburg County

3. Summary and Background Information:

The SC Department of Parks, Recreation and Tourism (PRT) requests approval to purchase ±945.91 acres of land in Spartanburg County from Tyger Oak, Inc. and Wellford-Glendale Properties, LLC and to lease the property to Spartanburg County for use as a passive-use park facility.

The property is being acquired in partnership with the SC Conservation Bank, the SC Office of Resilience, and Spartanburg County for a purchase price of \$25M. The SC Conservation Bank is contributing \$3M, the SC Office of Resilience is contributing \$20M, and Spartanburg County is contributing \$2M toward the purchase price. Following acquisition of the property, PRT will work with the Heritage Trust Advisory Board to conduct the required public hearings and seek the required approvals to place the property under a conservation easement with the Spartanburg Area Conservancy.

The term of the proposed lease to Spartanburg County is 100 years beginning upon closing of the sale of the property, which is anticipated to be June 30, 2024. In consideration for the lease, Spartanburg County will be responsible for operations and maintenance associated with the property, including janitorial services, building/structure maintenance, trash services, grounds maintenance, and all utilities.

Upon expiration or early termination of the lease, Spartanburg County must remove any improvements made during the lease term, unless specifically accepted by PRT and subject to any required governmental approvals.

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

4. What is the JBRC asked to do? Approve the SC Department of Parks, Recreation and Tourism Acquisition and Lease Out of 945.91 acres of land to Spartanburg County.

5. What is recommendation of the submitting agency involved? Approve the SC Department of Parks, Recreation and Tourism Acquisition and Lease Out of 945.91 acres of land to Spartanburg County.

6. List of Supporting Documents:

- Letter from Agency

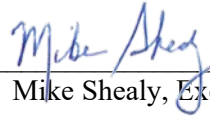
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 28, 2024

Regular Agenda

1. Submitted By:

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



Mike Shealy, Executive Budget Office

2. Subject:

Department of Parks, Recreation & Tourism – Tyger Oak Property

3. Summary Background Information:

Project: Department of Parks, Recreation & Tourism
P28.9845: Tyger Oak Property

Request: Establish Final Land Acquisition to purchase +/-945 acres in Spartanburg County.

Included in CPIP: Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$23,010,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$23,010,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	10,000		10,000		10,000
Other, SC Office of Resilience				20,000,000	20,000,000
Other, SC Conservation Bank				3,000,000	3,000,000
Other, Spartanburg County				2,000,000	2,000,000
All Sources	<u>10,000</u>		<u>10,000</u>	<u>25,000,000</u>	<u>25,010,000</u>

Rationale: The Department of Parks, Recreation and Tourism, in partnership with the SC Conservation Bank and the SC Office of Resilience are requesting to establish this project to acquire property that will be the future Central Park of Spartanburg. Acquisition of this property will also protect 1.2 miles of river frontage on Lawsons Fork Creek, adjoin previously protected property, and preserve the industrial history of the area.

Characteristics: The property to be acquired is +/-945 contiguous acres withing 5 miles of downtown Spartanburg, with 1.2 miles of river frontage on Lawsons Fork Creek. This property will connect existing protected property to create a contiguous 1,161-acre conservation corridor. The property includes 2 small (roughly 10x10), dilapidated pump houses used by Spartanburg Public Works before being decommissioned.

Financial Impact: The property is being offered by Tyger Oak, Inc. & Wellford Glendale Properties, LLC for \$25,000,000. The acquisition will be funded from SC Office of Resilience (uncommitted balance \$148.69 million at February 15, 2024), SC Conservation Bank (uncommitted balance \$8.14 million at February 14, 2024), and Spartanburg

County (uncommitted balance \$2,000,000 at April 15, 2024). The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in December 2023 and valued the property at \$29,370,000. A Phase I Environmental Site Assessment was completed in March 2024 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment is not required because there are no structures to be occupied on the property. Letters of support have been received from Spartanburg County Council and Spartanburg School District Three authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$25,010,000 funded by FY24 Appropriated State (non-recurring), SC Office of Resilience, SC Conservation Bank, and Spartanburg County Funds.

Other: The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase. Upon the Department of Parks, Recreation and Tourism's acquisition of the property, a lease agreement with Spartanburg County will be executed for the long-term management of the green space passive park. SPACE will also place a mutually agreed upon conservation easement at the time of the acquisition.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Phase II.

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

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement Project Tyger Oak Property



South Carolina Department of
Parks, Recreation & Tourism

Henry McMaster
Governor

Duane N. Parrish
Director

May 7, 2024

Ms. Ashlie Lancaster
Division of Facilities Management and Property Services
South Carolina Department of Administration
1200 Senate St.
Sixth Floor
Columbia, SC. 29201

Dear Ms. Lancaster,

The South Carolina Department of Parks, Recreation and Tourism (SCPRT) in partnership with the South Carolina Conservation Bank and the South Carolina Office of Resilience is working to acquire a 945 -acre parcel, Tyger Oaks in Spartanburg County. If acquired, the property will be leased immediately to Spartanburg County for the long-term management of the green space passive park.

The property, known as the "Central Park of Spartanburg," will also be put under easement with SPACE after acquisition so it will not only provide access to public recreation, but also protect 1.2 miles of river frontage on Lawson's Fork Creek, adjoin previously protected property, and preserve the rich industrial heritage of the area. To this end, SCPRT requests that the South Carolina Department of Administration take this acquisition plan and lease forward as soon as possible for approval by JBRC and SFAA.

Thank you,

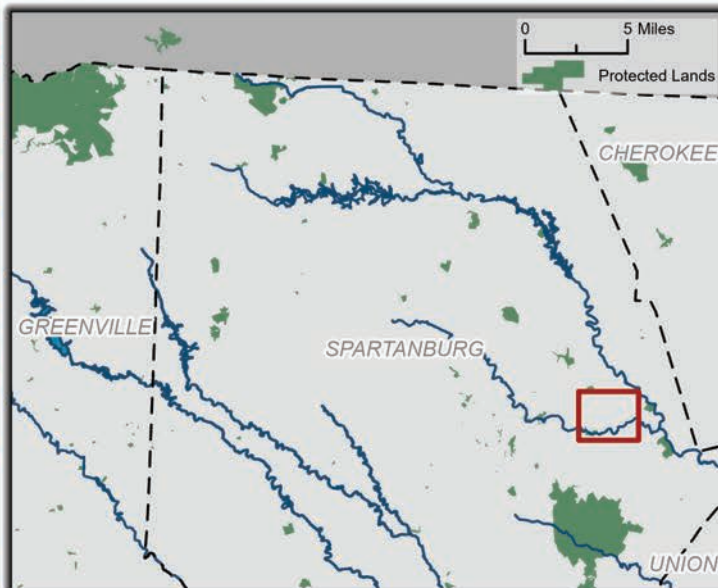
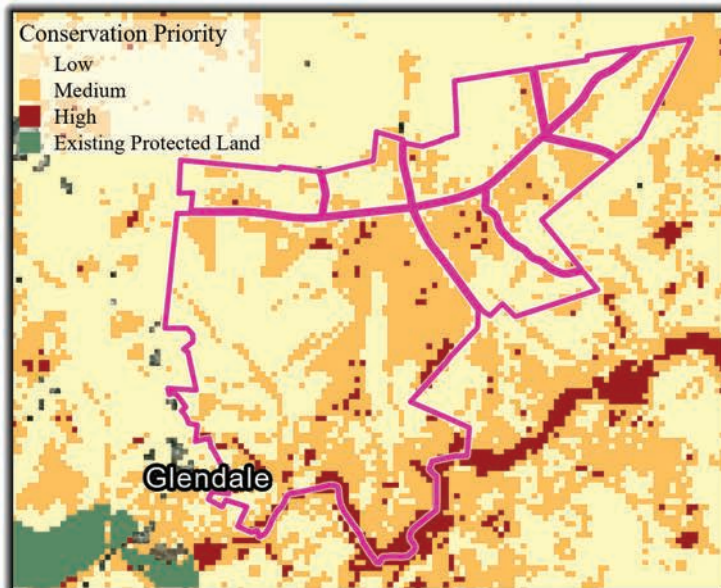
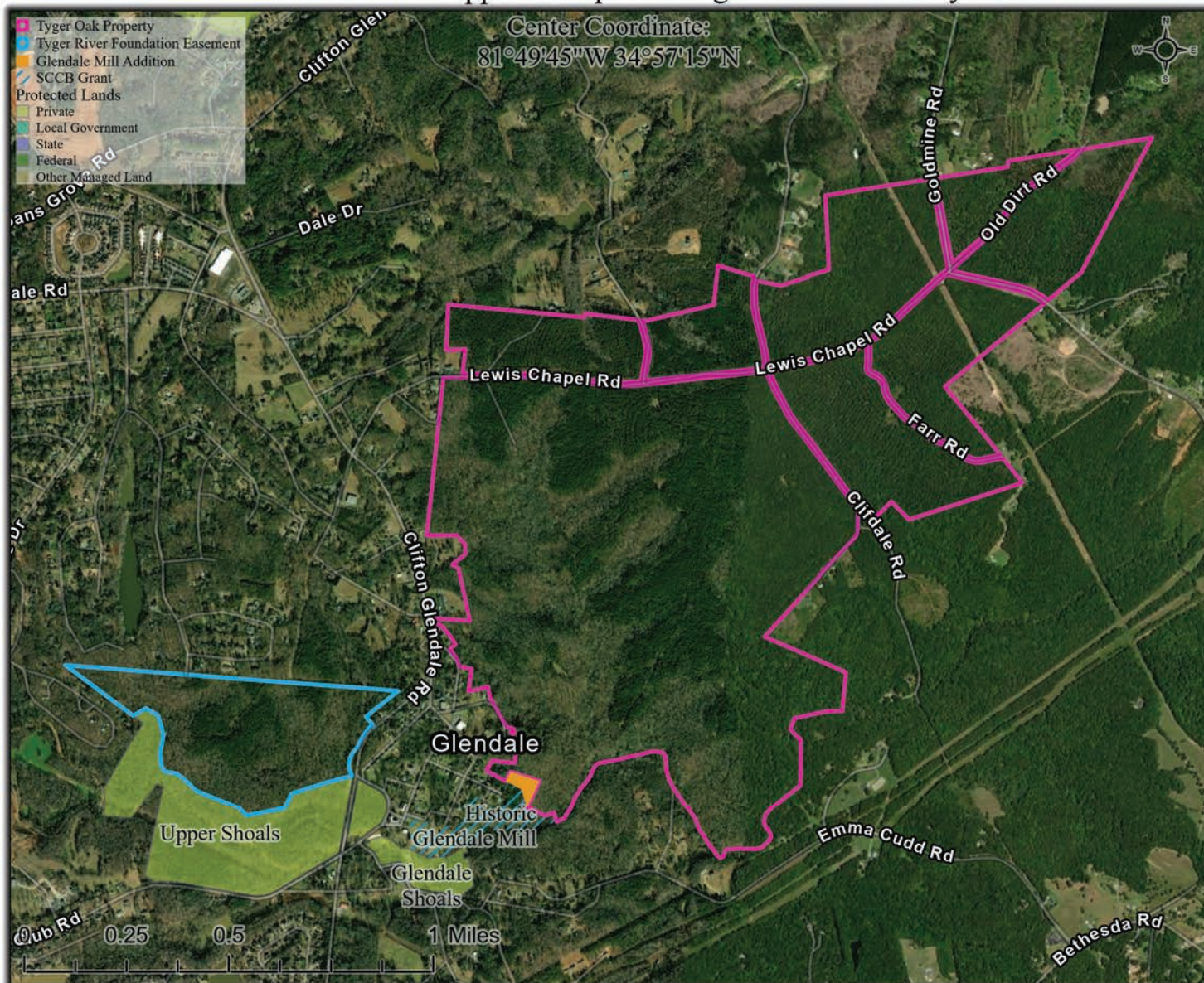
Emily Johnson
Emily Johnson
General Counsel, SCPRT

SC Conservation Bank January 2024 Applicant

SOUTH CAROLINA
CONSERVATION
BANK

Property Name: Tyger Oak Property

Applicant: Spartanburg Area Conservancy



Date Created: 2/23/2024

AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Acquisition of Real Property
Hagan Substation Site, Berkeley County

The South Carolina Public Service Authority requests approval to acquire approximately 1.677 acres located in Berkeley County to construct a new substation for connection of a 115-kilovolt transmission line serving new facilities of Nucor Corporation. The property is offered by Nucor for a nominal consideration of \$10.

The substation will support the electrical load demand associated with Nucor's construction and operation of a new air separation unit and liquefier plant to be located in Huger, South Carolina.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,¹ review and approve, reject, or modify the Authority's request to acquire approximately 1.677 acres for a nominal consideration of \$10.

ATTACHMENTS:

1. Letter dated May 28, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of the acquisition.

¹ 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.

May 28, 2024

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

RE: Acquisition of ~ 1.677-acre site for a 115-13.8kV Substation in Berkeley County,
South Carolina

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee approve the acquisition of an ~1.677-acre parcel in Berkeley County ("Parcel") to build a new substation (Hagan Substation) to connect a 115kV transmission line serving new facilities of Nucor Corporation ("Nucor") to Santee Cooper's transmission system upon construction.

Based on a Letter of Agreement between Nucor and Santee Cooper dated November 3, 2022, Nucor plans to construct and operate a new air separation unit and liquefier plant to be located at 1100 North Steel Circle, Huger, SC (referred to as the ASU facilities). The acquisition of the Parcel would allow Santee Cooper to meet its transmission and substation requirements necessary to meet the load demand of Nucor's ASU facilities.

Santee Cooper respectfully requests that the JBRC approve the acquisition of the Parcel to complete the Hagan Substation 115kV project.

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

Sincerely,

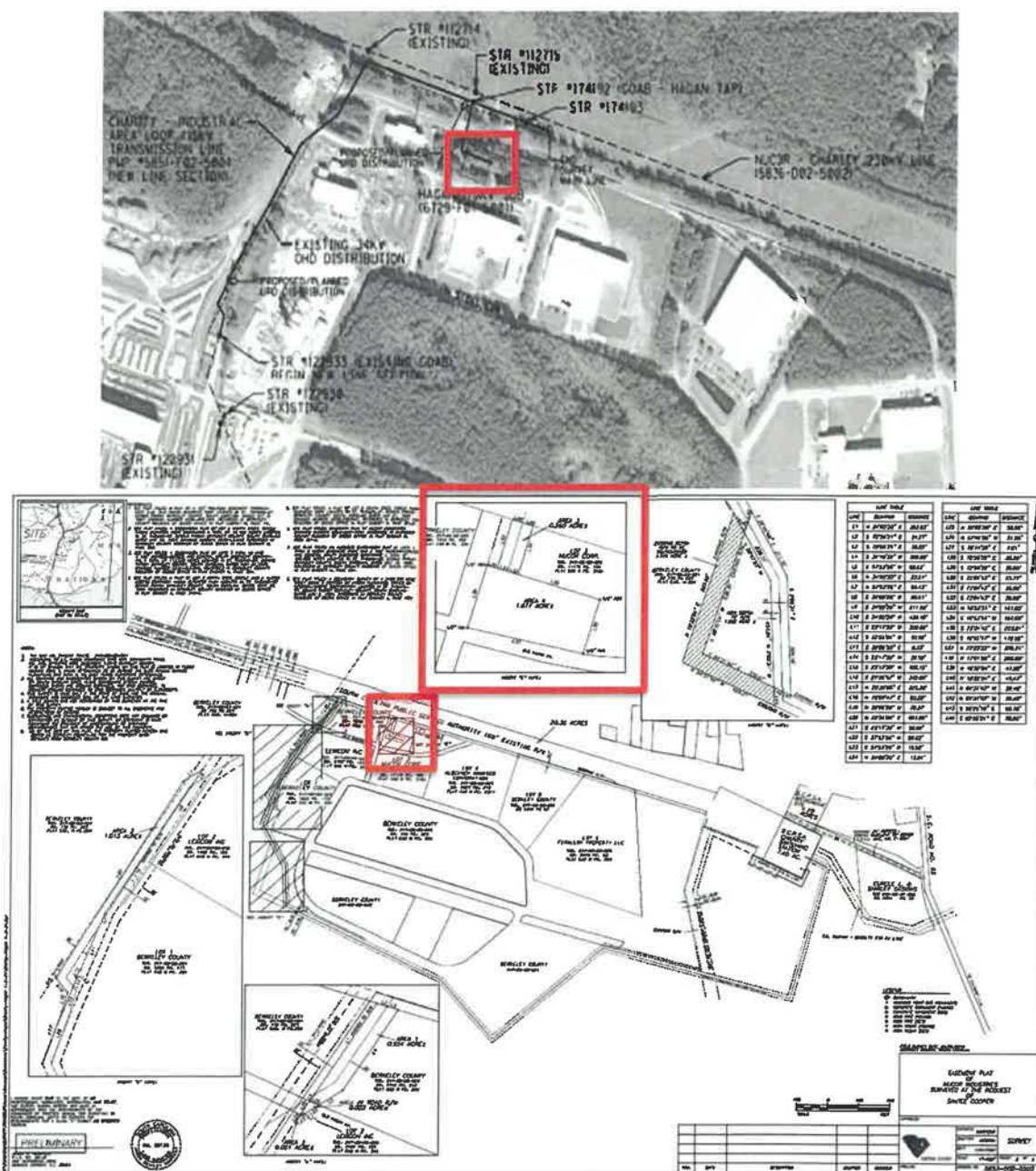


J. Martine Watson

Attachment A

Substantive terms of proposed purchase are as follows:

Seller	Nucor Corporation
Property	1.677 Acres located in Berkeley County
Purchase Price	Nominal Consideration of \$10.00



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 approximately 27.67 acres identified as Campus 9, Tract 1, in Camp Hall Commerce Park to Pure CH QOZB 1, LLC,¹ at a price of \$285,000 per acre and a total purchase price of \$7.9 million.

The purchaser intends to use the property for development of cold storage and other ancillary or related facilities. The project is expected to generate more than \$100 million in capital investment.

The subject property was previously sold to DC Blox, Inc., but is subject to a purchase and sale agreement for dedication back to Santee Cooper through a property exchange. The proposed sale is contingent on successful completion of the exchange.

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.

Construction of road, sewer, water, and stormwater infrastructure to serve the property is already underway, at a cost of approximately \$6 million. Sale proceeds will be used to fund these costs.

The remaining proceeds of the sale will be used to defray Camp Hall development costs.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,² review and approve, reject, or modify the Authority's request to sell approximately 27.67 acres identified as Campus 9, Tract 1, in Camp Hall Commerce Park to Pure CH QOZB1, LLC, at a total purchase price of \$7.9 million.

ATTACHMENTS:

1. Letter dated May 28, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of sale.

¹ An Indiana limited liability company in good standing registered with the SC Secretary of State effective May 16, 2024. Corporation Service Company, West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

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

May 28, 2024

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

Re: Property Sale of ~ 27.67 acres in Campus 9, Tract 1 of the Camp Hall Commerce Park located in Berkeley County (the "Property")

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee ("JBRC") approve the sale of approximately 27.67 acres of surplus property within the Camp Hall Commerce Park to Pure CH QOZB1, LLC ("Purchaser") as described on Attachment A. The Purchaser intends to use the Property to develop cold storage and other ancillary or related facilities.

The Property is known as Campus 9 Tract 1 and contains approximately 27.67 acres located in Camp Hall Commerce Park. 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. The purchase price of \$285,000/acre for the Property was determined by broker price recommendation based on comparable sales, and results in expected proceeds of ~\$7.9 million. The sale is projected to generate in excess of \$100 million in capital investment. Sales proceeds will be used to fund Camp Hall development costs.

The tract has previously been sold and is now subject to a purchase and sale agreement for dedication back to Santee Cooper through a property exchange with DC Blox, Inc. This sale is contingent upon the successful completion of said property exchange.

Santee Cooper respectfully requests that the JBRC approve the sale. Attachment A describes the substantive terms of the proposed sale and the location of the parcel for which approval is requested.

Sincerely,



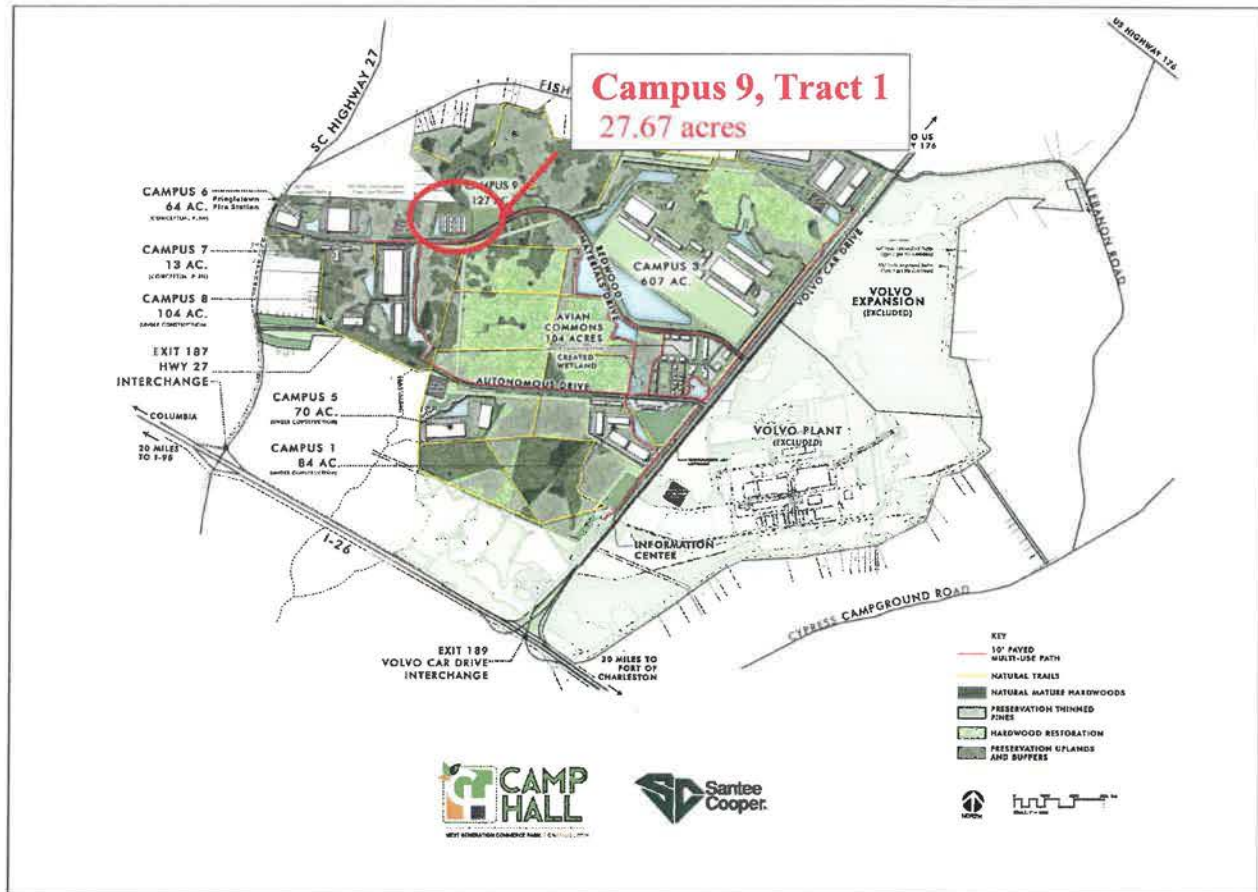
J. Martine Watson

Attachment A

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

Purchaser	Pure CH QOZB1, LLC, an Indiana limited liability company
Acreage	Approximately 27.67 acres located in Campus 9, Tract 1 of Camp Hall Commerce Park, Berkeley County
Purchase Price	\$285,000 per acre for an estimated total price of +/- \$7,900,000 with the final purchase price and acreage determined by a boundary survey.
Earnest Money Deposit	\$100,000 upon PSA execution
Inspection Period	90 days from Effective Date of PSA with option to extend for an additional 30 days with payment of an Additional Deposit of \$50,000.
Approximate Closing Date	30 days following the expiration of Inspection Period.
Permitted Use	The Permitted Use shall mean the development and operation of class A cold storage and other ancillary or related facilities. Any other uses of the Property must be approved in writing by the Seller.
Special Provisions	<p>a. Purchaser shall start building construction within 1 year 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.</p> <p>b. Seller is already underway constructing the road, sewer, water, and stormwater infrastructure to serve the Property. No additional infrastructure is required. The estimated cost for the infrastructure (which will also serve other parcels) is approximately \$6 million. Sales proceeds will be used to fund infrastructure costs.</p>
Pricing Methodology	The methodology utilized for pricing was determined by broker price recommendation based on comparable sales.

Camp Hall Commerce Park Master Plan



Conceptual Site Plan



AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Department of Education Lease of Real Property to
South Carolina FFA Association, Horry County

The South Carolina Department of Education requests review of its proposal to extend its current lease of 34 acres of real property located at 1069 FFA Circle Road in Horry County to the South Carolina FFA Association.¹

Act 813 of 1956 established a summer training camp for students enrolled in public high schools of the State, and identified a site for the camp near East Cherry Grove Beach then owned by the FFA. The Act contemplated that the FFA would deed the tract to the State, and authorized the South Carolina Department of Education to expend up to \$250,000 to establish facilities supporting the camp. The tract was subsequently conveyed to the State and the FFA has operated the camp since that time.

The existing lease between the South Carolina Department of Education and the FFA ends on December 31, 2039. The FFA pays rent of \$1 per year, and is responsible for all costs of construction, operation, and maintenance of the camp.

The FFA has requested to extend the lease for an additional 25 years to facilitate fund-raising and to allow sufficient time to amortize additional improvements to the property.

The lease extension is proposed under the same terms and conditions as the current lease and would expire on December 31, 2064.

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 May 13, 2024, of Mr. John E. Tyler, Deputy Superintendent, Division of Legal Affairs, South Carolina Department of Education.

¹ FFA is an intracurricular student organization for those interested in agriculture and leadership, committed to the individual student, providing a path to achievement in premier leadership, personal growth, and career success through agricultural education. Leadership of the Association is comprised of a Board of Directors and Regional Representatives. SC FFA Association at <https://www.clemson.edu/extension/scaged/ffa/index.html>; accessed May 15, 2024.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: May 28, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: SC Department of Education Lease-out of approximately 34 acres to the South Carolina FFA Association at 1069 FFA Circle Road in Horry County

3. Summary and Background Information:

The SC Department of Education (SDE) requests approval to extend its current lease of ± 34 acres of land in Horry County to the South Carolina FFA Association (FFA).

In March 1956, the SC General Assembly passed Act 813 stating its intention to establish a summer training camp “to supplement vocational agriculture during the summer vacation for all students desiring the same who are enrolled in public high schools of the State.” The Act states that the Department of Education had located a suitable site near East Cherry Grove Beach then owned by the FFA which would deed the tract to the State without charge. The Act further authorized SDE to spend not to exceed \$250,000 to establish proper facilities. The tract was subsequently conveyed to the State in fee simple and the FFA has operated the camp since that time.

The current lease agreement between SDE and FFA is for 40 years commencing on January 1, 2000, and ending on December 31, 2039, at a rate a \$1.00 per year with the FFA responsible for all costs of construction, operation and maintenance of the camp.

The FFA has requested to extend the lease for an additional 25 years to facilitate fund-raising and to allow them sufficient time to amortize any additional improvements to the property. The lease extension would be upon the same terms and conditions as the current lease and would expire on December 31, 2064.

4. What is the JBRC asked to do? Approve the SC Department of Education’s Lease Out of ± 34 acres of land in Horry County to the South Carolina FFA Association.

5. What is recommendation of the submitting agency involved? Approve the SC Department of Education’s Lease Out of ± 34 acres of land in Horry County to the South Carolina FFA Association.

6. List of Supporting Documents:

- Letter from Agency



STATE OF SOUTH CAROLINA
DEPARTMENT OF EDUCATION

May 13, 2024

Ms. Ashlie Lancaster
Director, Division of Facilities Management and Property Services
South Carolina Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Ms. Lancaster

The South Carolina Department of Education (SCDE) has reviewed the proposed extension of the SCDE's lease-out of approximately thirty-four acres to the South Carolina FFA association at 1069 FFA Circle Road in Horry County. The SCDE concurs with the extension of the lease to facilitate FFA's objective to support fundraising and to amortize additional improvement on the property. If any additional information is required, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "John E. Tyler".

John E. Tyler
Deputy Superintendent, Division of Legal Affairs

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Winthrop University
Student Housing at 610 and 630 Rose Street, Rock Hill

Winthrop University requests review of its proposal to lease 320 beds for student housing located at 610 and 630 Rose Street, Rock Hill, from W2C Eleven, LLC.¹

The Department of Administration conducted a solicitation for 1-, 3-, 5-, 7- and 10-year terms following a determination that other state space was not available, and received only one offer in response.

The term of the proposed lease is 3 years, with 3 optional 2-year extensions. Rent for the first year of the term is \$2,726,400, or \$4,170 per bed per semester for a 4-bed unit, and \$4,770 per bed per semester for a 2-bed unit. Rent is comparable to the University's charges to students for similar 2- and 4-bed apartment-style units.

The rental rate will increase by 3% annually over the initial and extended terms. Total rent over the initial and extended terms will be \$27,697,787.

Rent includes furniture and appliances, and operating and maintenance costs, subject to utility cost limits of \$10 per bed per month for water and \$30 per bed per month for electricity. Utility costs exceeding these amounts will be charged to the University, which will pass these charges along to the student.

The lease provides for up to 320 parking spaces made available to students directly by the Landlord at a cost of \$75 per space per year. Charges for parking are subject to 3% annual increases.

The Department of Administration reports that lease payments will be made from student housing funds; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar space available in the area range from \$14,000 to \$18,250 per bed per year.

The University continues to investigate the potential purchase of the facility.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective August 31, 2012. Corporation Service Company, West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated April 24, 2024, of Mr. James J. Grigg, Associate Vice President for Facilities, Winthrop University.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: May 28, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Winthrop University Lease of 630 and 610 Rose Street in Rock Hill

3. Summary Background Information:

Winthrop University (University) requests approval to lease three hundred and twenty (320) beds in CampusWalk located at 630 and 610 Rose Street in Rock Hill from W2C Eleven, LLC.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for 1, 3, 5, 7 and 10-year terms. Only one offer was received in response to the solicitation.

The requested lease term is three (3) years commencing August 1, 2024, with three possible extensions of two-years each.

The rent for the first year of the term will be \$2,726,400.00 for an annual average cost per bed of \$8,520.00 to the University. This equates to \$4,170.00 per bed per semester per 4-bed unit and \$4,770.00 per bed per semester per 2-bed unit. The University currently plans to charge students this exact amount per unit type per semester, which is comparable to what the University currently charges students for similar 2 and 4-bed apartment style units. However, the University anticipates an increase in student housing charges in the near future.

The rental rate shall escalate by 3% annually over the initial and extended terms, if any. As such, the maximum total rent to be paid will be \$27,697,786.95 for the Initial and all Extended Terms, if exercised, of this lease as shown in the chart below. The lease includes furniture and appliances and operating and maintenance costs subject to overage utility charges (those which exceed an average of \$10 per bed per month for water and an average of \$30 per bed per month for electricity) which will be billed at the end of each semester to the University. The University will charge students any overage utility charges.

INITIAL TERM				
	<u>PERIOD:</u> <u>FROM – TO</u>	<u>ANNUAL</u> <u>SCHOOL</u> <u>YEAR RENT</u>	<u>SEMESTER</u> <u>RENT</u>	<u>AVERAGE</u> <u>RENT PER BED</u> <u>PER SCHOOL</u> <u>YEAR</u>
YR 1	August 1 2024-May 15 2025	\$2,726,400.00	\$1,363,200.00	\$8,520
YR 2	August 1-2025-May 15 2026	\$2,808,192.00	\$1,404,096.00	\$8,776

YR 3	August 1-2026-May 15 2027	\$2,892,437.76	\$1,446,218.88	\$9,039
EXTENDED TERMS				
	<u>PERIOD: FROM-TO</u>	<u>ANNUAL SCHOOL YEAR RENT</u>	<u>SEMESTER RENT</u>	<u>AVERAGE RENT PER BED PER SCHOOL YEAR</u>
YR 4	August 1-2027- May 15 2028	\$2,979,210.89	\$1,489,605.45	\$9,310
YR 5	August 1-2028- May 15 2029	\$3,068,587.22	\$1,534,293.61	\$9,589
YR 6	August 1-2029- May 15 2030	\$3,160,644.84	\$1,580,322.42	\$9,877
YR 7	August 1-2030- May 15 2031	\$3,255,464.18	\$1,627,732.09	\$10,173
YR 8	August 1-2031- May 15 2032	\$3,353,128.11	\$1,676,564.05	\$10,479
YR 9	August 1-2032- May 15 2033	\$3,453,721.95	\$1,726,860.97	\$10,793

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

Tenant	Location	Annual Rate per Bed*
Independent Renters	Elements at Rock Hill, 708 Glamorgan Way	\$14,100.00
Independent Renters	Finley, 810 S York Ave	\$14,000.00
Independent Renters	The Easley, 371 Technology Centre Way	\$18,250.00

*Rates according to Apartments.com for 2-bedroom apartments in the area as of April 2024. Above rates may be subject to base rent and/or operating expense escalations.

The lease provides for the use of up to 320 parking spaces in the surface lot surrounding the premises for a cost of \$75 per space per year subject to 3% annual increases that will be made available to students directly by Landlord. One additional reserved parking space will be provided to the University free of charge for the Initial and Extended Terms for University staff. Students shall also have full access to and use of bike parking in or adjacent to the premises.

The University has adequate funds for the lease according to a Budget Approval Form approved March 27, 2024. Lease payments will be funded through student housing funds. The lease was approved by the University's Board of Trustees on March 13, 2024, and the Commission on Higher Education on May 2, 2024. There is an A1 approved at Phase 1 for the University to pursue a possible purchase of CampusWalk.

-
- 4. What is the JBRC asked to do?** Approve the proposed three-year student housing lease with three extensions of two years each for Winthrop University for 320 beds at 630 and 610 Rose Street, Rock Hill, South Carolina from W2C Eleven, LLC.

-
- 5. What is recommendation of the division of Facilities Management and Property Services?** Approve the proposed three-year student housing lease with three extensions of two years each for Winthrop University for 320 beds at 630 and 610 Rose Street, Rock Hill, South Carolina from W2C Eleven, LLC.
-

6. Private Participant Disclosure – Check one:

☐ No private participants will be known at the time the Authority considers this agenda item.

☒ A Private Participant Disclosure form has been attached for each private participant.

As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name: [Click or tap here to enter text.](#)

8. List of Supporting Documents:

(a) Letter from Agency



Facilities Management

April 24, 2024

Ms. Ashlie Lancaster
Director
Division of Facilities Management and Property Services
SC Department of Administration 1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Ms. Lancaster,

Winthrop University has seen an increase in student demand for on-campus housing due to increased enrollment and housing scheduled to be offline for demolition.

Through the lease solicitation process conducted by Real Property Services, the university received only one proposal for these space needs. The selected proposal is a full-service lease at CampusWalk Apartments at 610 & 630 Rose Street, Rock Hill. This location is a short walk to campus and has 320 beds to meet our immediate space needs.

The term of the proposed lease would commence August 1, 2024 and end July 31, 2027 and includes three 2-year renewal options. The first year would cost \$2,726,400 with rent increasing 3% annually. The total lease cost is \$27,697,786.75 over nine years.

We respectfully request your assistance in obtaining JBRC and SFAA approval of this lease.

Feel free to contact me if you have questions, and please advise if you need further information.

Sincerely,

James Grigg, PE
AVP for Facilities

349 Columbia Avenue
Rock Hill, SC 29733
803/323-2261

AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Lease
1201 Main Street, Columbia

The South Carolina Public Service Authority requests review of its proposal to renew its sublease of 1,301 square feet of office space at 1201 Main Street, Columbia, from Palmetto Economic Development Corporation.¹ The Authority has subleased this space since 2017, and the current sublease will expire on June 30, 2024.

The Authority did not undertake a solicitation for alternative space.

The term of the proposed lease is 6 years, with an option for termination of the sublease after 3 years, subject to 12 months' notice. Rent includes all operating expenses and will be \$23.50 per square foot for the first year of the term; thereafter, base rent will increase by \$0.40 per square foot annually for the remainder of the term. Total rent over the term will be \$191,248. No option to purchase the property is included in the lease.

The Authority reports that lease payments will be made from operating revenue; and the Authority's submission represents that funding for payments will be sufficient throughout the lease term. The Authority reports that comparable rates for similar commercial space within the building range from \$24.25 to \$26.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Letter dated May 28, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Substantive terms of sublease agreement.

¹ A South Carolina nonprofit corporation in good standing registered with the SC Secretary of State effective August 17, 1988. James A Chavez of Columbia is registered agent. Private Participant Disclosures were included with the submission.



J. Martine Watson
Chief Commercial Officer
(843) 761-7072
marty.watson@santeecooper.com

May 28, 2024

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

RE: Capitol Center Office Sublease located in Columbia, SC

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee approve the renewal of a sublease of 3 offices (669 square feet) and shared common space (632 square feet) from Palmetto Economic Development Corporation located at 1201 Main Street in Columbia, SC as described on Attachment A. The office space has been leased by Santee Cooper for the Government Relations staff since 2017, and the lease will expire June 30, 2024. Total annual cost for the lease is \$30,573.48.

CBRE, the building manager, is currently marketing space for lease with a rental range between \$24.25 and \$26.00 per square foot, a dollar more than Santee Cooper's negotiated rate.

Santee Cooper respectfully requests that the JBRC approve the request for the renewal of this sublease. Attachment A describes the substantive terms of the sublease for which approval is requested.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Watson', written over a light blue horizontal line.

J. Martine Watson

Substantive terms of Sublease Agreement located at 1201 Main Street, Columbia SC, 17th Floor, are as follows:

Sublessors	Palmetto Economic Development Corporation
Sublessee	South Carolina Public Service Authority
Property	3 offices (669 square feet) and shared common space located (632 square feet) at 1201 Main Street, Columbia
Term	Six (6) year term with option for either party to terminate after 3 years with twelve (12) months’ notice
Rental	Monthly rental based on annual rate per square foot (\$23.50/sq. ft.) including pro rata share of common area, with annual rental increase provision (\$0.40/sq. ft.)

AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal
Lease Amendment for Hidden Cove Marina, Berkeley County

The South Carolina Public Service Authority requests approval to amend an existing commercial lease known as the Hidden Cove Marina Commercial Lease of 7.63 acres located within the FERC project boundary on the Tail Race Canal. The existing lease was executed by and between the Authority and Old Canal Marina, LLC,¹ and the amendment will accommodate the addition to the existing lease of 5.45 acres located outside of the FERC project boundary.

The term of the existing lease extends through September 15, 2057, and will not be affected by the amendment. Additional rent will be \$1,575 annually, based on an appraised value of \$63,000 for the property that is the subject of the amendment. Additional rent is subject to adjustment in 2027, 2037, and 2047.

The lessee will use the property to provide additional parking for the tenant's existing marina and landing.

COMMITTEE ACTION:

Approve an amendment to the Authority's existing lease with Old Santee Canal Marina, LLC, to accommodate the addition of 5.45 acres located outside of the FERC project boundary, at an additional rental rate of \$1,575 annually.

ATTACHMENTS:

1. Letter dated May 28, 2024, of Mr. J. Martine Watson, P.E., Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of the lease.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective September 14, 2020. Karl Wesley Rakes, Charleston, SC, is registered agent and sole owner.

May 28, 2024

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

Re: Lease Amendment adding additional acreage to the existing Hidden Cove Marina
Commercial Lease, Berkeley County, SC

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee ("JBRC") approve the addition of 5.45 acres to an existing commercial lease located in Berkeley County, SC by and between Santee Cooper and Old Canal Marina, LLC ("Lessee"). The existing lease is for 7.63 acres located within the FERC project boundary on the Tail Race Canal (the "Lease"). The Lease term extends through September 15, 2057.

The Lessee has requested to add to the existing Lease acreage located outside the FERC project boundary in order to provide more parking for their existing marina and landing. The appraised value of the 5.45 acres is \$63,000; which at the current rate for commercial leases around the lake (2.5%) results in additional annual rental of \$1,575.

Santee Cooper respectfully requests that the JBRC approve the request for this lease amendment. Attachment A describes the terms of requested lease amendment for which approval is requested and contains an aerial map showing the location of the Property.

Sincerely,



J. Martine Watson

JMW:cmb

Attachment A

The substantive terms of the proposed Lease Agreement are as follows:

Lessee	Old Canal Marina, LLC, dba Hidden Cove Marina, LLC
Property	Hidden Cove Commercial Lease – currently includes 7.63 acres with the request for an additional 5.45 acres to be leased in Berkeley County, SC
Term	Expires September 15, 2057
Rental	Current annual rental rate is \$6,459.93. The additional annual rental rate is \$1,575 for a new total annual rental rate of \$8,034.93 with rental adjustment in 2027 2037, and 2047
Special Provisions	Existing Lease is located inside the FERC Project Boundary



AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Lease
Equipment Storage Site on Sandy Island, Georgetown

The South Carolina Public Service Authority requests approval of its proposal to lease 0.23 acres of real property located at 2311 Sandy Island, Georgetown, from Isaac Pyatt, Sr., Leonard Nelson, and Bobby Alston.¹ The property will be used to store equipment for repair and maintenance of Santee Cooper's distribution facilities located on Sandy Island.

Santee Cooper provides energy to the citizens of the Island, which is accessible only by boat. The storage of equipment for repairs and maintenance on the Island will avoid the necessity of transporting equipment by barge, thereby promoting timely restoration of service as needed.

The term of the proposed lease is 5 years, with an option to extend the lease for 5 additional 5-year terms thereafter. The rental rate is \$720 annually, or \$360 per piece of equipment stored on the property. No option to purchase the property is included in the lease.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Letter dated May 28, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Substantive terms of the lease agreement.
3. Map and location of the property.

¹ No registration or private participant information was provided inasmuch as the lease will be executed among the individual property owners disclosed in the submission.



J. Martine Watson
Chief Commercial Officer
(843) 761-7072
marty.watson@santeecooper.com

May 28, 2024

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

RE: Equipment Storage Site Lease of +/- 0.23 acres on Sandy Island located in
Georgetown County, SC

Dear Chairman Peeler:

The South Carolina Public Service Authority ("Santee Cooper") requests that the Joint Bond Review Committee approve the lease by Santee Cooper of approximately 0.23 acres of property located on Sandy Island in Georgetown County for an equipment storage site as described on Attachment A. The purpose of this storage site is to store equipment to maintain and repair Santee Cooper distribution facilities located on Sandy Island.

Santee Cooper maintains distribution lines that energize the citizens of Sandy Island. The Island is only accessible by boat, which creates delays in maintenance and repair waiting for the necessary equipment to be transported to the island by barge. By Santee Cooper having the ability to store basic maintenance and repair equipment on Sandy Island, it will enable our crews to repair and restore any lines in a timelier manner.

Santee Cooper respectfully requests that the JBRC approve the request for this equipment storage site. Attachment A describes the substantive terms of the proposed equipment storage site lease for which approval is requested, as well as maps showing the location of the Property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Martine Watson', is written over a light blue horizontal line.

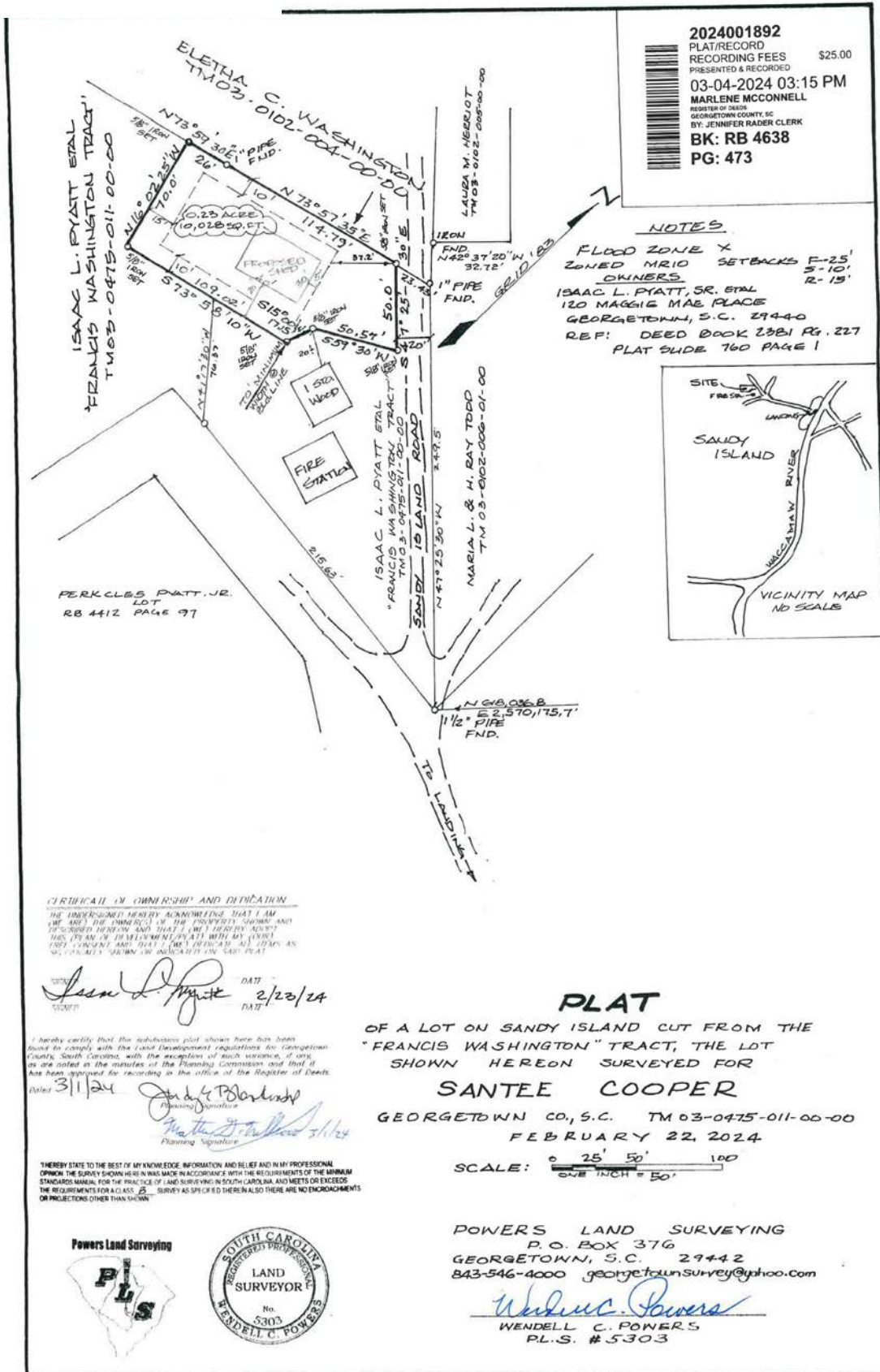
J. Martine Watson

Attachment A

Substantive terms of proposed Lease Agreement located at 2311 Sandy Island, Georgetown SC are as follows:

Lessors	Isaac Pyatt, Sr., Leonard Nelson, and Bobby Alston
Lessee	South Carolina Public Service Authority
Property	0.23 acres, Sandy Island, Georgetown County, SC
Term	Five-year term with an option to extend the lease for five additional five (5) year terms at the end of each term.
Rental	\$720.00 annual rental rate (\$360 per piece of equipment)





AGENCY: South Carolina Conservation Bank

SUBJECT: Proposed Grant Award for Conservation Easement
Gregorie Neck, Aiken County

Section 48-59-70(L) of the Code of Laws provides that the Conservation Bank Board may not authorize the purchase of a conservation easement for more than \$1 million unless the transaction is reviewed by the Joint Bond Review Committee and the Committee provides its recommendation to the Board.

Responsive to this requirement, the South Carolina Conservation Bank requests review of its proposed grant award to the Open Land Trust¹ to purchase a conservation easement on the Gregorie Neck property located in Jasper County. By action on March 21, 2024, the South Carolina Conservation Bank Board reviewed and approved a grant in the amount of \$2,000,000 pursuant to an application submitted in January 2024 by the Trust. Approval of the grant was made subject to review by the Joint Bond Review Committee.

The property consists of approximately 4,399 acres in the heart of the Port Royal Sound Watershed, and is situated between the Coosawhatchie and Tulifinny Rivers. The property is located within the Lowcountry Sentinel Landscape, a federal designation of lands around the Marine Corps Air Station Beaufort and Marine Corps Recruit Depot Parris Island. Goals of the easement include preventing incompatible development around these military installations, protecting regional water quality, preserving working farms and forests, and increasing climate resilience in the region.

The Bank's commitment will be paid from the Conservation Bank Trust Fund which, following grants included for consideration at this meeting, will have an unobligated balance of \$1,337,448.

COMMITTEE ACTION:

Review and make recommendation regarding the proposal by the SC Conservation Bank to award a grant in the amount of \$2,000,000 to the Open Land Trust for the purchase of a conservation easement on the Gregorie Neck property.

ATTACHMENTS:

1. Letter dated March 26, 2024, of Mr. J. Raleigh West, III, Executive Director, South Carolina Conservation Bank.
2. Project maps and narrative.

¹ The Open Land Trust is South Carolina's first and oldest land trust engaged in the conservation of open spaces, natural habitats, and rural communities throughout the Southern Lowcountry. Its mission is to protect significant ecological and cultural places that define the natural landscape while contributing to the health and spirit of the Lowcountry region. Open Land Trust at <https://openlandtrust.org/overview-mission/>. Accessed May 16, 2024.

SOUTH CAROLINA
CONSERVATION
BANK

March 26, 2024

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

Sent via email to: RickHarmon@SCSenate.gov

Re: Gregorie Neck – 4,399 acres – Jasper County

Dear members of Joint Bond Review Committee:

Pursuant to SC Code Section 48-59-70(L), the Bank must present and receive approval from the Joint Bond Review Committee (JBRC) on any grant exceeding \$1 Million to purchase a conservation easement. On March 21, 2024, the Bank approved a grant of \$2,000,000 to Open Land Trust to purchase a conservation easement on the 4,399-acre Gregorie Neck property in Jasper County contingent on approval from the Joint Bond Review Committee. Therefore, on behalf of the SC Conservation Bank Board, we request that the JBRC include this item on the agenda for review at the May 28, 2024 meeting. Enclosed is the Project Map and Narrative.

We sincerely hope that the Committee agrees that this grant demonstrates the Bank's role in promoting landscape-scale conservation of our important natural and historic resources in a fiscally sound manner.

Sincerely,



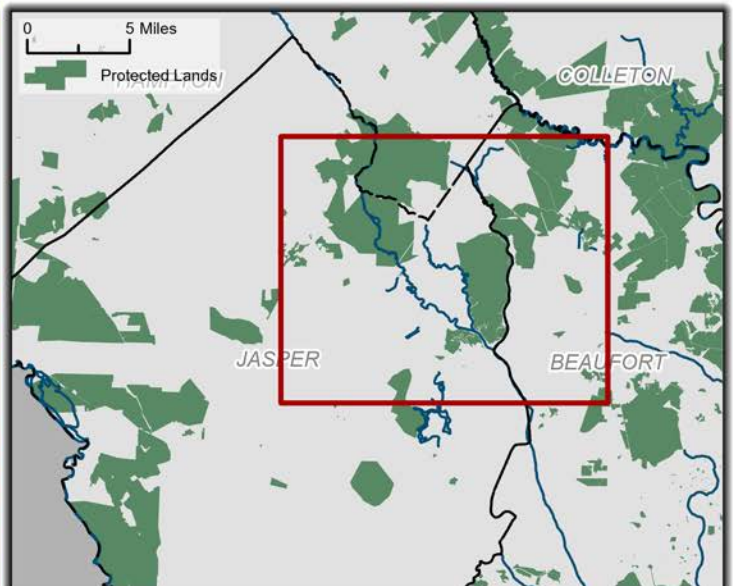
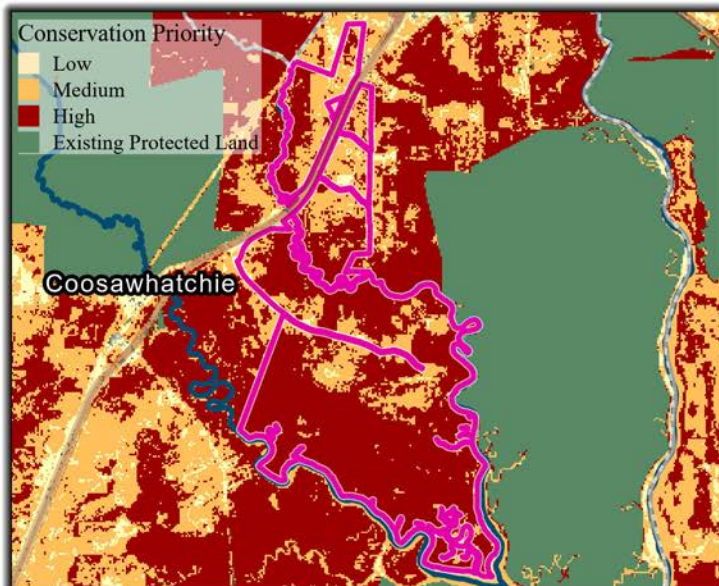
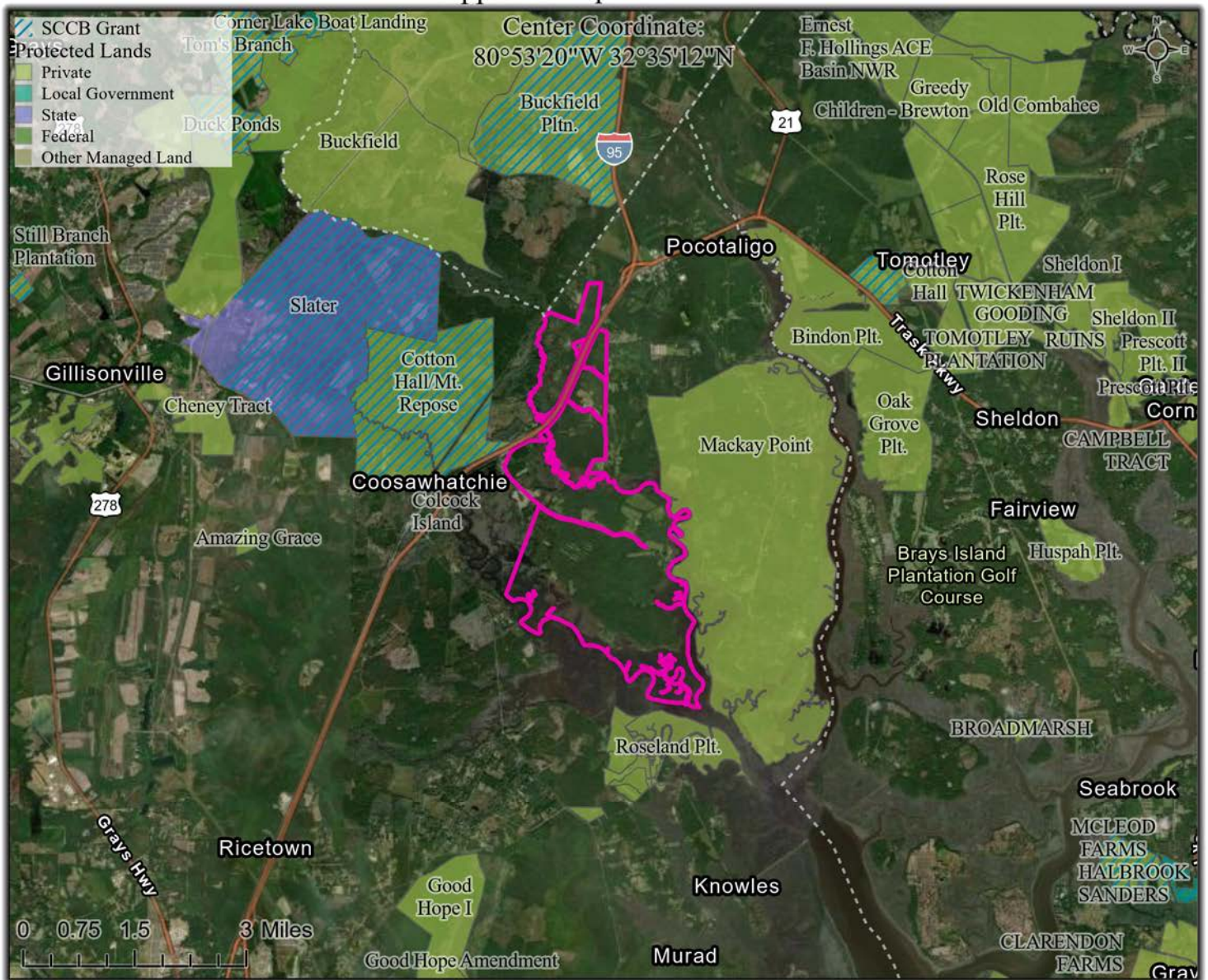
J. Raleigh West, III
Executive Director

SC Conservation Bank January 2024 Applicant

SOUTH CAROLINA
CONSERVATION
BANK

Property Name: Gregorie Neck

Applicant: Open Land Trust



Date Created: 1/22/2024



Gregorie Neck Conservation Easement - Project Narrative:

Overview: Gregorie Neck is a 4,399-acre property located in Jasper County, South Carolina in the heart of the Port Royal Sound Watershed. Gregorie Neck is positioned between two rivers – the Coosawhatchie and Tulifinny – and straddles Interstate 95 for 1.7 miles. It is also within the newly designated Lowcountry Sentinel Landscape, a federal designation of the lands around Marine Corps Air Station (MCAS) Beaufort and Marine Corps Recruit Depot (MCRD) Parris Island. The landscape’s goals include preventing incompatible development around those military installations and preserving working farms and forests while increasing climate resilience in the region. Protection of Gregorie Neck will increase climate resilience by preserving identified inland marsh migration routes and hurricane storm surge areas, which may help alleviate future flooding in the region and prevent future economic losses. Once protected, Gregorie Neck will also be a critical link in the wildlife corridor between the ACE Basin and the Savannah River focus areas.

In late 2023, Gregorie Neck was listed for sale for the first time in 30 years. The Nature Conservancy (TNC) successfully secured an option on the property and is expected to close by February 14, 2024.

OLT requests \$2million from the Conservation Bank to ensure this property is protected in perpetuity. Partner funding from the Department of Defense REPI Challenge competitive grant program is approved at \$6million; \$4.5million in value donated by the landowner is approved; and \$1million from the Beaufort County Greenspace sales tax program is approved by committee.

Conservation Values:

Protecting regional water quality: As the epicenter of saltmarsh on the East Coast, the Port Royal Sound needs proactive, smart investments in conservation planning – like the protection of Gregorie Neck – to allow for inland salt marsh migration and protect from flooding. Without such, climate resilience declines, vulnerability to storms and weather events increases. Paying to protect this property ahead of time eliminates the threat of habitat fragmentation, shoreline hardening, and other hard infrastructure expansion that would accelerate negative impacts from flooding, erosion, and storm surge. This Beaufort-Jasper area is experiencing rapid population growth, loss of salt marshes and fisheries, and stressed natural and built infrastructure due to sea level rise. This easement will ultimately protect 1,070 acres of salt marsh and 13.5 miles of river frontage in the Port Royal Sound Watershed, which has tremendous impacts on sustaining the high water quality upstream and downstream.

Preventing Incompatible Development: The Gregorie Neck property is well-located for commercial, industrial, and residential development with immediate access to I-95 and 13.5 miles of waterfront real estate. If developed, the property would have access to Beaufort, Charleston, and Savannah markets. The property is already served by power and water and has access to public sewer – all which significantly enhance the ease of development. An easement will prevent incompatible development within MCAS Beaufort’s military operating area and under its critical special use air space. Incompatible development is a top encroachment threat to military flight operations as it degrades or has the potential to degrade the military’s capability to conduct unrestricted, realistic current and future military training, testing, and general mission sustaining activities. Gregorie Neck also spreads out under other

military training routes within the region – including corridors to MCAS Beaufort’s Townsend Bombing Range (Georgia), a vital national asset for all Department of Defense services.

Military impacts are importantly statewide and locally: MCAS Beaufort totals approximately \$787 million in economic activity and 7,253 jobs; MCRDPI totals approximately \$739.8 million in economic activity and 6,130 jobs. The military investment in Gregorie Neck’s conservation demonstrates the essentiality of this project and what is at stake if it is developed.

Connecting critical habitat: The opportunity for retention of the high-quality habitat is as equally significant. The property currently boasts almost 100% permeable land cover and is wholly intact having been privately-owned by one family. A single main residential structure exists, with associated outbuildings so habitat has remained relatively whole. Identified as an “inland hub” according to the Southeastern Conservation Blueprint, this landscape represents the “highest priority Blueprint areas and/or protected lands, connected by inland corridors,” with 2,843 acres functioning as an “intact habitat core,” providing habitat for wildlife species that includes reptiles and amphibians, birds, and mammals. The Southeast Conservation Blueprint identified 2,272 acres – or 51% of Gregorie Neck – as the “Highest Priority” for Southeast Conservation Adaptation Strategy (SECAS). For reference, “Highest Priority” landscapes account for only 10% of the Blueprint total geographic range. The entire property is identified as a Priority Amphibian and Reptile Conservation Areas (PARCAs) in the South Atlantic, specifically within Southern Savannah River Valley Southern Coastal Plain area – one of the most herpetologically diverse areas nationwide.

A conservation easement on Gregorie Neck will allow for forest conservation and prescribed burning; protect habitat for focal bird species; and create a connected, protected landscape due to the proximity to protected lands. The property is within the historic longleaf pine range, with forested landcover suitable habitat for the Bachman's sparrow, red-cockaded woodpecker, Henslow's sparrow, red-headed woodpecker, Northern bobwhite, and brown-headed nuthatch. The property also has large patches of forests suitable for the presence of the Northern parula, black-throated green warbler, Prothonotary warbler, Acadian flycatcher, as well as small patches of waterfront forests with suitability for the hooded warbler or Kentucky warbler.

According to the Southeastern Conservation Blueprint, 1,930 acres (43.4%) are identified as “a resilient coastal site” – described as “a location with capacity for coastal habitats to migrate in order to sustain biodiversity” – and an additional 1,589 acres (35.8%) has “medium to more resilience,” due to landcover diversity, topography, and high degree of connectedness to other habitat types and protected landscapes.

Regional context: Gregorie Neck lies between 300,000 acres protected in the ACE Basin and 450,000 protected acres in the Savannah River area. It is nearby to privately protected property like Mackay Point (Lowcountry Land Trut, 6,000 acres), as well as the publicly protected Coosawhatchie Wildlife Management area (8,000 + acres) owned and operated by the Department of Natural Resources.

The Gregorie Neck property is in Jasper County and does not have any zoning protections against incompatible land uses that could occur on site. However, Jasper County recently enacted a temporary zoning moratorium to help prevent hasty land-use decisions and annexations on large parcels, like this one. The County is supportive of grant applications for conservations in this area as it reflects comprehensive planning efforts county-wide.

Finances: TNC has the property under contract, with closing set for February 14, 2024. The conservation easement appraised for \$13,500,000. Partner funding includes \$6million from the Department of Defense REPI Challenge program; \$4.5million in landowner donation/contribution; \$2 million (requested) from the state Conservation Bank; and \$1million (approved by committee) from the Beaufort County Greenspace sales tax program. Through the Greenspace referendum passed by voters in 2022, this would be the first time Beaufort County raised funds to spend in neighboring Jasper County, which further demonstrates the regional need, support, and benefit of the property's protection.

OLT intends to purchase and record the conservation easement from TNC by June 30, 2024. Department of Defense review of all due diligence materials is already underway.

Ultimately, TNC will sell their ownership in the property to a conservation buyer, subject to the easement. Because this is a conservation buyer transaction, the biggest challenges are overcoming the diminution in property value once it is eased, covering the holding costs (taxes, insurance, management), and covering the interest costs on such a large loan. To do this successfully, it requires solid funding for easements, as well as a favorable purchase price.

Partnerships: This project brings together many partners from economic, environmental and policy sectors. OLT will hold the easement on Gregorie Neck, with the United States of America via the Department of the Navy partnering as co-grantee. TNC is the fee simple owner of property, granting the easement and further providing financial resources, personnel, legislative support, and technical assistance. Both Beaufort and Jasper Counties fully support the project, with Beaufort County contributing financially. Leadership of all the above remain ardent supporters of this application.

AGENCY: South Carolina Conservation Bank

SUBJECT: Proposed Grant Award for Conservation Easement
Thraikill Farm, Chester County

Section 48-59-70(L) of the Code of Laws provides that the Conservation Bank Board may not authorize the purchase of a conservation easement for more than \$1 million unless the transaction is reviewed by the Joint Bond Review Committee and the Committee provides its recommendation to the Board.

Responsive to this requirement, the South Carolina Conservation Bank requests review of its proposed grant award to the South Carolina Farm Bureau Land Trust¹ to purchase a conservation easement on the Thraikill Farm property located in Chester County. By action on March 21, 2024, the South Carolina Conservation Bank Board reviewed and approved a grant in the amount of \$1,600,000 pursuant to an application submitted in January 2024 by the Trust. Approval of the grant was made subject to review by the Joint Bond Review Committee.

The property consists of approximately 1,065 acres located 12 miles south of Rock Hill and 6 miles east of the Highway 9 exit on I-77. The history of the farm extends several generations within the Thraikill family and is designated as a S.C. Century Farm. The property consists of 618 acres of prime and statewide important farmland soils within 671 acres of pastureland, and the remaining acreage is in native hardwood timber with some managed pine. The property has several ponds and a lake, and was a filming location for the movie “The Patriot.” The property is located in a traditional agricultural community and consists of agricultural and timber lands in areas under threat of development.

The Bank’s commitment will be paid from the Conservation Bank Trust Fund which, following grants included for consideration at this meeting, will have an unobligated balance of \$1,337,448.

COMMITTEE ACTION:

Review and make recommendation regarding the proposal by the SC Conservation Bank to award a grant in the amount of \$1,600,000 to the South Carolina Farm Bureau Land Trust for the purchase of a conservation easement on the Thraikill Farm property.

ATTACHMENTS:

1. Letter dated March 26, 2024, of Mr. J. Raleigh West, III, Executive Director, South Carolina Conservation Bank.
2. Project maps and narrative.

¹ A South Carolina nonprofit entity in good standing registered with the SC Secretary of State effective October 28, 2022. Gary Spires, West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

SOUTH CAROLINA
CONSERVATION
BANK

March 26, 2024

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

Sent via email to: RickHarmon@SCSenate.gov

Re: Thrailkill Farm – 1,065 acres – Chester County

Dear members of Joint Bond Review Committee:

Pursuant to SC Code Section 48-59-70(L), the Bank must present and receive approval from the Joint Bond Review Committee (JBRC) on any grant exceeding \$1 Million to purchase a conservation easement. On March 21, 2024, the Bank approved a grant of \$1,600,000 to SC Farm Bureau Land Trust to purchase a conservation easement on the 1,065-acre Thrailkill Farm property in Chester County contingent on approval from the Joint Bond Review Committee. Therefore, on behalf of the SC Conservation Bank Board, we request that the JBRC include this item on the agenda for review at the May 28, 2024, meeting. Enclosed is the Project Map and Narrative.

We sincerely hope that the Committee agrees that this grant demonstrates the Bank's role in promoting landscape-scale conservation of our important natural and historic resources in a fiscally sound manner.

Sincerely,



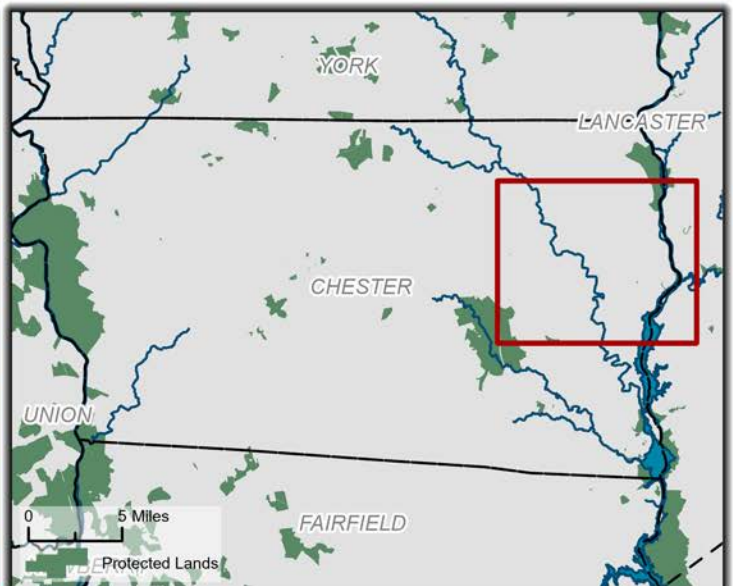
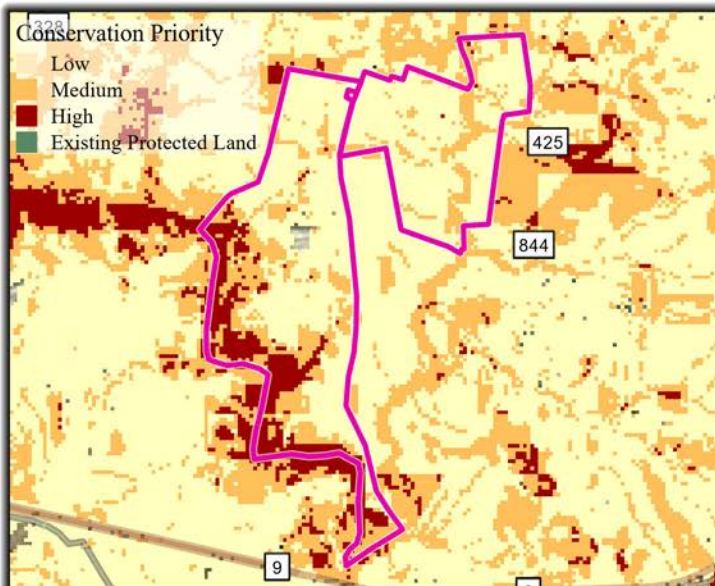
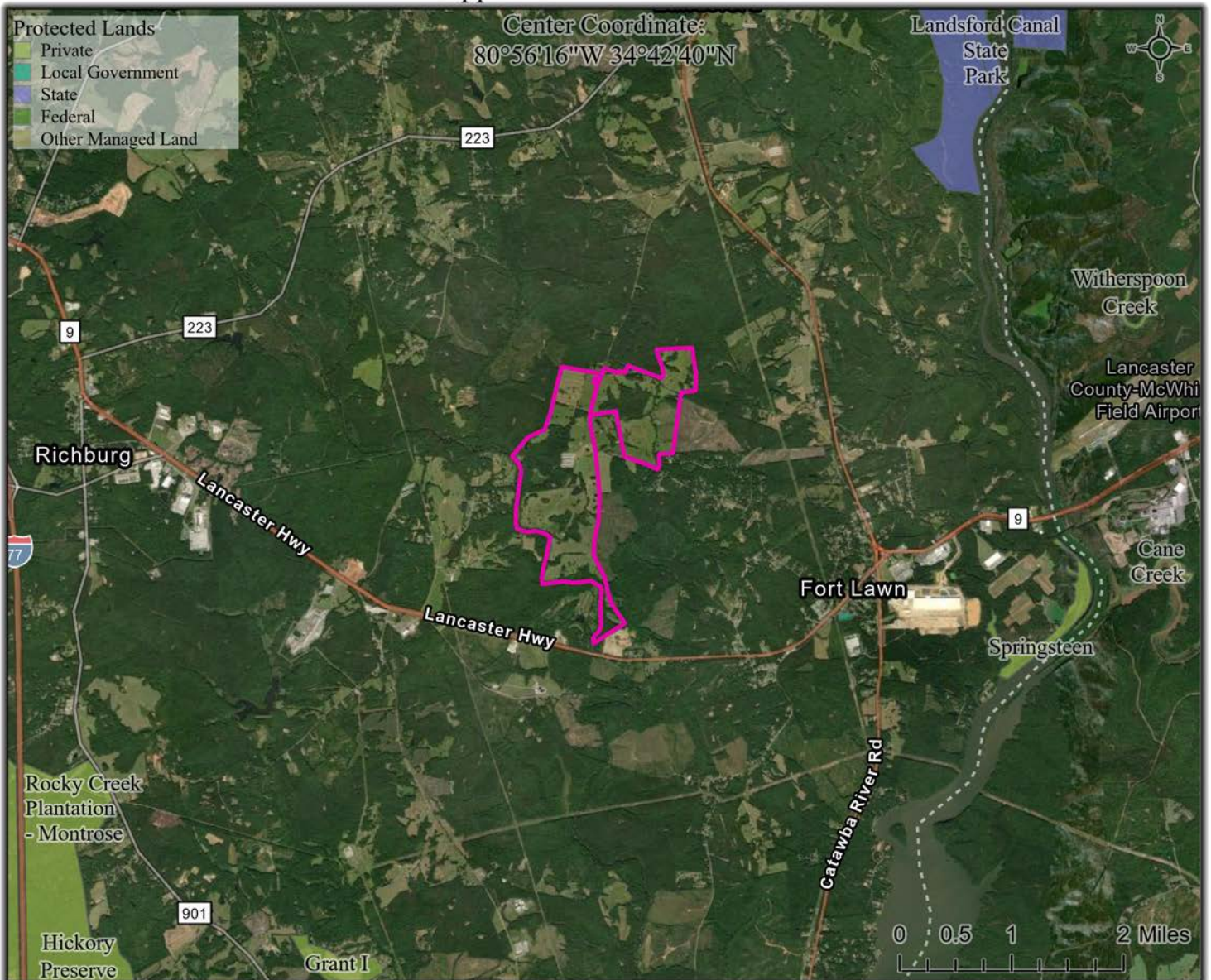
J. Raleigh West, III
Executive Director

SC Conservation Bank January 2024 Applicant

SOUTH CAROLINA
CONSERVATION
BANK

Property Name: Thrailkill Farm

Applicant: SC Farm Bureau Land Trust



Date Created: 1/18/2024



Thraikill Farm

Project Summary

OWNER:	Earl Thraikill
MANAGER:	Earl Thraikill
ACRES:	1,065.49
COUNTY:	Chester
PROPERTY ADDRESS:	5655 Thraikill Rd. Fort Lawn, SC 29714
TAX MAP #:	155-00-00-044-000, 145-00-00-077-000, 145-00-00-014-000
SCFB DISTRICT:	Central
AG ACTIVITIES:	Beef Cattle

PROJECT NARRATIVE:

Thraikill Farm is an expansive cattle farm owned by Earl Thraikill and located 12 miles south of Rock Hill and 6 miles east of the Hwy 9 exit on I-77. The history of this farm dates back several generations within the Thraikill family and it is a designated S.C. Century Farm. The old “Post Road” that ran from Columbia to Charlotte as far back as the 1700’s forms the eastern border of the property. The farm was in full operation as a beef cattle and poultry farm until about 8 years ago when Earl began his retirement. The poultry houses are now idle but remain in suitable condition for a retrofit. We have a survey for these houses and will be taking them out of the easement to allow for future operation. Earl currently leases the pastureland to local farmers to graze cattle and cut hay. The property consists of 618 acres of prime and statewide important farmland soils located mostly within the 671 acres of pastureland. The remaining acreage, about 400, is in native hardwood timber with some managed pine. Much of the hardwood is located in the bottomland along Fishing Creek, where the farm fronts the creek for 2.5 miles. Earl has constructed several ponds on the property including Lake Elizabeth, named after his late wife. There is a lodge down by the lake and several AG structures near the poultry houses. The farm was also a significant filming location for the movie “The Patriot.”

LAND TRUST CRITERIA:

- SC Farm Bureau Member.
- Working farmlands with existing agricultural infrastructure.
- Tracts of contiguous property in traditional agriculture communities.
- Designated Century Farm.
- Agricultural or timber lands in areas under threat of development.



CONSERVATION VALUES:

- 618 acres of prime and statewide important farmland soils (58%).
- 4,000 liner feet of rural scenic viewshed on Thrailkill Rd, 1,762 liner feet on Shirley Rd.
- Linear feet of streambank: 13,850 Reeves Creek; 13,200 on Fishing Creek; and 35,400 on various un-named spring creeks and branches.

RESERVED RIGHTS:

- Two new residences with ancillary structures within 2 acre building envelopes.
- No subdivision of parcels.
- Agricultural and equestrian activities.
- Maintain existing agricultural structures and lake lodge within designated building areas.
- Timber management.
- Maintain existing ponds, add additional ponds.

VALUE OF THE EASEMENT: \$ 3,890,000

ANTICIPATED FUNDING:

- South Carolina Conservation Bank: \$ 1,600,000

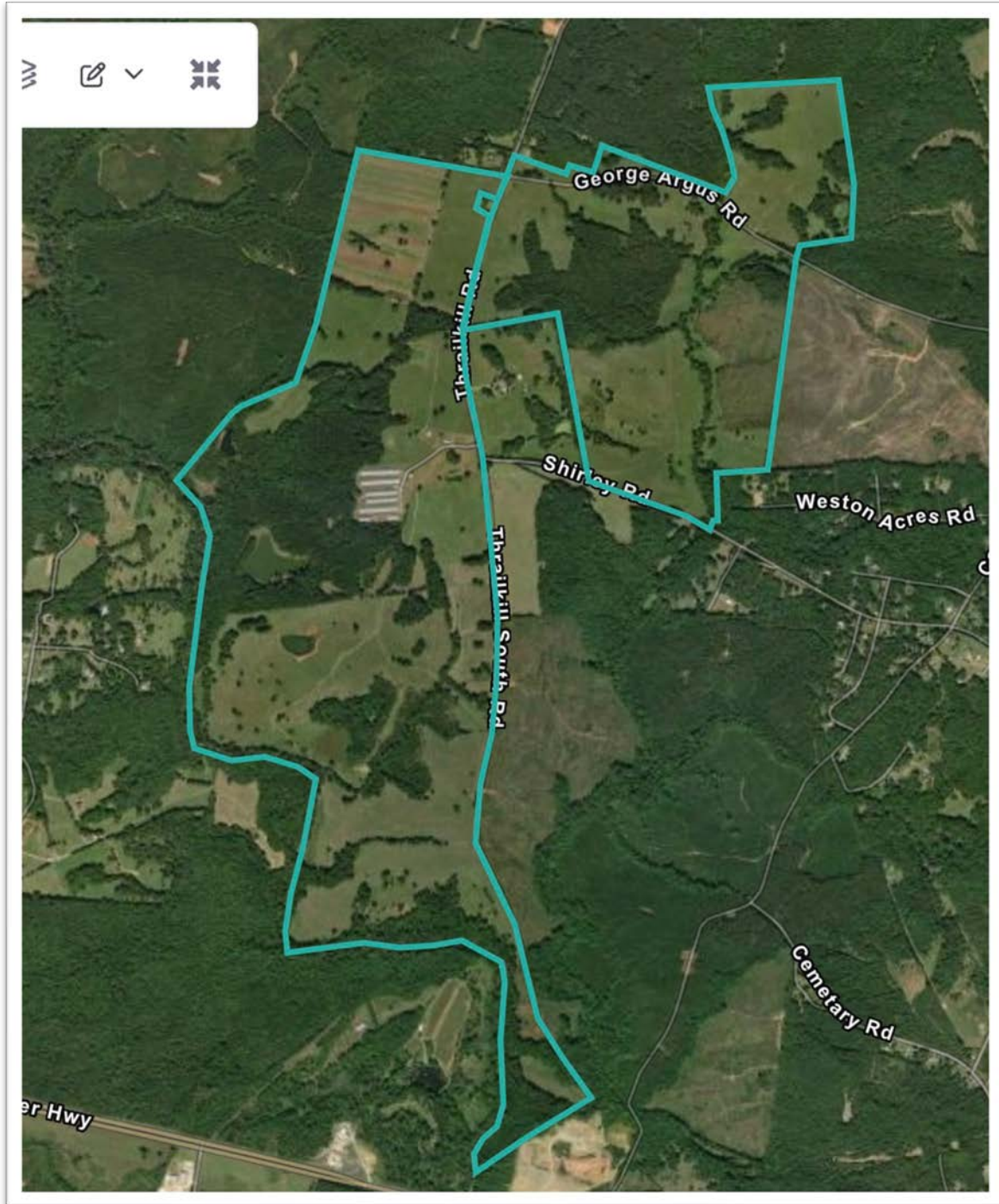
SCFBLT FEES: \$1,000

STEWARDSHIP ENDOWMENT: \$15,000

CHALLENGES OR CONCERNS: Need poultry cut out recorded with the county.

(Aerial Map and Photos to follow)

AERIAL MAP:



AGENCY: South Carolina Public Service Authority

SUBJECT: Financing Proposal

Section 58-31-240(A)(1) of the SC Code of Laws provides that, prior to issuing any (1) bonds, (2) notes, or (3) other indebtedness, including any refinancing that does not achieve a savings in total debt service, the Joint Bond Review Committee must approve, reject, or modify the issuance by the South Carolina Public Service Authority. This section does not apply to the issuance of short-term or revolving-credit debt for the management of day-to-day operations and financing needs.

The Authority requests approval of the committee for the issuance of not exceeding \$445,000,000 South Carolina Public Service Authority Revenue Obligation Bonds to fund capital expenditures, and to pay costs of issuance of the bonds. The bonds will be issued in one or more series of tax-exempt or taxable bonds.

The Authority is also monitoring market conditions for refinancing opportunities to achieve savings in debt service, which may result in issuance of refunding bonds in conjunction with the issuance of the proposed bonds. Any bonds so issued to achieve savings are not subject to review by the Committee.

Capital Plan and Project Funding. The Authority expects to make \$5.5 billion in capital investments over the next decade, including \$3.4 billion for maintenance and growth; \$855 million for its resource plan supporting construction of a natural gas generation plan replacing capacity at Winyah; \$752 million in resiliency projects for its generation, transmission, and distribution systems; and \$465 million in projects for environmental compliance.

Proceeds of the proposed bonds will be used to fund the capital plan for projects currently underway in 2024 and not yet completed, and additional projects to be initiated in 2024 and early 2025, generally as follows:¹

Transmission	\$ 216,000,000
Major Environmental Projects	155,000,000
Capital Generation	28,000,000
Distribution Services	44,000,000
FERC Relicensing	<u>2,000,000</u>
Total Bond Proceeds	\$ 445,000,000

Portions of these projects may be temporarily funded utilizing the Authority's bank credit facilities prior to issuance of long-term bonds. The Authority seeks approval to permit this flexibility in navigating market conditions and coordinating issuance of the proposed bonds with any refunding bonds issued to achieve savings.

¹ Estimates are subject to change based on cash flows, project readiness, and other determinants of priority and timing.

Pledge of Revenues to Pay Bonds and Impact on Total Debt Service. The proposed bonds will be issued pursuant to the authority of and in full compliance with the Authority's Master Resolution adopted by its Board on April 26, 1999, as amended and supplemented from time to time.² The Master Resolution will be supplemented by one or more series and supplemental resolutions authorizing the proposed bonds.

The proposed bonds will be payable solely from, and secured by a lien upon and pledge of the Revenues, as that term is defined in the Master Resolution, on a parity basis with the lien and pledge securing Revenue Obligations issued pursuant to the Revenue Obligation Resolution, senior to (a) payments required to be made from or retained in the Revenue Fund to pay Operation and Maintenance Expenses, and (b) payments into the Capital Improvement Fund.

The Revenue Obligations, including the proposed bonds, will neither constitute an indebtedness of the State, nor of any of its political subdivisions. Neither the State nor any of its political subdivisions are liable for the Revenue Obligations, nor are they payable from any funds other than the Revenues of the Authority pledged to their payment.

The proposed bonds are expected to mature over a 28-year period from December 1, 2026, through December 1, 2054. The Authority expects issuance of the proposed bonds to result in an increase in annual debt service of approximately \$29 million through 2054. Debt service requirements on all bonds of the Authority both prior to and after the issuance of the proposed bonds is attached as Exhibit A. Exhibit A also reflects the Authority's total debt outstanding, including debt outstanding under the Authority's bank credit facility program, and the Authority's short-term debt.

Other Potential Revenue Obligation Bonds. The Authority has established a regulatory asset for the deferral of certain costs that qualify as rate lock exceptions under the Cook Settlement, with plans to collect these costs after the expiration of the rate lock period. A portion of these costs has been financed through the Authority's bank credit facilities.

Depending on final resolution of the Cook Exceptions and the period over which the Authority determines to recover them, the Authority may issue long-term debt to finance all or a portion of the Cook Exceptions, and to refund deferred costs financed through the bank credit facilities. Any such issuance of long-term debt will be subject to the review and approval of the Committee.

Impact on Key Financial Metrics. The Authority periodically produces financial projections of the operations of the electric and water systems that include, without limitation, projected sales and revenues, expenses, capital expenditures, and other financing needs expected to occur over the forecast period. The projections also include select financial metrics, some of which are used by the credit rating services and others to evaluate the Authority's financial condition.

Exhibit B summarizes key financial results from the Authority's current projections, which include the impact of the proposed bonds.

² The Master Resolution, as so amended and supplemented, is referred to as the "Revenue Obligation Resolution."

COMMITTEE ACTION:

Review and approve, reject, or modify the South Carolina Public Service Authority's request to issue not exceeding \$445,000,000 South Carolina Public Service Authority Revenue Obligation Bonds, for the purposes described herein.

ATTACHMENTS:

1. Letter dated May 13, 2024, of Mr. Kenneth W. Lott III, Chief Financial and Administration Officer, Santee Cooper.
2. Bond Information Reported dated May 12, 2024.
3. Supporting Exhibits.

Kenneth W. Lott III

Chief Financial &
Administration Officer

(843) 761-7040

fax: (843) 761-7037

kwlott@santeecooper.com

May 13, 2024

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

Re: Request for approval of South Carolina Public Service Authority to issue Revenue Obligation Bonds not exceeding \$445,000,000 par ("2024/2025 Improvement Bonds").

Dear Chairman Peeler,

The South Carolina Public Service Authority ("the Authority") requests that the Joint Bond Review Committee approve the above referenced bonds (the "2024/2025 Bonds") at its meeting on May 28, 2024.

The 2024/2025 Improvement Bonds will be used to fund planned capital expenditures projected to occur from July 2024 through June 2025. These Revenue Obligation Bonds will be tax-exempt and taxable, as applicable, and will be issued in one or more transactions occurring through early 2025. The amount and timing of each transaction will depend on market conditions and final budgeted cash flows.

Enclosed is the required documentation detailing the proposed financing and use of the funds. On behalf of the Authority, I respectfully request that the Joint Bond Review Committee consider the request for the 2024/2025 Improvement Bonds to be used in the manner described herein.

Please let me know if you have any questions or require any additional information regarding this request.

Sincerely,



Ken Lott

cc: Suzanne Ritter, Treasurer & Director Financial Planning
The South Carolina Public Service Authority

Enclosures

South Carolina Public Service Authority

Bond Information Report

May 12, 2024

Requests

1. Approval for the issuance of Revenue Obligation Bonds not exceeding \$445 million par to fund capital expenditures projected to occur from July 2024 through early to mid-2025.

Amount and Type of Bonds Proposed

The South Carolina Public Service Authority (the “Authority”) is making a request to the Joint Bond Review Committee (the “JBRC”) for approval to issue South Carolina Public Service Authority Revenue Obligation Bonds, in one or more transactions and in a combination of tax-exempt and taxable bonds, to fund capital project expenditures totaling approximately \$445,000,000, and to pay costs of issuance of the bonds (the “2024/2025 Improvement Bonds”).

On March 25, 2024, the Authority’s Board of Directors (the “Board”) authorized the Authority’s management to move forward with the issuance of the 2024/2025 Improvement Bonds, subject to approval by the JBRC and final approval by the Board. The final portions of the bonds to be issued as tax-exempt or taxable debt will be made following development of projected cash flows and tax counsel review.

The Authority’s financial advisor and underwriters have advised that the Authority may benefit from credit enhancement of the 2024/2025 Improvement Bonds by utilizing bond insurance. If market conditions are favorable for an insured transaction, the purposes of the 2024/2025 Improvement Bonds will include in the costs of issuance of the bonds the payment of an insurance premium for any applicable municipal bond insurance policy.

Please note, the Authority is monitoring market conditions and may also decide to refund callable bonds if targeted savings are produced. The refunding bonds would likely be issued in conjunction with, and in addition to, the 2024/2025 Improvement Bonds. South Carolina code 58-31-240 specifies that only refinancings that do not achieve a savings in total debt service require JBRC approval. Therefore, these refundings would not require approval from the JBRC.

Purpose of the Bonds and Use of Proceeds

The 2024/2025 Improvement Bonds

The Authority expects to make \$5.5 billion in capital investments over the next decade. Planned investments support \$3.4 billion for Maintenance and Growth; \$855 million for its Resource Plan principally supporting construction of the natural gas generation plant replacing capacity at Winyah; \$752 million in resiliency projects for its generation,

transmission, and distribution systems; and \$465 million in projects for environmental compliance.

Below you will find a summary of the capital plan:

	2024 Budget - 10 Year Capital Plan Summary (\$ in millions)										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Maintenance	224	220	256	269	215	226	211	165	161	96	2,043
Growth	150	188	155	190	144	149	132	124	97	81	1,410
Resource Plan	-	1	-	209	395	234	16	-	-	-	855
Resiliency	71	88	127	97	78	136	32	35	41	47	752
Environmental	205	132	63	16	23	23	3	-	-	-	465
Water Systems	15	2	1	12	-	-	-	-	-	-	30
Total	665	631	602	793	855	768	394	324	299	224	5,555

The capital plan includes expenditures on projects started prior to July 2024 and not yet completed, projects projected to be started and completed between July 2024 and mid-2025, and projects started but not yet completed by mid-2025. The plan is expected to be funded with a combination of remaining 2022EF bond proceeds, new debt issuance, and internal funds (primarily from amounts deposited into the Capital Improvement Fund).

Proceeds of the 2024/2025 Improvement Bonds will be used to fund a portion of capital expenditures projected to occur from July 2024 through mid-2025, in accordance with the annual financial budget adopted by the Authority's Board of Directors. The Authority expects to issue the bonds in one or more transactions through early 2025, depending on market conditions and final budgeted cash flows.

In previous years the Authority has utilized its Bank Credit Facilities to temporarily fund a portion of its Board-approved capital improvement program prior to issuing long-term bonds. The Authority would like to receive JBRC approval to allow this flexibility when funding the projected \$445 million of construction expenditures in order for the Authority to navigate market conditions and coordinate with potential refundings for savings.

Capital Projects to be funded with 2024/2025 Improvement Bonds

Proceeds of the 2024/2025 Improvement Bonds are expected to support expenditures toward the following capital projects and may vary somewhat by category based on final cash flows:

Transmission	\$ 216,000,000
Environmental (Major Projects)	155,000,000
Capital Generation	28,000,000
Distribution Services	44,000,000
FERC Relicensing	2,000,000
Total Bond Proceeds	\$ 445,000,000

Please note, cash flows for projected future generation resource facilities are not projected to begin in earnest until 2027, therefore, proceeds from the 2024/2025 improvement bonds will not be used to fund these new facilities.

The following is a description of the capital projects to be funded by the 2024/2025 Improvement Bonds:

Transmission

Description

The Authority operates an interconnected bulk transmission system with ties to Southern Company, Dominion Energy South Carolina, Duke Energy Carolinas, Duke Energy Progress, and Southeastern Power Administration, and plans this system in accordance with North American Electric Reliability Corporation (NERC) Reliability Standards. The transmission capital expenditures being funded are for on-going system improvements associated with providing reliable service to existing and new customers and are allocated across over 60 individual projects. These project expenditures are predominately associated with improvements to system resiliency and response to growth, as well as regular maintenance activities. Typical project activities include acquiring and clearing new rights-of-way, engineering design, procurement of materials, constructing new or rebuilding existing transmission lines, constructing new or adding to existing electrical substations, and all associated activities necessary for commissioning.

Business Priority

Failure to complete these projects would have a material negative operational impact on system reliability, limiting operational flexibility under peak load or extreme weather conditions and could have negative impacts to neighboring systems. The financial risks associated with not completing these projects include potential fines if found in violation of NERC Reliability Standards, potential customer curtailments under contingency conditions, inability to serve new customer loads, as well as stranded costs that would be associated with ceasing work on projects already underway.

Environmental (Major Projects)

Description

The Authority is responsible for compliance with many federal and state environmental regulations associated with the generation, transmission, and distribution of electricity. The environmental capital expenditures being funded are primarily resulting from federal Effluent Limitations Guidelines (ELG) and Coal Combustion Residual (CCR) rules.

The ELG projects represent the installation of newly required wastewater treatment technologies. While the effective ELG regulation (2020) established several possible compliance pathways for flue-gas desulfurization wastewater, Cross and Winyah generating stations are currently pursuing the best available technology economically achievable approach, involving installation of physical-chemical and biological treatment operations. ELG project expenditures include engineering design and construction support, equipment and freight, and construction services. The new treatment equipment for this pathway must be operational by the end of 2025 according to the 2020 rule. The

EPA has announced proposed rules that will revise ELG limits and compliance alternatives, which are anticipated to be published in 2024. When promulgated, the Authority will thoroughly analyze the final rule and take necessary action to comply.

The federal CCR Rule (2015) established compliance standards, such as specific location standards, which may trigger closure of landfills and ash ponds. While not all of the Authority's ash ponds are subject to the current CCR Rule, some of those located at the Cross and Winyah Generating stations are. The CCR Rule provides for five years to complete closure after ceasing to place waste in the ash pond with the ability to certify extensions, if needed. Based on the last deposit of ash into these ponds, Santee Cooper needs to complete closure of Cross by August 2027, and Winyah by April 2026. The Authority ash ponds that are not subject to the current CCR rule have closure plans that have been approved by DHEC and closure is in progress, with regulatory deadlines of 2030. Ash Pond closure expenditures include the excavation and drying of the existing ash and depositing what cannot be beneficially used into the on-site landfills, allowing for ash pond closures. Costs for pond closure are expected to continue at least through 2031. The EPA has issued proposed rulemaking regarding regulating legacy impoundments, which may expand the CCR rule to other ponds in the future.

Other environmental related project expenditures include the construction of solid waste landfills at the Cross and Winyah Generating Stations for dry coal combustion residuals ("CCR") which are not beneficially used and are disposed in on-site solid waste landfills. Expenditures for the construction of these landfills include engineering, site preparation, installation of a liner containment system, and the construction of a drainage layer and piping system to handle leachate. These landfills are permitted by DHEC to receive the Authority's CCR waste from any of The Authority's coal-fired generating units and ash ponds. These landfills are also federally regulated under the CCR Rule. Additional landfill cells for the Cross and Winyah Class 3 landfills are already fully permitted and will be constructed as the existing cells are filled and closed to provide ongoing landfill capacity.

Business Priority

Failure to comply with these federal environmental regulations poses significant legal, compliance, political, and reputational risks. Further, failure to comply could lead to the closure of Cross Generating Station and Winyah Generating Station before sufficient replacement generation could be online. This would lead to significant capacity shortfalls and potential customer curtailments.

Distribution

Description

The Authority operates a distribution system in Horry, Georgetown and Berkeley counties providing direct service to over 212,000 retail customers. 2023 had a record number of customers added (7,831) with a growth rate of 3.8%. The distribution capital funds are for expenses associated with adding new electrical facilities to serve new customers in our service territory. Specifically, these funds go to the labor, contract services and materials needed to add electric infrastructure to serve new subdivisions being constructed in our retail service territory. The funds are also used for constructing infrastructure to serve new

businesses and commercial developments. Design and construction for new customer projects remains strong. At the present time, we have 62 commercial projects in design or under construction: 54 single-family projects (3,039 lots) and 39 multi-family projects (5,206 units). The major areas in our retail service territory include Myrtle Beach, North Myrtle Beach, Conway, Garden City, and Moncks Corner. A portion of the funds are also used for making general distribution system upgrades to keep up with added load and for replacing existing capital assets.

Business Priority

The Authority has an obligation to serve electric customers within our assigned retail service territory. The inability to expand and maintain the distribution system would have a material negative impact on our ability to meet this obligation in a reliable manner.

Generation

Description

These expenditures relate to ongoing capital maintenance and general improvements at the Authority's existing generating resources such as turbine upgrades, boiler component replacements, and operation control system upgrades. It also includes generation-related costs targeted at improving the frequency of unplanned outages and forced reductions in station power levels to improve the resiliency of the bulk power system.

Business Priority

Failure to invest in existing generation resources would lead to a less reliable electric system, limiting operational flexibility under peak load or extreme weather conditions. Further, inadequate maintenance of generation resources can increase the compliance risk of not being able to operate effectively within environmental permit limits. The financial risk is that the Authority would have to serve load with more expensive resources during peak periods when existing resources were not reliable, leaning on the volatility of off-system natural gas and purchase power prices.

FERC License Compliance

Description

These expenditures are related to new Federal Energy Regulatory Commission (FERC) license requirements as outlined in the Authority's January 20, 2023, license order, receipt of which concluded a multi-decade relicensing effort. Funds will cover several license compliance-related projects, including several fisheries-management improvements, dam safety improvements, lake access/boat ramp improvements, and Santee National Wildlife Refuge enhancements for waterfowl management, as well as various other obligations as required by FERC.

Business Priority

Non-compliance with the terms and conditions of the FERC license would initially result in fines, but if non-compliance persists, it could result in the license being revoked by FERC, with either federal takeover of the Authority Project or even forced abandonment.

Pledge of Revenues to Pay Bonds and Impacts on Total Debt Service

The proposed 2024/2025 Improvement Bonds are being issued pursuant to the Authority of and in full compliance with the resolution adopted by the Board on April 26, 1999 (the “Master Resolution”), as amended and supplemented from time to time. The Master Resolution, as so amended and supplemented, is hereinafter referred to as the “Revenue Obligation Resolution.” The Master Resolution will be supplemented by Supplemental Resolutions authorizing the 2024/2025 Improvement Bonds. The 2024/2025 Improvement Bonds will constitute “Obligations” issued under the Revenue Obligation Resolution.

The 2024/2025 Improvement Bonds will be payable solely from, and secured by a lien upon and pledge of, the Revenues on a parity basis with the lien and pledge securing Revenue Obligations issued pursuant to the Revenue Obligation Resolution, senior to (a) payments required to be made from or retained in the Revenue Fund to pay Operation and Maintenance Expenses, and (b) the payments into the Capital Improvement Fund heretofore established under the Revenue Obligation Resolution.

The Revenue Obligations, including the 2024/2025 Improvement Bonds, are not indebtedness of the State, nor of any political subdivision thereof, and neither the State nor any of its political subdivisions are liable thereon, nor are they payable from any funds other than the Revenues of the Authority pledged to the payment thereof.

The proposed 2024/2025 Improvement Bonds are expected to mature over the 28-year period from December 1, 2026, through December 1, 2054. Issuance of the 2024/2025 Improvement Bonds is expected to result in an increase in annual debt service of approximately \$29 million through 2054. The resulting debt service payments are included in the current Rate Study being conducted by Santee Cooper.

Attached as Exhibit A is a schedule reflecting the estimated debt service requirements and debt balances on all existing Revenue Obligations of the Authority, including the projected impact of the 2024/2025 Improvement Bonds, prior to and after the issuance of the proposed bonds. This exhibit reflects issuing the entire \$445 million par of 2024/2025 Improvement Bonds in 2024, interest rates as of May 6, 2024 and current assumptions for portions of the bonds to be issued as tax-exempt or taxable debt. The Authority may elect to issue the \$445 million in multiple tranches depending on market conditions. Exhibit A reflects estimates under prevailing market conditions and certain additional assumptions that are subject to change; accordingly, while this exhibit is indicative of the impact of the proposed transactions on the debt profile of the Authority, actual results will differ.

Other Potential Revenue Obligation Bonds

The Authority has established a regulatory asset for the deferral of certain costs that qualify as rate lock exceptions under the Cook Settlement (Cook Exceptions) with plans to collect these costs after the rate lock period. These costs have been detailed in the required 2020 – 2023 Annual Cook Compliance Reports submitted to the Court. A portion of these costs have been financed with the Authority's bank credit facilities. Depending on final resolution of these Cook Exceptions, and the period over which the Authority will be including the Cook Exceptions in rates, the Authority may issue long-term debt to finance all, or part of, the Cook Exceptions and refund debt issued from the bank credit facilities. Any such long-term debt issue would have to be approved separately by the Authority's Board and the JBRC.

Impact on Key Financial Metrics and Customer Rates

The Authority periodically produces financial projections of the operations of the electric and water systems that include, but are not limited to, projected sales and revenues, expenses, capital expenditures and financing needs expected to occur over the forecast period. The projections also include select financial metrics. The Authority provides its projections to the credit rating agencies that rate its bonds (S&P, Moody's, and Fitch) to aid in their evaluation and rating of the Authority's Revenue Obligations. The Authority's recent financial projections reflect issuance of the proposed 2024/2025 Improvement Bonds in the fourth quarter of 2024, and freezing rates through 2024 and unlocking those rates, including rates under the Central Electric Power Cooperative contract and fuel adjustment and demand sales adjustment clauses, in January 2025 in accordance with the Cook litigation settlement (the "Cook Settlement"). In addition, a base rate increase for our retail customers is projected beginning in April of 2025. The projections reflect utilizing the Board approved regulatory accounting treatment to record certain Cook Exceptions identified in the Authority's 2020, 2021, 2022 and 2023 compliance reports filed with the court, and projected future adjustments of those Cook Exceptions. The financial projections do not reflect amortization of the Cook Exceptions regulatory account, nor do they assume collection of the Cook Exceptions since the terms of that collection and the mechanism for collecting those costs through rates, has not been approved at this time.

These assumptions are for the purposes of developing financial projections only. The Authority is in the process of conducting a retail rate study authorized by its Board of Directors in June 2023. The financial projections described above are the basis of that rate study and, accordingly, debt service on the proposed 2024/2025 Improvement Bonds are included in the costs to be recovered from those proposed rates. Recommendations from the study are expected to be made to the Board in June 2024. Any future rate adjustments would be subject to Board approval, and the regulatory provisions of Act 90 of 2020.

Based on these assumptions and projections, the Authority anticipates revenues sufficient to produce debt service coverage in the range of 1.26x to 1.41x from 2024-2026. Outstanding debt as of May 6, 2024 is \$7.4 billion and would increase by approximately \$445 million as a result of the 2024/2025 Improvement Bond issuances once all tranches of these bonds are issued. Offsetting this increase would be a decrease in outstanding debt as scheduled principal payments on existing debt are made. The Debt to Capitalization ratio is expected to stay steady at 77% through 2026. While cash-on-hand levels have declined during the rate freeze period, the Authority presently and foreseeably has sufficient bank credit facility capacity to provide sufficient liquidity. Based on bank credit facilities as of May 6, 2024, Days Cash on Hand is expected to range from 76-86 days during the 2024-2026 period, while Days Liquidity is expected to be in the range of 154 to 211 days during the same period.

ATTACHMENT:

Exhibit A – Debt Service Schedule
Exhibit B – 2024 Budget Financial Metrics

AVAILABLE:

South Carolina Public Service Authority Enabling Act
Master Revenue Obligation Resolution
Board Resolution Approving Revenue Obligation Bonds 2024/2025
Board Resolution for 2024 Budget

Contacts

Suzanne Ritter, Treasurer and Director Financial Planning
Suzanne.ritter@santeecooper.com
(843) 729-6099

Financial Advisor

PFM Financial Advisors LLC
Charlotte, NC

Bond Counsel

Burr Forman McNair
Charleston, SC

Disclosure Counsel

Nixon Peabody, LLP
New York, NY

Exhibit A
South Carolina Public Service Authority
Estimated Impacts of the Proposed 2024 Improvement Bonds

Year	Existing Debt (1) (2)			Proposed New Money (3)			Total Existing and Proposed			Principal Outstanding
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
Commercial Paper & Revolving Credit Agreement Loans (Principal Only)										
6-May-24	633,923		633,923				600,923	(4)	Varies	600,923
Revenue Obligation Bonds										
6-May-24										
2024	48,535	303,929	352,464	-	7,741	7,741	48,535		311,671	360,206
2025	129,905	314,572	444,477	-	23,032	23,032	129,905		337,604	467,509
2026	151,747	308,472	460,219	6,975	23,032	30,007	158,722		331,504	490,226
2027	151,101	301,675	452,776	7,335	22,676	30,011	158,436		324,351	482,787
2028	175,705	295,219	470,924	7,705	22,302	30,007	183,410		317,521	500,931
2029	169,571	287,153	456,724	8,100	21,910	30,010	177,671		309,063	486,734
2030	221,827	279,151	500,978	8,510	21,498	30,008	230,337		300,650	530,987
2031	215,368	270,129	485,497	8,940	21,065	30,005	224,308		291,193	515,501
2032	197,315	260,550	457,865	9,405	20,609	30,014	206,720		281,159	487,879
2033	206,976	252,359	459,335	9,880	20,128	30,008	216,856		272,487	489,343
2034	223,674	242,104	465,778	10,385	19,623	30,008	234,059		261,727	495,786
2035	218,148	231,158	449,306	10,915	19,090	30,005	229,063		250,248	479,311
2036	262,167	220,297	482,464	11,480	18,530	30,010	273,647		238,826	512,473
2037	230,200	207,970	438,170	12,070	17,939	30,009	242,270		225,910	468,180
2038	215,881	196,736	412,617	12,695	17,318	30,013	228,576		214,053	442,629
2039	207,498	186,157	393,655	13,350	16,662	30,012	220,848		202,820	423,668
2040	217,523	176,070	393,593	14,035	15,972	30,007	231,558		192,042	423,600
2041	227,865	165,682	393,547	14,760	15,245	30,005	242,625		180,927	423,552
2042	238,175	155,045	393,220	15,530	14,481	30,011	253,705		169,525	423,230
2043	230,600	143,939	374,539	16,330	13,676	30,006	246,930		157,615	404,545
2044	208,540	132,662	341,202	17,180	12,830	30,010	225,720		145,491	371,211
2045	290,199	120,595	410,794	18,070	11,939	30,009	308,269		132,534	440,803
2046	281,360	107,510	388,870	19,010	11,000	30,010	300,370		118,510	418,880
2047	229,984	94,649	324,633	19,995	10,012	30,007	249,979		104,661	354,640
2048	239,606	84,146	323,752	21,035	8,973	30,008	260,641		93,119	353,760
2049	238,627	73,108	311,735	22,130	7,879	30,009	260,757		80,987	341,744
2050	288,727	62,899	351,626	23,280	6,728	30,008	312,007		69,626	381,633

Exhibit A
South Carolina Public Service Authority
Estimated Impacts of the Proposed 2024 Improvement Bonds

Year	Existing Debt (1) (2)			Proposed New Money (3)			Total Existing and Proposed			Principal Outstanding
	(\$000s)									
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
2051	242,501	50,603	293,104	24,495	5,516	30,011	266,996	56,119	323,115	898,115
2052	250,805	39,067	289,872	25,770	4,241	30,011	276,575	43,308	319,883	621,540
2053	231,136	27,013	258,149	27,115	2,899	30,014	258,251	29,911	288,162	363,289
2054	187,518	15,919	203,437	28,520	1,486	30,006	216,038	17,405	233,443	147,251
2055	105,856	6,895	112,751	-	-	-	105,856	6,895	112,751	41,395
2056	41,395	1,987	43,382	-	-	-	41,395	1,987	43,382	-
Total Revenue Obligations	6,776,035	5,615,421	12,391,456	445,000	456,030	901,030	7,221,035	6,071,451	13,893,409	
Total Debt Outstanding	7,409,958						7,821,958			

- (1) Debt outstanding as of May 6, 2024 is reflected on a cash basis and net of Babs Subsidy
(2) The 2019A variable interest rate was updated using new projected rates received on September 22, 2023
(3) Preliminary estimates and subject to change
(4) Net of planned principal payoff of \$33 million

Exhibit B

Financial | 2024 Budget Financial Metrics



	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenue and Sales										
Operating Revenue (\$m) ¹	1,931	2,243	2,377	2,497	2,606	2,537	2,546	2,590	2,683	2,702
Energy Sales (Variable GWh)	27,697	28,065	28,595	29,144	29,563	27,768	27,767	27,854	28,022	28,122
Energy Sales (Fixed GWh)	27,807	28,407	28,936	29,486	29,905	30,096	30,242	30,302	30,517	30,634
Coverage										
Debt Service Coverage	1.34	1.41	1.39	1.40	1.37	1.32	1.35	1.34	1.33	1.34
Leverage										
Debt Outstanding (\$B) ^{2,3}	7.6	7.9	8.2	8.7	9.0	9.3	9.3	9.1	8.8	8.6
Debt-to-Capitalization	77%	77%	77%	78%	78%	78%	78%	76%	75%	73%
Liquidity										
Days of Cash	86	76	78	81	73	74	73	101	82	103
Days of Liquidity ⁴	211	191	154	143	150	146	146	156	155	165

1. Timing and methodology for recognized Cook Settlement Exceptions and collecting those deferred costs through rates after the rate freeze period have not yet been determined. For purposes of determining revenues and expenses, including interest on associated outstanding debt, have been excluded.
2. Outstanding debt issued under bank credit facilities as a result of Cook Exceptions is held constant starting in 2025. Revenues collected from Cook Settlement Exceptions would be utilized to pay down outstanding debt issued against the Cook Exceptions.
3. Debt outstanding reflects the impact of additional debt issuances needed to fund Santee Cooper's 10-year capital plan. Bond issues beyond the requested \$445 million will require JBRC and Santee Cooper Board approval.
4. Liquidity metrics based on \$1 billion capacity through 2025, \$850 million in 2026 and 2027, and \$1 billion in 2028 and beyond.

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

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

		Existing	Proposed	Estimated
	Items	Budget	Budget	Total Project
			Change	Cost
Higher Education				
H15 - College of Charleston	4	200,000	9,800,000	241,020,000
H17 - Coastal Carolina University	2	20,000	1,020,000	2,910,000
H27 - University of South Carolina - Columbia	2	-	5,475,000	350,000,000
H29 - University of South Carolina - Aiken	1	-	75,000	5,000,000
H34 - University of South Carolina - Upstate	1	37,500	2,962,500	3,000,000
H47 - Winthrop University	1	110,000	890,000	4,000,000
H59 - Greenville Technical College	1	-	375,000	25,000,000
H59 - Northeastern Technical College	1	52,500	6,953,630	7,006,130
H59 - Tri County Technical College	2	500,000	615,000	31,650,000
Higher Education Total	15	920,000	28,166,130	669,586,130
Agencies				
D50 - Department of Administration	12	492,952	14,168,022	16,990,974
E24 - Office of the Adjutant General	3	23,154,898	21,537,325	72,372,195
H64 - Governor's School for the Arts and Humanities	1	512,950	722,950	1,235,900
H65 - Governor's School for Science and Mathematics	1	3,000	1,073,752	1,076,752
H73 - Vocational Rehabilitation Department	1	-	15,000	718,400
J12 - Department of Mental Health	8	4,718,555	5,301,682	11,329,676
J16 - Department of Disabilities & Special Needs	6	890,250	2,410,500	3,547,000
K05 - Department of Public Safety	1	7,500	355,620	363,120
P24 - Department of Natural Resources	7	67,500	5,242,012	8,576,512
P28 - Department of Parks, Recreation & Tourism	7	20,505,000	8,160,081	41,470,082
R36 - Department of Labor, Licensing and Regulation	1	-	13,689	912,600
R60 - Department of Employment and Workforce	1	-	10,815	489,877
U12 - Department of Transportation	2	9,000	1,230,350	1,760,000
Agencies Total	51	50,361,605	60,241,798	160,843,088
Grand Total	66	51,281,605	88,407,928	830,429,218

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Permanent Improvements Proposed by Agencies - Summary 6-2024 covering the period January 18, 2024, through March 29, 2024.

1. Project: College of Charleston
 H15.9688: St. Philip Housing Innovation District Land Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-2.08 acres in Charleston County.
- Included in CPIP: Yes – 2023 CPIP Priority 8 of 9 in FY25 (estimated at \$11,000,000)
- CHE Approval: 04/24/24
- Supporting Details: Pages 1-16

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (4), Maintenance, Renovation, Replacement & Expansion				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Two of the largest freshman classes in school history have come in the last three years and Fall 2024 could set yet another record, per the college. The college has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. Through a separate project, the college intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building and constructing student housing on the parking lots.

Characteristics: There are two contiguous properties that total +/-2.08 acres adjacent to the main campus. The first parcel is +/-1.09 acres at 99 St. Philip Street, and contains a 250-bed apartment building, a courtyard, and a parking lot, all currently leased by the college. The second parcel is +/-0.9 acres at 106 Coming Street and contains a parking lot leased by the college and a vacant, non-historic building, to be demolished.

Financial Impact: The property is being offered by 106 Coming Street, LLC and 99 St. Philip Street, LLC for the proposed purchase price of \$68,200,000. The due diligence activities will be funded from FY23 Capital Reserve Funds (uncommitted balance \$10 million at April 9, 2024). The project is expected to result in an increase of \$2,120,000 (year 1), \$2,184,000 (year 2), and \$2,250,000 (year 3), in annual operating expenditures. If acquired, the property will be redeveloped as part of a separate project for an estimated cost of \$162,820,000 that will be funded from Housing Revenue Bonds. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester and has not changed from academic years 2019-2020 to 2023-2024. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$68,220,000 (internal). The acquisition will be funded by \$9,980,000 in FY23 Capital Reserve, \$9,000,000 in FY24 Capital Reserve. \$12,500,000 in FY23 Appropriated State (nonrecurring), \$520,000 in FY24 Appropriated State (nonrecurring), and \$36,200,000 in Revenue Bonds.

2. Project: College of Charleston
 H15.9689: St. Philip Housing Innovation District
- Request: Establish Phase I Pre-Design Budget to redevelop 106 Cumming Street and 99 St. Phillips Street which is a total of +/-2.08 acres adjacent to the downtown campus.
- Included in CPIP: Yes – 2023 CPIP Priority 8 of 9 in FY25 (estimated at \$11,000,000)
- CHE Approval: 05/02/24
- Supporting Details: Pages 17-28

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY24 Proviso 118.19 (B)(11), Maintenance, Renovation, Replacement, & Expansion				1,980,000	1,980,000
All Sources				<u>1,980,000</u>	<u>1,980,000</u>

Summary of Work: The site currently contains a 250-bed apartment building, courtyard, and two surface parking lots, all currently leased by the college. The site also contains a vacant, non-historic building that will be demolished. The college intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building and constructing student housing on the parking lots and the location of the demolished building.

Rationale: Two of the largest freshman classes in school history have come in the last three years and Fall 2024 could set yet another record, per the college. The college has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. The leased academic space does not generate revenue and is disconnected from main campus. Through a separate project, the college intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building and constructing student housing on the parking lots.

Facility Characteristics: The YMCA Building, constructed in 1964 (60 years old), located at 106 Cumming Street will be demolished. The 99 St. Philip Street building is approximately 65,251 square feet and was constructed in 1985 (39 years old) and fully renovated prior to the colleges lease start date. The facilities to be renovated or constructed will be used for residential housing, parking and academics which include 1,200 students.

Financial Impact: This phase of the project will be funded from FY22 Capital Reserve Funds (uncommitted balance \$6 million at April 9, 2024). The project is expected to result in a decrease of \$4,496,267 (years 1 thru 3), expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$164,800,000 (internal). Phase II will be funded by Housing Revenue Bonds.

3. Project: College of Charleston
 H15.9681: Grice Marine Lab Annex Renovation
- Request: Establish Phase II Full Construction Budget to address structural issues.
- Included in CPIP: Yes – 2023 CPIP Priority 5 of 10 in FY24 (estimated at \$5,700,000)
- CHE Approval: 05/02/24
- Phase I Approval: June 2024 (estimated at \$5,700,000) (SFAA)
- Supporting Details: Pages 29-44

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	142,500		142,500	5,557,500	5,700,000
All Sources	<u>142,500</u>		<u>142,500</u>	<u>5,557,500</u>	<u>5,700,000</u>

Summary of Work: The project will repair structurally damaged sill plates and chimneys and upgrade site drainage systems. Asbestos and lead-based paint will be abated. Historic windows and doors will be restored. Exterior siding, shingled roofs, mechanical, electrical, plumbing, and fire/life safety systems will be replaced. Restrooms and entry/exist systems will be replaced for ADA compliance. Interior reconfigurations and finish updates will also be completed. The existing asphalt shingle roof will be replaced with a shingle roof. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: Much of the infrastructure is original to the building. Air conditioning is currently supplied through window units, leading to indoor air quality issues. Per the college, windows, doors, and lapboard siding are falling into disrepair. Sill plate replacements are crucial to the building's structural health.

Facility Characteristics: Grice Marine Lab Annex is 7,144 gross square feet and was constructed in 1932 (92 years old). The last renovation was completed in 1987 (37 years ago). The one-level historic building is on James Island. It was constructed as a federal quarantine hospital and the college secured ownership in partnership with MUSC in 1952 (72 years ago). The facility now serves as a core facility in support of approximately 400 undergraduate majors and 55 graduate students in pursuit of a BS or MS degree in Marine Biology, as well as faculty and student independent research.

Financial Impact: This project will be funded from Other, Capital Improvement Project Funds (uncommitted balance \$14.50 million at March 1, 2024). Revenue to this fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. The project is expected to result in a decrease of \$6,400 (year 1), \$6,592 (year 2), and \$6,790 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$5,700,000 funded by Capital Improvement Project Funds. Contract execution is expected in April 2025 and completion of construction in October 2026.

4. Project: College of Charleston
H15.9687: 176 Lockwood Exterior Repairs
- Request: Establish Phase II Full Construction Budget to make exterior repairs on the building.
- Included in CPIP: No – At the time of the 2023 CPIP submission, the scope of work for this project did not meet the dollar threshold requirements to qualify this as a PIP.
- CHE Approval: 05/02/24
- Phase I Approval: January 2024 (estimated at \$2,300,000) (SFAA)
- Supporting Details: Pages 45-62

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	57,500		57,500	2,242,500	2,300,000
All Sources	<u>57,500</u>		<u>57,500</u>	<u>2,242,500</u>	<u>2,300,000</u>

Summary of Work: This project will replace all windows and doors, repair/modify synthetic stucco exterior finish, replace sealants and coatings, and replace the roof system. The existing low sloped elastomeric coating roof system and the existing steep sloped standing seam metal roof system will be replaced with a thermoplastic single-ply roofing membrane system. The new roof will come with the minimum 20-year material and workmanship warranty. Only minor repairs will be complete on the interior of the building.

Rationale: Interiors remain in good condition, but moisture intrusion has damaged sheetrock and ceiling tiles. The synthetic stucco exterior finish system has significantly deteriorated. The windows have lost their insulating seals and deteriorated gaskets are allowing water to penetrate the building envelope. The metal steep roof system is rusting and chalking despite being recoated in 2017.

Facility Characteristics: The building is 25,383 gross square feet and was constructed in 1988 (36 years old). There have been no major exterior renovations since the original construction. The building houses the division of Business Affairs, and the Office of Budget and Payroll Services. The offices of the Controller and Procurement work remotely but maintain shared workstations and meeting rooms. This facility is also home to the Joseph P. Riley Jr. Center for Livable Communities. The Center is an interdisciplinary initiative of the College of Charleston whose mission is to leverage the intellectual resources of the College to support the economic and cultural vibrancy of the City of Charleston and other communities throughout South Carolina, the United States, and around the world. Approximately 20 undergraduate students, 10 graduate students, 4 faculty, and 30 staff utilize the building daily.

Financial Impact: The project will be funded from Capital Improvement Project Funds (uncommitted balance \$14.50 million at March 1, 2024). Revenues to this fund are generated from the Capital Improvement Fee that exceed current annual debt service related to bonds. The project is expected to result in a decrease of \$3,400 (year 1), \$3,502 (year 2), and \$3,607 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$2,300,000 funded by Capital Improvement Project Funds. Contract execution is expected in September 2024 and completion of construction in September 2025.

5. Project: Coastal Carolina University
 H17.9630: Land Acquisition for Relocation of Track and Field Facility
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-26.71 acres in Horry County.
- Included in CPIP: No – The location for the track and field facility was decided after the 2023 CPIP submission process.
- CHE Approval: 04/01/24
- Supporting Details: Pages 63-80

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

Rationale: The university desires to relocate the track and field facility here to allow for the construction of the Health and Human Performance Building and detached Parking Garage on its current site. If acquired, this parcel will join the soccer complex, tennis complex, beach volleyball courts, and future intramural sports fields to create an east campus athletics/student recreation programmatic district.

Characteristics: This property, currently leased from the Coastal Carolina University Student Housing Foundation, is located on east campus. The track and field facility will be constructed on this parcel and will be used primarily by men's and women's track and field programs that include approximately 95 student athletes and coaches.

Financial Impact: The property is being offered by Coastal Carolina University Student Housing Foundation for no more than \$1,870,000. The due diligence activities will be funded from Other, Auxiliary Reserve Funds (uncommitted balance \$4.05 million at March 7, 2024). Revenue to this fund is generated from food service, vending, and bookstore commissions. The project is expected to result in a decrease of \$53,333 (year 1), and \$80,000 (years 2 thru 3), in annual operating expenditures. If the property is acquired, a new track and field facility will be constructed as part of a separate project for an estimated cost of \$3 million and will be funded by Auxiliary Reserve funds. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 in the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$1,890,000 (internal) funded by Auxiliary Reserve Funds.

6. Project: Coastal Carolina University
 H17.9625: Land Acquisition for Future Health and Human Performance Building
- Request: Establish Final Land Acquisition to purchase an +/-8.41-acre parcel on the main campus owned by the Coastal Educational Foundation.
- Included in CPIP: No – The preferred location of the new Health and Human Performance building (included in the 2023 CPIP), was not determined until after the 2023 CPIP submission.
- CHE Approval: 05/02/24
- Phase I Approval: January 31, 2024 (estimated at \$2,020,000) (SFAA)
- Supporting Details: Pages 81-92

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax	20,000		20,000	1,000,000	1,020,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</u>

Rationale: The acquisition is necessary to begin the planning process for the construction of a new academic building to house the CMC College of Health and Human Performance, as well as a detached parking structure to accommodate approximately 400 vehicles.

Characteristics: The property located on the university's main campus and is the current location of the track and field facilities. The track will be demolished and relocated.

Financial Impact: The property is offered by the Coastal Educational Foundation for \$1,000,000. The acquisition will be funded from Penny Sales Tax Funds (uncommitted balance \$50.42 million at February 29, 2024). Revenue to this fund is derived from legislation that guarantees that the university will receive 13.3% of the sales tax collections until 2039, and can be utilized for construction, renovation, land acquisition or to offset debt service payments. The project is expected to result in a decrease of \$23,674 (years 1 thru 3), in annual operating expenditures. An appraisal was completed in September 2023 and valued the property at \$1,870,000. A Phase I Environmental Site Assessment was completed in February 2024, and revealed no evidence of recognized environmental conditions in connection with the property, and therefore no further assessment is recommended at this time. 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 a nonprofit organization. If the property is acquired, an approximately 64,000 square foot academic building and detached parking structure will be constructed as part of a separate project for an estimated cost of \$53.1 million and will be funded by Penny Sales Tax funds. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 in the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$1,020,000 funded by Penny Sales Tax Funds.

7. Project: University of South Carolina - Columbia
H27.6158: Campus Residential Development - Sumter Street Sites
- Request: Establish Phase I Pre-Design Budget to demolish the existing buildings and construct new buildings on the site.
- Included in CPIP: Yes – 2023 CPIP Priority 11 of 16 in FY24 (estimated at \$20,000)
- CHE Approval: 05/02/24
- Supporting Details: Pages 93-102

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing Maintenance Reserve				3,000,000	3,000,000
Other, Institutional Capital Project				1,500,000	1,500,000
All Sources				<u>4,500,000</u>	<u>4,500,000</u>

Summary of Work: The project will demolish the remaining McBryde Quadrangle buildings, construct new buildings on the McBryde site that are taller to compliment the Honors College and increase the bed count on the site, and construct the third wing at the Honors College Residence Hall across Sumter Street from the McBryde site. Development will occur at other potential sites fronting Sumter Street which could include redevelopment at the Byrnes site and include other adjacent parcels. Development at the Byrnes site would be multi-purpose to provide student residences, academic space, administrative office space, and retail space at the street level. The various development components will be phased over many years. Approximately 1,150 beds could potentially be created through this project, but Phase I planning and design is needed to confirm the scope of work and associated cost.

Rationale: The McBryde Quadrangle & the Brynes Building have exceeded their service life and are the highest Housing priorities to replace with new construction, per the university.

Facility Characteristics: The McBryde Building to be demolished is 68,046 gross square feet and was constructed in 1955 (69 years old). The Byrnes Building to be demolished is 90,261 gross square feet and was constructed in 1955 (69 years old). The square footage of the new construction is expected to exceed the square footage of the structures to be demolished. There is continued demand for on-campus student housing, classrooms and administrative support space as enrollment continues to increase, per the university. Approximately 1,150 residential students, and thousands additional would use academic space, administrative support space and retail space.

Financial Impact: This phase of the project will be funded from Housing Maintenance Reserve (uncommitted balance \$18.92 million at March 15, 2024), and Institutional Capital Project Funds (uncommitted balance \$81.69 million at March 15, 2024). Revenue received to the Housing Maintenance Reserve Fund is derived from the Housing operating budget, which includes housing fees and revenues generated by laundry operations, conferences, and interest. Revenue received to the Institutional Capital Projects Fund is derived from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is expected to result in an increase of \$2,380,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is

designated for capital improvements, currently \$40 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. Housing fees are charged to residential students, an average of the various rates is \$5,133 per student per semester and has increased from \$3,642 for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$300,000,000 (internal). Phase II will be funded by Housing Revenue Bonds, and State Institution Bonds.

8. Project: University of South Carolina - Columbia
 H27.6159: Thomas Cooper Library Renovation
- Request: Establish Phase I Pre-Design Budget to renovate the library.
- Included in CPIP: Yes – 2023 CPIP Priority 1 of 2 in FY27 (estimated at \$5,500,000)
- CHE Approval: 05/02/24
- Supporting Details: Pages 103-112

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project				975,000	975,000
All Sources				<u>975,000</u>	<u>975,000</u>

Summary of Work: The project will investigate space utilization and renovation for the seven levels within the Thomas Cooper Library. The project will modernize spaces within the library by re-purposing and renovating areas to serve contemporary student needs that prioritize study space. The project will also replace aged mechanical HVAC systems that cannot maintain proper humidity and fresh air ventilation. A sprinkler system and a new fire alarm system will be installed for life safety and code compliance. Asbestos abatement will occur as ceiling and floor finishes are replaced. Lastly, the project will enhance lighting and Wi-Fi connectivity to serve the students. The project scope is not expected to trigger the need to meet LEED Silver or Two Green Globes certification standards.

Rationale: Per the university, the replacement and upgrades of mechanical HVAC equipment and ducts is essential to perpetuating the use of the facility as a place for high occupant density and library collections. The high level of occupancy mandates upgrades to life safety systems. Most of the HVAC equipment is original to the building.

Facility Characteristics: The Thomas Cooper Library is 283,595 gross square feet and was constructed in 1959 (65 years old). Approximately 37,000 students, faculty, staff, and local community use the library.

Financial Impact: This phase of the project will be funded from Institutional Capital Project Funds (uncommitted balance \$81.69 million at March 15, 2024). Revenue received to the Institutional Capital Projects Fund is derived from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. 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 \$40 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. The Phase I amount is 1.9% of the estimated cost to complete the project and the additional funds will be used to procure a Construction Manager at Risk, as well as to cover the cost of extraordinary involvement from a mechanical engineer to develop an HVAC design sufficient to obtain accurate budget information for the Phase II request.

Full Project Estimate: \$50,000,000 (internal). Phase II will be funded by and State Institution Bonds and Institutional Capital Project Funds.

9. Project: University of South Carolina - Aiken
 H29.9562: Soccer Field and Infrastructure
- Request: Establish Phase I Pre-Design Budget to construct a soccer field house facility, soccer field and other infrastructure.
- Included in CPIP: Yes – 2023 CPIP Priority 3 of 5 in FY24 (estimated at \$1,500,000)
- CHE Approval: 05/02/24
- Supporting Details: Pages 113-122

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				75,000	75,000
All Sources				<u>75,000</u>	<u>75,000</u>

Summary of Work: The project will construct a new NCAA-compliant competition soccer field, a soccer field house facility, and infrastructure on approximately 7.5 acres. In addition to field site work, a 5,000 gross square foot field house building, lighting, fencing, netting, bleachers, press box, parking, and an access drive are included in the scope of work. The field house will include public restrooms, men's and women's locker rooms, equipment storage, concessions, training support rooms and other support spaces. Ultimately, the scope of work will depend on available funding and may be adjusted at the time of the Phase II request.

Rationale: Aiken's competition fields are being consolidated in their athletics district of campus in accordance with the master plan. The site of the existing intramural soccer field is being developed as the location of the new SC National Guard Cyber Center/ DreamPort and Advanced Manufacturing Collaborative (AMC). Therefore, the existing soccer field must be relocated. Locating these two facilities at the core of the campus in close proximity to one another will facilitate collaborations and partnerships between the SCNG Dream Port and the AMC.

Facility Characteristics: The new soccer field house facility will be approximately 5,000 gross square feet. Approximately 2,000 students, faculty, staff, and visitors are expected to utilize the new facilities.

Financial Impact: Th project will be funded from Institutional Funds (uncommitted balance \$5.5 million at March 15, 2024). Revenue received is derived from operating funds. The project is expected to result in an increase of \$15,000 (year 1), and \$30,000 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$12 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024.

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

10. Project: University of South Carolina – Upstate
 H34.9555: Rampey Building Expansion and Renovation
- Request: Establish Phase II Full Construction Budget to construct an addition to the Rampey Building to accommodate the relocation and expansion of the Health Services Facility.
- Included in CIP: Yes – 2023 CIP Priority 2 of 6 in FY24 (estimated at \$2,500,000)
- CHE Approval: 05/02/24
- Phase I Approval: June 2023 (estimated at \$2,500,000) (SFAA)
- Supporting Details: Pages 123-132

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project	37,500		37,500	2,962,500	3,000,000
All Sources	<u>37,500</u>		<u>37,500</u>	<u>2,962,500</u>	<u>3,000,000</u>

Summary of Work: This project will expand the current facility with a 4,590 gross square foot addition that will include exam rooms, a waiting room, a nurse station with a lab, administrative offices, and numerous other support spaces. Minor interior modifications to the existing building will facilitate connectivity to the addition through a renovated main lobby and reception space. Lastly, the work will include sitework, a covered connecting walkway, and mechanical and electrical infrastructure for the expansion. The roof to be installed on the addition will be a 60mil single-ply TPO roof system and will come with the minimum 20-year material and workmanship warranty.

Rationale: The current Health Services Facility is in a converted house on the opposite side of campus from most student housing. The expansion will enable the department to expand services to students and be closer in proximity to a majority of the residence halls.

Facility Characteristics: The current Health Services Facility is 2,326 gross square feet and was constructed in 1995 (29 years old). The existing Rampey Building is 7,172 square feet and was constructed in 1995 (29 years old). 95% of the existing building houses Counseling Services and 5% houses Health Services. The addition will house the Health Services functions being relocated from elsewhere on campus. The facility will be accessible to the entire campus community of students, faculty, and staff of over 5,000 individuals.

Financial Impact: The project will be funded from Other, Institutional Capital Project Funds (uncommitted balance \$11.91 million at March 15, 2024). Institutional Capital Project Funds are generated from the portion of tuition and fees designated for bond and renovation reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is expected to result in an increase of \$7,250 (year 1), and \$14,500 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$295 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$3,000,000 funded by Institutional Capital Project Funds. Contract execution is expected in November 2024 and completion of construction in July 2025.

11. Project: Winthrop University
 H47.9612: Winthrop Lake Dam Renovation
- Request: Establish Phase II Full Construction Budget to renovate the Winthrop Lake Dam.
- Included in CPIP: Yes – 2023 CPIP Priority 10 of 12 in FY24 (estimated at \$4,000,000)
- CHE Approval: 05/02/24
- Phase I Approval: October 2023 (estimated at \$4,000,000) (SFAA)
- Supporting Details: Pages 133-142

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY24 Proviso 118.19 (B) (18), Winthrop Lake Dam Repair	110,000		110,000	890,000	1,000,000
All Sources	<u>110,000</u>		<u>110,000</u>	<u>890,000</u>	<u>1,000,000</u>

Summary of Work: The project will replace the outfall structure, emergency spillway, remove the vegetation across the face of the dam, repair roadway on top of the dam, and add safety guardrail along top of the dam, plus maintain a pump on site to control water level as required by DHEC Safe Dams.

Rationale: The existing dam outfall has partially collapsed/is clogged impacting the regulation of the water level in the lake. Winthrop is working with SC DHEC Dam Safety regarding the condition of the dam.

Facility Characteristics: The earthen dam was constructed in the early 1950's (74 years old), and it impounds the 9-acre Winthrop Lake. The lake is used for academic research on the wetlands and wildlife is stocked with fish and so is used by Winthrop and locals for fishing (DNR does regular fish surveys). It is also the backdrop for some of the Come See Me festival and the US Disc Gold championships.

Financial Impact: This phase of the project will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$890K at March 4, 2024). 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 \$543 per student per semester, and has decreased from \$523 for academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$4,000,000 funded by Appropriated State (nonrecurring) Funds. The university is requesting additional funds in the FY24-25 budget process to cover the remainder of the project.

12. Project: Greenville Technical College
H59.6310: Center for Workforce Development

Request: Establish Phase I Pre-Design Budget to construct a new facility to house Work Force Development programs.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 7 in FY24 (estimated at \$25,000,000)

CHE Approval: 05/02/24

Supporting Details: Pages 143-154

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY24 Proviso 118.19 (B) (20) (f), Center for Workforce Development				375,000	375,000
All Sources				<u>375,000</u>	<u>375,000</u>

Summary of Work: The project will complete site development and construct a new facility on the college's Brashier campus. The building will provide lab space, classroom space, lecture space and staff office space. The building will also include welding booths, a simulation lab, a fabrication area, testing labs, and a covered outdoor storage space. The building will be state-of-the-art with the main focus on welding education and technology. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet Two Green Globes certification standards.

Rationale: The new facility will facilitate an improved learning environment for those students seeking to enter the workforce.

Facility Characteristics: The building to be constructed will be approximately 35,000 to 40,000 square feet. It will be utilized by approximately 150 to 175 students.

Financial Impact: This phase of the project will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$15 million at February 20, 2024). The project is expected to result in an increase of \$412,800 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$25,000,000 funded by Appropriated State (nonrecurring) Funds. Phase II will be funded by Appropriated State (nonrecurring) and College Plant Funds.

13. Project: Northeastern Technical College
H59.6222: Cheraw Campus Schaeffler Manufacturing Technology Academy
- Request: Establish Phase II Full Construction Budget to construct an industrial building on the Cheraw Campus.
- Included in CPIP: Yes – 2023 CPIP Priority 1 of 4 in FY24 (estimated at \$6,447,500)
- CHE Approval: 05/02/24
- Phase I Approval: November 2022 (estimated at \$5,600,000) (SFAA)
- Supporting Details: Pages 155-178

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(23)(n), Instructional Building (transfer from H59-6142) (FY20 Proviso 25.12, Northeastern Tech Repurpose)	52,500		52,500	3,447,500	3,500,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(i), Cheraw Campus				3,000,000	3,000,000
Other, NETC Foundation Schaeffler Donation				506,130	506,130
All Sources	<u>52,500</u>		<u>52,500</u>	<u>6,953,630</u>	<u>7,006,130</u>

Summary of Work: The project will construct a 27,520 square foot industrial building from a prefab shell to be purchased, and will be used by the Schaeffler Group, USA for the NETC Apprenticeship Program. The new building will be brick and mortar, with a metal roof. The new building will replace buildings 400, 600 and 700. Buildings 400, 600 and 700 have been demolished in a non-pip project (H59-N176-MJ), which was fully funded by Chesterfield County. The roof on the new building will be standing seam metal roof and will come with the minimum 20-year material and workmanship warranty.

Rationale: Renovation of buildings 600 and 700 would cost more than constructing a new building to bring them into compliance with current building codes, add additional bathrooms, and make major repairs, per the college. The configuration of the existing buildings to convert into a flexible space for training would have required the removal of walls and major reconstruction to get the same amount of space compared to the new building.

Facility Characteristics: Building 400 was 7,600 square feet, Building 600 was 9,220 square feet, and Building 700 was 5,225 square feet. Building 400 was constructed in 1976 (48 years old), and Buildings 600 and 700 were both constructed in the 1970's (54 years old). The new building to be constructed will be for the Schaeffler Manufacturing Technology Academy to provide a flexible space to teach multiple courses for the workforce. It is estimated that 100+ students, and 10+ staff will use the facility as the program increases.

Financial Impact: This phase of the project will be funded from FY17 Appropriated State Funds, Proviso 118.16 (nonrecurring) (uncommitted balance \$3.44 million at February 5, 2024) and redirected in FY20 Proviso 25.12, FY24 Appropriated State (nonrecurring) (uncommitted balance \$4 million at February 5, 2024), and Other, NETC Foundation Schaeffler Donation

Funds (uncommitted balance \$506K at February 5, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased because of the project. Currently, no portion of tuition is designated for capital improvements. The building will be designed to meet Two Green Globe certification standards with anticipated energy savings of \$506,250 over a 30-year period.

Full Project Estimate: \$7,006,130 funded by FY17 & FY24 Appropriated State (nonrecurring), and NETC Foundation Schaeffler Donation Funds. Contract execution is expected in July 2024 and completion of construction in July 2026.

14. Project: Tri County Technical College
H59.6311: Anderson Campus Transportation, Logistics & Utility Center
- Request: Establish Phase I Pre-Design Budget to construct a three new buildings and expand another.
- Included in CPIP: Yes – 2023 CPIP Priority 3 of 8 in FY24 (estimated at \$25,000,000)
- CHE Approval: 05/02/24
- Supporting Details: Pages 179-188

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY23 Proviso 118.19 (B) (27) (w), Transportation, Logistics, & Utility Center				465,000	465,000
All Sources				<u>465,000</u>	<u>465,000</u>

Summary of Work: The project will construct three new buildings and expand another. The Mechatronics building to be constructed will be located adjacent to the current main campus building. The Automotive/Diesel program building to be constructed will be located on the south side of the Anderson campus. An equipment and outdoor lab building will also be constructed. The Academic building will also be expanded. The truck driver training pad will be expanded to accommodate a third section of classes. All structures will be fully accessible with energy efficient systems. All roofing material options will be evaluated during the phase I process. The new buildings will be designed to meet Two Green Globes certification standards.

Rationale: The need for the additional facilities are based on third party economic scans whose data supported the need for each of these services and programs in the Anderson area.

Facility Characteristics: The Mechatronics building to be constructed will be approximately 22,000 square feet. The Automotive/Diesel program building to be constructed will be approximately 22,000 square feet. The equipment and outdoor lab building to be constructed will be approximately 4,000 square feet. The existing Academic building is 5,000 square feet and was constructed in 2013 (11 years old), will be expanded by approximately 4,000 square feet. The new buildings and expanded academic building will house the Mechatronics Program, Automotive/Diesel Program, and CDL/Heavy Equipment & Power Lineman Programs. The facilities will be utilized by approximately 1,000 students, faculty, staff, and clients.

Financial Impact: This phase of the project will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$6 million at February 5, 2024). The project is expected to result in an increase of \$169,462 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$2.17 per student per semester, and has not changed for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$31,000,000 (internal) funded by Appropriated State (nonrecurring) Funds. Phase II will be funded by Appropriated State (nonrecurring) and Accumulated Maintenance Funds.

15. Project: Tri County Technical College
 H59.6289: Industrial Technology Center
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to add a metrology lab and grinding lab to the CNC lab space in the technology center.
- Included in CPIP: Yes – 2023 CPIP Priority 5 of 8 in FY24 (estimated at \$500,000)
- CHE Approval: 03/22/24
- Phase II Approval: January 2024 (estimated at \$500,000) (Admin)
- Supporting Details: Pages 189-198

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (32), Industrial Technology Center	500,000		500,000		500,000
Other, Accumulated Maintenance				150,000	150,000
All Sources	<u>500,000</u>		<u>500,000</u>	<u>150,000</u>	<u>650,000</u>

Summary of Work: The project will add a metrology lab and a grinding lab by enclosing outdoor space. Each lab will be approximately 1,000 square feet and utilize existing equipment.

Rationale: The project is needed due to program growth and academic requirements.

Facility Characteristics: The Industrial Technology Center is 52,815 square feet and was constructed in 1980 (44 years old). The new labs will add 2,000 square feet of space to the facility. Approximately 55 students and 6 faculty/staff members will utilize the space each semester.

Financial Impact: This phase of the project will be funded from Accumulated Maintenance Funds (uncommitted balance \$41.40 million at January 31, 2024). Revenue to this fund is primarily generated by the colleges annual Capital Transfer (excess revenue over expenditures), from the operating to plant fund and state proviso funding. A smaller amount is funded by local counties to support capital repairs and maintenance. 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 \$2.17 per student per semester, and has not changed for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$650,000 funded by Appropriated State (nonrecurring) and Accumulated Maintenance Funds. Contract execution is expected in May 2024 and completion of construction in September 2024.

16. Project: Department of Administration
 D50.6153: Calhoun Building - Replace Operable Windows
- Request: Establish Phase I Pre-Design Budget to replace the windows in the building.
- Included in CPIP: Yes – 2023 CPIP Priority 24 of 38 in FY24 (estimated at \$2,380,000)
- CHE Approval: N/A
- Supporting Details: Pages 199-206

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Summary of Work: The project will replace all the operable windows in the building located on Senate Street in Columbia.

Rationale: The windows are original to the building, past their useful life, and leaking in multiple areas.

Facility Characteristics: The Calhoun Building is approximately 97,672 square feet and was constructed in 1926 (98 years old). The building is utilized by approximately 190 Judicial Branch personnel and various annual visitors.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$7.34 million at February 21, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures. The Phase I amount requested is 2.10% of the estimated cost to complete the project and the additional amount will be used hazardous materials testing.

Full Project Estimate: \$2,380,000 (internal) funded by Depreciation Reserve Funds.

17. Project:	Department of Administration D50.6154: Data Center – Emergency Waterproofing and Drainage
Request:	Establish Phase II Full Construction Budget to rehabilitate the exterior wall, waterproof the building and address drainage at the Data Center.
Included in CPIP:	No – This is an emergency project and unknown at the time of the 2023 CPIP submission.
CHE Approval:	N/A
Supporting Details:	Pages 207-216

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				315,740	315,740
All Sources				<u>315,740</u>	<u>315,740</u>

Summary of Work:	The project includes the following: 1) grading of swale construction, tree removal, and site prep; 2) excavation of unsuitable soil and replacement with 57 stone (approximately 88') with exposure of waterproofing and cleaning of lower wall; 3) excavation and installation of new hybrid curtain drain/storm drain with modifications of all gutter inlets with discharge at storm drain; 4) pouring of slab along the structure to form a rigid swale for surface runoff; 5) removal and regrading of existing patio slab and added drainage for roof scupper discharge and connection to swale slab; 6) waterproofing of base.
Rationale:	The SC Data Center sustained significant flooding and water intrusion due to severe weather events on March 1, 2024, and again on March 6, 2024. Rainwater leaked into the main server room that houses all the state IT equipment and infrastructure. The Data Center is a disaster recovery site that supports law enforcement and other first responder systems and any amount of water accessing those critical servers would make them inoperable thus creating a severe threat to public health and welfare, in addition to potentially destroying hundreds of millions of dollars of equipment. Emergency response was necessary to stop the extensive water entering the building to prevent damage to the building contents.
Facility Characteristics:	The Data Center Building is approximately 76,021 square feet and was constructed in 1999 (25 years old). The facility is utilized by approximately 205 staff and various visitors annually.
Financial Impact:	The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$7.34 million at February 21, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.
Full Project Estimate:	\$315,740 (internal) funded by Depreciation Reserve Funds. Contract execution is expected in March 2024 and completion of construction in March 2024.

18. Project: Department of Administration
 D50.6124: Gressette Building – VAV Replacement

Request: Establish Phase II Full Construction Budget to replace identified VAV terminal hot water systems in the building.

Included in CIP: Yes – 2023 CIP Priority 6 of 38 in FY24 (estimated at \$950,000)

CHE Approval: N/A

Phase I Approval: October 2023 (estimated at \$950,000) (JBRC)

Supporting Details: Pages 217-226

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State				143,488	143,488
Other, Depreciation Reserve	14,250		14,250	792,262	806,512
All Sources	<u>14,250</u>		<u>14,250</u>	<u>935,750</u>	<u>950,000</u>

Summary of Work: The project will address the VAVs and associated controls throughout the Marion Gressette Building that have not been replaced. The existing associated ceiling and lighting system, which will be completely demoed in order to install the new VAVs, will also be replaced.

Rationale: The VAV systems are original to the building, frequently require repairs, and parts are becoming obsolete.

Facility Characteristics: The Marion Gressette Building is 81,737 gross square feet and was constructed in 1976 (48 years old). The building houses SC State Senate offices, conference, and meeting rooms. The building is utilized by 166 employees and visitors daily.

Financial Impact: This phase of the project will be funded from Appropriated State (uncommitted balance \$8.31 million at February 29, 2024), and Depreciation Reserve Funds (uncommitted balance \$7.55 million at March 28, 2024). Revenues received to the Depreciation Reserve Fund are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$950,000 funded by Appropriated State, and Depreciation Reserve Funds. Contract execution is expected in January 2025 and completion of construction in December 2025.

19. Project: Department of Administration
D50.6129: Wade Hampton Building - Replace Fan Coil Units
- Request: Establish Phase II Full Construction Budget to replace fan coil units in the building.
- Included in CPIP: Yes – 2023 CPIP Priority 4 of 38 in FY24 (estimated at \$720,000)
- CHE Approval: N/A
- Phase I Approval: October 2023 (estimated at \$720,000) (JBRC)
- Supporting Details: Pages 227-236

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	15,800		15,800	2,330,669	2,346,469
All Sources	<u>15,800</u>		<u>15,800</u>	<u>2,330,669</u>	<u>2,346,469</u>

- Summary of Work: The project will replace all obsolete fan coil units, relevant piping, electrical, controls, and insulation.
- Rationale: A number of the fan coil units within the building have exceeded their life expectancy, and parts for repairs and maintenance are difficult to source.
- Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (86 years old). On average, the fan coil units were installed in 1974 (49 years old). The building is utilized by the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor's Office, SC State Treasurer's Office, SC Comptroller General Office, SC Adjutant General's Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various visitors daily.
- Financial Impact: The project will be funded from FY24 Appropriated State Funds (uncommitted balance \$8.31 million at February 29, 2024). The project is expected to result in a decrease of \$661 (years 1 thru 3), in annual operating expenditures.
- Full Project Estimate: \$2,346,469 funded by Appropriated State Funds. Contract execution is expected in December 2024 and completion of construction in February 2025. The estimated cost to complete the project has increase from the Phase I amount due to current market conditions and continuously rising construction costs. Additionally, the Phase I estimated amount was based on historical costs of the units themselves and failed to account for the related necessary electrical, piping, casework, and controls.

20. Project: Department of Administration
D50.6132: Brown Building – Replace East Side and West Side Bus Bar

Request: Establish Phase II Full Construction Budget to replace the electrical bus bars.

Included in CPIP: Yes – 2023 CPIP Priority 26 of 38 in FY24 (estimated at \$825,000)

CHE Approval: N/A

Phase I Approval: December 2023 (estimated at \$825,000) (JBRC)

Supporting Details: Pages 237-246

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	17,375		17,375	969,122	986,497
All Sources	<u>17,375</u>		<u>17,375</u>	<u>969,122</u>	<u>986,497</u>

Summary of Work: The project will replace the east and west bus bars and associated bus bar plugs, which serves the Edgar A. Brown Building.

Rationale: The electrical bus bars are original to the facility, are past their life expectancy, and replacement parts are difficult to source. If either of the bus bars were to experience a failure, electrical service would be lost throughout the facility.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1976 (48 years old). The Brown Building is utilized by Administrative Law Clerk, Attorney General, Commission for the Blind, Department of Public Safety, Department of Administration, Judicial Branch, Medical University of South Carolina, Parks, Recreation & Tourism, Secretary of State, State Board of Financial Institutions, Procurement Review Board, Senate, and Education Oversight. The building is utilized by approximately 150 employees and various visitors daily.

Financial Impact: The project will be funded from FY24 Appropriated State Funds (uncommitted balance \$8.31 million at February 29, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$986,497 funded by Appropriated State Funds. Contract execution is expected in December 2024 and completion of construction in December 2025.

21. Project: Department of Administration
D50.6140: Dennis Building - Fan Coil Units and Water Line Replacements, Floors 4-7

Request: Establish Phase II Full Construction Budget to replace fan coil units on the 4th through 7th floors.

Included in CPIP: Yes – 2023 CPIP Priority 5 of 38 in FY24 (estimated at \$1,075,021)

CHE Approval: N/A

Phase I Approval: January 2024 (estimated at \$3,029,128) (SFAA)

Supporting Details: Pages 247-256

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(71)(a), Facilities Management – Maintenance Projects (transfer from D50-6114)				100,000	100,000
Other, Depreciation Reserve	45,000		45,000	1,947,691	1,992,691
Other, Depreciation Reserve (transfer from D50-6052)				360,000	360,000
Other, Depreciation Reserve (transfer from 6080)				482,570	482,570
All Sources	<u>45,000</u>		<u>45,000</u>	<u>2,890,261</u>	<u>2,935,261</u>

Summary of Work: The project will replace all obsolete fan coil units, relevant piping, electrical, controls, and insulation.

Rationale: The fan coil units have exceeded their life expectancy and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Dennis Building is approximately 247,543 square feet and was constructed in 1950 (74 years old). The fan coil units are 20+ years old. The Dennis Building is utilized by the Attorney General, Commission for the Blind, Department of Natural Resources, Department of Revenue and Fiscal Affairs, and Legislative Council. Approximately 750 staff plus various visitors utilize the building daily.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) as a transfer from D50-6114 (uncommitted balance \$100K at March 28, 2024), Other Depreciation Reserve as a transfer from D50-6052 (uncommitted balance \$360K at March 28, 2024), and a transfer from D50-6080 (uncommitted balance \$483K at March 28, 2024), and Other, Depreciation Reserve Funds (uncommitted balance \$7.55 million at March 28, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is expected to result in a decrease of \$559 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,935,261 funded by Appropriated State and Depreciation Reserve Funds. Contract execution is expected in November 2024 and completion of construction in November 2025.

22. Project: Department of Administration
D50.6141: Dennis Building – Roof Replacement

Request: Establish Phase II Full Construction Budget to replace the existing roof on the building.

Included in CPIP: Yes – 2023 CPIP Priority 25 of 38 in FY24 (estimated at \$1,200,000)

CHE Approval: N/A

Phase I Approval: January 2024 (estimated at \$1,200,000) (SFAA)

Supporting Details: Pages 257-270

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	20,000		20,000	949,655	969,655
FY21 Appropriated State (transfer from D50-6068)				38,829	39,829
FY22 Appropriated State (transfer from D50-6079)				57,781	57,781
FY23 Appropriated State (transfer from D50-6099)				80,500	80,500
FY23 Appropriated State (transfer from D50-6104)				368,415	368,415
FY23 Appropriated State (transfer from D50-6108)				285,635	285,635
FY23 Appropriated State (transfer from D50-6109)				258,186	258,186
All Sources	<u>20,000</u>		<u>20,000</u>	<u>2,040,000</u>	<u>2,060,000</u>

Summary of Work: The existing low sloped roof systems consist of a thermoplastic (TPO) roof membrane over a layer of extruded polystyrene over an aggregate surfaced asphalt built-up roof system over fiberglass roof insulation and a concrete roof deck. The replacement roof will be a thermoplastic roof membrane system. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: The manufacturer's warranty expired in May 2020 and the roof appears to have reached the end of its useful service life, requiring replacement.

Facility Characteristics: The Dennis Building is approximately 247,573 gross square feet and was constructed in 1950 (74 years old). The roof was replaced in 2005 (19 years old). The building is utilized by Attorney General, Commission for the Blind, Department of Natural Resources, Department of Revenue and Fiscal Affairs, and Legislative Council. The building is utilized by 750 employees and visitors daily.

Financial Impact: The project will be funded from FY24 Appropriated State (uncommitted balance \$8.31 million at February 29, 2024), FY21, FY22 and FY23 Appropriated State Funds (uncommitted balances \$1.09 million at February 29, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,200,000 funded by Appropriated State Funds. Contract execution is expected in October 2024 and completion of construction in May 2025.

23. Project: Department of Administration
 D50.6145: Calhoun Building – Replace Fan Coil Units (93)

Request: Establish Phase II Full Construction Budget to replace obsolete fan coil units throughout the building.

Included in CPIP: Yes – 2023 CPIP Priority 21 of 38 (estimated at \$550,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$550,000) (JBRC)

Supporting Details: Pages 271-280

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	18,250		18,250	951,971	970,221
All Sources	<u>18,250</u>		<u>18,250</u>	<u>951,971</u>	<u>970,221</u>

Summary of Work: The project will replace all obsolete fan coil units, relevant piping, electrical, controls, and insulation.

Rationale: A number of the fan coil units within the building have exceeded their life expectancy, and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Calhoun Building is approximately 96,672 square feet and was constructed in 1926 (98 years old). On average, the fan coil units were installed in the 1970's and are approximately 50 years old. The building is utilized by approximately 190 South Carolina Judicial Branch staff and various annual visitors.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$7.34 million at February 21, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is expected to result in a decrease of \$218 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$970,221 funded by Depreciation Reserve Funds. Contract execution is expected in December 2024 and completion of construction in June 2026.

24. Project: Department of Administration
D50.6146: Supreme Court Building – Replace Fan Coil Units (37)

Request: Establish Phase II Full Construction Budget to replace obsolete fan coil units throughout the building.

Included in CPIP: Yes – 2023 CPIP Priority 22 of 38 (estimated at \$250,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$250,000) (JBRC)

Supporting Details: Pages 281-290

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	13,750		13,750	650,188	663,938
All Sources	<u>13,750</u>		<u>13,750</u>	<u>650,188</u>	<u>663,938</u>

Summary of Work: The project will replace all obsolete fan coil units, relevant piping, electrical, controls, and insulation.

Rationale: A number of the fan coil units within the building have exceeded their life expectancy, and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (103 years old). On average, the fan coil units were installed in the 1980's and are approximately 40 years old. The building is utilized by approximately 50 South Carolina Judicial Branch staff and various annual visitors.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$7.34 million at February 21, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is expected to result in a decrease of \$5,011 (year 1), and \$10,022 (years 2 and 3), in annual operating expenditures.

Full Project Estimate: \$663,938 funded by Depreciation Reserve Funds. Contract execution is expected in October 2024 and completion of construction in June 2025. The estimated cost to complete the project has increase from the Phase I amount due to current market conditions and continuously rising construction costs. Additionally, the Phase I estimated amount was based primarily on the fan coil unit cost and failed to include associated electrical, piping, and controls.

25. Project: Department of Administration
D50.6147: Wade Hampton Building - Subsurface Water Remediation Repairs
(Annualized)
- Request: Establish Phase II Full Construction Budget for the repair/replacement of the exterior waterproofing.
- Included in CPIP: No – The project and funding were not identified until after submission of the 2023 CPIP.
Phase I Approval: March 2024 (estimated at \$1,819,620) (SFAA)
CHE Approval: N/A
Supporting Details: Pages 291-300

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	37,000		37,000	1,360,263	1,397,263
Other, Depreciation Reserve				397,737	397,737
All Sources	<u>37,000</u>		<u>37,000</u>	<u>1,758,000</u>	<u>1,795,000</u>

- Summary of Work: This will be an annualized project and will completed in two (2) annualized phases, to repair or replace the exterior waterproofing of the building basement and the underground pedestrian tunnel. Construction of the first annualized phase will address the pedestrian tunnel.
- Rationale: The exterior subsurface waterproofing material for the building and pedestrian tunnel, has deteriorated, leading to water infiltration in the basement and the pedestrian tunnel. Both areas experience water infiltration in office spaces and common areas after rainfall events.
- Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (85 years old). The pedestrian tunnel is approximately 12,240 square feet and was constructed in 1970 (54 years old), The pedestrian tunnel is utilized by the Calhoun and Wade Hampton Buildings. The Calhoun Building is utilized by approximately 190 Judicial Branch personnel and the Wade Hampton Building is utilized by approximately 275 staff and various annual visitors of the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor’s Office, SC State Treasurer’s Office, SC Comptroller General Office, SC Adjutant General’s Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various visitors daily.
- Financial Impact: This phase of the project will be funded from FY24 Appropriated State (uncommitted balance \$8.31 million at February 21, 2024), and Other, Depreciation Reserve (uncommitted balance \$7.31 million at February 21, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,795,000 for this phase of the project to be funded by Appropriated State and Depreciation Reserve Funds. The estimated cost to complete both annualized phases is \$4,937,050, to be funded by Appropriated State and Depreciation Reserve Funds. Contract execution is expected in October 2024 and completion of construction in August 2025.

26. Project: Department of Administration
D50.6148: Window Replacement

Request: Establish Phase II Full Construction Budget to replace the windows at the SC State Library.

Included in CPIP: Yes – 2023 CPIP Priority 12 of 38 in FY24 (estimated at \$1,000,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$1,000,000) (SFAA)

Supporting Details: Pages 301-310

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	25,000		25,000	1,043,848	1,068,848
All Sources	<u>25,000</u>		<u>25,000</u>	<u>1,043,848</u>	<u>1,068,848</u>

Summary of Work: This project will replace the windows.

Rationale: The windows are original to the buildings, past their useful life, and leaking in multiple areas.

Facility Characteristics: The SC State Library Building is approximately 62,260 square feet and was constructed in 1969 (55 years old). The State Library Building is utilized by approximately 45 staff and various annual visitors.

Financial Impact: The project will be funded from FY24 Appropriated State Funds (uncommitted balance \$8.31 million at February 29 2024). The project is expected to result in a decrease of \$2,506 (year 1), and \$3,341 (years 2 and 3), in annual operating expenditures.

Full Project Estimate: \$1,068,848 funded by FY24 Appropriated State Funds. Contract execution is expected in November 2024 and completion of construction in September 2025.

27. Project: Department of Administration
 D50.6073: SC State Library - Replace Lower Roof and Recoat Upper Roof

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to repair and/or replace portions of the roof.

Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP submission.

Phase I Approval: March 2021 (estimated at \$321,000) (Admin)

Phase II Approval: June 2021 (estimated at \$286,527) (Admin)

CHE Approval: N/A

Supporting Details: Pages 311-320

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Capital Reserve (1), State-Owned Building Deferred Maintenance	5,815	280,712	286,527		286,527
Other, Depreciation Reserve				232,473	232,476
All Sources	<u>5,815</u>	<u>280,712</u>	<u>286,527</u>	<u>232,473</u>	<u>519,000</u>

Summary of Work: The project will completely replace the existing GAF lower roof with a new GAF roof and to seal the upper roof with a new silicone roof coating. The lower built-up roof (Areas D and E) will be replaced with a single-ply PVC thermoplastic roofing membrane system. The coating for the upper roof will extend the upper roof's viability and will come with a 20-year material and workmanship warranty. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: The lower roof is experiencing many leaks, is beyond its useful life, and is in dire need of replacement. The base bid addresses the replacement of roof areas D and E, and the first alternate addresses the necessary repairs and re-coating of roof areas A, B, and C.

Facility Characteristics: The SC State Library is approximately 62,260 square feet and was constructed in 1969 (55 years old). The roof area to be replaced are original to the building and the areas to be recoated are 22 years old. The SC State Library is occupied by 45 staff and has approximately 200 occupants and visitors per week.

Financial Impact: This phase of the project will be funded from Depreciation Reserve Fund (uncommitted balance \$7.31 million at February 21, 2024). Revenue to this fund is derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$519,000 funded by FY20 Capital Reserve and Depreciation Reserve Funds. Construction completion is anticipated in December 2024

28. Project: Office of the Adjutant General
E24.9821: Joint Base Charleston Readiness Center

Request: Increase Phase II Full Construction Budget to cover increased costs to construct a new National Guard Readiness Center.

Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP submission.

CHE Approval: N/A

Phase I Approval: December 2019 (estimated at \$19,202,000) (SFAA)

Phase II Approval: March 2021 (estimated at \$19,822,860) (SFAA)

Supporting Details: Pages 321-330

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY20 Proviso 118.16 (B)(18)(b), Armory Construction and Revitalizations	22,466	1,977,534	2,000,000		2,000,000
Appropriated State, Operating				48,551	48,551
Federal, National Guard Bureau	265,564	17,557,296	17,822,860	9,000,000	26,822,860
All Sources	<u>288,030</u>	<u>19,534,830</u>	<u>19,822,860</u>	<u>9,048,551</u>	<u>28,871,411</u>

Summary of Work: The new National Guard Readiness Center will be built on federal land at Joint Base Charleston (13.1 acres licensed from USAF).

Rationale: A training facility that accommodates the modernization and transformation of equipment and performance of their mission to support the Strategic Depth of the Army and unit training in the Army Modular Force configuration is required. Due to a funding shortfall, 2 units were displaced when that National Guard Bureau was unable to fund the entire lease in 2016 on a 61,500 square foot facility at a cost of \$738K per year. The units were relocated to existing readiness centers nearby in Walterboro and Charleston. These facilities do not provide sufficient authorized square-footage, and do not meet Anti-terrorism/Force Protection standards. No other SCARNG facilities are suitable and available nearby to house the new units.

Facility Characteristics: The new facility will be 59,933 square feet and constructed on 13.1 acres of property. It will support the training, administrative, and logistical requirements for two SCARNG Units (1223 EN CO & I CO/237 SPT BN). It will house the 2 units consisting of 10 authorized full-time employees and 230 M-Day soldiers that currently do not have a permanent facility.

Financial Impact: This phase of the project will be funded from Appropriated State, Operating (uncommitted balance \$6.5 million at March 27, 2024), and Federal, National Guard Bureau Funds (uncommitted balance \$9.5 million at March 27, 2024). Revenue to this fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project will be constructed to meet LEED Silver certification standards with an anticipated energy savings of \$1,981,924 over a 30-year period. The project is expected to result in an increase of \$72,000 (year 1), \$76,000 (year 2), and \$80,000 (year 3) in annual operating expenditures.

Full Project Estimate: \$28,871,411 funded by Appropriated State (nonrecurring), Appropriated State (Operating) and National Guard Bureau Funds. Contract execution is expected in August 2024 with construction completion in December 2026.

29. Project: Office of the Adjutant General
E24.9835: (H29) USC Aiken - Cyber Integration Center 9835-B

Request: Change Project Name and Increase Phase II Full Construction Budget to construct the Aiken Cyber Integration Center.

Included in CPIP: Yes – 2023 CPIP priority 1 of 19 FY24 (estimated at \$42,945,784)

Phase I Approval: January 2022 (estimated at \$30,950,000) (SFAA)

Phase I Increase Approval: May 2023 (estimated at \$38,650,948) (SFAA)

Phase I Increase & Change Project Name Approval: August 2023 (estimated at \$38,650,948) (SFAA)

CHE Approval: N/A

Support Details: Pages 331-346

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(69)(a), Aiken Readiness Center	149,981	620,886	770,867		770,867
FY24 Appropriated State, Proviso 118.19 (B)(63)(f), USC Aiken National Guard Dreamport Facility				2,178,374	2,178,374
Federal, National Guard Bureau	453,944	1,862,627	2,316,571		2,316,571
Other, SRS		242,000	242,000	9,758,000	10,000,000
All Sources	<u>603,925</u>	<u>2,725,513</u>	<u>3,329,438</u>	<u>11,936,374</u>	<u>15,265,812</u>

Summary of Work: The project was established for the design and construction of both the Aiken Readiness Center and the Cyber Integration Center. Both buildings will be constructed on property owned by Aiken County Commission for Higher Education on the campus of the University of South Carolina Aiken. The Aiken Readiness Center will support the training, administrative and logistical requirements for two SCARNG Units. The Cyber Integration Center will consist of a collaborative innovation area, classrooms, testing and training rooms. It will also include a Secure Room for cyber protection activities. The construction of these facilities will be requested at separate times due to funding availability. The Aiken Readiness Center will be designed to meet LEED Silver or Two Green Globes certification standards. The current approved Phase II budget includes funds for the final design of the Aiken Readiness Center. The design of the Aiken Readiness Center is approximately 60% complete. The current requested Phase II increase will add full construction funding for the Aiken Cyber Integration Center.

Rationale: The Aiken Readiness Center is required to provide a training facility that accommodates modernization and transformation of equipment and performance of their mission to support Strategic Depth of the Army and the unit training in the Army Modular Force configuration. The Cyber Integration Center is a cyber security facility that will allow for secure cyber protection activities to be conducted by the SC Army National Guard, USC Aiken, and other Cyber protection entities.

- Facility Characteristics: The Cyber Integration Center to be constructed will be 23,530 square feet and will house the Office of the Adjutant General, University of South Carolina Aiken and other Cyber Security Agencies. An estimated 20 to 30 students and faculty will utilize the building, with an additional 9 SC Army National Guard M-Day soldiers and 75 to 100 industrial partners. The Aiken Readiness Center to be constructed will be 42,839 square feet and will house 2 units (1221 Engineer Company & 135th Cyber Protection Company), consisting of 7 authorized full-time employees and 183 M-Day Soldiers that currently do not have a facility.
- Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$12.48 million at March 27, 2024), and Savannah River Site Litigation Settlement Funds (uncommitted balance \$9.76 at March 27, 2024). The Aiken Readiness Center is expected to result in an increase of \$36,000 (year 1), \$38,000 (year 2), and \$40,000 (year 3) in annual operating expenditures. The Cyber Integration Center is expected to result in an increase of \$72,000 (year 1), \$76,000 (year 2), and \$80,000 (year 3), in annual operating expenditures. The Cyber Integration Center will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$515,718 over a 30-year period.
- Full Project Estimate: \$15,265,812 for this phase of the project, funded by Appropriated State (nonrecurring), National Guard Bureau, and SRS Funds. The total estimated cost of both facilities is \$41,956,326. Phase II of the Aiken Readiness Center will be funded by \$6.67 million in Appropriated State (nonrecurring) and \$20 million in National Guard Bureau Funds. Contract execution for the Cyber Integration Center is expected in April 2025 with construction completion in January 2027.

30. Project: Office of Adjutant General
 E24.9849: MTC Lift Station Pump Replacement

Request: Establish Phase II Full Construction and Revise Scope to add the replacement of a second lift station pump to the project.

Included in CPIP: No – The need for this project was unknown at the time of the 2023 CPIP submission. an emergency.

CHE Approval: N/A

Phase I Approval: September 2023 (estimated at \$171,961) (JBRC Staff)

Supporting Details: Pages 347-356

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	2,600		2,600	557,700	560,300
All Sources	<u>2,600</u>		<u>2,600</u>	<u>557,700</u>	<u>560,300</u>

Summary of Work: One of the two lift station pumps requires replacement, due to poor performance. Due to the age of the existing pump, a new pump will be required to have a transition plate manufactured and added between the new pump and the volute, as the new pump is configured differently. The second pump has experienced issues recently and therefore the scope is being revised to also replace the second pump. and now will require replacement.

Rationale: According to the agency, SC Department of Health and Environmental Control requires dual pumps on lift stations, so that if one pump fails, the second pump runs until repairs are made. Failure to replace the bad pump could place the Training Center in a position with no ability to transfer waste and would require possibly closure of the entire facility.

Facility Characteristics: The sewer lift station that serves McCrady Training Center was constructed in 1989 (35 years old). It pumps waste approximately 8 miles along Leesburg Road to the Richland County Sewer Collection System. The station serves the Regional Training Institute, Marine Corps Reserve Center, the Unit Training Equipment Site and associated billeting and training activities for the SC Army National Guard. There are an estimated 273,000 soldiers that utilize the Training Center on an annual basis.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$4 million at March 27, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$150 (year 1), and \$350 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$560,300 funded by National Guard Bureau Funds. Due to the highly active nature of McCrady Training Center, an Emergency Procurement is being pursued to complete a design/build project to replace both pumps and construction of an emergency connection to the existing force main for use of a commercially supplied pump to pump wastewater, should issues with both pumps occur in the future. The contract was executed in April 2024 with construction completion in July 2024.

31. Project: Governor's School for the Arts and Humanities
 H64.9600: Dining Hall Renovation

Request: Establish Phase II Full Construction Budget to expand the dining space.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 5 in FY24 (estimated at \$707,950)

CHE Approval: N/A

Phase I Approval: January 2023 (estimated at \$1,235,900) (SFAA)

Supporting Details: Pages 357-368

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(9), Dining Hall Expansion and Furniture Replacement	512,950		512,950		1,025,900
FY24 Appropriated State, Proviso 118.19 (B)(6)(a), Dining Hall Expansion and Furniture Replacement				512,950	512,950
Other, Donation from Aramark				210,000	210,000
All Sources	<u>512,950</u>		<u>512,950</u>	<u>722,950</u>	<u>1,235,900</u>

Summary of Work: The project will expand the dining hall by approximately 2,444 square feet to accommodate up to 140 seats by relocating offices. The work will include the demolition of several non-load bearing walls, relocation of serving lines, new flooring, and all new furniture. No major renovations, or renovations to any exterior walls is required.

Rationale: The dining hall is only rated to accommodate 75 people and the current dining facilities are not readily usable by students with mobility challenges and does not meet current standards for accessibility. Having maintained the original furnishings that are over 20 years old, the dining area is outdated and institutional.

Facility Characteristics: The Dining Hall is approximately 2,037 square feet and was constructed in 1991 (31 years old). The facility is used to serve all meals for students, staff, and for special events such as parent weekends, orientation, and any other large student events. There are 238 students and 75 staff that dine their daily.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$512,950 at January 23, 2024), and Other, Donation from Aramark (uncommitted balance \$210K at January 23, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,235,900 funded by FY23 & FY24 Appropriated State (nonrecurring) and Aramark Donation Funds. Contract execution is expected in June 2024 with construction completion in December 2024.

32. Project: SC Governor’s School for Science and Mathematics
 H65.9528: Roof Replacement
- Request: Establish Phase II Full Construction Budget to replace the roof on the main facility.
- Included in CPIP: Yes – 2023 CPIP Priority 3 of 4 in FY24 (estimated at \$940,000)
- CHE Approval: N/A
- Phase I Approval: December 2023 (estimated at \$940,000 (Admin)
- Supporting Details: Pages 369-382

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(7), Metal Roof Replacement	3,000		3,000	937,000	940,000
Appropriated State, FY23 Carryforward				136,752	136,752
All Sources	<u>3,000</u>		<u>3,000</u>	<u>1,073,752</u>	<u>1,076,752</u>

Summary of Work: The project will remove the existing asphalt and fiberglass architectural shingle roof down to the plywood sheathing, and removal of the existing gutter and downspouts, flashings and miscellaneous roofing components, and installation of new underlayment and a snap-together standing seam metal roof. All sheet metal gutters and downspouts, flashings and miscellaneous roofing components will also be installed. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing roof is original to building and is beyond its service life. It is damaged and leaking in many places and flashing around dormers and through-roof structures need replacing.

Facility Characteristics: The GSSM Building is 39,860 square feet and was constructed in 2003 (21 years old). The South Carolina GSSM is housed within one facility, and this project will replace the roof that covers the residence halls. Approximately 428 students, faculty, and staff will benefit from the project.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (non-recurring) (uncommitted balance \$937K at April 10, 2024), and FY23 Appropriated State, Carryforward Funds (uncommitted balance \$3.5 million at April 10, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,076,752 funded form Appropriated State (non-recurring) and Appropriated State, Carryforward Funds. Contract execution is expected in August 2024 with construction completion in March 2025.

33. Project: Vocational Rehabilitation Department
 H73.9627: Marlboro VR Center Repaving

Request: Establish Phase I Pre-Design Budget to repair and resurface the existing parking lot and loading area

Included in CPIP: Yes – 2023 CPIP Priority 1 of 3 in FY25 (estimated at \$718,400)

CHE Approval: N/A

Supporting Details: Pages 383-392

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Vocational Rehabilitation Services Grant				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will repair and resurface the existing parking lot and loading area. Subsurface investigations will be required to determine the depth and extent of deterioration of the existing paving prior to resurfacing. Exterior lighting will also be added to the parking areas for increased safety and security.

Rationale: The existing parking lot needs repair and resurfacing.

Facility Characteristics: The Marlboro Vocational Rehabilitation (VR) Center is 24,100 square feet and was constructed in 1988 (36 years old). The existing parking totals 9,200 square yards. This is an Area Office which provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The center is utilized by 24 staff and 45 to 50 consumers.

Financial Impact: The project will be funded from Federal, Vocational Rehabilitation Services Grant Funds (uncommitted balance \$26 million at March 26, 2024). Revenue to this fund is received to be used for the provision of VR services. The project is expected to result in an increase of \$400 (year 1), and \$1,200 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$718,400 (internal). Phase II will be funded by Appropriated State (nonrecurring) and Vocational Rehabilitation Services Grant Funds.

34. Project: Department of Mental Health
 J12.9865: Anderson MHC Building Improvements
- Request: Establish Phase I Pre-Design Budget to address items identified in the Building Condition Assessment that was provided for the approved Final Land Acquisition of the property.
- Included in CPIP: No – The need for this project was unknown at the time of the 2023 CPIP submission.
- CHE Approval: N/A
- Supporting Details: Pages 393-402

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				14,430	14,430
All Sources				<u>14,430</u>	<u>14,430</u>

Summary of Work: The project will complete the following repairs and/or replacements: 1) Adding a public restroom in the lobby, 2) Adding access-control doors, 3) Electrical improvements for Fire Alarm and GFCI Outlets, 4) Parking lot drainage improvements, resurfacing, and striping/markings, 5) Landscape improvements, 6) Replacement of two 40-ton RTU and one 3-ton split system, 7) Backup Generator, 8) Roof Replacement. All roofing material options will be evaluated during the Phase I process.

Rationale: This building was acquired in February 2024. The Building Condition Assessment obtained as part of the request to acquire this property identified several items to be addressed, totaling \$658,814.

Facility Characteristics: The 2-story brick, located on 3.05 acres is 28,000 square feet and was constructed in 2004 (20 years old). The building was last renovated in 2012. This renovated building will be utilized by Mental Health Administrative, Adult, Child and Adolescent, School Mental Health, Crisis, Integrated Community Services, IPS/SED, and Peer Support Programs. There are 80 staff, who see about 3,500 patients annually.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$10,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$962,000 (internal) funded by Capital Improvement & Maintenance Funds.

35. Project: Department of Mental Health
 J12.9866: VVH Boiler Replacement

Request: Establish Phase I Pre-Design Budget to replace a boiler at the Veteran's Victory House Nursing Home in Walterboro.

Included in CPIP: Yes – 2023 CPIP Priority 29 of 33 in FY24 (estimated at \$400,000)

CHE Approval: N/A

Supporting Details: Pages 403-410

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				5,511	5,511
All Sources				<u>5,511</u>	<u>5,511</u>

Summary of Work: The project will one of the three heating boilers. The project will also include some repiping and controls work to make the new unit fir.

Rationale: Boiler B-2 did not pass inspection and is currently out of service. All three boilers are original the building. The average lifespan of a commercial boiler is 20 years.

Facility Characteristics: The Veteran's Victory House VA Nursing home is 124,810 square feet and was constructed in 2006 (18 years old). Columbia Area Mental Health Building 200 is 28,215 square feet and was constructed in 2010 (14 years old). The nursing home has 225 staff and 220 residents.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). 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: \$367,380 (internal) funded by Capital Improvement & Maintenance Funds.

36. Project: Department of Mental Health
 J12.9847: Tucker Center Campus Fire Alarm Replacement

Request: Establish Phase II Full Construction Budget to replace the fire alarm system in Tucker Center Campus buildings.

Included in CPIP: Yes – 2023 CPIP Priority 9 of 33 in FY24 (estimated at \$505,000)

CHE Approval: N/A

Phase I Approval: May 2023 (estimated at \$505,000) (JBRC)

Supporting Details: Pages 411-424

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	7,575		7,575	1,032,425	1,040,000
All Sources	<u>7,575</u>		<u>7,575</u>	<u>1,032,425</u>	<u>1,040,000</u>

Summary of Work: The project will replace the existing Simplex fire alarm system in Roddey Pavilion (General Care Nursing Home), and Roddey Support Building located at 2200 Faison Drive in Columbia.

Rationale: The fire alarm system is original to the buildings and is no longer supported by Simplex. Replacement parts are no longer available.

Facility Characteristics: The Roddey Pavilion and Roddey Support Building located at C.M. Tucker Nursing Care Center total 125,206 square feet and were constructed in 1983 (41 years old). The facility provides long-term nursing care to male and female SC residents who are not US military veterans. There are 170 patients and 200 staff occupy this facility.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). 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: \$1,040,000 funded by Capital Improvement & Maintenance Funds. The Phase II amount requested has increased from the Phase I amount and the 2023 CPIP submission because of higher equipment and construction costs due to inflation. Contract execution is expected in February 2025 with construction completion in October 2025.

37. Project: Department of Mental Health
 J12.9854: Orangeburg MHC HVAC Replacement

Request: Establish Phase II Full Construction Budget to replace the HVAC at the mental health center.

Included in CPIP: Yes – 2023 CPIP Priority 26 of 33 in FY24 (estimated at \$250,000)

CHE Approval: N/A

Phase I Approval: August 2023 (estimated at \$250,000) (JBRC Staff)

Supporting Details: Pages 425-434

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	3,000		3,000	607,475	610,475
All Sources	<u>3,000</u>		<u>3,000</u>	<u>607,475</u>	<u>610,475</u>

Summary of Work: The project will replace the existing 20 split system heat pump units totaling 78 tons.

Rationale: The project should reduce energy consumption and maintenance costs per the agency. R-22 is becoming more costly and difficult to find as the production of the refrigerant is being phased out. Repairs are becoming expensive as parts are hard to source.

Facility Characteristics: The Orangeburg Mental Health Center is 25,595 square feet and was constructed in 1998 (26 years ago). The HVAC units are original to the building. The facility has 75 staff and sees an average of 1,993 patients a year.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$610,475 funded by Capital Improvement & Maintenance Funds. The Phase II amount requested has increased from the Phase I amount and the 2023 CPIP submission because material cost has increased significantly over the years. Additionally, construction labor costs have increased. The agency will implement a higher yearly inflation cost analysis for similar projects going forward. Contract execution is expected in December 2024 with construction completion in June 2025.

38. Project: Department of Mental Health
 J12.9860: Greenville MHC Roof Replacement
- Request: Establish Phase II Full Construction Budget to replace the roof.
- Included in CPIP: Yes – 2023 CPIP Priority 23 of 33 in FY24 (estimated at \$1,800,000)
- CHE Approval: N/A
- Phase I Approval: January 2024 (estimated at \$1,550,400) (SFAA)
- Supporting Details: Pages 435-448

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	23,256		23,256	1,527,144	1,550,400
All Sources	<u>23,256</u>		<u>23,256</u>	<u>1,527,144</u>	<u>1,550,400</u>

Summary of Work: The project will replace the existing prefinished galvanized standing seam metal roof with a 24-gauge prefinished galvalume standing seam (T-profile) structural metal roof panels over new high-temperature underlayment, insulation to meet R-20, self-adhering temporary roof membrane over the existing plywood deck. The new roof will come with the required minimum 20-year material and workmanship warranty.

Rationale: On December 25, 2022, the Greenville Community Mental Health Center experienced significant water damage due to a fire sprinkler pipe freezing and causing the pipe to burst. This occurred in the interior attic space. As a result, the R-30 10" batt insulation is falling from the underside of the roof rafters. Terracon Consultants conducted a building envelope study and discovered that the baffles and insulation system has fallen in multiple locations throughout the building attic causing thermal breaches. Because of the impact to the interior spaces related to removal and replacement of the baffles and insulation, a more economical option is to replace the roof and provide the thermal layer above the roof deck instead of in the attic spaces. Adding the thermal layer above the roof deck will allow the roof deficiencies to be corrected at the same time.

Facility Characteristics: The Greenville Mental Health Center is 42,495 square feet and was constructed in 2003 (21 years old). The roof and thermal insulation are original to the building. The building is utilized by 165 staff who see 3,100 patients a month.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). 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 \$1,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,550,400 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in November 2024 with construction completion in August 2025.

39. Project: Department of Mental Health
 J12.9798: Roddey Pavilion HVAC and Domestic Water Piping and Flooring Replacement (Ward 136)
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated costs and to add a 20% contingency, to replace the domestic and HVAC overhead water lines and the existing sheet vinyl flooring in a Ward at Roddey Pavilion.
- Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP submission.
- CHE Approval: N/A
- Phase I Approval: March 2021 (estimated at \$490,000) (JBRC)
- Phase II Approval: October 2021 (estimated at \$1,100,000) (SFAA)
- Phase II Increase, Revise Scope & Change Project Name
- Approval: May 2023 (estimated at \$1,300,000) (SFAA)
- Supporting Details: Pages 449-458

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	7,350	1,292,650	1,300,000	1,091,868	2,391,868
All Sources	<u>7,350</u>	<u>1,292,650</u>	<u>1,300,000</u>	<u>1,091,868</u>	<u>2,391,868</u>

Summary of Work: The project was established to be completed in Ward 134 and was previously changed to be completed in Ward 136 instead. The project includes replacing and relocating the HVAC controls in the patient rooms for the fan coils. The HVAC controls will be relocated to the hall so that servicing the units will be less intrusive to the residents that occupy the rooms. This project will also incorporate the recommendations from a recent legionella study for resident and staff safety. Since the Ward will be vacant for the pipe replacement, they will also replace the existing sheet vinyl floor in the Ward.

Rationale: Due to water damage in October 2022 in Ward 136, it is necessary to complete that Ward first. Each Ward is very similar, requiring minimal modifications to the existing plan. The copper pipes are original to the building and leaking causing mold issues and stains on the ceiling. The average life cycle of a copper water line is 20-50 years. DHEC continues to cite the nursing home for the flooring throughout the facility during inspections.

Facility Characteristics: Roddey Pavilion, located on the C.M. Tucker Campus in Columbia, is 111,534 square feet and was constructed in 1983 (41 years old). The Ward included in this project to be renovated is 13,000 square feet. The pipes are original to the building and the flooring is 15-20 years old. The facility is utilized by over 200 staff and approximately 170 inpatient clients who occupy the building on a 24/7 basis.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (year 1), and \$5,000 (years 2 and 3) in annual operating expenditures.

Full Project Estimate: \$2,391,868 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in July 2024 with construction completion in March 2025.

40. Project:	Department of Mental Health J12.9811: Waccamaw Center for Mental Health HVAC, Sprinkler, Fire Alarm and Roof Replacement
Request:	Increase Phase II Full Construction Budget due to higher than anticipated bid costs to replace 25 HVAC units, HVAC controls, sprinkler, fire alarm and roof.
Included in CPIP:	Yes – 2022 CPIP 6 of 48 in FY23 (estimated at \$1,920,000)
CHE Approval:	N/A
Phase I Approval:	December 2021 (estimated at \$1,600,000) (SFAA)
Phase II Approval:	June 2023 (estimated at \$2,621,384) (SFAA)
Supporting Details:	Pages 459-468

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	24,000	2,597,384	2,621,384	935,116	3,556,500
All Sources	<u>24,000</u>	<u>2,597,384</u>	<u>2,621,384</u>	<u>935,116</u>	<u>3,556,500</u>

Summary of Work: The project includes replacing the outside air and return dampers, ductwork, refrigerant lines, AHU's, condensers and HVAC controls. The gypsum board ceiling will be removed to allow access for fire sprinkler and HVAC replacement and installing new acoustical ceiling for better maintenance access. Additionally, the fire sprinkler system and fire alarm systems will also be replaced. The existing ceiling mounted fluorescent and incandescent light fixtures will be replaced with LED fixtures. The existing steep sloped shingle roof will be replaced with an architectural asphalt shingle roof system that will come with a minimum 20-year material and workmanship warranty. Due to the magnitude of the project, flooring replacement and wall refinishing will be included as an alternate option

Rationale: The mechanical equipment is original to the building, has outlived its lifespan, and is now becoming more and more costly to maintain. The shingle roof is also original to the building and has experienced multiple water intrusions and needs to be replaced. The sprinkler system has several leaks in the system and needs to be replaced.

Facility Characteristics: The Waccamaw Area Center for Mental Health is 33,326 square feet and was constructed in 1993 (31 years old). The center provides emergency services, case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Georgetown, Horry, and Williamsburg Counties. The facility has 145 staff and sees 6,000 patients a year.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1), and \$2,500 (years 2 and 3) in annual operating expenditures.

Full Project Estimate: \$2,621,384 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in March 2024 and completion of construction in August 2025.

41. Project: Department of Mental Health
J12.9838: Bryan Chilled Water Main Line Replacement (Phase A)

Request: Increase Phase II Full Construction due to higher than anticipated bid costs to replace the underground chilled water piping.

Included in CIP: Yes – 2023 CIP Priority 6 of 33 in FY24 (estimated at \$763,340)

CHE Approval: N/A

Phase I Approval: January 2023 (estimated at \$550,000) (JBRC)

Phase II & Change

Project Name Approval: October 2023 (estimated at \$763,340) (JBRC)

Supporting Details: Pages 469-476

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	8,250	755,090	763,340	87,713	851,053
All Sources	<u>8,250</u>	<u>755,090</u>	<u>763,340</u>	<u>87,713</u>	<u>851,053</u>

Summary of Work: The project will abandon in place the existing piping and replace with new wrapped and insulated carbon steel pipe.

Rationale: The existing underground chilled water piping is beyond its useful life. A small hole has developed in the piping between manholes 1 and 7 near the Bryan/Morris Village Energy Center.

Facility Characteristics: Bryan Psychiatric Hospital is 213,279 square feet and was constructed in 1977 (47 years old). The facility provides inpatient psychiatric care for 200+ patients and has 500 full time staff.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (year 1), and \$200 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$851,053 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in April 2024 and completion of construction in September 2024.

42. Project: Department of Disabilities & Special Needs
 J16.9966: Coastal Center – Gym Chiller Replacement

Request: Establish Phase I Predesign Budget to replace the chiller.

Included in CPIP: Yes - 2023 CPIP Priority 3 of 15 in FY2027 (estimated at \$250,000)

CHE Approval: N/A

Supporting Details: Pages 477-486

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Excess Debt Service				3,750	3,750
All Sources				<u>3,750</u>	<u>3,750</u>

Summary of Work: The project will replace the existing chiller in the building. This includes duct work cleaning, repairs, electrical modifications, and modifications for the new chiller.

Rationale: The existing chiller is nearing the end of its useful life and will need to be replaced to maintain operable condition.

Facility Characteristics: The Coastal Center gym is 8,851 square feet and was constructed in 1966 (58 years old). The existing chiller is 20+ years old. The building is utilized by approximately 180 faculty, staff and clients.

Financial Impact: The project will be funded from Excess Debt Service funds (uncommitted balance \$6.25 million at March 31, 2024). Revenue to the fund is invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds 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: \$250,000 (internal) funded by Excess Debt Service Funds.

43. Project: Department of Disabilities & Special Needs
 J16.9947: Coastal Center - Hillside 220 HVAC Replacement
- Request: Establish Phase II Full Construction Budget to replace building systems and components at Hillside Dorm 220.
- Included in CPIP: Yes – 2023 CPIP Priority 2 of 18 in FY2024 (estimated at \$300,000)
- CHE Approval: N/A
- Phase I Approval: October 2023 (estimated at \$300,000) (JBRC)
- Supporting Details: Pages 487-498

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Excess Debt Service	4,500		4,500	570,500	575,000
All Sources	<u>4,500</u>		<u>4,500</u>	<u>570,500</u>	<u>575,000</u>

Summary of Work: The project will replace building systems and components in the Hillside 220 Dorm to include replacing the chiller, boiler, and fan coils, with a new VRF split system and DX ventilation unit for more fresh air. The work will also include related electrical, remediation, and other associated repairs.

Rationale: The existing HVAC system is at the end of its useful life, undependable, energy inefficient, and difficult to maintain in operable condition. Fan coils are not supported by manufacturer, and chillers have multiple problems causing a constant state of repairs.

Facility Characteristics: Hillside Dorm 220 is 5,725 square feet each and was constructed in 1966 (58 years old). The dorm is utilized by approximately 42 faculty, staff and residents.

Financial Impact: The project will be funded from Excess Debt Service funds (uncommitted balance \$6.25 million on March 31, 2024). Revenue to the fund is invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds 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 expected to result in a decrease of \$8,208 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$575,000 funded by Excess Debt Service Funds. Contract execution is expected in April 2024 and completion of construction in December 2025. The estimated cost to complete the project has increased from the CPIP and Phase I estimate due to higher than anticipated costs estimated by the engineer.

44. Project: Department of Disabilities & Special Needs
 J16.9948: Coastal Center - Hillside 620 HVAC Replacement
- Request: Establish Phase II Full Construction Budget to replace building systems and components at Hillside Dorm 620.
- Included in CPIP: Yes - 2023 CPIP Priority 1 of 18 in FY2024 (estimated at \$300,000)
- CHE Approval: N/A
- Phase I Approval: October 2023 (estimated at \$300,000) (JBRC)
- Supporting Details: Pages 499-510

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Excess Debt Service	4,500		4,500	570,500	575,000
All Sources	<u>4,500</u>		<u>4,500</u>	<u>570,500</u>	<u>575,000</u>

Summary of Work: The project will replace building systems and components in the Hillside 620 Dorm to include replacing the chiller, boiler, and fan coils, with a new VRF split system and DX ventilation unit for more fresh air. The work will also include related electrical, remediation, and other associated repairs.

Rationale: The existing HVAC system is at the end of its useful life, undependable, energy inefficient, and difficult to maintain in operable condition. Fan coils are not supported by manufacturer, and chillers have multiple problems causing a constant state of repairs.

Facility Characteristics: Hillside Dorm 620 is 5,725 square feet each and was constructed in 1966 (58 years old). The dorm is utilized by approximately 42 faculty, staff and residents.

Financial Impact: The project will be funded from Excess Debt Service funds (uncommitted balance \$6.25 million on March 31, 2024). Revenue to the fund is invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds 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 expected to result in a decrease of \$8,208 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$575,000 funded by Excess Debt Service Funds. Contract execution is expected in April 2024 and completion of construction in December 2025. The estimated cost to complete the project has increased from the CPIP and Phase I estimate due to higher than anticipated costs estimated by the engineer.

45. Project: Department of Disabilities & Special Needs
 J16.9954: Midland Center – Magnolia Roof Replacement

Request: Establish Phase II Full Construction Budget to remove and replace the existing roof on Magnolia Dorm.

Included in CPIP: Yes – 2023 CPIP Priority 8 of 18 in FY2024 (estimated at \$475,000)

CHE Approval: N/A

Phase I Approval: October 2023 (estimated at \$475,000) (JBRC)

Supporting Details: Pages 511-526

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Excess Debt Service	7,125		7,125	592,875	600,000
All Sources	<u>7,125</u>		<u>7,125</u>	<u>592,875</u>	<u>600,000</u>

Summary of Work: The project will remove and replace the existing modified bitumen roof membrane system asphalt shingle roof systems and associated metal flashing with either a two-ply modified bitumen roof membrane system or a thermoplastic roof membrane system. For the steep sloped roof areas, a fiberglass asphalt shingle roof system will be installed. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: Roof replacement will assure continued safety for the buildings' occupants.

Facility Characteristics: Magnolia Dorm is 11,962 square feet and was constructed in 1976 (48 years old). The roof was replaced in 2002 (22 years old). The dorm is utilized by approximately 48 faculty, staff and residents.

Financial Impact: The project will be funded from Excess Debt Service funds (uncommitted balance \$6.25 million on March 31, 2024). Revenue to the fund is invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds 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: \$600,000 funded by Excess Debt Service Funds. Contract execution is expected in April 2024 and completion of construction in June 2026.

46. Project: Department of Disabilities & Special Needs
 J16.9955: Midland Center – Palm Roof Replacement

Request: Establish Phase II Full Construction Budget to remove and replace the existing roof on Palm Dorm.

Included in CPIP: Yes – 2023 CPIP Priority 7 of 18 in FY2024 (estimated at \$475,000)

CHE Approval: N/A

Phase I Approval: October 2023 (estimated at \$475,000) (JBRC)

Supporting Details: Pages 527-548

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Excess Debt Service	7,125		7,125	592,875	600,000
All Sources	<u>7,125</u>		<u>7,125</u>	<u>592,875</u>	<u>600,000</u>

Summary of Work: The project will remove and replace the existing modified bitumen roof membrane system asphalt shingle roof systems and associated metal flashing with either a two-ply modified bitumen roof membrane system or a thermoplastic roof membrane system. For the steep sloped roof areas, a fiberglass asphalt shingle roof system will be installed. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: Roof replacement will assure continued safety for the buildings' occupants.

Facility Characteristics: Palm Dorm is 11,962 square feet and was constructed in 1976 (48 years old). The roof was replaced in 2002 (22 years old). The dorm is utilized by approximately 48 faculty, staff and residents.

Financial Impact: The project will be funded from Excess Debt Service funds (uncommitted balance \$6.25 million on March 31, 2024June 30, 2023). Revenue to the fund is invested and held by the State Treasurer's Office on behalf of SCDDSN and are comprised of revenues of the commission that exceeds 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: \$600,000 funded by Excess Debt Service Funds. Contract execution is expected in April 2024 and completion of construction in June 2026.

47. Project: Department of Disabilities & Special Needs
 J16.9934: Whitten Center – Interactive Garden

Request: Increase Phase II Full Construction Budget to cover landscaping and additional special testing of soils and concrete for the interactive garden master plan.

Included in CPIP: No – The need for the increase was not known at the time of the 2032 CPIP submission.

CHE Approval: N/A

Phase I Approval: January 2022 (estimated at \$400,000) (JBRC)

Phase II Approval: May 2022 (estimated at \$400,000) (JBRC)

Phase II Increase Approval: June 2023 (estimated at \$867,000) (JBRC)

Supporting Details: Pages 549-558

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	861,000	867,000	80,000	947,000
All Sources	<u>6,000</u>	<u>861,000</u>	<u>867,000</u>	<u>80,000</u>	<u>947,000</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 \$6.25 million at March 31, 2024). 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: \$947,000 funded by Whitten Center Trust Funds. Contract execution is expected in September 2023 with construction completion in March 2025.

48. Project: Department of Public Safety
 K05.9620: SCDMV Building C – Bathroom Fixture Replacement

Request: Establish Phase II Full Construction Budget to replace bathroom fixtures.

Included in CPIP: Yes – 2023 CPIP Priority 3 of 3 in FY24 (estimated at \$350,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$350,000) (JBRC)

Supporting Details: Pages 559-568

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building	7,500		7,500	355,620	363,120
All Sources	<u>7,500</u>		<u>7,500</u>	<u>355,620</u>	<u>363,120</u>

Summary of Work: The project will replace 110-bathroom fixtures (toilets, urinals, and sinks) on all 5 floors of the Blythewood complex building.

Rationale: The existing fixtures have had numerous repairs and breakdowns over the years and need to be replaced along with the existing counters. The fixtures have exceeded their anticipated life expectancy.

Facility Characteristics: The Blythewood Complex building bathrooms total approximately 2,690 square feet and the building was constructed in 1995 (29 years old). The existing fixtures are original to the building. The building is utilized by approximately 795 employees and approximately 1,150 visitors a month.

Financial Impact: The project will be funded from Other, DPS Building Funds (uncommitted balance \$3.71 million at March 31, 2024). Revenue received is from the late penalty fee on vehicle registrations. This money is collected by the Department of Motor Vehicles and transferred to DPS. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3363,120 funded by DPS Building Funds. Contract execution is expected in July 2024 with construction completion in November 2024.

49. Project: Department of Natural Resources
 P24.6105: Georgetown - Yawkey Center-Rockfish Bridge Replacement

Request: Establish Phase I Pre-Design Budget to replace the existing bridge over Rockfish canal that provides access to the Tom Yawkey Wildlife Center.

Included in CPIP: Yes – 2023 CPIP Priority 12 of 16 in FY25 (estimated at \$900,000)

CHE Approval: N/A

Supporting Details: Pages 569-578

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Yawkey Wildlife Operating				42,000	42,000
All Sources				<u>42,000</u>	<u>42,000</u>

Summary of Work: The project will replace the existing timber bridge with a concrete superstructure.

Rationale: A recent inspection by a structural engineer identified several deficiencies with the bridge and recommended replacement. The lack of a bridge at this location would eliminate vehicular and equipment access to nearly 10,000 acres of Heritage Preserve and 12 state owned buildings.

Facility Characteristics: The existing bridge was constructed in 1965 (59 years old). Approximately 10,000 persons use the bridge annually.

Financial Impact: This phase of the project will be funded from Other, Yawkey Wildlife Operating Fund (uncommitted balance \$145K at February 29, 2024). The project is not expected to result in any change in annual operating expenditures. The Phase I amount is 3.0% of the estimated cost to complete the project and the additional funds will be used to additional specialized professional disciplines needed to provide an accurate opinion of cost.

Full Project Estimate: \$1,400,000 (internal). Phase II will be funded by Tom Yawkey Wildlife Center Trust Funds. The Phase I estimate is 3.00% of the estimated cost to complete the project and the additional amount will be used to cover various specialized professional needed such as geotechnical, surveying, critical line determination, hydrology analysis and structural schematic design.

50. Project: Department of Natural Resources
 P24.6088: Lexington-Bundrick Island Dock Replacement

Request: Establish Phase II Full Construction Budget to replace the existing dock at Bundrick Island on Lake Murray.

Included in CPIP: Yes – 2023 CPIP Priority 30 of 47 in FY24 (estimated at \$500,308)

CHE Approval: N/A

Phase I Approval: December 2023 (estimated at \$500,308) (JBRC)

Supporting Details: Pages 579-588

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY23 Carryforward	7,500		7,500	543,012	550,512
All Sources	<u>7,500</u>		<u>7,500</u>	<u>543,012</u>	<u>550,512</u>

Summary of Work: The project will replace and expand the existing dock to have the additional capacity for boats. The new dock will have standard 24-foot-wide by 24-foot-long slips that will give additional room to allow 2 boats to dock simultaneously. The additional length of the slip will extend the main walk roughly about 20 feet.

Rationale: The Bundrick Island facility is a major hub for SCDNR Law Enforcement and Fisheries activities on Lake Murray. It is utilized by SCDNR primarily for day-to-day Law Enforcement activities and emergency response. The current structure does not have the capacity needed to moor the number of boats required to serve this lake and needs replacement.

Facility Characteristics: The existing dock was constructed in 2000 (24 years old). The Bundrick Island facility is a joint-used facility with the Lexington County Sheriff's Office and houses two of their 25-foot-long fire and rescue boats as well as SCDNR Law Enforcement watercraft. This dock serves as the primary dock for EMS extractions from Lake Murray and is also used in joint training exercises with South Carolina Law Enforcement Division, US Alcohol Tobacco & Firearms, SC Department of Natural Resources Dive team, US Navy Divers, and others.

Financial Impact: The project will be funded from Appropriated State, FY23 Carryforward Funds (uncommitted balance \$543K at March 1, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$550,512 funded by FY23 Carryforward Funds. Contract execution is expected in August 2024 with construction completion in December 2024.

51. Project: Department of Natural Resources
 P24.6065: Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-435 acres and a building in Greenville County.

Included in CPIP: Yes – 2023 CPIP Priority 36 of 47 in FY24 (estimated at \$420,000)

CHE Approval: N/A

Supporting Details: Pages 589-604

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

Rationale: Acquisition of the property would protect the second tallest peak overlooking the North Saluda River Valley. This property would create a new Heritage Preserve for the public to engage in outdoor recreational activities.

Characteristics: The property is located approximately six miles northeast of the Town of Cleveland in Greenville County. It is located on the north and south sides of Old Highway 25 and harbors a peak of 1,765 feet. The property is characterized by a cove and oak hickory forest, geologic formations and a tributary of the North Saluda River that provides habitat for rare plant and animal species.

Financial Impact: The property is offered by Naturaland Trust of Greenville, SC for the proposed purchase price of \$1,500,000. The due diligence activities will be funded from Heritage Land Trust Funds (uncommitted balance \$31.35 million at February 29, 2024). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$3,000 (year 1), \$1,500 (year 2), and \$1,000 (year 3), in annual operating expenditures. There are two approximately 1,250 square foot abandoned and uninhabitable houses that are located on the property. If the property is acquired the houses will be demolished as part of a separate project.

Full Project Estimate: \$1,520,000 (internal) funded by Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

52. Project: Department of Natural Resources
 P24.6103: Florence-Lynches River Scenic WMA Land Acquisition (Humphries)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-85.8 acres and a building in Florence County.

Included in CPIP: Yes – 2023 CPIP Priority 16 of 16 in FY25 (estimated at \$600,000)

CHE Approval: N/A

Supporting Details: Pages 605-616

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY23 Carryforward				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property would further the purposes of the Scenic River designation and habitat connectivity by protecting an additional 1.5 miles of floodplain swamp forest. A new Wildlife Management Area would be established providing the public opportunities for hunting waterfowl and continued recreational fishing.

Characteristics: The tract borders the Lynches River on the northern side and the DNR Riverstone Lynches River Scenic site on the west.

Financial Impact: The property is offered by Edwards Timber Company Inc, of Marshville, SC for the proposed purchase price of \$409,000. The due diligence activities will be funded from Appropriated State, FY23 Carryforward Funds (uncommitted balance \$25K at February 29, 2024). The project is expected to result in an increase of \$10,000 (year 1), \$5,000 (year 2), and \$3,000 (year 3), in annual operating expenditures. No construction or renovations will be done on the property.

Full Project Estimate: \$429,000 (internal). The acquisition will be funded by SC Conservation Bank and Lynches River Conservation Fund.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

53. Project: Department of Natural Resources
 P24.6062: Beaufort-Sea Island Cotton HP Land Acquisition (Coosaw Island)

Request: Establish Final Land Acquisition to purchase +/-127 acres of land in Beaufort County.

Included in CPIP: Yes – 2023 CPIP Priority 5 of 47 in FY24 (estimated at \$513,000)

CHE Approval: N/A

Phase I Approval: December 2022 (estimated at \$513,000) (JBRC)

Supporting Details: Pages 617-634

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	20,000		20,000	505,500	525,500
All Sources	<u>20,000</u>		<u>20,000</u>	<u>505,500</u>	<u>525,500</u>

Rationale: The cotton field ridges, furrows, surrounding edges, and road shoulders, could be an important site for augmenting or establishing the culturally significant sweet grass, proving a source for sweet grass basket makers to harvest materials for educational programming. If acquired, the property will be managed as the Sea Island Cotton Heritage Preserve. It will be open for outdoor recreational activities.

Characteristics: The property is located in eastern Beaufort County, on Coosaw Island, approximately 7 miles from the Town of Beaufort. On the wetland portions of the property there are extant ridges, furrows, and water control earthworks. This site provides habitat for many terrestrial and aquatic species.

Financial Impact: The property is offered by Beaufort County Open Land Trust of Beaufort, SC for \$505,500. The acquisition will be funded from Heritage Land Trust Funds (uncommitted balance \$31.35 million at February 29, 2024). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$1,000 (year 1), \$9,000 (year 2), and \$5,000 (year 3), in annual operating expenditures. An appraisal was completed in June 2023 and valued the property at \$505,500. A Phase I Environmental Site Assessment was completed in September 2023 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a nonprofit organization.

Full Project Estimate: \$525,000 funded by Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

54. Project: Department of Natural Resources
 P24.6084: Jasper-Coosawhatchie HP Land Acquisition Part II (OSI)

Request: Establish Final Land Acquisition to purchase +/-1,275 acres of land in Jasper County.

Included in CPIP: Yes – 2023 CPIP Priority 43 of 47 in FY24 (estimated at \$3,870,000)

CHE Approval: N/A

Phase I Approval: October 2023 (estimated at \$3,870,000) (SFAA)

Supporting Details: Pages 635-652

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USFS Forest Legacy	20,000		20,000	3,020,000	3,040,000
Other, Heritage Land Trust				805,000	805,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>3,825,000</u>	<u>3,845,000</u>

Rationale: The acquisition of the property will expand a Heritage Preserve/Wildlife Management Area for the public to engage in outdoor recreational activities such as for big and small game hunting. Also, activities to promote bobwhite quail restoration, recruitment of red-cockaded woodpeckers and the expansion of gopher tortoise populations will be undertaken. If acquired, it will be managed as part of the new Coosawhatchie Heritage Preserve/Wildlife Management Area.

Characteristics: The property approximately eight miles north of Ridgeland west of Interstate 95. It adjoins the west side of a 3,507-acre tract recently acquired by DNR and the east side of a 398-acre tract (project P24-6085) proposed for acquisition by DNR. The property is comprised of upland mixed pine, hardwoods, sand ridges, open areas, and wetlands. Approximately 68 priority plant and animal species are known or expected to occur in the area.

Financial Impact: The property is offered by Open Space Institute Land Trust for \$3,825,000. The acquisition will be funded from Federal, Forest Legacy Administrative Grant (uncommitted balance \$3.97 million on February 29, 2024) and Other, Heritage Land Trust Funds (uncommitted balance \$31.35 million at February 29, 2024). Revenue to the Heritage Land Trust Fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$10,000 (year 1), \$25,000 (year 2), and \$5,000 (year 3), in annual operating expenditures. An appraisal was completed in March 2024 and valued the property at \$6,060,000. A Phase I Environmental Site Assessment was completed in March 2024 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a nonprofit organization.

Full Project Estimate: \$3,845,000 funded by USFS Forest Legacy and Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

55. Project: Department of Natural Resources
P24.6090: Lancaster-Forty Acre Rock HP Land Acquisition (Baxley)

Request: Establish Final Land Acquisition to purchase +/-73.472 acres of land in eastern Lancaster County.

Included in CPIP: Yes – 2023 CPIP Priority 46 of 47 in FY24 (estimated at \$470,000)

CHE Approval: N/A

Phase I Approval: December 2023 (estimated at \$306,500) (JBRC)

Supporting Details: Pages 653-672

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	20,000		20,000		20,000
Other, Lynches River Conservation Grant				286,500	286,500
All Sources	<u>20,000</u>		<u>20,000</u>	<u>286,500</u>	<u>306,500</u>

Rationale: Acquisition of the property will facilitate prescribed fire management and serve as a restoration site for Piedmont prairie and/or longleaf pine. If acquired, the property will be managed as part of Forty Acre Rock Heritage Preserve/WMA.

Characteristics: The property is approximately 10 miles north of Kershaw and adjoins the north side of Forty Acre Rock Heritage Preserve/Wildlife Management Area. It contains approximately 2,000 feet of frontage along Conservancy Road, the main entrance into the preserve. The site is comprised of forested uplands with slopping topography toward an intermittent stream that flows into Flat Creek. The adjoining preserve contains approximately 25 tracked plant species.

Financial Impact: The property is offered by Baxley Tree Farm, LLC for \$286,500. The acquisition will be funded from Other, Lynches River Conservation Grant Funds (uncommitted balance \$287K at March 24, 2024). Revenue to this fund is derived to protect land in the Lynches River Watershed that improves water quality and ecological integrity. The project is expected to result in an increase of \$1,000 (year 1), \$750 (year 2), and \$500 (year 3), in annual operating expenditures. An appraisal was completed in May 2023 and valued the property at \$286,500. A Phase I Environmental Site Assessment was completed in February 2024 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Lancaster County and Lancaster County School District authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$306,500 funded by Heritage Land Trust and Lynches River Conservation Grant Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

56. Project: Department of Parks, Recreation & Tourism
P28.9846: Kings Mountain CCC Bathhouse Renovation

Request: Establish Phase I Pre-Design Budget to renovate the Civilian Conservation Corps (CCC) Bathhouse at Kings Mountain.

Included in CPIP: Yes – 2023 CPIP Priority 3 of 5 in FY26 (estimated at \$3,000,000)

CHE Approval: N/A

Supporting Details: Pages 693-702

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (77), Kings Mountain State Park Upgrades				45,000	45,000
All Sources				<u>45,000</u>	<u>45,000</u>

Summary of Work: The renovated facility will include meeting facilities, offices, retail, visitor and interpretive services, and trail information. All of the utilities that service the structure will need to be reviewed and will likely need to be replaced which will include water and sewer services, electrical, etc. The interior/exterior repairs and renovations to the structure will be made while keeping the historic significant of the structure in mind, while adapting it for future usage. The roof will not be replaced as part of this project.

Rationale: The bathhouse is an iconic landmark within the park. Its ornate stonework is an excellent example of CCC construction and craftsmanship, per the agency. The bathhouse has not been used for many years and is need of repair.

Facility Characteristics: The existing bathhouse is 3,780 square feet and was constructed in 1935 (89 years old). Approximately 20,000 campers are anticipated to utilize the renovated facility.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance \$250K at April 17, 2024). The project is expected to result in an increase of \$10,000 (year 1), \$15,000 (year 2), and \$1,000 (year 3), in annual operating expenditures.

Full Project Estimate: \$3,000,000 (internal). Phase II will be funded by FY22 Appropriated State (nonrecurring), Federal Grant Funds, and additional funds to be requested in the FY24-25 budget process.

57. Project: Department of Parks, Recreation & Tourism
P28.9848: The Venues of Arsenal Hill – The Pavilion

Request: Establish Phase I Pre-Design Budget for a multi-functional pavilion.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 29 in FY24 (estimated at \$11,375,000)

CHE Approval: N/A

Supporting Details: Pages 703-710

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Private Donation				150,000	150,000
All Sources				<u>150,000</u>	<u>150,000</u>

Summary of Work: The architect and engineers will work to establish the appropriate square footage needs, seating capacity, functionality, and specifically, with sensitivity to the historic requirements of this site. Regarding historic sensitivity, it is expected that the architectural and engineering firms selected to develop The Pavilion will exhibit a mastery of historic architectural concepts/designs – such as Palladian Style from the concepts of Andrea Palladio, as was common at the time in which the Lace, Caldwell-Boyleston, and Governor’s Mansion structures were constructed.

Rationale: The project will be a multi-functional, larger internal, space at the Arsenal Hill complex that will be large enough to accommodate weddings, receptions, conventions, and other gatherings that demand a larger footprint and that are not subject to weather related concerns.

Facility Characteristics: The size of the Pavilion to be constructed has not yet been determined but is roughly estimated at 15,000 square feet. The Pavilion will be utilized by visitors to the grounds, as well as visitors to, and renters of the facilities on the grounds, which is approximately 100,000 visitors per year.

Financial Impact: The project will be funded from Other, Private Donation from the SC Governor’s Mansion Commission (commitment of \$150K at April 17, 2024). The project is expected to result in an increase of \$25,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$10,000,000 (internal) funded by Private Donation from the SC Governor’s Mansion Commission.

58. Project: Department of Parks, Recreation & Tourism
 P28.9847: Myrtle Beach State Park Pier (Emergency)

Request: Establish Phase II Full Construct Budget to repair the pier at the park.

Included in CPIP: No – The need for the project was unknown at the time of the 2023 CPIP submission.

CHE Approval: N/A

Supporting Details: Pages 711-720

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(39)(d) (transfer from P28-9764), State Park Pier Repair				122	122
Other, Park Revenue				225,573	225,573
Other, Insurance Reserve (transfer from P28-9820)				65,667	65,667
Other, Insurance Reserve (transfer from P28-9764)				8,638	8,638
All Sources				<u>300,000</u>	<u>300,000</u>

Summary of Work: The project will repair the damaged pier.

Rationale: The pier was damaged by Hurricane Ian, on December 17th, 2023. High surf conditions resulted in the loss of the right corner piling and cross beam off the end of the pier. Additionally, on January 9th, 2024 another storm impacted the pier resulting in the loss and damage of two more support pilings and support beam. The loss of support pilings jeopardizes the structural integrity of the pier, per the agency. One of the second piles were removed by park staff to prevent further damage to the structure. The fishing pier and store generate over a million dollars in annual revenue. The park generates approximately \$8 million in revenue, which is vital to the operation of the park service. Pier closures negatively affect revenues at this operation.

Facility Characteristics: The Myrtle Beach State Park Pier is 16,848 square feet and was constructed in 1990 (34 years old). The park sees approximately two million park visitors and camping/cabin reservation holders each year.

Financial Impact: The project will be funded from FY17 Appropriated State (nonrecurring) (uncommitted balance \$122 at March 1, 2024), Other, Park Revenue (uncommitted balance \$4.44 million at March 1, 2024), and Other, Insurance Reserve Funds (uncommitted balance \$74K at March 1, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$300,000 funded by FY17 Appropriated State (nonrecurring), Park Revenue, and Insurance Reserve Funds. Contract execution is expected in May 2024 with construction completion in June 2024.

59. Project: Department of Parks, Recreation & Tourism
 P28.9754: Hunting Island State Park Beach Restoration

Request: Increase Phase II Full Construction Budget to cover the cost of post-restoration monitoring required by Ocean & Coastal Resource management (OCRM).

Included in CPIP: Yes – 2023 CPIP Priority 26 of 29 in FY24 (estimated at \$17,700,000)

CHE Approval: N/A

Phase I Approval: April 2015 (estimated at \$7,000,000) (SFAA)

Phase II Approval: June 2017 (estimated at \$12,055,904) (SFAA)

Phase II Increase & Change Source of Funds Approval: October 2019 (estimated at \$14,000,000) (SFAA)

Phase II Increase Approval: December 2019 (estimated at \$17,600,000) (Admin)

Phase II Increase Approval: August 2023 (estimated at \$17,700,000) (SFAA)

Supporting Details: Pages 721-730

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (2), Beach Renourishment		6,896,514	6,896,514		6,896,514
FY17 Appropriated State, Proviso 118.16 (B)(39)(b), Statewide Coastal Beach Renourishment		10,703,486	10,703,486		10,703,486
Federal, FEMA 2015 Flood				453,580	453,580
Federal, FEMA Hurricane Matthew				735,807	735,806
Other, Park Revenue	105,000	(105,000)	100,000		100,000
Other, FEMA Match, 2015 Flood				151,193	151,193
Other, FEMA Match, Hurricane Matthew				245,269	245,269
All Sources	<u>105,000</u>	<u>17,495,000</u>	<u>17,700,000</u>	<u>1,585,847</u>	<u>19,285,847</u>

Summary of Work: The project was established for the nourishment of the beach and construction of two additional groins at Hunting Island State Park. Prior to this project, the beach was last nourished in 2007 and six groins were constructed in 2008. The project has performed as designed and slowed erosion significantly.

Rationale: Additional groins and nourishment are needed to maintain a safe high tide beach for park visitors.

Facility Characteristics: Hunting Island Beach is approximately 2 miles. The park receives over one million visitors a year and is used for recreational public beach access.

Financial Impact: This phase of the project will be funded from Federal, FEMA (uncommitted balance \$1.18 million at March 11, 2024), and Other, FEMA Match Funds (uncommitted balance \$396K at March 11, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$19,285,847 funded by Capital Reserve, Appropriated State (nonrecurring), FEMA, Park Revenue, and FEMA Match Funds. Project construction has been completed.

60. Project: Department of Parks, Recreation & Tourism
P28.9773: Hunting Island Road Repairs

Request: Increase Phase II Full Construction Budget to add FEMA funds received to repair roads at the park due to hurricane damages.

Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP submission.

CHE Approval: N/A

Phase I Approval: January 2019 (estimated at \$1,000,000) (Admin)

Phase II Approval: February 2020 (estimated at \$2,755,000) (SFAA)

Supporting Details: Pages 731-746

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (8), State Park Maintenance Needs	15,000	985,000	15,000		1,000,000
FY20 Capital Reserve (2), State Parks Deferred Maintenance		800,000	800,000		800,000
FY17 Appropriated State, Proviso 118.16 (B)(39)(g) Medal of Honor Museum (FY20 Appropriated State, Proviso 49.18, State Parks Maintenance)		400,000	400,000		400,000
Federal, FEMA				1,572,926	1,572,926
Other, Park Revenue		555,000	555,000	(555,000)	
Other, FEMA State Match				524,308	524,309
All Sources	<u>15,000</u>	<u>2,740,000</u>	<u>2,755,000</u>	<u>1,542,234</u>	<u>4,297,235</u>

Summary of Work: The project was established to make repairs and pave approximately 8 miles of roads at Hunting Island State Park. The additional funds being added will be used to make additional road and parking repairs and upgrades. This will include road and parking grading and stabilization.

Rationale: A FEMA reimbursement has been received for repairs made to storm damaged roads and parking areas.

Facility Characteristics: Hunting Island State Park is one of the most visited and receives approximately 800,000 visitors per year.

Financial Impact: The increase will be funded from Federal, FEMA (uncommitted balance \$1,572 million at May 1, 2024), and Other, FEMA State Match Funds (uncommitted balance \$524K at May 8, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,297,235 (internal) funded by FEMA and FEMA Match Funds. Contract execution is expected in June 2024 with construction completion in July 2025.

61. Project: Department of Parks, Recreation & Tourism
 P28.9843: Property Acquisition – Kings Mountain 48 Acre Metker

Request: Establish Final Land Acquisition to purchase +/-48 acres in York County.

Included in CPIP: Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$1,730,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$1,730,000) (SFAA)

Supporting Details: Pages 747-764

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), Additional Park Property Acquisitions	30,000		30,000	500,000	530,000
All Sources	<u>30,000</u>		<u>30,000</u>	<u>500,000</u>	<u>530,000</u>

Rationale: If acquired, the acquisition will provide long term protection to the property, which is located in Kings Mountain State Park. Acquiring this tract will protect this land in the center of the park from development, and potentially create a potential revenue source with rental of the shelter for events.

Characteristics: The property to be acquired is +/-48 acres in the center of the park, and includes a pond, shelter, and two log cabins.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$500,000. The acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$890K at February 14, 2024). The project is not expected to result in any change in annual operating expenditures. The property was purchased by Open Space Institute Land Trust, Inc. in February 2024 for \$2,100,000. An appraisal was completed in January 2024 and valued the property at \$2,165,000. A Phase I Environmental Site Assessment was completed in January 2024 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment was completed in January 2024 and found \$20,200 in immediate costs to rectify deficiencies. Letters of support have been received from York County and Clover School District authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$530,000 funded by FY24 Appropriated State (non-recurring) Funds.

62. Project: Department of Parks, Recreation & Tourism
P28.9844: Property Acquisition - Waites Merrill

Request: Establish Final Land Acquisition to purchase +/-107 acres in Horry County.

Included in CPIP: Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$4,020,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$4,020,000) (SFAA)

Supporting Details: Pages 765-794

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), Additional Park Property Acquisitions	20,000		20,000	37,000	57,000
Federal, CZM Grant				4,000,000	4,000,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>4,037,000</u>	<u>4,057,000</u>

Rationale: If acquired, the acquisition will provide long term protection to the property. Waites Island is the most significant undeveloped coastal fringe habitat in the 22 miles from Myrtle Beach to the North Carolina border. It is one of the last remaining undeveloped and unprotected barrier islands of this size in the southeastern United States.

Characteristics: The property includes 43 acres of mainland property with a residence and guest house on Little River Neck, 22 acres of beachfront on Waites Island, and 40 acres of marsh island.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$4,000,000. The acquisition will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$890K at February 14, 2024) and Federal, CZM Grant Funds (commitment of \$4 million at April 22, 2024). Revenue derived from the CZM grant comes from a Coastal Zone Management Habitat Protection and Restoration Infrastructure Investment and Jobs Act Competition grant for the purpose of enhancing coastal resilience. The project is not expected to result in any change in annual operating expenditures. The property was purchased by Open Space Institute Land Trust, Inc. in December 2023 for \$8,000,000. The purchase was funded by SC Office of Resilience and SC Conservation Bank funds. This request includes an additional \$37,000 to reimburse Open Space Institute for survey work, Phase I Environmental Site Assessment, attorney fees, title and recording, as well as taxes. An appraisal was completed in April 2023 and valued the property at \$13,100,000. A Phase I Environmental Site Assessment was completed in October 2023 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment was completed in November 2023 and found \$17,500 in immediate costs to rectify deficiencies. These repairs will be made by park staff. Letters of support have been received from Horry County and Horry County Schools authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$4,057,000 funded by FY24 Appropriated State (non-recurring) and Federal, CZM Grant Funds.

Other: The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

63. Project: Department of Labor, Licensing and Regulation
 R36.9517: Assess, Update and Repair ARFF Training Prop

Request: Establish Phase I Pre-Design Budget to upgrade the Aircraft Rescue and Firefighting (ARFF) Fuel Spill Trainer (FST) and the Specialized Aircraft Fire Trainer (SAFT) at the State Fire Academy.

Included in CPIP: Yes – 2023 CPIP Priority 5 of 5 in FY24 (estimated at \$725,000)

CHE Approval: N/A

Supporting Details: Pages 795-802

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Revenue				13,689	13,689
All Sources				<u>13,689</u>	<u>13,689</u>

Summary of Work: The project will include reengineering, removing and replacing operational controls, assemblies, gas lines, burners, thermocouples, pilot burners and gas detection equipment due to excessive use, corrosion, age, etc.

Rationale: These upgrades are required to ensure compliance with current fire training and safety guidelines established by the National Fire Protection Association 1402 Live Fire Training standards.

Facility Characteristics: The FST and SAFT include live fire training props within a shell of a simulated airplane, that include an airplane galley and cargo compartment fire, two engine fires, a wheel fire, and a separate full-scale airplane mockup that simulates a flammable liquid fuel spill fire around a plane. All the props are propane fueled and approximately 30 years old. Approximately 2,000 students, staff, and visitors utilize this equipment annually.

Financial Impact: The project will be funded from Other, Revenue Funds (uncommitted balance \$21.43 million at March 31, 2024). Revenue to this fund is generated from tax collected on fire insurers. The project is expected to result in a decrease of \$20,000 (year 1), and \$10,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$912,600 funded by Revenue Funds.

64. Project: Department of Employment and Workforce
 R60.9543: Florence Workforce Center – Repave Parking Lot

Request: Establish Phase I Pre-Design Budget to replace the parking lot.

Included in CPIP: Yes – 2023 CPIP Priority 5 of 5 in FY24 (estimated at \$544,237)

CHE Approval: N/A

Supporting Details: Pages 803-808

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment				10,815	10,815
All Sources				<u>10,815</u>	<u>10,815</u>

Summary of Work: This project will replace the parking lot at the Florence Workforce Center.

Rationale: The pavement has failed in a number of locations and high severity weathering, cracking, and potholes are present. Loss of asphalt binder is evident, and this compromises structural integrity. Some locations have been repaired with asphalt patches, but the condition of the lot poses trip hazards to DEW staff and the general public. Vehicular, handicap, and pedestrian traffic are not safe due to the condition of the lot, and the lot requires ongoing maintenance and repair. Additionally, the lot does not meet ADA requirements, and does not meet current county or city requirements for landscaping in parking areas. The proposed project will correct the deficiencies, and the parking lot will meet ADA requirements and current county or city requirements for landscaping in parking areas.

Facility Characteristics: The parking lot is 32,375 square feet and was constructed in 1969 (54 years old). The center is utilized by SC Department of Employment Workforce - Workforce and Economic Development, Unemployment Insurance, and Partner Agencies - Workforce Innovation and Opportunity Act, Department of Social Services, South Carolina Vocational Rehabilitation Department, and Adult Education. There are approximately 34 staff housed in this facility on a normal and regular basis, 18 SCDEW employees and 18 partner agency staff.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance \$73 million at February 29, 2024). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$489,877 (internal) funded by Contingency Assessment Funds. The Phase I estimate is 2.20% of the estimated cost to complete the project and the additional amount will be used to cover geotechnical soil boring engineering and analysis.

65. Project: Department of Transportation
 U12.9762: Richland County Salt Storage Warehouse Cover Replacement

Request: Establish Phase I Pre-Design Budget to replace the cover on the salt storage shed

Included in CPIP: No – The need for the project was unknown at the time of the 2023 CPIP submission.

CHE Approval: N/A

Supporting Details: Pages 809-816

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, State Highway	-	-	-	4,350	4,350
All Sources	=	=	=	<u>4,350</u>	<u>4,350</u>

Summary of Work: The project will replace the roof on the warehouse. The existing roof is a tensioned fabric roof and therefore other roofing material options will not be evaluated during the Phase I process because they are not conducive to the situation. Replacing the roof with a different roofing material would require a rebuild of this facility with a different framing structure.

Rationale: The existing PVC fabric roof has reached its projected lifespan of 10-20 years and needs replacement due to age and damage. The fabric has started to become brittle and have less flex, terminations are starting to loosen, and tears are beginning to appear in the fabric.

Facility Characteristics: The salt shed id 18,768 square feet and was constructed in 2005 (19 years old). It has concrete exterior walls with a galvanized steel structure and fabric roof. This warehouse holds approximately 10,000 tons of salt, which is distributed throughout the state and is necessary to prevent ice/snow from freezing on the roadways during inclement weather.

Financial Impact: The project will be funded from Other, State Highway Funds (uncommitted balance \$3.14 million at December 31, 2023). Revenue to this fund is generated from motor fuel user fee tax collections. The project is not expected to result any change in annual operating expenditures.

Full Project Estimate: \$525,000 (internal) funded by State Highway Funds.

66. Project: Department of Transportation
 U12.9757: Headquarters Building Garage Repairs

Request: Establish Phase II Full Construction Budget to repair the parking garage located at 955 Park Street in Columbia.

Included in CPIP: Yes – 2023 CPIP Priority 10 of 10 in FY24 (estimated at \$600,000)

CHE Approval: N/A

Phase I Approval: December 2022 (estimated at \$600,000) (JBRC)

Supporting Details: Pages 817-828

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, State Highway	9,000		9,000	1,226,000	1,235,000
All Sources	<u>9,000</u>		<u>9,000</u>	<u>1,226,000</u>	<u>1,235,000</u>

Summary of Work: The project will address the concrete spalling, exposed rebar, steel corrosion, cracks in decking, failed caulk joints, and other general conditions required to keep the garage in general working order and minimize additional deterioration of the structure.

Rationale: The parking garage needs maintenance repairs to extend the life of the facility as long as possible.

Facility Characteristics: The parking garage is 33 levels and is approximately 225,000 square feet. The garage includes 603 spaces that are all occupied by SCDOT employees.

Financial Impact: The project will be funded from Other, State Highway Funds (uncommitted balance \$3.14 million at December 31, 2023). Revenue to this fund is generated from motor fuel user fee tax collections. The project is not expected to result any change in annual operating expenses.

Full Project Estimate: \$1,235,000 funded by State Highway Funds. Contract execution is expected in October 2024 and completion of construction in May 2025. The estimated cost to complete the project has increased from the Phase I and CPIP submission because the initial estimate did not anticipate the total number of required structural repairs identified by the A&E during the Phase I process.

AGENCY: South Carolina Office of Resilience

SUBJECT: Proposed Transfer from Disaster Relief and Resilience Trust Fund

Proviso 118.19(B)(61) of the Fiscal Year 2023-24 Appropriations Act made provision for an appropriation of \$200,000,000 to the Disaster Relief and Resilience Reserve Fund established within the South Carolina Office of Resilience.

By letter dated February 28, 2024, the South Carolina Office of Resilience requests review of its proposal to transfer a total of \$4,900,000 from the Reserve Fund to the South Carolina Conservation Bank to facilitate acquisition of three parcels of real property, summarized as follows.

<u>Project</u>	<u>County</u>	<u>Current Owner</u>	<u>Resilience Funding Request</u>	<u>Total State Investment</u>	<u>Appraised Value</u>
Catawba-Nisbet	Lancaster	Open Space Institute	\$ 1,900,000	\$ 3,800,000	\$ 16,698,000
North Island	Berkeley	SC Ports Authority	1,000,000	2,000,000	6,330,000
Saluda Bluffs	Pickens	Naturaland Trust	2,000,000	9,000,000	9,945,000
Total			\$ 4,900,000	\$ 14,800,000	\$ 32,973,000

Proviso 117.182 of the Fiscal Year 2023-24 Appropriations Act directs Resource Agencies, including the Office of Resilience, to coordinate and collaborate with the Conservation Bank to maximize the most cost-effective options with greatest public benefit in the acquisition of interests in land for natural resource protection and rural land preservation.

The Office of Resilience has represented, and the Conservation Bank has confirmed, coordination and collaboration on the proposed acquisition of these properties in accordance with the directives of the Proviso. The Conservation Bank has further confirmed that the subject properties have been identified as high priority acquisitions for the state's conservation efforts.

Following these proposed transfers, there will remain a balance of \$185,050,000 held in the Disaster Relief and Resilience Reserve Fund; and \$14,950,000 in funds transferred by the Office of Resilience to the Conservation Bank to fund grants subject to potential reimbursement, in whole or in part.

COMMITTEE ACTION:

Review and provide comment on the proposed transfer of \$4,900,000 from the Disaster Relief and Resilience Reserve Fund to the South Carolina Conservation Bank to facilitate the acquisitions of three parcels as described herein.

ATTACHMENTS:

1. Letter dated February 28, 2024, of Mr. Benjamin I. Duncan, II, Chief Resilience Officer.



HENRY D. MCMASTER, *Governor*
BENJAMIN I. DUNCAN II, *Chief Resilience Officer*

28 February 2024

Via Email Only – rickharmon@scsenate.gov

Mr. F. Richard Harmon, Jr.
Director of Research
Joint Bond Review Committee
321 Gressette Building
Columbia, SC 20201

Re: South Carolina Office of Resilience request to transfer funds to South Carolina Conservation Bank

Dear Mr. Harmon:

The South Carolina Office of Resilience (SCOR) requests authority to expend a total of \$4,900,000 in funds on three separate projects coordinated with the SC Conservation Bank (SCCB). The project coordination complies with Proviso 117.182 of the FY23-24 Appropriations Act. Upon approval, funds from the FY23-24 one-time appropriation to SCOR will be utilized for these projects.

Each of these projects follow independent timelines and collaborative funding strategies, but they all accrue to the goal of permanently securing the natural and historic integrities in South Carolina's lands or lands along South Carolina's waterways. There are wetlands protection, flood reduction, clean water and/or other conservation co-benefits with these properties. The SCCB; SCOR; the Department of Natural Resources (DNR); the Department of Parks, Recreation, and Tourism (SCPRT); and Berkeley County have collaborated on this submittal for JBRC's consideration in the interests of the state's citizens.

We respectfully request approval for SCOR to transfer \$4,900,000 to SCCB for the following projects:

Project	County	SCOR Funding	Total SC Investment	Appraised Value	Current Owner
Catawba-Nisbet	Lancaster	\$1,900,000	\$3,800,000	\$16,698,000	Open Space Institute


Project	County	SCOR Funding	Total SC Investment	Appraised Value	Current Owner
North Island	Berkeley	\$1,000,000	\$2,000,000	\$6,330,000	SC Ports Authority
Saluda Bluffs	Pickens	\$2,000,000	\$9,000,000	\$9,945,000	Naturaland Trust

We have attached SCCB coordination forms with the project summaries and other relevant information. The total project cost for each property is below appraised value.

If applicable, upon approval of this SCOR funds transfer to SCCB, these acquisitions will follow Section 7: Real Property Acquisitions Policies and Guidance for the Establishment and Maintenance of Permanent Improvement Projects for State Agencies.

On behalf of SCOR and Raleigh West of SCCB, we remain available to provide any further information or answer any questions you may have.

Sincerely,



Benjamin I. Duncan, II
Chief Resilience Officer

AGENCY: Office of the Governor

SUBJECT: Request for Review and Comment Pursuant to Act 135 of 2020
Medical University of South Carolina Clinical Trial Funding for
Investigational Drug Proposed for Treatment of COVID-19

Act 135 of 2020 among other things directed the transfer of \$175 million from the 2018-19 Contingency Reserve Fund, with \$155 million designated for establishment of the COVID-19 Response Reserve Account for certain purposes. The Act further provides that, prior to any expenditure from the COVID-19 Response Reserve Account, the Governor must submit the planned expenditure to the Joint Bond Review Committee for its review and comment.

In addition to the foregoing, Proviso 117.185 of the General Appropriations Act for the Fiscal Year 2022-2023 permits a transfer in an amount not exceeding \$27,650,000 to the Medical University of South Carolina to conduct a clinical trial for an investigational drug to be used in the treatment of COVID-19.

Funding is to be made in two phases, Phase I of which must be limited to an amount not to exceed \$13,063,639, and Phase II of which must be limited to an amount not to exceed \$14,586,361. These transfers are subject to direction by the Governor, and review and comment by the Joint Bond Review Committee, for each phase of the clinical trial. Without limitation, funding for Phase I of the clinical trial is contingent upon establishment of outcome measures against which efficacy of the treatment will be assessed, and which must be included in the University's request to the Governor for consideration of the proposed expenditure. Without limitation, funding for Phase II of the clinical trial is contingent upon outcomes clearly demonstrating success of Phase I of the clinical trial. The University may collaborate with other public and private entities in conducting the clinical trial; provided, however, that the University must reserve its sole accountability and responsibility for conduct of the clinical trial and management of the funding to ensure that funds are expended only for the public purpose of promoting the health, safety, and welfare of the citizens of this State. The University must establish a schedule of expenditure projections for each phase of the clinical trial, and must provide periodic reports to the Governor and the Joint Bond Review Committee in such form and at such times as each may prescribe. In addition to the foregoing, the University must provide to the Governor and the Joint Bond Review Committee an accounting of the expenditures for each phase of the clinical trial as soon as practicable following the earlier of conclusion of each phase of the clinical trial or exhaustion of the funding applicable thereto. In the event that any funds remain unexpended at the conclusion of either phase of the clinical trial, this authorization must lapse to the extent of the unexpended funds, and such unexpended funds must revert to their original funding source, with availability for expenditure in accordance with their original statutory purpose.

By letter dated January 21, 2023, Governor McMaster requested committee action pursuant to the Act for a proposed expenditure of an amount not to exceed \$13,063,639 for Phase I of the clinical trial, of which amount the University proposed distribution of the funds pursuant to two distinct and sequential draws designated as Phase I-a in the amount of \$8,304,659, and Phase I-b in the amount of \$4,758,980.

The University described the principal focus of Phase I of the clinical trial as establishing drug safety in humans. Funding provided pursuant to Phase I-a was to be used to support development of the efficacy standards of the finished dosage form of the drug formulation, and funding provided pursuant to Phase I-b is to be used to support development of safety and efficacy signals in human volunteers. The University committed to provide as information to the Governor and the Committee a written status report following conclusion of Phase I-a prior to proceeding with its request for the Phase I-b draw.

By letter dated May 7, 2024, Dr. David J. Cole, President of the University, reported that all Phase I-a milestones have been successfully met, including requisite Investigational New Drug approval from the U.S. Food and Drug Administration, and execution of contracts with a research organization for human trial enrollment.

Accordingly, the University has requested the Phase I-b draw in the amount of \$4,758,980 to support the next phase of the clinical trial, which is focused on establishment of safety and efficacy signals in human volunteers, with specific milestones of determining plasma drug levels and concentrations, safety, and dose range. These milestones are crucial for advancing an understanding of the investigational drug's safety profile and its potential therapeutic efficacy in humans.

COMMITTEE ACTION:

Review and provide comment regarding the proposed Phase I-b draw in the amount of \$4,758,980 to support the next phase of the clinical trial.

ATTACHMENTS:

1. Letter dated May 7, 2024, of Dr. David J. Cole, M.D., FACS, President, Medical University of South Carolina.
2. Letter dated January 21, 2024, of Governor Henry McMaster.
3. Excerpts from Presentation Materials.

May 7, 2024

Dear Governor McMaster and Members of the Joint Bond Review Committee,

On March 22, 2023, the Joint Bond Review Committee approved the allocation of \$13,063,639 from the COVID-19 Response Reserve Account for use by the Medical University of South Carolina (MUSC) to conduct a clinical trial for an investigational drug used in the treatment of COVID-19. MUSC is collaborating with OCI Biotech Limited and SC-based companies, Nephron Pharmaceuticals and Rymedi. This funding was made available in two (2) draws designated as Phase I-a and Phase I-b, with success being measured by completion of five key milestones.

Phase I-a (\$8,304,659) was designated to support the development of the finished dosage of the investigational drug formulation, including completion of the following key milestones:

1. Demonstration of Efficacy of the Pocket Nebulizer
2. Obtainment of purity standards for active pharmaceutical ingredients and finished dosage forms

We are pleased to report that all Phase I-a milestones have been successfully met. As demonstration, OCI received the requisite Investigational New Drug approval from the Food and Drug Administration (FDA) and has executed contracts with a contract research organization for human trial enrollment.

At this time, we respectfully request that Phase I-b monies (\$4,758,980) be granted to MUSC to support the development of safety and efficacy signals in human volunteers. This will include completion of the following key milestones:

3. Measurement of plasma drug levels
4. Measurement of plasma drug concentrations
5. Establishment of safety and dose range

The team at MUSC remain focused on assuring that monies transferred to the institution are administered in a fiscally and ethically sound manner.

Once again, we extend our deepest appreciation for your ongoing support and partnership. The assistance you provide is crucial in helping MUSC build essential infrastructure for research and enhance our preparedness for future challenges, including future pandemics.

Thank you for your time and consideration. We look forward to your favorable response to our request.

Sincerely,



David J. Cole, M.D., FACS
President



HENRY McMASTER
GOVERNOR

January 21, 2023

The Honorable Harvey Peeler
Chairman
Joint Bond Review Committee
312 Gressette Building
Columbia, South Carolina 29201

Dear Chairman Peeler:

Pursuant to Proviso 117.185 of the FY 2022-23 General Appropriations Act, I am providing the Joint Bond Review Committee (JBRC) with a request from the Medical University of South Carolina (MUSC) for \$13,063,639 from the COVID-19 Response Reserve Account to “conduct a clinical trial for an investigational drug to be used in the treatment of COVID-19.”

For your careful consideration, I have attached the MUSC proposal which details how the funds will be utilized as required by Proviso 117.185. If you have any questions, please do not hesitate to contact me.

Yours very truly,

A blue ink signature of Henry McMaster, written in a cursive style.

Henry McMaster

Attachments

cc: Dr. David Cole, MUSC

January 10, 2023

Dear Governor McMaster and Members of the Joint Bond Review Committee:

This letter is an introduction and summary of the appended detailed Statement of Work for the collaboration between MUSC and OCI, which is put forth for funding from the COVID-19 Response Reserve Account to the Medical University of South Carolina (MUSC).

MUSC is focused on developing this collaboration with a process that is measurable and helps all residents of the State of South Carolina. Although biomedical development of a new FDA approvable drug is never a completely risk-free proposition, if successful, the benefits of this collaboration for the State would be transformative. The goals by which MUSC will administer the program will be through limitation of risks and optimization of benefits.

This immunomodulator drug is designed for inhalation to reduce deep lung inflammation.

COVID-19 infections lead to deep lung inflammation and poor oxygen exchange between the lung tissue and the blood. A drug administered through oral dosage form or injection will not reach the inflamed lung tissue at a high enough concentration. Delivery of the drug (in the form of a micron suspension) through a well-established portable and compact nebulizer device will allow easy administration directly to the lungs. Importantly, this drug does not kill the COVID-19 virus. Instead, it alters the immune response and is designed to help patients survive, even if different variants of the virus emerge in coming months and years.

Preliminary studies are promising and show rapid onset of immune modulation within a few minutes. Considering the promising preliminary data and potential global health benefit, the US FDA has given this program a Fast-Track designation. I personally have read the pre-IND documents and agree with the FDA that the science supporting this program is robust.

To limit risk, MUSC will ask for monies incrementally as milestones are crossed. Phase 1-A (\$8,304,659) will develop the key efficacy standards of the Finished Dosage Form of the drug formulation. Phase 1-B (\$4,758,980) will develop safety and efficacy signals in human volunteers. Key milestones include:

1. **Efficacy of Pocket Nebulizer:** The amount of inhaled drug delivered by the pocket nebulizer to the different parts of the lungs will be analyzed by a cascade impactor. The majority of the particles will be proven to be between 1 micron and 10 microns in diameter.
2. **Purity standards for Active Pharmaceutical Ingredients (API) and Finished Dosage Form:** OCI has established a high purity standard based on well-established process capabilities. Certificates of Analysis have been submitted to US FDA to establish the drug purity standard. OCI will submit all relevant Certificates of Analysis to MUSC to show that the drug product meets the purity standard agreed with US FDA.

3. **Measurement of plasma drug levels:** Plasma levels will be analyzed according to the Phase I protocol at all dose levels in all human subjects.
4. **Measurement of plasma drug concentrations:** According to the Phase I protocol plasma drug concentrations will be analyzed over the period of delivery to show that the drug does not accumulate to unsafe levels in the body. MUSC will review every drug level in every human subject to monitor potential drug accumulation.
5. **Establishment of safety and dose range:** The detailed analysis of all recorded data for each participant in Phase I through a joint MUSC/OCI team will result in the determination of an acceptable drug safety profile and the determination of the dose range for Phase II studies. This analysis will allow the progression to Phase II clinical trials.

To optimize benefit to the citizens of South Carolina, the clinical trials infrastructure will stay in South Carolina. Drug will be processed and packaged by Nephron Pharmaceuticals Corporation in West Columbia. FDA phase 1 studies, including clinical trial enrollment, will be performed by Velocity Clinical Research with offices in Spartanburg, Columbia, Anderson, Greenville, Gaffney, and Union, SC. This program will establish a new business model for MUSC to assist in development of early-stage biopharmaceuticals that can be applied to other companies.

As a Professor of Pulmonary and Critical Care Medicine with an established track-record of running clinical trials, I am uniquely qualified to serve as Principal Investigator (PI) of this collaboration. As PI, I will be actively involved in Phase 1 of this funding, including having dedicated time and staff to oversee all aspects of the statement of work. In addition, I will begin the work to develop the Phase 2 Program that would be performed at MUSC if Phase 1 safety and efficacy standards are proven. I will give you a report after Phase 1A and will call Rick Harmon, Chair of the Joint Bond Review Committee, if any of our major milestones are not being met.

The team at MUSC remain focused on assuring that monies transferred to the institution are administered in a fiscally and ethically sound manner.

Sincerely,



Charlie Strange, MD
Professor of Pulmonary, Critical Care, Allergy, and Sleep Medicine
Medical University of South Carolina

ILD Therapy (COVID): Key Milestones



- January 10, 2022: Pre-Clinical toxicology studies successfully completed.
- January 10, 2022: Pre-Clinical toxicology studies successfully completed.
- July 2022: Proviso 117.185 of the FY 2022-23 General Appropriations Act Funds Approved COVID Phase I Clinical Trials.
- November 18, 2022: Submission of a 125-page PIND filing to US FDA.
- November 28, 2022: US FDA acknowledges receipt of the PIND filing.
- January 3, 2023: US FDA provides a full written response to PIND filing allowing submission of IND.
- March 29, 2023: The Clinical Trial Agreement was signed with MUSC.
- January 24, 2024: Submission of a 6,437-page IND filing to US FDA.
- February 23, 2024: IND filing approved – FDA informed us that we “may proceed with our proposed clinical investigation”.
- Target June 2024: Phase I one day dosing with single dose and double dose expected to commence.

South Carolina

Realizing World Class Medical Technology With South Carolina State Government, Institution's, Companies, Engineers, Scientists & Doctors.

Dr. Charlton (Charlie) Strange, Professor of Pulmonary, Critical Care, Allergy and Sleep Medicine at MUSC is the Principal Investigator (PI)

MUSC, Charleston SC
Clinical Trial Management

OCI
Clinical Trial Sponsor

Nephron, Columbia SC

Clinical Material Manufacture
Clinical Material Stability
Pre-IND & IND Filing
Investigational Product Packaging
Investigational Product Labeling
Maintenance Of Investigational Product Blinding

Rymedi, Greenville SC

Management Platform For Ph I Trial
Data Management
Biostatistical Analysis
Regulatory Submission On Behalf Of OCI
Medical Writing, Including Publishing
Inc Informed Consent Form / Trial Docs
Quality Assurance Management
Site Management
Site Monitoring
Preparing Trial Master File
Orchestrating Kick-off Activities For All Services
Engage And Manage IRB Submissions For OCI

Clemons Consulting Group Greenville, SC
Clinical Vendor Management

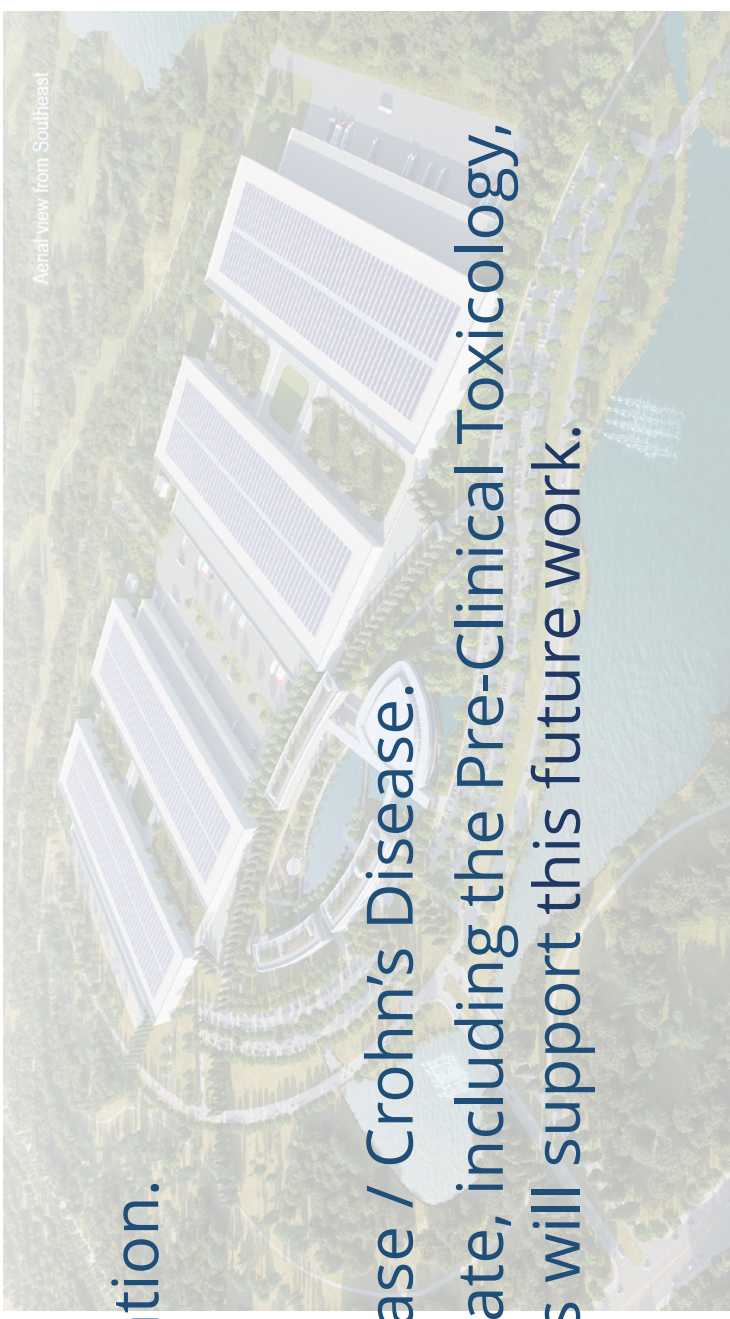
Velocity Clinical Research, Greenville SC

Enrollment & Conduction Of Clinical Trial
Provide Principal Investigator For The Trial
Follow FDA/GCP Guidelines With Safety Monitoring Services

South Carolina And The Future



- OCI will build upon the infrastructure and relationships developed within South Carolina to continue the work on the immune system modulator technology to treat:
 - Long COVID.
 - Endothelial Cell Inflammation.
 - Allergy / Asthma.
 - Osteoporosis.
 - Inflammatory Bowel Disease / Crohn's Disease.
- Much of the work done to date, including the Pre-Clinical Toxicology, and Phase I Clinical activities will support this future work.



Thank You!

South Carolina General Assembly
124th Session, 2021-2022

H. 5150
General Appropriations Bill for Fiscal Year 2022-2023
Ratified Version

PART IB
OPERATION OF STATE GOVERNMENT

SECTION 117 - X900 - GENERAL PROVISIONS

117.185. (GP: COVID-19 Research) From the funds held in the COVID-19 Response Reserve Account established pursuant to Act 135 of 2020, an amount not to exceed \$27,650,000 may be transferred to the Medical University of South Carolina to conduct a clinical trial for an investigational drug to be used in the treatment of COVID-19. Funding is to be made in two phases, Phase I of which must be limited to an amount not to exceed \$13,063,639, and Phase II of which must be limited to an amount not to exceed \$14,586,361. These transfers are subject to direction by the Governor, and review and comment by the Joint Bond Review Committee, for each phase of the clinical trial. Without limitation, funding for Phase I of the clinical trial is contingent upon establishment of outcome measures against which efficacy of the treatment will be assessed, and which must be included in the University's request to the Governor for consideration of the proposed expenditure. Without limitation, funding for Phase II of the clinical trial is contingent upon outcomes clearly demonstrating success of Phase I of the clinical trial. The University may collaborate with other public and private entities in conducting the clinical trial; provided, however, that the University must reserve its sole accountability and responsibility for conduct of the clinical trial and management of the funding to ensure that funds are expended only for the public purpose of promoting the health, safety, and welfare of the citizens of this State. The University must establish a schedule of expenditure projections for each phase of the clinical trial, and must provide periodic reports to the Governor and the Joint Bond Review Committee in such form and at such times as each may prescribe. In addition to the foregoing, the University must provide to the Governor and the Joint Bond Review Committee an accounting of the expenditures for each phase of the clinical trial as soon as practicable following the earlier of conclusion of each phase of the clinical trial or exhaustion of the funding applicable thereto. In the event that any funds remain unexpended at the conclusion of either phase of the clinical trial, this authorization must lapse to the extent of the unexpended funds, and such unexpended funds must revert to their original funding source, with availability for expenditure in accordance with their original statutory purpose.

AGENCY: Joint Bond Review Committee

SUBJECT: Report of JBRC Fiscal Oversight Subcommittee

The JBRC Fiscal Oversight Subcommittee received a status report from the South Carolina Public Service Authority on April 17, 2024.

The Subcommittee will report its findings, along with any plans in response to information received.

COMMITTEE ACTION:

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

AGENCY: South Carolina Department of Administration

SUBJECT: Subsequent Developments, Proviso 118.22
(SR: Bull Street Corridor Relocation)

Proviso 118.22 of the FY 2023-24 Appropriations Act directed the South Carolina Department of Administration to conduct a Request for Proposals for the purpose of relocating one or all the state agencies or their successor agencies currently located on Bull Street in the City of Columbia. The Proviso further required the Department to present the results of the Request for Proposals and, at its meeting on November 14, 2023, the Committee reviewed the Department's report entitled "Bull Street Corridor Relocation Report."

Following its review, the Committee recommended execution of leases, as legislatively approved pursuant to the Proviso, by the Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and Other Drug Abuse Services, for rental space located at 400 Otarre Parkway in Cayce; and the Department of Environmental Services for rental space located at 1200 Colonial Life Boulevard in Columbia, all in accordance with the findings of the Department included in the Report.

In addition to concurrence with the findings of the Report and other related matters, the Committee directed the Department to proceed with a solicitation for relocation of the Department of Social Services; to conduct an appraisal of the buildings and property vacated by agencies relocated from the Bull Street Corridor, and to make a subsequent submission for the Committee to consider disposition of the vacated properties; and to explore the possibility of including childcare services as a part of the amenities to be provided to employees located at the new facilities.

By letter dated November 27, 2023, the Department notified the Committee that the offer made for rental space located at 1200 Colonial Life Boulevard in Columbia, the site selected as rental space for the Department of Environmental Services, had been withdrawn. At its meeting on December 5, 2023, the Committee concurred with the Department's advice that it intended to proceed pursuant to the proviso with a solicitation of proposals for replacement space contemplated by the offer that had been withdrawn.

The Department has provided an update on the current status of matters now pending following these directives and developments.

Execution of Leases; Funding. The Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and Other Drug Abuse Services, have executed leases for rental space located at 400 Otarre Parkway in Cayce pursuant to legislative authorization, and contingent on funding that has been appropriated in both the Senate and the House versions of the Fiscal Year 2024-25 Appropriations Bill.

Solicitations of Space for Department of Social Services and Department of Environmental Services. The Department of Administration solicited for space for the Department of Social Services and the Department of Environmental Services, with proposals due by January 10, 2024. Proposals were received from 5 locations, one of which was non-responsive; one of which

did not meet the needs of the agencies; and three of which were subsequently withdrawn. As a result, the Department of Social Services and the Department of Environmental will remain in their current locations at this time.

Property Appraisals. The properties to be vacated at this time include the Mills/Jarrett building located at 2100 Bull Street; the Department of Mental Health Administration building located at 2414 Bull Street, and the Department of Disabilities and Special Needs headquarters building located at 3440 Harden Street Extension. Appraisals of these properties as well as the other properties along the Bull Street Corridor were completed by REAC and The Knight Company and received by the Department of Administration on March 13, 2024.

Childcare. The Department of Administration engaged GMK Associates to evaluate a potential location for childcare services at 400 Otarre Parkway in Cayce. GMK has identified a potential area within the property to locate a childcare facility and is in the process of developing an Opinion of Probable Cost. The Department also conducted a survey of interested employees from the agencies that will occupy the location, the results of which are under evaluation.

The Department of Administration will present further findings to the Committee as developments occur.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated November 14, 2023, of F. Richard Harmon, Jr., Director of Research, Joint Bond Review Committee.
2. Letter dated November 27, 2023, of Mrs. Marcia S. Adams, Executive Director, South Carolina Department of Administration.
3. Letter dated December 5, 2023, of F. Richard Harmon, Jr., Director of Research, Joint Bond Review Committee.
4. Chart of Lease Proposals Received.

AVAILABLE:

1. Report dated November 1, 2023, of the South Carolina Department of Administration, submitted pursuant to Proviso 118.22 of the Fiscal Year 2023-24 Appropriations Act (SR: Bull Street Corridor Relocation).

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: May 28, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: Proviso 118.22 of the FY 2023-24 Appropriations Act

3. Summary and Background Information:

Proviso 118.22 of the FY 2023-24 Appropriations Act directed the South Carolina Department of Administration (Admin) to “conduct a Request for Proposal (RFP) for the purposes of relocating one or all the state agencies or their successor agencies currently located on Bull Street in the City of Columbia. Properties to be considered must have space to accommodate all of one or more agenc[ies] to be relocated in one building or campus, to include any additional Columbia area offices of the same agency or agencies, as practicable. For the purposes of this proviso, a campus is defined as multiple buildings located on the same or adjacent parcels or property that share a common main entrance. In conducting the RFP, the Department of Administration must prioritize the condition of the proposed properties and all amenities, to include, large group meeting space, other amenities to support agency mission, amenities and conditions conducive to employee health and recruitment, employee and visitor safety and security, ease of access from the interstate, ease of public access to include, but not limited to, surface parking and the number of employees to be relocated. The Department of Administration must present the results of the RFP to include a recommended lease to the Joint Bond Review Committee (JBRC) on or before November 1, 2023. After review and comment of the JBRC, the lease is deemed legislatively approved and, notwithstanding other provision of law, no further approvals are required.”

On November 1, 2023, Admin submitted the attached report which was subsequently considered by the JBRC on November 14, at which time the JBRC, among other things, recommended execution of leases by the Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and Other Drug Abuse Services for rental space located at 400 Otarre Parkway in Cayce and the Department of Environmental Services for rental space located at 1200 Colonial Life Boulevard in Columbia, directed Admin to proceed with a solicitation for the relocation of the Department of Social Services (DSS), and directed Admin to conduct an appraisal of the buildings and property vacated by agencies relocated from the Bull Street Corridor and to make a subsequent submission to consider disposition of the vacated properties. The JBRC also suggested that Admin and Committee staff explore the possibility of including childcare services as a part of the amenities to be provided to employees located at the new facilities. (See attached letter from F. Richard Harmon, Jr., Director of Research, JBRC, dated November 14, 2023).

The Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and Other Drug Abuse Services, have executed the lease for rental space located at 400 Otarre Parkway in Cayce pursuant to legislative authorization, contingent on funding that has been appropriated in both the Senate and House versions of the FY2024-25 appropriations bill. Following the November 14th meeting, the offer made for rental space located at 1200 Colonial Life Boulevard in Columbia for the Department of Environmental Services (DES) was withdrawn by Colonial Life and Accident Insurance Company, a subsidiary of Unum Group. Admin notified JBRC of this subsequent development via the attached letter dated November 27, 2023, and advised that Admin would proceed pursuant to the Proviso with a solicitation for

replacement space contemplated by the withdrawn offer. The letter was received as information by the JBRC at its December 5, 2023, meeting. (See attached letter from F. Richard Harmon, Jr., Director of Research, JBRC, dated December 5, 2023).

Lease Solicitation - Admin solicited for space for DSS and DES with proposals due by January 10, 2024. Proposals were received from five locations. One proposal was non-responsive, one did not meet the needs of the agencies, and three were subsequently withdrawn. The attached chart provides the detail of the responses received. As a result, DSS and DES will remain in their current locations at this time.

Property Appraisals - The properties to be vacated at this time include the Mills/Jarrett building located at 2100 Bull Street, the Department of Mental Health Administration building located at 2414 Bull Street, and the Department of Disabilities and Special Needs headquarters building located at 3440 Harden Street Extension. Appraisals of these properties as well as the other properties along the Bull Street Corridor were completed by REAC and The Knight Company and received by Admin on March 13, 2024.

Childcare - Admin engaged the services of GMK Associates to evaluate a potential location for childcare services at 400 Otarre Parkway in Cayce. GMK has identified a potential area within the property to locate a childcare facility and is in the process of developing an Opinion of Probable Cost. Admin also conducted a survey of interested employees from the agencies that will occupy the location, the results of which are being evaluated.

4. **What is the JBRC asked to do?** Receive as information the results of soliciting for alternate space for the Departments of Social Services and Environmental Services and receive as information the intent to begin the process to surplus the buildings to be vacated along the Bull Street Corridor.

5. **What is recommendation of the submitting agency involved?** Receive as information the results of soliciting for alternate space for the Departments of Social Services and Environmental Services and receive as information the intent to begin the process to surplus the buildings to be vacated along the Bull Street Corridor.

6. **List of Supporting Documents:**

- Proviso 118.22: Bull Street Corridor Relocation Report
- Letter from F. Richard Harmon, Jr., Director of Research, JBRC, dated November 14, 2023
- Letter from Marcia Adams, Executive Director, SC Department of Administration, dated November 27, 2023
- Letter from F. Richard Harmon, Jr., Director of Research, JBRC, dated December 5, 2023
- Chart of Lease Proposals Received

**Capital Improvements
Joint Bond Review Committee**

HARVEY S. PEELER, JR.
SENATE
CHAIRMAN

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

MILLER A. SMOAK
ADMINISTRATIVE ASSISTANT
803-212-6677
FAX: 803-212-6690

November 14, 2023

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

Re: Report of the South Carolina Department of Administration
Pursuant to Proviso 117.22 of the Fiscal Year 2023-24
Appropriations Act (SR: Bull Street Corridor Relocation)

Dear Mrs. Adams:

At its meeting today, the Joint Bond Review Committee reviewed the report of the South Carolina Department of Administration pursuant to Proviso 118.22 of the Fiscal Year 2023-24 Appropriations Act, which among other things directed the Department of Administration to conduct a Request for Proposals for the purpose of relocating one or more state agencies currently located in the Bull Street Corridor in Columbia. The report was timely submitted to the Committee on November 1, 2023, and the actions delineated below were taken by the Committee following its review thereof.

The Committee recommended execution of leases by the Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and Other Drug Abuse Services, for rental space located at 400 Otarre Parkway in Cayce; and the Department of Environmental Services for rental space located at 1200 Colonial Life Boulevard in Columbia, all in accordance with the findings of the Department of Administration included in the Bull Street Corridor Relocation Report dated November 1, 2023.

The Committee further recommended that such leases are to be effective no earlier than July 1, 2024; provided, however, that the proviso provides the leases are legislatively approved immediately following favorable review by the Committee; further provided, however, that, in accordance with general statutory law, execution is dependent and contingent upon initial appropriations of recurring and non-recurring funds in the Fiscal Year 2024-25 Appropriations Act and, in the absence of sufficient appropriations, execution of the lease will be void.

The Committee directed the Department of Administration to proceed with a solicitation for the relocation of the Department of Social Services.

The Committee directed the Department of Administration to conduct an appraisal of the buildings and property vacated by agencies relocated from the Bull Street Corridor, with a subsequent submission made by the Department for the Committee to consider disposition of the vacated properties.

Capital Improvements Joint Bond Review Committee

Mrs. Marcia S. Adams
Executive Director
South Carolina Department of Administration
November 14, 2023
Page 2

The Committee designated the Department of Administration, in consultation with and input from each of the relocated agencies, to procure, manage, and administer the relocation, ongoing operational services, tenant refresh, and capital expenditures for the facilities.

The Committee recommended directing the appropriation of any non-recurring funding designated for relocation expenses, and any recurring funding for operational services, tenant refresh, and capital expenditures, to the Department of Administration for the procurement, management, and administration of the relocation, ongoing operational services, tenant refresh, and capital expenditures for the facilities.

The Committee directed the Department of Administration to develop, and directed agencies to conform to, a uniform process of budgeting, accounting, and segregation of funding for appropriated rental payments.

The Committee suggested that the Department of Administration and Committee staff explore the possibility of including childcare services as a part of the amenities to be provided to employees located at the new facilities.

Finally, the Committee acknowledged your diligent efforts, and expressed its sincere gratitude to you and your capable staff, in providing this comprehensive report.

Very truly yours,



F. Richard Harmon, Jr.
Director of Research

November 27, 2023

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

Dear Chairman Peeler,

As you are aware at its November 14, 2023, meeting, the Joint Bond Review Committee (JBRC) recommended the execution of a lease to relocate the Department of Environmental Services (DES) from the Bull Street Corridor to commercially leased space at 1200 Colonial Life Boulevard from Colonial Life Accident & Insurance Company, a subsidiary of Unum Group (Unum).

In negotiating the lease, Unum was represented by Cushman & Wakefield at the national level and Colliers International (Colliers) at the local level through a sub-agency agreement with Cushman & Wakefield for the local market. As was presented November 14, 2023, the Department of Administration (Admin) fully negotiated a lease for 191,730 SF of office space with Unum. On November 16, 2023, Admin received notification from Cushman & Wakefield, as Unum's representative, that they did not have the space available as an existing tenant is leasing the negotiated space through December 31, 2029, and Unum could not come to an agreement to release, or recapture, the space from the current tenant. Therefore, they needed to withdraw the campus buildings from consideration at this time.

Admin was not aware that there was any issue with the availability or the recapture of the space. The proposal from Colliers dated September 11, 2023, contained a contingency regarding the potential relocation of larger agencies (DES, Department of Social Services (DSS), Department of Public Health (DPH)) relating to the release of space currently under lease. However, the cover letter submitted with the proposal also indicated that once the State provided feedback as to which agencies were interested in the Colonial Life campus, they would be able to confirm the availability of specific space. Colliers further provided a letter on September 21, 2023, indicating that "the landlord can make approximately 290,082 SF of office, warehouse, and retail space available to the State subject to a mutually agreeable time frame" and that the "Landlord has the potential of providing additional office space (up to 120,162 SF, or a portion thereof) within the next 24 ± months, if needed" implying that there was no contingency on the 290,082 SF of space, only the need to confirm the mutually agreeable time frame.

South Carolina Department of Administration
1200 Senate Street, Suite 460 Columbia, SC 29201
Post Office Box 2825, Columbia, SC 29211

Ph: 803.734.8120
Fx: 803.734.9002
www.admin.sc.gov



Chairman Peeler
November 27, 2023
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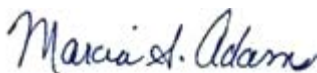
Admin notified Colliers on September 28, 2023, that the State did indeed plan to recommend moving either DSS or DES to the location, after which no further mention that the contingency remained unresolved was ever made by Unum, Colliers or Cushman & Wakefield. The parties proceeded to negotiate a proposed lease that provided sufficient space to accommodate DES in the "Demised Premises" as defined in the lease and expressed, without any mention of a contingency, a representation and warranty that the "...Landlord has full right, power and authority to execute and deliver this Lease and to grant to Tenant the exclusive use and possession of the Demised Premises..." In fact, on October 24, 2023, Cushman & Wakefield presented a list of 12 areas of concern for discussion regarding the lease with not a single mention of a contingency related to the release of space currently under lease. On October 27, 2023, Admin advised Colliers that a lease agreeable for execution needed to be in our report to the JBRC by November 1, 2023. Other contingencies or concerns with the lease were discussed with Unum, Colliers and Cushman & Wakefield and included in the proposed lease agreed upon by the parties on October 31, 2023. Throughout this negotiation process, there was no mention of a contingency related to the release of space currently under lease and no such contingency was included in the mutually agreed upon lease. Representatives from Colliers and Cushman & Wakefield, as well as Unum's Vice President for Corporate Real Estate, Assistant Vice President and Senior Counsel, Advanced Senior Paralegal for Transactions and Real Estate, and Unum's outside counsel were all part of the negotiations.

Had there been any indication that the space was not available because the recapture was at a standstill, Admin would not have included the proposed lease in our report to the JBRC or in our presentation to the JBRC on November 14, 2023.

Furthermore, following receipt of the notification from Cushman & Wakefield on November 16, 2023, Admin engaged Unum, Cushman & Wakefield and Colliers in multiple phone calls in an attempt to come to a resolution. In multiple conversations with Colliers, they specifically advised that they were also unaware that the recapture of the required space from an existing tenant was at a standstill or remained an issue prior to the November 16 notification. Colliers also indicated that after the notification they heard that Unum may have had a prospective buyer for the property, but it fell through because of the prospective buyer's unfavorable view of the statutorily required non-appropriations clause contained in the lease and that this may have contributed to withdrawal of the proposal to lease to the State.

In accordance with Proviso 118.22 of the FY 2023-24 Appropriations Act, Admin will publish an update to its solicitation for commercial space to relocate DES and provide the results to the JBRC for its consideration.

Sincerely,

A handwritten signature in blue ink that reads "Marcia S. Adams". The signature is written in a cursive, flowing style.

Marcia S. Adams

**Capital Improvements
Joint Bond Review Committee**

HARVEY S. PEELER, JR.
SENATE
CHAIRMAN

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December 5, 2023

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

Re: Report of Subsequent Developments
Leases Pursuant to Proviso 117.22 of the Fiscal Year 2023-24
Appropriations Act (SR: Bull Street Corridor Relocation)

Dear Mrs. Adams:

At its meeting today, the Joint Bond Review Committee received as information your letter of November 27, 2023, advising that the offer made for rental space located at 1200 Colonial Life Boulevard in Columbia has been withdrawn. The offer was made by Colonial Life and Accident Insurance Company, a subsidiary of Unum Group, responsive to a request for proposals conducted by the Department of Administration in accordance with the captioned Proviso. The responsive lease proposal was included in findings timely submitted to the Committee on November 1, 2023.

You have further advised that the Department of Administration intends to proceed pursuant to the Proviso with a solicitation of proposals for replacement space contemplated by the offer that has been withdrawn, and will present further findings to the Committee upon conclusion of that solicitation.

The Committee concurs and looks forward to hearing from you at that time.

Very truly yours,

F. Richard Harmon, Jr.
Director of Research

Chart of Lease Proposals Received

Location	Agency	Notes
1200 Colonial Life Boulevard	DES	Property was offered contingent upon the ability of the offeror to purchase the property, but the purchase did not go through.
10301 Wilson Boulevard	DES or DSS	Offer was withdrawn by broker indicating positive movement in the industrial market and receipt of an offer to purchase.
101 Greystone Boulevard	DES	Property rejected by the agency as unsuitable to their needs.
1600 Williams Street	DSS	Property was offered contingent upon the ability of the offeror to relocate an existing tenant which was unsuccessful.
7909 Parklane Road	DSS	Property did not offer sufficient square footage.

AGENCY: Executive Director
State Fiscal Accountability Authority

SUBJECT: Revenue Bonding Authority Study

Proviso 104.10 of the Fiscal Year 2023-24 Appropriations Act requires the Executive Director of the State Fiscal Accountability Authority to undertake a study of revenue bonding authority by quasi-state agencies, which must result in a report that (a) identifies every source of authority for such entities to undertake revenue bonds, and (b) summarizes all outstanding revenue bonds of those entities. The proviso further requires that the report must be submitted to the Joint Bond Review Committee, the State Fiscal Accountability Authority, and any relevant legislative committee.

The Executive Director of the State Fiscal Accountability Authority has provided his report in accordance with the proviso, which is attached for consideration by the Committee.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated March 28, 2024, of Mr. Grant Gillespie, Executive Director, State Fiscal Accountability Authority.
2. Revenue Bonding Authority Study 2023 dated March 15, 2024.

HENRY MCMASTER, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

BRIAN J. GAINES
COMPTROLLER GENERAL



HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

OFFICE OF THE EXECUTIVE DIRECTOR

GRANT GILLESPIE
EXECUTIVE DIRECTOR
(803) 734-8018
GGILLESPIE@SFAA.SC.GOV

March 28, 2024

VIA EMAIL ONLY

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

RE: Revenue Bonding Authority Study

Dear Mr. Harmon:

2023 Proviso 104.10 requires a one-time study of revenue bonding authority by quasi-state agencies and a report of the study's results. Specifically, the report must identify every source of authority for such entities to undertake revenue bonds and summarizes all outstanding revenue bonds. In accordance with Proviso 104.10, I am submitting this report to the Joint Bond Review Committee.

Should you have any questions or concerns do not hesitate to contact me.

Sincerely,

Grant Gillespie



REVENUE BONDING AUTHORITY STUDY 2023

March 15, 2024

**EXECUTIVE DIRECTOR
STATE FISCAL ACCOUNTABILITY AUTHORITY**

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Savannah River Site Redevelopment Authority	NO. 9
State Housing Finance and Development Authority	NO. 10
Transportation Infrastructure Bank	NO. 11

OVERVIEW

A. Legislative Requirement

Proviso 104.10, Fiscal Year 2023, provides for the Executive Director of the State Fiscal Accountability Authority to identify the source of bonding authority of quasi-state agencies and to provide a summary of all outstanding revenue bonds.

104.10 (SFAA: Revenue Bonding Authority Study). The Executive Director of the State Fiscal Accountability Authority shall undertake a one-time study of revenue bonding authority by quasi-state agencies. The study must result in a report that (a) identifies every source of authority for such entities to undertake revenue bonds, and (b) summarizes all outstanding revenue bonds. The report shall be submitted to the Joint Bond Review Committee, the State Fiscal Accountability Authority, and any relevant legislative committee. Quasi-state agencies shall provide any assistance requested by the authority's executive director.

B. Quasi-State Agencies

The proviso applies to all “quasi-state agencies”; however, the Proviso does not include either a definition for this term or a list of such agencies. The South Carolina Code of Laws uses the term “quasi-state agency” only once, and in an unrelated context. While somewhat similar terms appear in the Code or elsewhere, no single definition or list appeared adequate. Accordingly, on determining which entities to address in this report, staff undertook to effectuate its understanding of the intent behind the Proviso.

The Revenue Bonding Authority Study of 2021 identified the following two entities that do not have statutory authority to issue revenue bonds: Children's Trust of South Carolina and the South Carolina Lottery Commission. Those entities were excluded from the Revenue Bonding Authority Study of 2022 and are being excluded from the Revenue Bonding Authority Study of 2023.

C. Source of Data

The details of each entity's revenue bonding authority and outstanding revenue bonds have been assembled from information provided by the respective agencies using a template designed to solicit the information required by Proviso 104.10. The study reflects outstanding revenue bonds as of June 30, 2023.

EXECUTIVE SUMMARY

<u>Quasi-State Agency Name</u>	<u>Authority to Issue Revenue Bonds</u>	<u>Outstanding Revenue Bonds</u>
	(Yes/No)	(Yes/No)
Charleston Naval Complex Redevelopment Authority	Yes	No
Jobs-Economic Development Authority	Yes	Yes
Myrtle Beach Air Force Base Redevelopment Authority	Yes	No
Palmetto Railways	Yes	No
Patriots Point Development Authority	Yes	No
Ports Authority	Yes	Yes
Research Authority	Yes	No
Santee Cooper (Public Service Authority)	Yes	Yes
Savannah River Site Redevelopment Authority	Yes	No
State Housing Finance and Development Authority	Yes	Yes
Transportation Infrastructure Bank	Yes	Yes

SUMMARY OF OUTSTANDING REVENUE BONDS

This chart provides a summary of the balance of the outstanding revenue bonds for each quasi-state agency over the reporting years.

Quasi-State Agency

<u>Name</u>		2021	2022	2023
1	Charleston Naval Complex Redevelopment Authority	\$0	\$0	\$0
2	Jobs-Economic Development Authority	\$4,736,000,000	\$5,424,000,000	\$5,993,000,000
3	Myrtle Beach Air Force Base Redevelopment Authority	\$0	\$0	\$0
4	Palmetto Railways	\$0	\$0	\$0
5	Patriots Point Development Authority	\$0	\$0	\$0
6	Ports Authority	\$1,024,855,000	\$1,018,205,000	\$1,009,225,000
7	Research Authority	\$0	\$0	\$0
8	Santee Cooper (Public Service Authority)	\$6,487,817,000	\$6,635,693,000	\$6,867,616,000
9	Savannah River Site Redevelopment Authority	\$0	\$0	\$0
10	State Housing Finance and Development Authority - Multi-Family	\$350,941,798	\$412,014,824	\$464,615,543
10	State Housing Finance and Development Authority - Single Family	\$648,715,000	\$765,620,000	\$1,041,325,000
11	Transportation Infrastructure Bank	\$1,665,860,833	\$1,211,730,000	\$1,159,690,000

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 Lease. Patriots Point made a timely submission of the 2024 report on March 25, 2024.

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 2023 through March 2024 totaled \$514,697, all of which has been paid. Patriots Point estimates that rent totaling \$630,514 will be collected for the period April 1, 2024, through March 31, 2025, as calculated pursuant to the terms of the Lease, including an increase in the percentage of Fair Market Rent payable to 70% 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 \$28,918 in property taxes and storm water fees.

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.

The tenant has previously 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 conceptual approval for the Conceptual Master Plan, the Master Infrastructure Plan, and the Seafair Village Plan. Seafair Village, including the first hotel, retail and restaurant space, has received preliminary design approval, and the Master Infrastructure Plan has been submitted for approval.

Construction is being finalized on the new temporary parking lot with 350 spaces expected to be complete in May 2024, at which time Patriots Annex LLC will take possession of the current visitor lot. Design work continues to be finalized for the master infrastructure systems to support the entire development, which construction will immediately follow completion of the relocated visitor parking lot. The clearing, grading, and infrastructure construction for the entire site encompassing the Conceptual Master Plan is anticipated within the next 12 months.

The amended and restated conservation easement on Parcel 2A was renewed by the South Carolina Department of Natural Resources through January 20, 2048. Approximately 4.696 acres subject to the easement were released, and certain other parcels totaling 8.393 acres were placed under the easement through January 20, 2048.

The annual report contains updates concerning various deadlines for the Authority to vacate or relocate certain other 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 2024.

PATRIOTS POINT
NAVAL & MARITIME
MUSEUM

March 25, 2024

Mr. Grant Gillespie
Executive Director
State Fiscal Accountability Authority
P. O. Box 12444
Columbia, SC 29211

Dear Mr. Gillespie,

The State Fiscal Accountability Authority approved a lease agreement between Patriots Point Development Authority and Patriots Annex LLC on October 5, 2017. The attached report provides an update on the status of this development. This same report has been submitted to the Joint Bond Review Committee. The report is in the format previously provided by JBRC with our updates annotated after each item.

Sincerely,



Allison Hunt
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)



PATRIOTS POINT
NAVAL & MARITIME
MUSEUM

March 25, 2024

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 31st each year, on the status of the development. The attached document is the annual report due by March 31, 2024. 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,



Allison Hunt
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 2024)

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 2023 through March 2024 total \$514,697.38, 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 60% of Fair Market Rent (FMR) for the year October 5, 2023 through October 4, 2024. FMR was pre-determined through formal appraisals and is adjusted annually with CPI increases. For the 6-month period April 1 – September 30,

2024, rent will be due at a rate of \$47,553.63 per month. On October 1, 2024, Fair Market Rent will be increased by the change in CPI, anticipated to be approximately 3%. Minimum Rent for the period October 1, 2024 – September 30, 2025 will be paid at 70% of Fair Market Rent. The resulting monthly payments of \$57,531.96 will be due for the 6-month period October 1, 2024 – March 31, 2025. The combined total rent expected to be received over the 12-month period April 1, 2024 – March 31, 2025 is estimated to be \$630,513.54. (This is Base Minimum Rent solely from current Patriots Annex acreage comprised in Premises for rent calculation).

Patriots Annex, LLC is completing construction of the first 350 spaces of the Temporary Parking Lot. Patriots Annex, LLC will take possession of the Current Visitor Lot site when PPDA is no longer able to use more than 20% of that Current Visitor Lot. At that time, the acres in the Temporary Parking Lot will be removed from the Premises on which Base Rent is calculated and the acres of the Current Visitor Lot will be added to the Premises on which Base Rent is calculated.

- 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 \$21,424.00, along with Storm Water Fees of \$7,494.31, both for the period January 1, 2023 – December 31, 2023.

- 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 received conceptual approval from Town of Mount Pleasant Design Review Board for the Conceptual Master Plan, the Master Infrastructure Plan and the Seafair Village Plan. Seafair Village, including the first hotel, retail and restaurant space, received preliminary design approval from DRB. The Master Infrastructure Plan has been submitted for approval to Town of Mount Pleasant Design Review Team.

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

PPDA Response: Construction is being finalized on the new Temporary Parking Lot with completion of the first 350 spaces expected in March. When Patriots Annex has started on infrastructure work on the Current Visitor Lot site such that PPDA can no longer use 20% of the Current Visitor Lot, PPDA will start using the Temporary Parking Lot. Construction of the new Temporary Parking Lot is a necessary first phase to provide alternative parking for PPDA to make room on the Current Visitor Lot site for site work, infrastructure and the construction of buildings.

- (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" was January 17, 2023 and construction commenced in October, 2022.

- D. Milestones expected in the upcoming 12 months.

PPDA Response: PPDA expects Patriots Annex, LLC to complete the development and construction of the first 350 spaces of the Temporary Parking Lot by March 2024. Patriots Annex, LLC will take possession of the Current Visitor Lot site when PPDA is no longer able to use more than 20% of that Current Visitor Lot. PPDA anticipates Patriots Annex, LLC commencing clearing, grading and infrastructure construction for the entire site encompassing the Conceptual Master Plan in the next 12 months.

- 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: None.

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

PPDA Response: Patriots Annex, LLC is completing construction of the first 350 spaces of the Temporary Parking Lot. Patriots Annex, LLC will take possession of the Current Visitor Lot site when PPDA is no longer able to use more than 20% of that Current Visitor Lot.

- (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 are having ongoing dialogue regarding expectations for anticipated notices and property releases. Discussions include transition from the Current Visitor Lot to the Temporary Parking Lot, release of the Current Visitor Lot, as well as alternative locations and options for PPDA facilities.

Current Primary Landlord Facility. Patriots Annex, LLC must give PPDA a 12-month prior notice of the anticipated date for commencement of construction and update this estimate quarterly. PPDA must vacate its Current Primary Landlord 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-month 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 a 12-month 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 a portion of Parcel 2A, which is currently subject to a conservation easement with South Carolina Department of Natural Resources. A recent agreement released a portion of Parcel 2A from the easement for use as a relocation site for the PPDA storage and maintenance facility as well as the PPDA Vietnam Experience. There has been no change in the prior 12 months.

PPDA's personnel parking and PPDA's visitor parking. Patriots Annex, LLC is completing construction of the first 350 spaces of the Temporary Parking Lot. Patriots Annex, LLC will take possession of the Current Visitor Lot site when PPDA is no longer able to use more than 20% of that Current Visitor Lot. The PPDA personnel parking area will be relocated to a portion of Parcel 2A that has been released from the conservation easement. The relocation of the PPDA personnel parking has not yet commenced though the location has been designated.

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: The SC DNR Conservation Easement on Parcel 2A was renewed by DNR through January 20, 2048. DNR released approximately 4.696 acres for use for a storm drainage canal and service drive, sewer lift station, PPDA personnel parking, PPDA storage and maintenance facility and PPDA Vietnam Experience. Additionally, Parcels 4A, 5, and 6 containing 8.393 acres were placed under SC DNR Conservation Easement through January 20, 2048.

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

PPDA Response: No loans are currently in place.

AGENCY: Clemson University

SUBJECT: Semiannual Report Pursuant to Proviso 14.1 of the Fiscal Year
2023-24 Appropriations Act

Proviso 14.1 of the Fiscal Year 2023-24 Appropriations Act requires among other things that funds appropriated for the construction of a College of Veterinary Medicine at Clemson University must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, Clemson has provided its first semiannual report as of December 31, 2023, as follows.

Capital costs of new facilities supporting the College are estimated at \$285 million and have not changed. The General Assembly has appropriated a total of \$100.5 million in non-recurring capital funding and \$12.5 million in recurring education and general funding for the College, leaving a remaining capital need of \$175 million. This funding is critical to meet the University's schedule to enroll the College's first class of 80 students in the Fall of 2026.

Facilities are being designed to accommodate as many as 128 students per class, and include approximately 233,000 square feet of space supporting a farm animal ambulatory service; farm animal and equine clinical skills teaching centers; and lecture halls, classrooms, teaching, and research labs on the new campus.

Expenditures through the reporting period ended December 31, 2023, were relatively modest at \$3.25 million in capital expenditures, and \$668,000 in operating expenditures. Capital expenditures focused on design costs, and operating expenditures focused on initial hiring, limited travel, and temporary office accommodations.

Capital expenditures are expected to increase considerably as the project transitions from the design to construction phase. The University has engaged its architectural and engineering team and a construction manager at risk, and recently was given authority to transition expenditures toward site preparation, procurement of materials, and other construction activities following firm determinations of design and other pre-construction costs.

The report also provides a general status update for the College's staffing, accreditation, and curriculum, all of which activities appear to be progressing toward its scheduled objectives supporting enrollment of students in Fall 2026.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter of Dr. Steven L. Marks, BVSc, MS, MRCVS, DACVIM, Dean, College of Veterinary Medicine, Clemson University.
2. Semiannual Report to the Joint Bond Review Committee, March 2024.
3. Proviso 14.1 (CU: College of Veterinary Medicine) of the Fiscal Year 2023-24 Appropriations Act.



The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

Dear Senator Peeler:

On behalf of Clemson University, I am pleased to provide an update regarding the Clemson University College of Veterinary Medicine. As you are aware, Proviso 14.1 of the 2023-2024 Appropriations Bill (Act 84 of 2023) requires the Clemson University College of Veterinary Medicine (CVM) to submit to the Joint Bond Review Committee (JBRC) a semiannual report on the necessary permanent improvements associated with the College to include: the amount of funding carried forward, the amount remaining to be expended, and the overall status of the project.

In accordance with Proviso 14.1, the first semiannual report is included. Data reported is as of December 31, 2023.

Please let me know if you need further information. As always, we stand ready to answer any questions from you or other members of the Committee.

Sincerely,

Steven L. Marks, BVSc, MS, MRCVS, DACVIM
Dean

Clemson University College of Veterinary Medicine Semiannual Report to the Joint Bond Review Committee March 2024

General Overview

The South Carolina General Assembly and Clemson University began a partnership in 2022 to establish the first College of Veterinary Medicine in South Carolina. The feasibility study authorized by the General Assembly and accepted by the Clemson Board of Trustees in early February of 2023 documented shortages of veterinarians nationally and in South Carolina in all practice areas – farm animal, public health, food safety and security, research as well as companion animal care. The study concluded that there has never been a better time to establish a new college of veterinary medicine in South Carolina.

As outlined in the study, Clemson is in the process of establishing a new College of Veterinary Medicine that will use the new Distributed Model of Veterinary Education, partnering with practices of all types to provide real world 4th clinical year experience. Plans are to enroll classes of 80 students per year as early as the Fall of 2026, graduating the first Doctor of Veterinary Medicine (DVM) degrees in the Spring of 2030. State of the art facilities custom designed for this new model are planned with space to accommodate as many as 128 students per class should there be a need to expand in the future. This plan is expected to graduate veterinarians equipped to go to practice immediately upon graduation but equally prepared to enter any other veterinary career path.

Overview of the Capital Project

Capital costs remain at \$285 million as initially proposed. The new facilities will include approximately 233,000 ft² of space, including a home for a farm animal ambulatory service, farm animal and equine clinical skills teaching centers (co-located at Clemson PSA Piedmont Research & Education Center farms), and other appropriate lecture halls, classrooms, teaching labs, and research labs on the new campus. Required new operating recurring \$12.5 million was appropriated in FY24. The re-allocation to Clemson of Commission on Higher Education recurring funds currently paid for South Carolina resident veterinary students to attend out of state schools needs to occur over four years only once Clemson enrolls students.

Recurring and Capital Funding Summary:

FY23 - \$10 million - nonrecurring appropriation

FY24 - \$75 million for E&G and \$15.5 million for PSA - nonrecurring appropriations

FY24 - \$12.5 million for E&G - recurring appropriation

Proviso 14.1

See the chart below for a summary spending as of December 31, 2023.

Report Date - 1/2/24	Fiscal Year	
Designated Recipient and Purpose:		
Clemson University College of Veterinary Medicine	2023	2024
Non-Recurring Capital		
Clemson University Appropriated		
FY22-23 Lottery Expend. Account	10,000,000	
FY24 118.19 (B)(10)(1) & 14.1		75,000,000
PSA Appropriated		
Clemson PSA FY24 Proviso 118.19 (B)(35)(a)		15,466,000
FY23 Carryforward		9,421,346
Total Non-Recurring Capital	10,000,000	99,887,346
FY23 Year-End Carryforward	9,421,346	
Amount Remaining to be Expended		96,636,052

Recurring Operating		
Clemson University Appropriated		
FY24 118.19 (B)(10)(1) & 14.1		12,500,000 ¹
Year-End Carryforward		
Amount Remaining to be Expended		11,831,981 ¹

¹\$10mm earmarked for capital project

Remaining Capital need is \$175 million to reach the \$285 million required to complete the project. *It is critical to receive remaining capital funds needed in FY25 to meet our aggressive schedule to enroll the first class in the Fall of 2026. Continuing supply chain issues require certain critical items be ordered and paid for in advance as much as 18 months prior to when they will be used in the construction process.*

Summary of expenditures:

The University continues to move forward with the design phase of the project. Pending appropriate state approvals, the project remains on track with targeted occupancy estimated in the Summer 2026. Of the \$12.5 million recurring funds, \$10 million (as allowed by proviso 14.1) has been internally designated to support the construction project on this one-time basis. These funds, together with the \$100.466 million in FY23 and FY24 state appropriations (PSA and E&G), comprise 39% of the \$285 million total estimated construction budget.

The remaining \$2.5 million recurring is being expended on the initial college operations. These expenditures include: the initial hiring of critical staff (6 total to date), some continued travel for benchmarking and engagement, and configuration and setup of the college's temporary office accommodations.

Progress Report (March 2024):

- *Staffing-* Founding Dean (Dr. Steven Marks) and Associate Dean for Academic Affairs (Dr. Nicki Wise) along with other critical initial staff are now in place using the 6 FTEs provided in FY24.

- *Accreditation*- American Veterinary Medical Association Council on Education (AVMA COE) has granted Clemson a consultative site visit, the first step in its accreditation process. This visit will occur May 12-16, 2024. Preparation of a detailed self-study has been submitted to the AVMA COE. A “letter of reasonable assurance” from the AVMA COE is required before any recruiting of students can begin as well as making offers of admission.
- *Curriculum* – Initial curriculum outline including course names and numbers has been developed and approved by the University Curriculum Committee. The next steps will include the pursuit of approvals from the Board of Trustees, Commission on Higher Education, and the Southern Association of Colleges and Schools.
- *Facilities* – The site for the new campus (off Queen Street and Starkey Road in Pendleton) has been selected, approximately 3 miles from the main campus. Architect & Engineering Team comprised of 3 firms (LS3P, Flad & Associates and Foil Wyatt) has been engaged as well as Construction Manager at Risk (Turner Construction). Phase I and Phase II state approvals that include all appropriated funds to date allows work to progress for site preparation in the Spring of 2024 as authorized in Proviso 14.1.

South Carolina General Assembly
125th Session, 2023-2024

H. 4300
General Appropriations Bill for Fiscal Year 2023-2024
Ratified Version

PART IB
OPERATION OF STATE GOVERNMENT

SECTION 14 - H120 - CLEMSON UNIVERSITY

14.1. (CU: College of Veterinary Medicine) With the funds appropriated in this act, Clemson University is authorized to undertake permanent improvements necessary for the construction of a College of Veterinary Medicine. Further, the funds appropriated in Part 1A and 1B of this act for the College of Veterinary Medicine may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee.

AGENCY: South Carolina Department of Commerce

SUBJECT: Quarterly Report Pursuant to Act 3 of 2023

Act 3 of 2023 provided for among other things appropriations to the Department of Commerce in the amounts of \$1,091,082,986 to defray the cost of certain infrastructure and other improvements, and \$200,000,000 as a loan to the project sponsor for additional soil stabilization, each in support of Project Connect, now publicly known as Scout Motors, Inc.

The Act further provides that the Department of Commerce must furnish a quarterly project status report to the Joint Bond Review Committee until all of the funds have been expended, and the Secretary of Commerce has certified that all project obligations have been met.

Responsive to these provisions, the South Carolina Department of Commerce has provided to the Committee its project status report for the period ending March 31, 2024, which reflects expenditures for the period of \$72.4 million, and total expenditures to date of \$230.2 million.

The report also provides a general status update for the project covering activities and developments during the reporting period.

COMMITTEE ACTION:

Review and comment on the report in accordance with the Act.

ATTACHMENTS:

1. Project Connect Quarterly Status Report for the period ended March 31, 2024.

Funds Expended through March 31, 2024:

Designated Recipient and Purpose	Amount Designated	Prior Periods	Current Period	Remaining Balance
Richland County				
Grant	831,082,986			603,155,419
Land Acquisition		27,922,946		
Site Improvements		64,696,091	22,537,191	
Mitigation		38,954,226	5,807,500	
Soil Stabilization		25,745,524	10,491,809	
Water; Wastewater				
Reimbursements- Scout			31,772,280	
Loan	200,000,000		-	200,000,000
Soil Stabilization				
SC Technical College	25,000,000	500,000	1,000,000	23,500,000
Training Center				
SC Department of Transportation	200,000,000		-	200,000,000
Other Recipients				
City of Columbia	35,000,000		806,137	34,193,863
Totals to Date	1,291,082,986	157,818,787	72,414,917	1,060,849,282

General Updates and Developments:

- Wetland Permit was issued on January 12, 2024.
- Construction and Site Development has restarted on-site.
- Collaborative meetings continue with SCDOT, Norfolk Southern and Palmetto Rail for the completion of the new interchange, rail bridge and providing rail to the site.
- Scout Groundbreaking was held on February 15, 2024.
- Scout has opened a Columbia Connection Center located in the Bull Street District, which will allow the community to learn more about the history of the original Scout vehicles, as well as their future vision.

AGENCY: South Carolina Department of Administration
Executive Budget Office

SUBJECT: Report of Disbursement Requests for
Savannah River Site Litigation Settlement Funds

Proviso 118.19(72) of the Fiscal Year 2022-23 Appropriations Act provided for certain expenditures from proceeds of the Savannah River Site Litigation, and Proviso 118.19(72.1) required written requests for funding that must be reported to the Committee and the legislative delegations prior to disbursement of the funds to recipients. The Executive Budget Office has reported the following request for disbursement pursuant to the proviso:

Allendale	Allendale County Law Enforcement Agency Consolidation and Upgrades	\$ 2,500,000
Colleton	Colleton County - New Speculative Industrial Shell Building and Engineering	1,387,932

Reflected below is a summary of the appropriations and current status of funding by designated recipient.

Recipient	Appropriated		Prior Disbursements		Proposed Disbursements		Awaiting Disbursement	
	Projects	Amount	Projects	Amount	Projects	Amount	Projects	Amount
Aiken	15	\$ 145,850,000	15	\$ 145,850,000			-	\$ -
Allendale	4	27,000,000	3	24,500,000	1	2,500,000	-	-
Bamberg	2	9,000,000	2	9,000,000			-	-
Barnwell	4	110,000,000	4	110,000,000			-	-
Colleton	1	1,387,932	-	-	1	1,387,932	-	-
Edgefield	4	20,200,000	4	20,200,000			-	-
Hampton	1	3,137,931	1	3,137,931			-	-
Lexington	5	11,900,000	5	11,900,000			-	-
Orangeburg	4	6,155,172	4	6,155,172			-	-
Institutions	4	33,000,000	3	23,000,000			1	10,000,000
Total	44	\$ 367,631,035	41	\$ 353,743,103	2	\$ 3,887,932	1	\$ 10,000,000

COMMITTEE ACTION:

Receive as information in accordance with the proviso.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office, Agenda Item Worksheets.

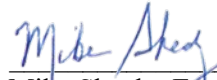
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 28, 2024

Savannah River Site Litigation Settlement Fund

1. Submitted By:

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


Mike Shealy, Executive Budget Office

2. County:

Allendale County

3. Submission Details

Project Title: Allendale County Law Enforcement Agency Consolidation and Upgrades

Request Amount: \$2,500,000

Project Description and Justification:

Allendale County, one of the poorest counties in the state, is experiencing high crime rates, high turnover of law enforcement officers, and difficulties in recruiting law enforcement professionals. Input from existing industries and announcements of new industries locating in the county have intensified the focus on community development and improvements, especially in law enforcement. Funds will be used to engage professional, private law enforcement experts to investigate and assess current criminal justice staffing procedures and programs, and consolidation of various law enforcement entities under one authority, upgrade and modify procedures and programs, and implement best practices in Allendale County law enforcement agencies. Additionally, funds will be used to upgrade equipment, intensify training, and compliment institutional curricula to fortify the knowledge and expertise of current and future police officers and sheriffs in Allendale County.

Projected Execution of the Construction Contract: N/A

Projected Completion of Construction: N/A

Estimated Total Project Costs: \$2,500,000

Additional Annual Operating Costs/Savings: \$0.00

Construction/Renovation/Acquisition/Maintenance Funded:

4. What is JBRC asked to do?

Consider approval of the Savannah River Site Litigation Settlement Fund Submission Item

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

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

Allendale County Law Enforcement Agency Consolidation and Upgrades - Request

**Savannah River Site Litigation Settlement Fund Request Form**

This form is designed to collect the information required by South Carolina to make allocations of funds authorized in the FY 2022-23 Appropriations Act from the Savannah River Site Litigation Settlement Fund. This form and supporting documentation should be submitted to the Executive Budget Office.

Contribution Information		
Request Amount	County Where Project Located	Project Title
\$2,500,000.00	Allendale	Allendale County Law Enforcement Agency Consolidation and Upgrades

Organization Information	
Entity Name	Allendale County
Address	526 Memorial Avenue, P.O. Box 190
City/State/Zip	Allendale, SC 29810
Website	www.allendalecounty.com
Tax ID#	57-6000301
Entity Type	County

Organization Contact Information	
Contact Name	Matthew Connelly/Danny Black
Position/Title	County Council Chairman/President & CEO
Telephone	803-300-0984/803-541-0023
Email	mconnelly@allendalecounty.gov/dblack@southcarolina.org

PROJECT DESCRIPTION AND JUSTIFICATION

Explain and justify the project, include what it is, why it is needed, and any alternatives considered.

Allendale County, one of the poorest counties in the state, is experiencing high crime rates, high turnover of law enforcement officers, and difficulties in recruiting law enforcement professionals. Input from existing industries and announcements of new industries locating in the county have intensified the focus on community development and improvements especially law enforcement. Funds will be used to engage professional, private law enforcement experts to investigate and assess current criminal justice staffing procedures and programs, and consolidation of various law enforcement entities under one authority, upgrade and modify procedures and programs, and implement best practices in Allendale County law enforcement agencies. Additionally, funds will be used to upgrade equipment, intensify training, and complement institutional curricula to fortify the knowledge and expertise of current and future officers of police and sheriff offices in Allendale County.

ESTIMATES OF TOTAL PROJECT COSTS

Expenditure Category	Budget	Explanation
Professional Services Fees	\$2,000,000.00	Program upgrades, institutional training, officer retention
Equipment and/or Materials	\$500,000.00	Equipment upgrades
Grand Total	\$2,500,000.00	

ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS RESULTING FROM THE PROJECT

Category	Amount	Rekurs	Explanation
Grand Total	\$0.00		

Discuss how maintenance of this facility construction/renovation/acquisition will be addressed and funded.

ADDITIONAL PROJECT INFORMATION

Provide the total square footage of the building to be renovated or constructed (if applicable).	
Provide the current age of the building(s) to be renovated or replaced.	
Provide the total acreage and/or square footage of the land and/or building to be acquired (if applicable).	
Provide the projected date (month and year) for execution of the construction contract.	
Provide the projected date (month and year) for completion of construction.	
Provide an estimate of the numbers of students, faculty, staff, and clients that are expected to utilize the space.	

Organization Signature	
Organization Signature	Title
Printed Name	Date

FOR-DEPARTMENT USE ONLY

JBRC Meeting Date		JBRC Comment	
Department Approval		Date	

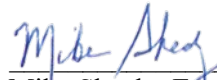
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: May 28, 2024

Savannah River Site Litigation Settlement Fund

1. Submitted By:

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


Mike Shealy, Executive Budget Office

2. County:

Colleton County

3. Submission Details

Project Title: Colleton County – New Speculative Industrial Shell Building and Engineering

Request Amount: \$1,387,932

Project Description and Justification:

Most industrial projects seek existing buildings, but rural counties typically do not have available building inventory for sale. As a rural county, private developers do not have the "risk tolerance" to invest in development of speculative industrial shell buildings. Colleton County sold Colleton Spec. Building 2 last year. Today in Colleton County, there is only one industrial building available for sale, and it has low ceilings and no dock-height doors. The county's plan is to construct Colleton Speculative Building 3 in Colleton County Commerce Center, immediately on I-95, at Exit 62. Speculative Building 3 will be a shell building, ready for a new or expanding industry to complete the interior to meet their needs. The building will consist of a 50,000 square foot floor plan, constructed of insulated tilt-up wall panels, attached to a steel frame, capped by an insulated TPO roof. The building will be situated on an 8-acre site and designed to expand the building up to 100,000 square feet in the future. Though the SRS Settlement funds will cover only \$1.38 million of the estimated \$4.5 million cost, county will fund the remainder of the construction costs through the proceeds retained from the sale of Colleton Spec Building 2 to Gehl Foods Southeast last year and with any outstanding amounts through the Economic Development Fund.

Projected Execution of the Construction Contract: September 2024

Projected Completion of Construction: November 2025

Estimated Total Project Costs: \$4,500,000

Additional Annual Operating Costs/Savings: \$156.00

Construction/Renovation/Acquisition/Maintenance Funded:

Colleton County Economic Alliance, Inc., through it's non-profit property holding company will underwrite the construction and maintenance of the speculative shell building and grounds until the building is sold to a prospective company for the purpose of new jobs creation for the citizens of Colleton County.

4. What is JBRC asked to do?

Consider approval of the Savannah River Site Litigation Settlement Fund Submission Item

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

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

Colleton County – New Speculative Industrial Shell Building and Engineering - Request



Savannah River Site Litigation Settlement Fund Request Form

This form is designed to collect the information required by South Carolina to make allocations of funds authorized in the FY 2022-23 Appropriations Act from the Savannah River Site Litigation Settlement Fund. This form and supporting documentation should be submitted to the Executive Budget Office.

Contribution Information		
Request Amount	County Where Project Located	Project Title
\$1,387,932.00	Colleton	Colleton County - New Speculative Industrial Shell Building and Engineering

Organization Information	
Entity Name	Colleton County
Address	PO BOX 157 109 Benson Street
City/State/Zip	Walterboro, SC 29488
Website	www.colletoncounty.org
Tax ID#	57-6000339
Entity Type	County

Organization Contact Information	
Contact Name	Kevin Griffin
Position/Title	County Administrator
Telephone	843-549-5221
Email	kgriffin@colletoncounty.org

PROJECT DESCRIPTION AND JUSTIFICATION

Explain and justify the project, include what it is, why it is needed, and any alternatives considered.

Most industrial projects seek existing buildings, but rural counties typically do not have available building inventory for sale. As a rural county, private developers do not have the "risk tolerance" to invest in development of speculative industrial shell buildings. Colleton County sold Colleton Spec Building 2 last year. Today in Colleton County, there is only one industrial building available for sale, and it has low ceilings and no dock-height doors. Our plan is to construct Colleton Spec Building 3 in Colleton County Commerce Center, immediately on I-95, at Exit 62. Spec Building 3 will be a shell building, ready for a new or expanding industry to complete the interior to meet their needs. The building will consist of a 50,000 square foot floor plan, constructed of insulated tilt-up wall panels, attached to a steel frame, capped by an insulated TPO roof, situated on an 8-acre site and designed to expand the building up to 100,000 square feet in the future. Though the SRS Settlement funds will cover only \$1.387 million of the estimated \$4.5 million cost, we will fund the remainder of the construction costs through the proceeds retained from the sale of Colleton Spec Building 2 to Gehl Foods Southeast last year and with any outstanding amounts through the Economic Development Fund.

ESTIMATES OF TOTAL PROJECT COSTS

Expenditure Category	Budget	Explanation
Other	\$150,000.00	General Conditions
Site Development	\$1,800,000.00	Grading, Paving, and Drainage, Landscaping
New Construction	\$600,000.00	Structural Steel
New Construction	\$1,000,000.00	Precast Concrete Panels
New Construction	\$200,000.00	Miscellaneous (Specialties, Canopies, Storefront Glass
Roofing	\$275,000.00	TPO Roofing
New Construction	\$90,000.00	Painting
New Construction	\$110,000.00	Mechanical, Electrical, and Plumbing
Professional Services Fees	\$275,000.00	
Grand Total	\$4,500,000.00	

ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS RESULTING FROM THE PROJECT

Category	Amount	Recurs	Explanation
Utilities	\$36.00	Indefinitely	Electrical service to power building area lighting. This electric
Maintenance and Repairs	\$120.00	Indefinitely	Grounds maintenance and landscape service will be contracted
Grand Total	\$156.00		

Discuss how maintenance of this facility construction/renovation/acquisition will be addressed and funded.

Colleton County Economic Alliance, Inc., through its non-profit property holding company will underwrite the construction and maintenance of the speculative shell building and grounds until the building is sold to a prospective company for the purpose of new jobs creation for the citizens of Colleton County.

ADDITIONAL PROJECT INFORMATION

Provide the total square footage of the building to be renovated or constructed (if applicable).	50,000
Provide the current age of the building(s) to be renovated or replaced.	N/A (new construction)
Provide the total acreage and/or square footage of the land and/or building to be acquired (if applicable).	8 acres
Provide the projected date (month and year) for execution of the construction contract.	Sep-24
Provide the projected date (month and year) for completion of construction.	Nov-25
Provide an estimate of the numbers of students, faculty, staff, and clients that are expected to utilize the space.	N/A - this building will be sold to a private company for the purp

Organization Signature


Organization Signature

County Administrator

Title

J. Kevin Griffin

Printed Name

03-08-2024

Date

FOR DEPARTMENT USE ONLY			
JBRC Meeting Date		JBRC Comment	
Department Approval		Date	

AGENCY: South Carolina Department of Veterans' Affairs

SUBJECT: State Veterans Homes

By memorandum dated April 15, 2024, the South Carolina Department of Veterans' Affairs reported that the grant application for the new State Veterans Home to be located in Lexington County replacing Stone Pavilion in Columbia was submitted to the U.S. Department of Veterans Affairs on April 12, 2024, prior to the April 15, 2024, deadline. The U.S. Department has acknowledged receipt of the application.

If approved by the U.S. Department, the grant for the Lexington Home will remain a Priority 2 project until the state certifies matching funds. Funding for the state match was included in the South Carolina Department's Fiscal Year 2024-25 budget request.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Memorandum dated April 15, 2024, of Mr. Joseph S. McLamb, Chief of Staff South Carolina Department of Veterans' Affairs.

Rick Harmon

From: Mclamb, Joseph <joseph.mclamb@scdva.sc.gov>
Sent: Monday, April 15, 2024 12:51 PM
To: Rick Harmon
Cc: McCaffrey, Todd; Robert Bank; Debbie Calcote; Patterson, Jr, Bobby; Mark Binkley; Bell, Edward
Subject: Update on Lexington Veteran Home

Follow Up Flag: Follow up
Flag Status: Flagged

Rick,

As an update to you and your staff, the grant application for a new Veteran home to be located in Lexington County, to replace Stone Pavilion, was submitted to the US Department of Veterans' Affairs on 12 Apr 24, ahead of the 15 Apr 24 suspense for applications. The US Department of Veterans' Affairs has acknowledged receipt of the application.

The Department of Mental Health did the lion's share of the work required to prepare this grant application, and they graciously allowed us to observe the entire process to build our own institutional knowledge. As you are aware, we currently lack the authority to apply for this grant, but will assume such authority and the associated responsibilities on 1 Jul 24.

If approved by the US Department of Veterans' Affairs, the grant for the Lexington home will remain a Priority 2 project under the USDVA's rubric until we certify the state matching funds, which are part of our FY24-25 budget request. Only Priority 1 projects have a realistic potential to be funded by the USDVA.

If you have questions or need further information, please let me know.

Joe

Joseph S. McLamb
Chief of Staff

South Carolina Department of Veterans' Affairs

1800 St. Julian Place, Suite 305
Columbia, SC 29204
Cell: 803-212-5277
joseph.mclamb@scdva.sc.gov



AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, August 27, 2024.

2024

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

COMMITTEE ACTION:

Schedule next meeting.