

**Capital Improvements
Joint Bond Review Committee**

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DIRECTOR OF RESEARCH
SFAA LIAISON
803-212-6682

MILLER A. SMOAK
ADMINISTRATIVE ASSISTANT
803-212-6677

JOINT BOND REVIEW COMMITTEE MEETING
Tuesday, October 8, 2024 – 1:00 p.m.
521 Blatt Building

AGENDA

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

**Capital Improvements
Joint Bond Review Committee**

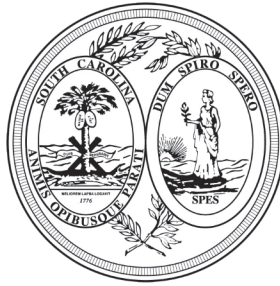
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JOINT BOND REVIEW COMMITTEE MEETING
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AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Acquisition of Real Property
Switching Station Site for Third-Party Solar Generation,
Georgetown County

The South Carolina Public Service Authority requests approval to acquire approximately 2.64 acres located at 2761 Saints Delight Road in Georgetown County for construction of a new switching station that will support connection of a 100-megawatt third-party solar generation facility with the Authority's transmission and interconnection system. The property will be conveyed for a nominal consideration of \$10.

The Authority periodically accepts real property as a part of the interconnection process, particularly for solar facilities, subject to appropriate due diligence that includes among other things a determination of satisfactory title, and an assessment of potential environmental conditions.

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 2.64 acres located in Georgetown County for construction of a new switching station supporting connection of a third-party solar generation facility with the Authority's transmission and interconnection system.

ATTACHMENTS:

1. Letter dated October 8, 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.

October 8, 2024

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

Re: Acquisition of ~2.64-acre site for a Third-Party Solar Generating Facility Interconnection
in Georgetown 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 ~2.64-acre parcel located at 2761 Saints Delight Road, Georgetown County, SC ("Parcel") to build a new switching station ("Switching Station") to connect a third-party solar generating facility with Santee Cooper owned transmission and interconnection facilities.

Based on an Agreement between Silicon Ranch Corporation ("SRC") and Santee Cooper, SRC plans to construct and operate a 100 MW solar generating station adjacent to the Parcel and convey the Parcel to Santee Cooper for the nominal consideration of \$10. The acquisition of the Parcel would allow Santee Cooper to meet its transmission interconnection needs.

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.

Santee Cooper respectfully requests that the JBRC approve the acquisition of the Parcel to interconnect the solar generating facility to Santee Cooper's system.

Sincerely,



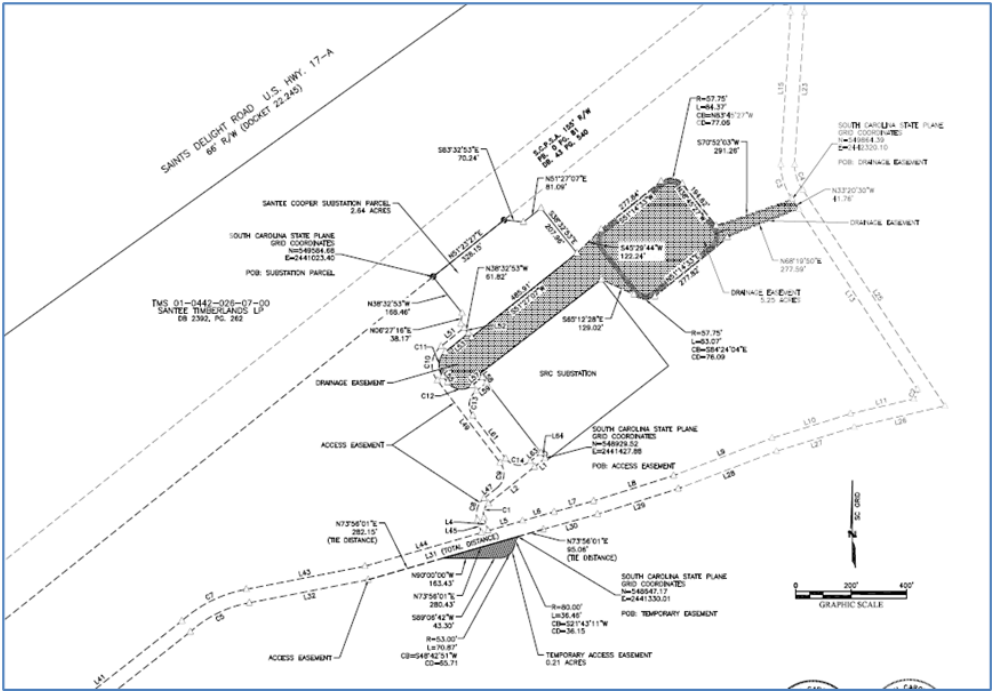
J. Martine Watson

Attachment: As stated

JMW:cmb

Attachment A
Substantive terms of proposed purchase are as follows:

Seller	Silicon Ranch Corporation, a Delaware corporation
Property	~2.64 Acres located in Georgetown County
Purchase Price	Nominal Consideration of \$10.00



AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Clemson University to Clemson University Foundation
Office Space at 220 Madren Center, Clemson

Clemson University requests review of its proposal to lease 22,679 square feet of space located at 220 Madren Center, Clemson, to CUF Madren Center-I, LLC,¹ an entity of the Clemson University Foundation.

The term of the proposed lease is 18 years beginning January 1, 2025. The rental rate is \$19.00 per square foot, and will increase by 2.5% annually. The lease provides for the tenant to pay its share of expenses of the facility, including among other things utilities, building maintenance, and operations, estimated at \$8.00 per square foot or \$181,432 for the first year. Total rent over the term is projected at \$9,646,300. No option to purchase the property is included in the lease.

The submission reflects that comparable rates for similar commercial space available in the area range from an average rate of \$19.00 to \$25.35 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated August 12, 2024, of Mr. Anthony E. Wagner, Executive Vice President for Finance and Operations, and Chief Operating Officer, Clemson University.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective August 9, 2024. Corporation Service Company of West Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: October 8, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Clemson University Lease Out of 220 Madren Center to CUF Madren Center-I, LLC

3. Summary Background Information:

Clemson University (University) requests approval to lease 22,679 square feet of space to the CUF Madren Center-I, LLC (CUF), an entity of the Clemson University Foundation, in the University's new alumni center building located at the Madren Center Complex. CUF contemplates subleasing a portion of the space to the Clemson University Foundation, the Clemson Alumni Association and the Clemson University Continuing Education/Conference Center Complex Corporation.

The requested lease term is eighteen (18) years commencing on January 1, 2025, and, unless earlier terminated or extended, will conclude on December 31, 2042. The annual rental rate will be \$19.00 per square foot (or \$430,901) and will escalate by 2.5% annually as set forth in the chart below:

Year	Annual Rent	Monthly Rent	Rent Per SF
1	\$ 430,901.00	\$ 35,908.42	\$ 19.00
2	\$ 441,673.53	\$ 36,806.13	\$ 19.48
3	\$ 452,715.36	\$ 37,726.28	\$ 19.96
4	\$ 464,033.25	\$ 38,669.44	\$ 20.46
5	\$ 475,634.08	\$ 39,636.17	\$ 20.97
6	\$ 487,524.93	\$ 40,627.08	\$ 21.50
7	\$ 499,713.05	\$ 41,642.75	\$ 22.03
8	\$ 512,205.88	\$ 42,683.82	\$ 22.59
9	\$ 525,011.03	\$ 43,750.92	\$ 23.15
10	\$ 538,136.30	\$ 44,844.69	\$ 23.73
11	\$ 551,589.71	\$ 45,965.81	\$ 24.32
12	\$ 565,379.45	\$ 47,114.95	\$ 24.93
13	\$ 579,513.94	\$ 48,292.83	\$ 25.55
14	\$ 594,001.79	\$ 49,500.15	\$ 26.19
15	\$ 608,851.83	\$ 50,737.65	\$ 26.85
16	\$ 624,073.13	\$ 52,006.09	\$ 27.52
17	\$ 639,674.96	\$ 53,306.25	\$ 28.21
18	\$ 655,666.83	\$ 54,638.90	\$ 28.91

The total rent to be paid to the University over the 18-year term is \$9,646,300 (rounded).

In addition to rent, the tenant will pay its portion of building operating expenses, housekeeping, maintenance scavenger services, utilities, ground maintenance, and any other services, taxes or insurance necessary to maintain and operate all building and site improvements. The operating expenses shall be a pass through to the tenant and are estimated to be \$8.00 per square foot for the first year for an annual amount of \$181,432, payable in monthly installments of \$15,119.33.

The University determined the rate based on current rates in the Clemson market. The following chart represents comparable lease rates of similar space in the downtown Clemson area:

Tenant	Location	Annual Rate per SF*
Clemson University	155 Old Greenville Hwy, Suite 101	\$25.35
Unknown	391 College Avenue, Suite 506	\$20.57+
Clemson University	391 College Avenue, Suites 201 & 203	\$19.00

*Above rates do not include all utilities and may also be subject to base rent and/or operating expense escalations.

+Modified gross lease includes water.

The lease was approved by the University's Board of Trustees. No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the eighteen year lease-out of 22,679 square feet to CUF Madren Center-I, LLC.

5. What is recommendation of the submitting agency involved? Approve the eighteen year lease-out of 22,679 square feet to CUF Madren Center-I, LLC.

6. List of Supporting Documents:

(a) Letter from Agency

August 12, 2024

Ms. Ashlie Lancaster
Assistant Director
Real Property Services
Department of Administration
1200 Senate Street, Suite 408
Columbia, SC 29201

SUBJECT: Clemson University Lease of Space to CUF Madren Center-I, LLC in
Clemson, SC

Finance and Operations

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

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

Dear Ms. Lancaster,

Clemson University requests approval by the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA) at their meetings on October 8 and October 15, respectively, to lease space in the University's new alumni center building located at the Madren Center Complex to the CUF Madren Center-I, LLC, an entity of the Clemson University Foundation. The lease was approved by the Clemson University Board of Trustees on October 6, 2023.

Clemson University is nearing the completion of construction of an approximately 98,000 square foot building at the Madren Center Complex which is intended to focus on the life cycle of an individual with ties to the University. This includes a prospective student who visits campus for a college tour, to a current student needing assistance during their college years, and to alumni or individuals who desires to stay connected to the University and support the University through philanthropic gifts.

The University has identified approximately 22,679 square feet of space in this building to house several affiliate organizations of the University which will assist in realizing the impact this facility will have to the University and which will be synergistic with the University entities located in the facility. Therefore, the University desires to lease approximately 22,679 square feet to CUF Madren Center-I, LLC at a market rate. This entity will also be responsible for its prorata share of expenses associated with the facility such as utilities, building maintenance and operations, etc.

The base market rental rate of \$19 per square foot was identified based on the University's knowledge of space in the Clemson market and which is supported by lease rates associated with space in the Clemson downtown area. Additionally, the expenses were determined by University Facilities and University Utilities based on expense data for other facilities on the University's main campus.



Once approved, please send the executed lease back to my office for distribution. If you should have any questions or need any further documentation, please do not hesitate to contact me or Laura Stoner at (864) 283-7107.

Kindest regards,

A handwritten signature in blue ink that reads "Anthony E. Wagner".

Anthony E. Wagner
EVP Finance & Operations & COO

Enclosure

Cc: Kathy Coleman
Rick Petillo
Laura Stoner

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Medical University of South Carolina
Office and Retail Space at 22 WestEdge Street, Charleston

The Medical University of South Carolina requests review of its proposal to lease 25,763 square feet of office and retail space located at 22 WestEdge Street, Charleston, from 22 WestEdge Owner LLC.¹ The proposal includes separate leases for the first and sixth floors of the building and will support the University's Physical and Occupational Therapy programs.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available, and received 5 responses to the solicitation. Although the proposal for the selected location was not the lowest offer, the University made the selection based on the property's characteristics and proximity to campus.

The terms of the proposed leases are 11 years beginning on completion of upfitting the space, with rent abated for the first year of the term. The rental rate for the lease of the first floor will begin in year 2 at \$48.37 per square foot, or \$194,108; and the rental rate for the lease of the sixth floor will begin in year 2 at \$40.25 per square foot, or \$875,476. Rental rates for both leases include all operating expenses, including taxes and insurance, and will escalate by 2.5% annually. Total rent for both leases over the term is projected at \$11,982,921.

Costs of upfitting the space are estimated at \$2,691,527, of which amount the landlord has agreed to pay \$2,078,860. Any difference in upfit cost will be paid by the University; provided, however, that the University will not pay more than \$1 million in upfit costs without further review by the Committee.

The University has an option for 3 parking cards per 1,000 square feet of rental space at the then-current parking rate charged by the parking deck operator, the presently estimated cost of which is \$150 per space per month.

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

The Department of Administration reports that lease payments will be made from tuition; and the University's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$26.00 to \$44.33 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding these proposed leases.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective July 19, 2023. Capitol Corporate Services, Inc. of 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. Letters dated September 5, 2024, of Ms. Rachel Jones, Leasing Manager, Medical University of South Carolina.
3. Map and street view of the subject property.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: October 8, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Medical University of South Carolina Leases of 22 West Edge in Charleston

3. Summary Background Information:

The Medical University of South Carolina (University) requests approval to enter into two leases totaling twenty-five thousand seven hundred sixty-three (25,763) square feet of office space, educational classrooms and lab space in Charleston from 22 WestEdge Owner, LLC for the College of Health Professions Physical Therapy and Occupational Therapy Doctorate programs. One lease for four-thousand thirteen (4,013) square feet will be on the first floor of the building (First Floor Lease) for faculty and staff offices and student support and the second lease for twenty-one thousand seven hundred fifty (21,750) square feet will be on the sixth floor of the building (Sixth Floor Lease) for educational classrooms and lab space.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms and five offers were received. Although it was not the lowest priced offer, the selected location was determined by the University to be the best choice because of its proximity to campus and the campus feel of the building.

Each requested lease term is eleven (11) years and will commence upon completion of upfits to the tenant space by the landlord. The lease agreements will be full-service with all operating expenses, taxes and insurance included in the rent. Rent will be abated for the first year of the term and will escalate by 2.5% annually.

With respect to the First Floor Lease, the rent in year 2 will be \$194,107.81 or \$48.37 per square foot and over the term will be in accordance with the following chart (rounded).

<u>TERM</u>	<u>RENT PER SF</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
YEAR 1	abated	abated	abated
YEAR 2	\$48.37	\$16,175.65	\$194,107.81
YEAR 3	\$49.58	\$16,580.04	\$198,960.50

YEAR 4	\$50.82	\$16,994.54	\$203,934.51
YEAR 5	\$52.09	\$17,419.41	\$209,032.88
YEAR 6	\$53.39	\$17,854.89	\$214,258.70
YEAR 7	\$54.73	\$18,301.26	\$219,615.17
YEAR 8	\$56.09	\$18,758.80	\$225,105.55
YEAR 9	\$57.50	\$19,227.77	\$230,733.18
YEAR 10	\$58.93	\$19,708.46	\$236,501.51
YEAR 11	\$60.41	\$20,201.17	\$242,414.05

With respect to the Sixth Floor Lease, the rent in year 2 will be \$854,122.50 or \$40.25 per square foot and over the term will be in accordance with the following chart (rounded).

<u>TERM</u>	<u>RENT PER SF</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
YEAR 1	abated	abated	abated
YEAR 2	\$40.25	\$72,956.30	\$875,475.56
YEAR 3	\$41.26	\$74,780.20	\$897,362.45
YEAR 4	\$42.29	\$76,649.71	\$919,796.51
YEAR 5	\$43.35	\$78,565.95	\$942,791.43
YEAR 6	\$44.43	\$80,530.10	\$966,361.21
YEAR 7	\$45.54	\$82,543.35	\$990,520.24
YEAR 8	\$46.68	\$84,606.94	\$1,015,283.25
YEAR 9	\$47.85	\$86,722.11	\$1,040,665.33

YEAR 10	\$49.04	\$88,890.16	\$1,066,681.96
YEAR 11	\$50.27	\$91,112.42	\$1,093,349.01

The total rent to be paid to Landlord for both leases over the 11-year term is \$11,982,920.82 (rounded).

Total upfit cost for the space is anticipated to be \$2,691,527.45 of which the Landlord has agreed to pay \$2,078,860.24. The difference in the upfit cost (anticipated to be \$612,667.21) will be paid by the University but the University will not pay more than \$1,000,000 in upfit costs without further approval.

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

Tenant	Location	Annual Rate per SF*
Vacant	4600 Goer Drive**	\$44.33
Vacant	2070 Sam Rittenberg Boulevard (Citadel Mall)**	\$28.00
Vacant	3950 Faber Place**	\$26.00
Vacant	2155 Eagle Drive**	\$26.00
Vacant	1940 Algonquin Road	\$40.00
Vacant	701 E Bay Street	\$43.00
Vacant	100 Coastal Drive	\$37.50
Vacant	100 Calhoun Street	\$37.00

*Above rates do not necessarily include utilities, property expenses or building services and may also be subject to base rent and/or operating expense escalations.

**Received in response to this solicitation.

Tenant shall have the option to obtain parking with Landlord provided parking cards at a ratio of three parking cards per 1000 square feet of leased space at the then current monthly cost charged by the parking deck operator which is presently estimated to be \$150.00 per month M-F from 8:00 a.m. to 6:00 p.m.

The University has adequate funds for the leases according to a Budget Approval Form submitted to the Capital Budgeting Office on September 5, 2024. Lease payments will be funded through tuition funds. The leases were approved by the University's Board of Trustees.

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

-
- 4. What is the JBRC asked to do?** Consider approval of the two proposed eleven-year leases for the Medical University of South Carolina for a total of 25,763 square feet of office space, educational classrooms and lab space in Charleston from 22 WestEdge Owner, LLC.
-

- 5. What is recommendation of the submitting agency involved?** Consider approval of the two proposed eleven-year leases for the Medical University of South Carolina for a total of

25,763 square feet of office space, educational classrooms and lab space in Charleston from 22 WestEdge Owner, LLC.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Map and Street View of premises



MUSC Real Estate Management Group
Real Estate Services - Leasing
22 WestEdge Street, Suite 300
Charleston, SC 29403
843-792-5996

September 5, 2024

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

RE: 22 WestEdge Street, 1st Floor, Charleston

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) request to lease 4,013 square feet of space on the 1st floor of 22 WestEdge Street in Charleston to provide space for College of Health Professions, Doctorate Physical Therapy and Occupation Therapy Doctorate programs. This space will be used for faculty & staff offices and student support. This location was selected because one of the four responses has plans for building demolition in the next three to five years and the other two locations were too far away from campus to allow professors and students to easily commute between on campus buildings. A solicitation was conducted in November 2023 and again in January 2024.

MUSC request JBRC review for approval at their October 8, 2024, meeting and SFAA review for approval at their October 15, 2024 meeting.

Requested Lease Terms for Approval:

TERM: Eleven (11) years: [1/1/2025 – 12/31/2035]

TOTAL AMOUNT PER SQUARE FOOT: \$47.19

TOTAL ANNUALIZED BASE LEASE AMOUNT:

Year 1	\$0.00 – Abated Rent	Year 6	\$214,258.70
Year 2	\$194,107.81	Year 7	\$219,615.17
Year 3	\$198,960.50	Year 8	\$225,105.55
Year 4	\$203,934.51	Year 9	\$230,733.18
Year 5	\$209,032.88	Year 10	\$236,501.51
		Year 11	\$242,414.05

TOTAL TERM RENT AMOUNT: \$2,174,663.86

Please let me know if you have any questions.

Sincerely,

Rachel Jones

Rachel Jones
Medical University of South Carolina
Leasing Manager



MUSC Real Estate Management Group
Real Estate Services - Leasing
22 WestEdge Street, Suite 300
Charleston, SC 29403
843-792-5996

September 5, 2024

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

RE: 22 WestEdge Street, 6th Floor, Charleston

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) request to lease 21,750 square feet of space on the 6th floor of 22 WestEdge Street in Charleston to provide space for College of Health Professions, Doctorate Physical Therapy and Occupation Therapy Doctorate programs. This space will be used for educational classrooms and lab space. This location was selected because one of the four responses has plans for building demolition in the next three to five years and the other two locations were too far away from campus to allow professors and students to easily commute between on campus buildings. A solicitation was conducted in November 2023 and again in January 2024.

MUSC request JBRC review for approval at their October 8, 2024, meeting and SFAA review for approval at their October 15, 2024 meeting.

Requested Lease Terms for Approval:

TERM: Eleven (11) years: [1/1/2025 – 12/31/2035]

TOTAL AMOUNT PER SQUARE FOOT: \$36.75

TOTAL ANNUALIZED LEASE AMOUNT:

Year 1	\$0.00 – Abated Rent	Year 6	\$966,361.21
Year 2	\$875,475.56	Year 7	\$990,520.24
Year 3	\$897,362.45	Year 8	\$1,015,283.25
Year 4	\$919,796.51	Year 9	\$1,040,665.33
Year 5	\$942,791.43	Year 10	\$1,066,681.96
		Year 11	\$1,093,349.01

TOTAL TERM RENT AMOUNT: \$9,808,286.96

Please let me know if you have any questions.

Sincerely,

Rachel Jones
Rachel Jones

Medical University of South Carolina
Leasing Manager



AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Medical University of South Carolina
Employee and Student Parking at Hagood Avenue and Line Street,
Charleston

The Medical University of South Carolina requests review of its proposal to lease 140 parking spaces located at Hagood Avenue and Line Street, Charleston, from Rushmark Horizon, LLC.¹ The University has leased space at this location since 2015, and the current lease will expire on October 31, 2024. The lease supports parking for employees and students of the University.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available, and received 2 responses to the solicitation. The proposal for the requested location represents the least expensive offer.

The term of the proposed lease is 2 years beginning November 1, 2024, at a rental rate of \$172 per space per month for the first year, and \$177 per space per month in the second year of the term. Total rent over the term is projected at \$586,320. The University is responsible for site maintenance, trash collection, and utilities, costs of which are estimated at \$3,000 per year. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from Parking Management revenue; and the University's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for parking in the area range from \$175 to \$363 per space per month.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated September 13, 2024, of Ms. Rachel Jones, Leasing Manager, Medical University of South Carolina.
3. Map and street view of the subject property.

¹ A Virginia limited liability company in good standing registered with the SC Secretary of State effective June 5, 2015. Carson Knizevski of North Charleston, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: October 8, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Medical University of South Carolina Lease Hagood and Line Parking in Charleston

3. Summary Background Information:

The Medical University of South Carolina (University) requests approval to enter into a lease of 140 parking spaces for parking of employees and students at the MUSC campus from Rushmark Horizon, LLC. MUSC has leased space at this location since 2015. The term of the current lease will expire on October 31, 2024, and the present rate is \$128.37 per space per month or \$215,661.60 annually plus all operating costs.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for commercial parking space for various terms. Two proposals were received. The selected location was the lowest priced offer.

The requested lease is for two (2) years commencing November 1, 2024. The rental amount (which includes property taxes and insurance) for the first year of the lease term will be \$172.00 per space per month or \$288,960.00 annually and \$177 per space per month or \$297,360 annually in the second year. The total rent to be paid over the term is \$586,320.00. In addition to rent, MUSC is responsible for site maintenance, trash pick-up and utilities which are anticipated to be \$3,000 per year.

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

Tenant	Location	Monthly Rate /Space
Vacant	2003 Cherry Hill Lane	\$363.13**
Unknown	96 President Street	\$200.00
Unknown	103 Cannon Street	\$175.00

**Received in response to this solicitation. Includes office area and truck terminal warehouse. Proposal submitted for combination of building and gated parking and rate does not include any operating expenses.

MUSC has adequate funds for the lease according to a Budget Approval Form submitted September 4, 2024. Lease payments will be funded through Parking Management. No option to purchase the property is included in the lease. The lease was approved by the University's Board of Trustees.

- 4. What is the JBRC asked to do?** Approve the proposed two year lease for the Medical University of South Carolina for 140 parking spaces in Charleston from Rushmark Horizon, LLC.
-

- 5. What is recommendation of the submitting agency involved?** Approve the proposed two year lease for the Medical University of South Carolina for 140 parking spaces in Charleston from Rushmark Horizon, LLC.
-

- 6. List of Supporting Documents:**
(a) Letter from Agency
(b) Map and Street View of premises



MUSC Real Estate Management Group
Real Estate Services - Leasing
22 WestEdge Street, Suite 300
Charleston, SC 29403
843-792-5996

September 13, 2024

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

RE: Line and Hagood Ave Parking Lot, Charleston

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) request to lease 140 parking spaces located at the intersection of Line & Hagood Avenue in Charleston to provide parking for employees and students. A solicitation was conducted in May 2024.

MUSC request JBRC review for approval at their October 8, 2024, meeting and SFAA review for approval at their October 15, 2024 meeting.

Requested Lease Terms for Approval:

TERM: Two (2) years: [11/1/2024 – 10/31/2026]

TOTAL AMOUNT PER SPACE: \$172.00

TOTAL ANNUALIZED LEASE AMOUNT:

Year 1 \$288,960.00

Year 2 \$297,360.00

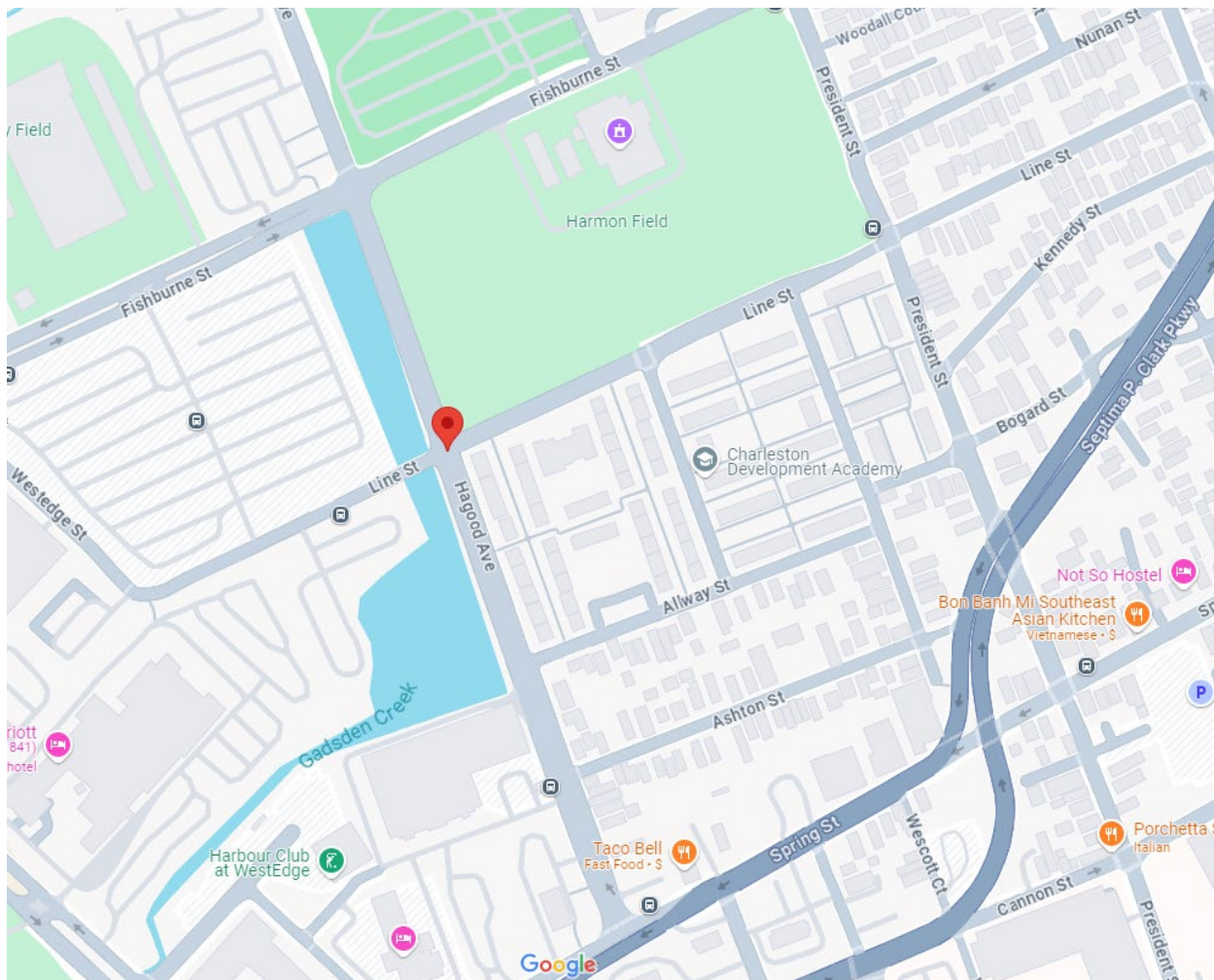
TOTAL AMOUNT TERM: \$586,320.00

Please let me know if you have any questions.

Sincerely,

Rachel Jones

Rachel Jones
Medical University of South Carolina
Leasing Manager



AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
University of South Carolina
Office and Warehouse Space at 411 Huger Street, Columbia

The University of South Carolina requests review of its proposal to lease 24,480 square feet of office and warehouse space located at 411 Huger Street, Columbia, from 411 Huger Street, LLC.¹ The lease will support consolidation of staff, equipment, bulk storage, and vehicle services of the University's Parking and Transportation Departments that are currently housed at multiple locations across the campus.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available, and received one responsive offer.

The term of the proposed lease is 7 years following completion of renovations. The rental rate is \$8.68 per square foot for the initial year of the term; thereafter, rent will increase by 2% annually. Total rent over the term is projected at \$1,579,684. The University is responsible for utilities; custodial, groundskeeping, and security services; trash collection; pest control; and preventive maintenance and minor repairs. The Landlord is responsible for taxes and insurance, repair and replacement of the building envelope, and major system repairs. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from the University's parking permit and fines lease revenue account; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$6.45 to \$9.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated September 13, 2024, of Mr. Derek S. Gruner, AVP Planning Design and Construction/University Architect, University of South Carolina.
3. Map and street view of the subject property.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective July 12, 2018. Stuart M. Lee of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: October 8, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: University of South Carolina Lease of 411 Huger Street in Columbia

3. Summary Background Information:

The University of South Carolina (University) requests approval to lease twenty-four thousand four hundred eighty (24,480) square feet of office and warehouse space in Columbia from 411 Huger Street, LLC. This is a new lease to consolidate Parking and Transportation Services to create operational efficiencies and improve campus services. According to the University, this lease will enable USC Parking and Transportation Services to consolidate groups and assets that are currently in five locations around the campus and beyond. These spaces and their intended new uses are listed below:

1. **Pendleton Street Garage** (Main Parking and Transportation Services Administrative Offices and Customer Service). The Parking and Transportation Services space in the Pendleton Garage suite will be the new home for Card Services and office space for on-site Food Service Management staff. Relocating Card Services from the Russell House Student Union will enable other space reallocations at the Russell House to ultimately offer more square footage for food service to serve the growing student body. Food Service Management staff currently resides in a small building that the University intends to renovate for a new purpose. Incidentally, Card Services and Food Service contract management report to the same Director at USC thus there is management efficiency gained by co-locating these functions to the Pendleton Street Garage after Parking and Transportation Services relocates.
2. **Bull Street District Staging Lot.** Buses and shuttles have been staged at a parking lot in the Bull Street District. The land upon which this lot is situated must be reclaimed in late 2024 for the construction of the Health Sciences Campus to proceed in early 2025. These shuttles and buses will relocate to the property around the leased building at 411 Huger Street.
3. **Bull Street Garage.** The Parking and Transportation Services suite in the Bull Street Garage is planned as a site to store and distribute textbooks. Currently, textbooks occupy high-value space in the main level of the Russell House Student Union. Relocating this function will enable prime space in the Russell House to be converted to dining space to serve the growing student body.
4. **1413 Bluff Road.** The offices and shuttle repair space that Parking and Transportation Services currently occupies at this location are being considered as a site for Facilities Management that could include recycling, offices, and shop space.
5. **Horizon Garage.** Parking and Transportation Services uses Horizon Garage for storage of parking management equipment such as barriers and signage among numerous other items. Some of this space will be retained by Parking and

Transportation Services for use at the nearby Colonial Life Arena; however, significant amounts of Parking and Transportation Services storage will be relocated to 411 Huger Street in the warehouse areas of the lease site.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. One responsive offer was received in response to the solicitation.

The requested lease term is seven (7) years commencing upon completion of the renovations by the Landlord, which is anticipated to be October 16, 2024. The rent for the first year of the term will be \$212,486.40 or \$8.68 per square foot. The rental rate shall escalate by 2% annually over the term. The following chart sets forth the rent (rounded) over the term.

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$212,486.40	\$17,707.20	\$8.68
YEAR 2	\$216,736.13	\$18,061.34	\$8.85
YEAR 3	\$221,070.85	\$18,422.57	\$9.03
YEAR 4	\$225,492.27	\$18,791.02	\$9.21
YEAR 5	\$230,002.11	\$19,166.84	\$9.40
YEAR 6	\$234,602.16	\$19,550.18	\$9.58
YEAR 7	\$239,294.20	\$19,941.18	\$9.78

The total amount of rent to be paid over the term is \$1,579,684.12. The University will directly pay for all operating costs including but not limited to utilities, custodial services, groundskeeping services, security, trash removal, pest control and preventive maintenance, which are estimated at \$1.51 per square foot or approximately \$37,000 in year one. The University will utilize the University's facilities team to handle preventive maintenance and minor repairs. The Landlord will, at its expense, repair and/or replace the building envelope, including but not limited to the roof, foundation and structure and all mechanical, electrical, and plumbing repairs. The Landlord will pay all property taxes and insurances at no additional cost to Tenant.

The lease meets the state space standard of 210 SF/person with a density less than 100 SF/person.

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

Tenant	Location	Annual Rate per SF*
Vacant	1326 Bush River Rd.	\$9.00
Vacant	211 Shoptline Dr.	\$6.45
Vacant	120 Queen Pkwy	\$8.00
Vacant	4608 Fernandina	\$8.00

*Above rates do not include operating costs and may also be subject to base rent and/or operating expense escalations.

The lease has adequate parking in the surface lot surrounding the premises.

The University has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on September 12, 2024. Lease payments will be funded through parking permit and fine fees lease revenue account. The lease was approved by the University's Board of Trustees.

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

4. What is the JBRC asked to do? Approve the proposed seven-year lease for the University of South Carolina for 24,480 square feet of office and warehouse space in Columbia from 411 Huger Street, LLC.

5. What is recommendation of the division of Facilities Management and Property Services? Approve the proposed seven-year lease for the University of South Carolina for 24,480 square feet of office and warehouse space in Columbia from 411 Huger Street, LLC.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Map and Street View of premises



September 13, 2024

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

RE: 411 Huger St. Columbia SC 29201

Dear Ms. Lancaster:

The University of South Carolina – Parking and Transportations Services, requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a (7) year lease with 411 Huger Street, LLC. for 24,480 rentable square feet of office and warehouse space at 411 Huger St. Columbia, SC. The USC Parking and Transportation Services department does not have a current lease.

USC Parking and Transportation Services is seeking this space to consolidate staff, equipment, bulk storage, and vehicle assets to be at one location. Currently, Parking and Transportation Services are housed at multiple locations. Consolidating our assets and staff under one roof will create operational efficiencies and improve service to the campus.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and one proposal was received.

After careful consideration, 411 Huger Street was selected because a majority of the desired criteria outlined were provided at the lease site requiring almost no building modification. The cumulative cost of the lease during the term is \$ 1,579,684.12.

We sought and were granted approval to enter into this agreement by our Board of Trustees on 6/19/2024.

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

Sincerely,

Derek S Gruner
AVP Planning Design and Construction/University Architect
Facilities Planning Design and Construction
803.777.1184



AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Office of Regulatory Staff
Office Space at 1901 Main Street, Columbia

The South Carolina Office of Regulatory Staff requests review of its proposal to lease 31,780 square feet of office space located at 1901 Main Street, Columbia, from AgFirst Farm Credit Bank.¹ The Agency currently occupies space in a building owned by the City of Columbia pursuant to a lease that will expire on August 31, 2025, and has been notified by the City that the lease will not be renewed.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available, and received 10 responses to the solicitation. The proposal for the requested location represents the least expensive offer after giving effect to costs of parking and renovation.

The term of the proposed lease is 10 years beginning March 1, 2025. The rental rate is \$16.11 per square foot, with rent abated for the first five months of the initial year of the term; thereafter, rent will increase by 2.5% annually. The rental rate includes all operating expenses. Total rent over the term is projected at \$5,538,177. No option to purchase the property is included in the lease.

The lease provides for access to 20 reserved garage parking spaces at a rate of \$45 per month per space, and 116 unreserved parking spaces at a rate of \$30 per month per space.

The Department of Administration reports that lease payments will be made from funds of the agency and other amounts from the SC Energy Office, SC Broadband Office, and Dual-Party Relay and Radioactive Waste fees. The agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$16.50 to \$22.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated September 17, 2024, of Mr. Andrew Bateman, Acting Executive Director, South Carolina Office of Regulatory Staff.
3. Map and street view of the subject property.

¹ A federally chartered instrumentality of the United States of America. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: October 8, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: SC Office of Regulatory Staff Lease of 1901 Main Street, Columbia

3. Summary Background Information:

The SC Office of Regulatory Staff (ORS) requests approval to lease thirty-one thousand eight hundred-seventy (31,870) square feet of office space in Columbia from AgFirst Farm Credit Bank (Landlord). ORS currently leases office space in a building owned by the City of Columbia (City). The City advised ORS that its lease, which expires on August 31, 2025, would not be renewed and further advised that they would be amenable to ORS exiting the lease early.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Ten offers were received in response to the solicitation. There was one proposal for a ten-year term that may be lower in price than the selected proposal when considering parking, however, it was not selected due to significant upfits needed which were anticipated to exceed the allowance provided.

The requested lease term is ten (10) years commencing March 1, 2025.

Rent for the first year of the term will be \$16.11 per square foot, with a rental abatement for the first five months of the first year of the term*. The rental rate shall escalate by 2.5% annually over the term. This a full gross lease and includes all operating expenses. The following chart sets forth the rent (rounded) over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$42,785.48	\$299,498.33*	\$16.11
YEAR 2	\$43,855.11	\$526,261.34	\$16.51
YEAR 3	\$44,951.49	\$539,417.88	\$16.93
YEAR 4	\$46,075.28	\$552,903.32	\$17.35
YEAR 5	\$47,227.16	\$566,725.91	\$17.78

YEAR 6	\$48,407.84	\$580,894.05	\$18.23
YEAR 7	\$49,618.03	\$595,416.41	\$18.68
YEAR 8	\$50,858.48	\$610,301.82	\$19.15
YEAR 9	\$52,129.95	\$625,559.36	\$19.63
YEAR 10	\$53,433.20	\$641,198.34	\$20.12

The total rent to be paid over the term is \$5,538,176.76 (rounded). The lease meets the state space standard of 210 SF/person with a density of approximately 196 SF/person.

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

Tenant	Location	Annual Rate per SF
Vacant	101 Greystone Blvd+**	\$17.00
Vacant	200 Arbor Lake Drive+**	\$16.50
Vacant	1333 Main Street+**	\$20.50
Vacant	1441 Main Street+**++	\$22.50

+ Received in response to solicitation.

** Subject to rent escalations.

++ Rate is subject to operating expense escalations.

ORS will have access to 20 reserved garage parking spaces at a rate of \$45.00 per month per space and 116 unreserved spaces at a rate of \$30.00 per month per space.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on September 4, 2024. Lease payments will be funded primarily through ORS Other funds and in smaller amounts by the SC Energy Office, SC Broadband office, Dual Party Relay and Radioactive Waste. No option to purchase the property is included in the lease. The lease was approved by the Public Utilities Review Committee on October 2, 2024.

4. What is the JBRC asked to do? Approve the proposed ten-year lease for ORS for 31,870 square feet of office space in Columbia from AgFirst Farm Credit Bank.

5. What is recommendation of the division of Facilities Management and Property Services? Approve the proposed ten-year lease for ORS for 31,870 square feet of office space in Columbia from AgFirst Farm Credit Bank.

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 ORS
- (b) Map and Street View of premises

Andrew M. Bateman, *Acting Executive Director*



9/17/2024

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

RE: Lease for 1901 Main Street

Dear Ms. Lancaster:

The South Carolina Office of Regulatory Staff ("ORS") requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a (ten) year lease with two 5-year renewable options with AgFirst Farm Credit Bank for (31,870 square feet) rentable square feet of office space at 1901 Main Street, Columbia, SC 29201.

ORS currently leases office space in a building owned by the City of Columbia ("City") and located at 1401 Main Street, Columbia, South Carolina. On January 4, 2024, the City informed ORS that ORS's current lease, which ends on August 31, 2025, would not be renewed and that they would be amenable to releasing ORS from the lease early.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and 10 proposals were received. In evaluating properties, ORS balanced a property's geographic proximity in relation to the Statehouse while seeking the lowest possible cost and a lease with a minimum of 10 years. Based on a 10 year lease, the rental for the property located at 1901 Main Street over the 10-year lease term will be \$5,538,176.76 which is the lowest overall rental rate. Additionally, ORS will have access to 20 reserved parking spaces at a cost to ORS of \$45.00 per month per space and 116 unreserved spaces at a cost to ORS of \$30.00 per month per space. There was one offer, which, when considering the additional cost of parking if utilized by ORS, appears to be less expensive, however, we did not select this location as there seemed to be a likelihood that the tenant improvement allowance would be insufficient as it did not include a provision for IT expenses, workstations, and security systems.

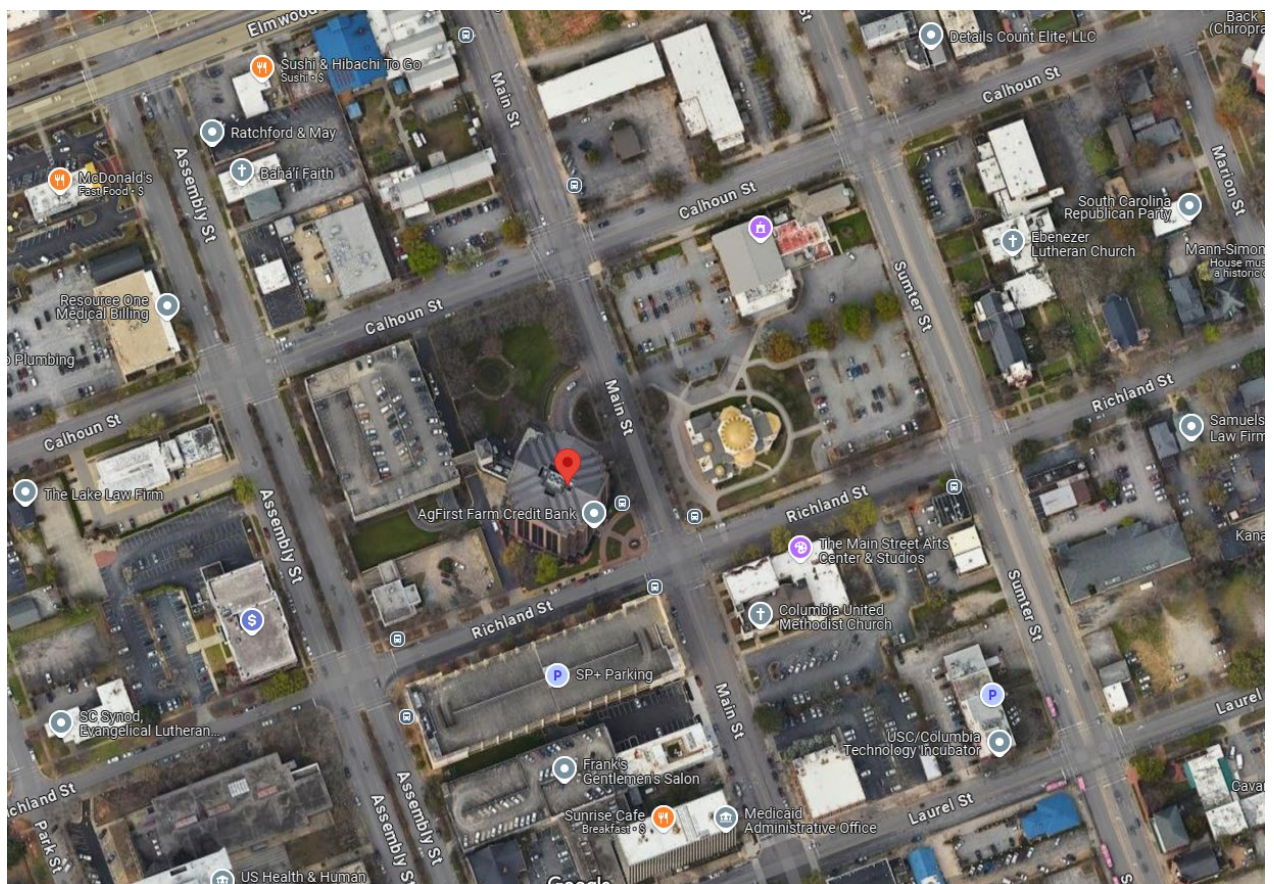
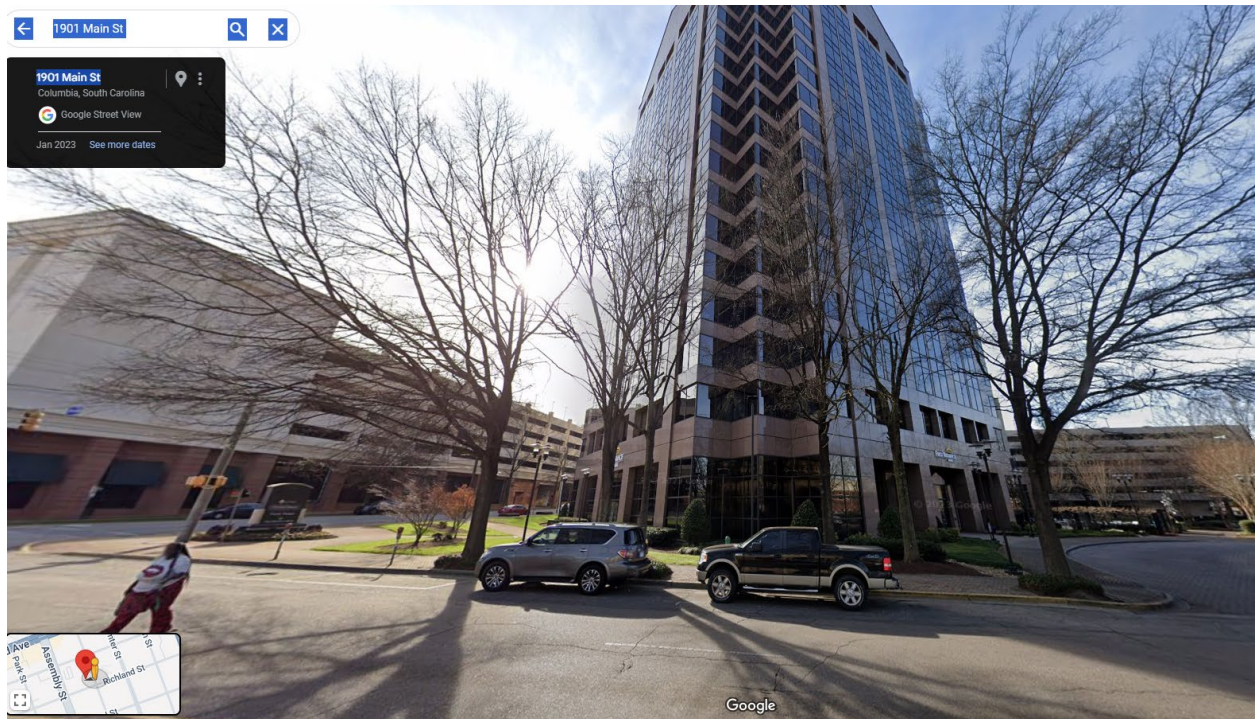
The following criteria were used in evaluating the sites: price, geography, upfitting required, upgrades required, and amenities. After careful consideration, (1901 Main Street) was selected because it met our primary requirements of low cost and location and when eliminating potential parking costs it would be the lowest offer. The cumulative cost of the lease (including parking) during the ten-year term is \$6,063,777.

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

Sincerely,

Andrew Bateman

Andrew Bateman
Acting Executive Director



AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Public Service Commission
Office Space at 101 Executive Center Drive, Columbia

The South Carolina Public Service Commission requests review of its proposal to lease 18,041 square feet of office space located at 101 Executive Center Drive, Suite 100, Columbia, from BV DRP Synergy II Owner LLC.¹ The Agency has leased space at this location since 1998, and the current lease will expire on August 31, 2025.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available, and received 10 responses to the solicitation. The proposal for the requested location represents the least expensive offer among responsive offers.

The term of the proposed lease is 10 years beginning September 1, 2025. The rental rate is \$15.25 per square foot, with rent abated for the first month of the initial year of the term; thereafter, rent will increase by 3% annually except in the tenth year of the term, at which time rent will increase by 1.29%. The rental rate includes all operating expenses. Total rent over the term is projected at \$3,125,076. No option to purchase the property is included in the lease.

The lease includes adequate surface parking surrounding the property.

The Department of Administration reports that lease payments will be made from agency funds available pursuant to statute, and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$15.00 to \$22.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated September 16, 2024, of Ms. Jocelyn Boyd, Chief Clerk and Executive Director, South Carolina Public Service Commission.
3. Map and street view of the subject property.

¹ A Delaware limited liability company in good standing registered with the South Carolina Secretary of State effective October 22, 2019. National Registered Agents, Inc., Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: October 8, 2024

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: SC Public Service Commission Lease of 101 Executive Center Drive Suite 100, Columbia

3. Summary Background Information:

The SC Public Service Commission (PSC) requests approval to lease eighteen thousand forty-one (18,041) square feet of office space in Columbia from BV DRP Synergy II Owner LLC for office space. The current lease for 18,041 square feet will expire on August 31, 2025 and the rate is \$13.14/SF. PSC has been leasing space at this location since 1998.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Ten offers were received in response to the solicitation. One offer was eliminated because the offeror did not own the property and did not have an option to purchase the property. Of the remaining offers, the selected location was the least expensive option.

The requested lease term is ten (10) years commencing September 1, 2025.

The rent for the first month of the term will be abated. Thereafter, rent for the remainder of the first year of the term will be \$252,198.15 or \$15.25 per square foot. The rental rate shall escalate by 3% annually over the term (except year 10 which increase by 1.29%). All operating expenses are included in the rental rate. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
Month 1	9/1/2025-9/30/2025	abated	abated	abated
Months 2- 12	10/1/2025- 8/31/2026	\$ 252,198.15	\$ 22,927.10	\$15.25
YEAR 2	9/1/2026-8/31/2027	\$ 283,379.01	\$ 23,614.92	\$15.71
YEAR 3	9/1/2027-8/31/2028	\$ 291,880.38	\$ 24,323.36	\$16.18
YEAR 4	9/1/2028-8/31/2029	\$ 300,636.79	\$ 25,053.07	\$16.66

YEAR 5	9/1/2029-8/31/2030	\$ 309,655.89	\$ 25,804.66	\$17.16
YEAR 6	9/1/2030-8/31/2031	\$ 318,945.57	\$ 26,578.80	\$17.68
YEAR 7	9/1/2031-8/31/2032	\$ 328,513.94	\$ 27,376.16	\$18.21
YEAR 8	9/1/2032-8/31/2033	\$ 338,369.35	\$ 28,197.45	\$18.76
YEAR 9	9/1/2033-8/31/2034	\$ 348,520.44	\$ 29,043.37	\$19.32
YEAR 10	9/1/2034-8/31/2035	\$ 352,976.05	\$ 29,414.67	\$19.57

The maximum total rent that could be paid over the term is \$3,125,075.57

The lease meets the state space standard of 210 SF/person with a density of approximately 206 SF/person.

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

Tenant	Location+	Annual Rate per SF
Vacant	1445 Main Street, Columbia	\$22.50
Vacant	200 Center Point Circle, Columbia	\$20.00
Vacant	1400 Pickens Street, Columbia	\$15.00*
Vacant	200 Arbor Lake Dr., Columbia	\$16.50
Vacant	1628 Browning Rd., Columbia	\$16.00

*Rate does not include parking, tenant upfits or increases in operating expenses and taxes, which will be billed back to tenant.

+Received in response to solicitation.

The lease has adequate parking in the surface lot surrounding the premises.

PSC has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on September 16, 2024. Lease payments will be funded through other funds (S.C. Code Ann. Section 58-3-100). No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the proposed ten-year lease for PSC for eighteen thousand forty-one (18,041) square feet of office space in Columbia from BV DRP Synergy II Owner LLC.

5. What is recommendation of the submitting agency involved? Approve the proposed ten-year lease for PSC for eighteen thousand forty-one (18,041) square feet of office space in Columbia from BV DRP Synergy II Owner LLC.

6. List of Supporting Documents:

- (a) Letter from PSC
- (b) Map and Street View of premises



The Public Service Commission State of South Carolina

Jocelyn Boyd
Chief Clerk/Executive Director

COMMISSIONERS
Delton W. Powers, Jr., Seventh District
Chairman
Justin T. Williams, Sixth District
Vice Chairman
Carolyn L. "Carolee" Williams, First District
Florence P. Belser, Second District
Stephen M. "Mike" Caston, Third District
Vacant, Fourth District
Headen B. Thomas, Fifth District

Phone: (803) 896-5100
Fax: (803) 896-5246
Jocelyn.Boyd@psc.sc.gov

September 16, 2024

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

RE: Lease for 101 Executive Center Drive Suite 100, Columbia, SC 29210

Dear Ms. Lancaster:

The Public Service Commission of South Carolina (PSC) requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to execute a 10-year lease with BV DRP Synergy II Owner LLC for 18,041 rentable square feet of office space at 101 Executive Center Drive Suite 100, Columbia, SC 29210. The PSC's current lease at 101 Executive Center Drive Suite 100, Columbia, SC 29210 expires on August 31, 2025.

The PSC's mission is to regulate just and reasonable rates and services of public utilities in the state of South Carolina. Essentially, the PSC functions as a court for cases involving public utilities and other regulated companies. The PSC has broad jurisdiction over matters pertaining to the investor owned electric and gas utility companies, water and wastewater companies, telecommunications companies, motor carriers of household goods, hazardous waste for disposal, and taxicabs. The PSC conducts public hearings for which participants, including parties of record and members of the public, are present in the PSC Hearing Room or attend virtually. For rate cases and other public utility related cases, utility customers are provided an opportunity to testify onsite at the PSC, at remote locations, and virtually. The PSC Commissioners and Commission employees are bound by the Code of Judicial Conduct, as contained in Rule 501 of the South Carolina Appellate Court Rules, except as provided in Section 58-3-260.

After contacting state agencies to verify there was no adequate state space available, the Department of Administration solicited for commercial space and 10 proposals were received but one was eliminated by the Department of Administration because the offeror did not own the property and did not have an option to purchase the property. After careful consideration, the current location, 101 Executive Center Drive Suite 100, Columbia, SC 29210, which was the lowest offer, was selected. The cumulative cost of the selected lease during the term is \$3,125,075.57.

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

Sincerely,

A handwritten signature in blue ink that reads "Jocelyn Boyd". The signature is fluid and cursive.

Jocelyn Boyd

AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal
Berkeley County Pringletown Fire Station, Ridgeville

The South Carolina Public Service Authority requests approval to renew a gratis lease of 1 acre located on SC Highway 17 in Ridgeville pursuant to the Authority's gratis lease policy, which permits the grant of no-cost leases to organizations that advance public and corporate purposes in such areas as education; community and civic support; the arts, culture, and humanities; environmental responsibility; safety, health and human services; and economic development.

The property has been leased to Berkeley County since 2018 as an interim location within Camp Hall for the operation of the Pringletown Fire Station and associated facilities. The Authority proposes an initial lease term of 3 years, and further terms of 3 years each thereafter unless terminated by either party on 30 days written notice.

The lease serves a public purpose by providing safety, health, and human services for the community, and supports the Authority's commitment to improve the quality of life of state residents.

COMMITTEE ACTION:

Approve renewal of the lease of 1 acre to Berkeley County for the purposes and terms described herein, all in accordance with the Authority's gratis lease policy.

ATTACHMENTS:

1. Letter dated October 8, 2024, of Mr. J. Martine Watson, P.E., Chief Commercial Officer, Santee Cooper.
2. Map of the property.

October 8, 2024

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

Re: Gratis Lease for Berkeley County Pringletown Fire Station

Dear Chairman Peeler:

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve a gratis lease (the “Gratis Lease”) to Berkeley County (the “Gratis Lease”) at its meeting on October 8, 2024.

Background

Berkeley County is requesting the renewal of a 3-year gratis lease for the Pringletown Fire Station, located in Ridgeville, South Carolina. Since 2018, Berkeley County has leased 1-acre as an interim location within Camp Hall for the operation of a fire station and associated facilities.

The Gratis Lease Policy

Santee Cooper’s Board approved gratis lease policy permits Santee Cooper to grant a gratis lease to the following types of organizations if the lease advances both a public purpose and a corporate purpose:

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

The Gratis Lease serves the public purpose of providing safe, health and human services for the community. The Gratis Lease also supports Santee Cooper’s fulfillment of its mission to improve the quality of life of state residents.

An initial lease term of three (3) years and further terms of three (3) years unless terminated by either party upon ninety (90) days written notice to the other was approved by the Santee Cooper Board of Directors on August 27, 2024.

Santee Cooper respectfully requests that the JBRC approve the Gratis Lease. Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,

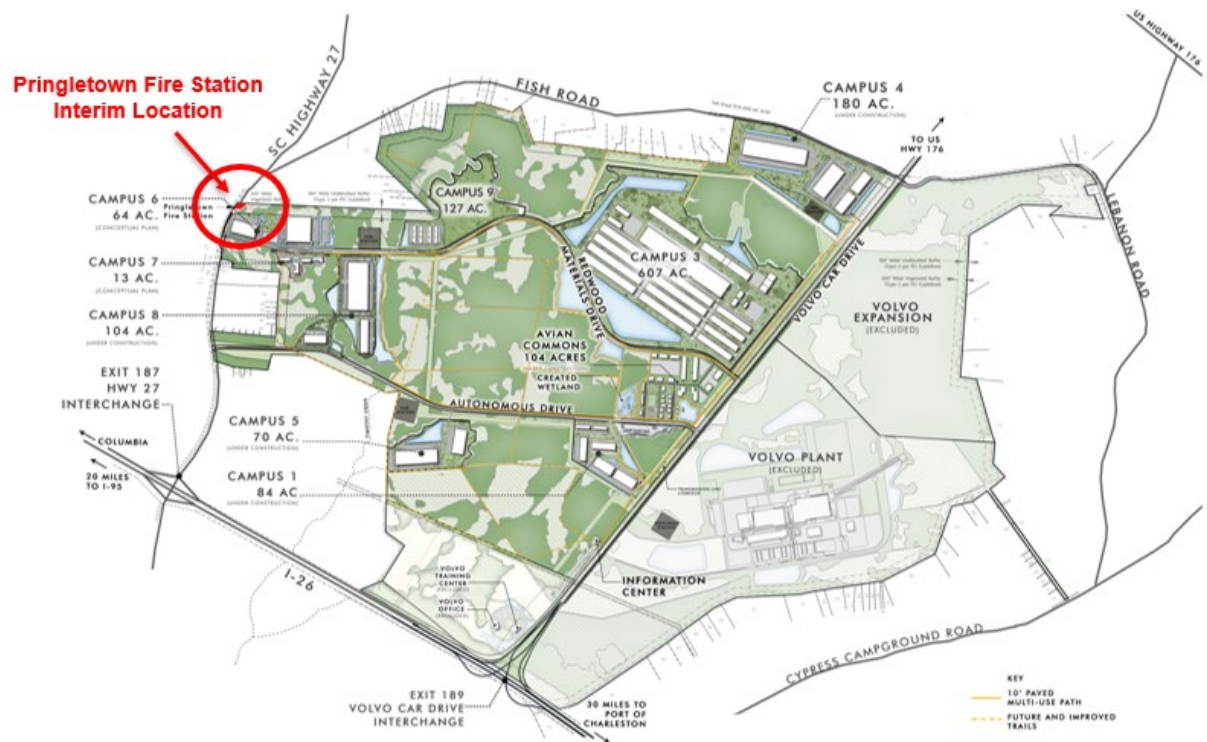


J. Martine Watson

Attachment: As stated

JMW:cmb

Attachment A



AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal
Clarendon County Storage Building, Manning

The South Carolina Public Service Authority requests approval to renew a gratis lease of 1 acre located on Herring Drive in Manning pursuant to the Authority's gratis lease policy, which permits the grant of no-cost leases to organizations that advance public and corporate purposes in such areas as education; community and civic support; the arts, culture, and humanities; environmental responsibility; safety, health, and human services; and economic development.

The property has been leased to Clarendon County since 1984 as the location of a building utilized by the Clarendon County Water and Sewer Department for storing supplies and equipment in support of emergencies. The Authority proposes a renewal term of 25 years.

The lease serves a public purpose by providing safety, health, and human services for the community, and supports the Authority's commitment to improve the quality of life of state residents.

COMMITTEE ACTION:

Approve renewal of the lease of 1 acre to Clarendon County for the purposes and terms described herein, all in accordance with the Authority's gratis lease policy.

ATTACHMENTS:

1. Letter dated October 8, 2024, of Mr. J. Martine Watson, P.E., Chief Commercial Officer, Santee Cooper.
2. Map of the property.

October 8, 2024

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

Re: Gratis Lease for Clarendon County Storage Building

Dear Chairman Peeler:

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve a gratis lease (the “Gratis Lease”) to Clarendon County (the “Gratis Lease”) at its meeting on October 8, 2024.

Background

Clarendon County is requesting the renewal of a 25-year gratis lease for the use of their existing building located on Harring Drive in Manning, South Carolina. Since 1984, Clarendon County has leased 1-acre that is currently utilized by the Clarendon County Water and Sewer Department as a central location for storing supplies and equipment in support of emergencies. The sole purpose and intended use of the property is to provide safe and secure storage of materials to promptly respond to the needs of the residents of Clarendon County.

The Gratis Lease Policy

Santee Cooper’s Board approved gratis lease policy permits Santee Cooper to grant a gratis lease to the following types of organizations if the lease advances both a public purpose and a corporate purpose:

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

The Gratis Lease serves the public purpose of providing safe, health and human services for the community. The Gratis Lease also supports Santee Cooper’s fulfillment of its mission to improve the quality of life of state residents.

The 25-year gratis lease was approved by Santee Cooper Board of Directors on August 27, 2024.

Santee Cooper respectfully requests that the JBRC approve the Gratis Lease. Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,



J. Martine Watson

Attachment: As stated

JMW:cmb

AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal
Berkeley County Wadboo Creek Landing, Manning

The South Carolina Public Service Authority requests approval to renew a gratis lease of 1.3 acres located near SC Highway 402 in Berkeley County pursuant to the Authority's gratis lease policy, which permits the grant of no-cost leases to organizations that advance public and corporate purposes in such areas as education; community and civic support; the arts, culture, and humanities; environmental responsibility; safety, health and human services; and economic development.

The property has been leased to Berkeley County since 1972 as the location of the Wadboo Creek Landing to provide recreational facilities consisting of a boat launching ramp and parking area for public use. The Authority proposes a renewal term of 25 years.

The lease serves a public purpose by providing safety, health, and human services for the community, and supports the Authority's commitment to improve the quality of life of state residents.

COMMITTEE ACTION:

Approve renewal of the lease of 1.3 acres to Berkeley County for the purposes and terms described herein, all in accordance with the Authority's gratis lease policy.

ATTACHMENTS:

1. Letter dated October 8, 2024, of Mr. J. Martine Watson, P.E., Chief Commercial Officer, Santee Cooper.
2. Map of the property.

October 8, 2024

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

Re: Gratis Lease for Berkeley County Wadboo Creek Landing

Dear Chairman Peeler:

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee (“JBRC”) approve a gratis lease (the “Gratis Lease”) to Berkeley County for the Wadboo Creek Landing (the “Gratis Lease”) at its meeting on October 8, 2024.

Background

Berkeley County is requesting the renewal of a 25-year gratis lease for the Wadboo Creek Landing located in Berkeley County. Since 1972, Berkeley County has leased 1.3 acres, known as the Wadboo Creek Landing in order to provide recreational facilities consisting of a boat launching ramp and parking area for public use.

The Gratis Lease Policy

Santee Cooper’s Board approved gratis lease policy permits Santee Cooper to grant a gratis lease to the following types of organizations if the lease advances both a public purpose and a corporate purpose:

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

The Gratis Lease serves the public purpose of providing safe, health and human services for the community. The Gratis Lease also supports Santee Cooper’s fulfillment of its mission to improve the quality of life of state residents.

The 25-year gratis lease was approved by Santee Cooper Board of Directors on August 27, 2024.

Santee Cooper respectfully requests that the JBRC approve the Gratis Lease. Should you have any questions or need any further documentation, please do not hesitate to contact me.

Sincerely,

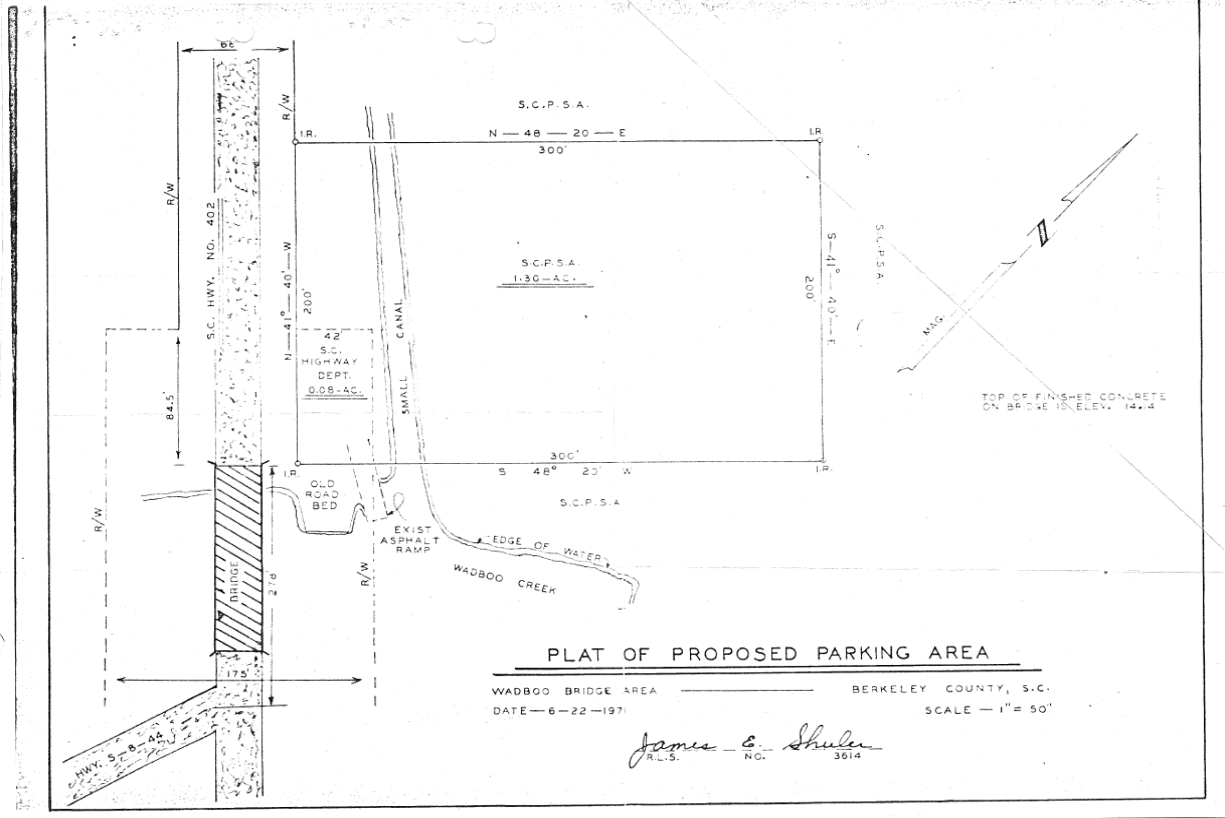
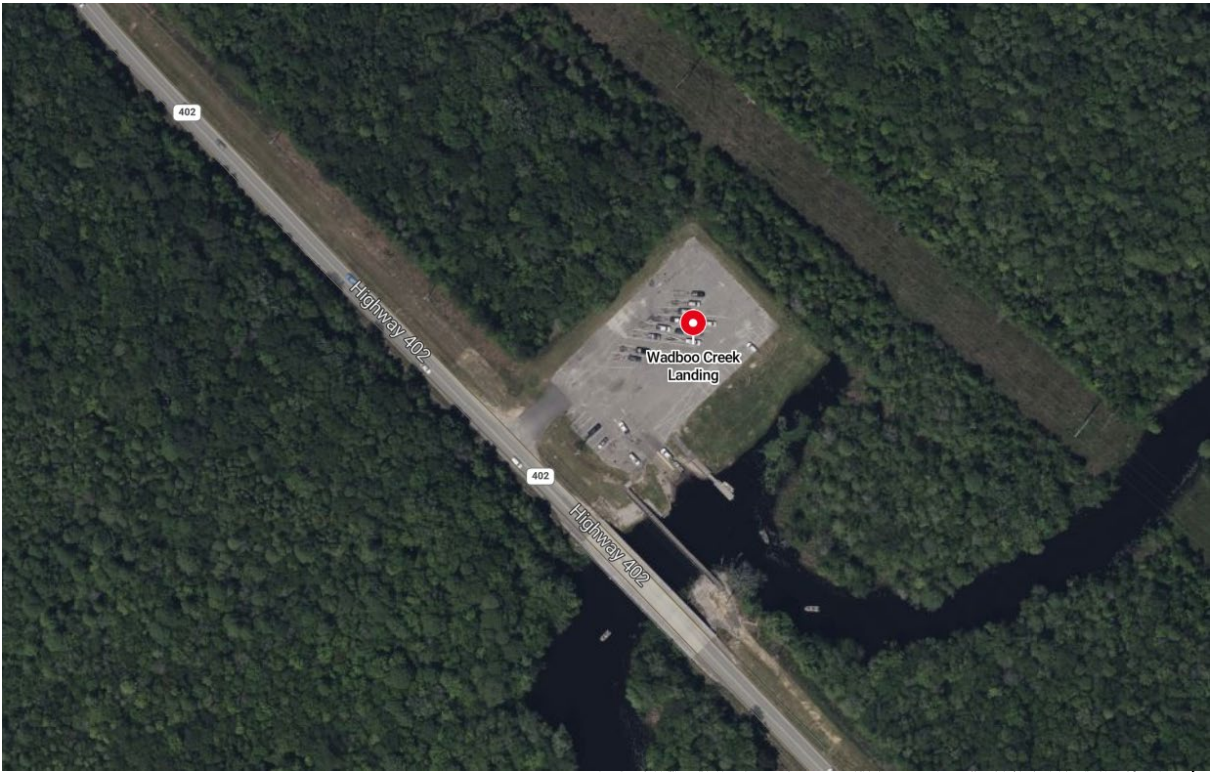


J. Martine Watson

Attachment: As stated

JMW:cmb

Attachment A



AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
Clemson University
Bryan Mall High Rise Renovations

Clemson University requests Phase II review to establish full design and construction to renovate Lever Hall, as the third building in the Bryan Mall High Rise Renovations project. The project will be funded with housing improvement funds and proceeds from the issuance of Higher Education Revenue Bonds.

Permanent Improvement Project. The project was established in December 2021 with a Phase I budget of \$1,500,000 funded by housing improvement funds. The project budget was increased in October 2023 to \$104,350,000. This request will increase the project budget by \$50,650,000 to \$155,000,000, funded by \$30,000,000 in housing improvement funds, and proceeds from the issuance of not exceeding \$21,000,000 Higher Education Revenue Bonds. The full construction budget for all phases of the project is estimated at \$155 million.

The project will include repairing building envelopes, improving accessibility, installing new fire sprinkler systems, replacing plumbing, HVAC, electrical, and roofing systems, and abating hazardous materials. The buildings total 306,000 square feet and were constructed between 1963 and 1972, with minimal renovations since construction. They provide 1,450 beds for freshman housing. The proposed renovations will bring the facilities up to current standards and extend their useful life.

Execution of the construction contract for this phase of the project is expected in March 2025, with construction completed in August 2026.

Higher Education Revenue Bonds. The University proposes funding a portion of the permanent improvements with proceeds from the issuance of not exceeding \$21,000,000 Higher Education Revenue Bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The Bonds will be payable from and secured solely by a pledge of Net Revenues and Additional Funds (as described in the Bond Resolution). The University states that no increases in student fees or tuition are needed to support the project.

The term of the proposed bonds is anticipated to be 30 years. Exhibit B included in the supporting documentation reflects the debt service requirements for all of the University's existing and proposed Revenue Bonds, with maximum composite debt service projected at \$29,452,269. Based on current collections, revenue coverage of debt service following issuance of the bonds is projected to range from 1.76 to 8.07 times debt service throughout the term of the University's existing and proposed debt.

Supporting documentation indicates that, while the University intends to pay debt service from Net Revenues, bonds are secured by both Net Revenues and Additional Funds, as those terms are defined in the University's bond resolutions. Additional funds comprise receipts of the University Fee, which totaled \$477.5 million for the fiscal year ended June 30, 2024.

The full faith and credit of neither the University nor the state will be pledged to the payment of the proposed bonds. Furthermore, no mortgage or lien will be given on any real property of the University.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to increase the Phase II budget for the permanent improvement project, to be funded with \$30,000,000 in housing improvement funds, and proceeds from the issuance of not exceeding \$21,000,000 Higher Education Revenue Bonds.
2. Review and make recommendation regarding the University's request for issuance of not exceeding \$21,000,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated September 12, 2024, of Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Statutory reference: Chapter 147 of Title 59 (Higher Education Revenue Bond Act).
2. Resolution of the University's Board of Trustees providing for the issuance and sale of the bonds.
3. Form of Resolution of the State Fiscal Accountability Authority approving the issuance and sale of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **October 8, 2024**

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. Subject:

Clemson University – Bryan Mall High Rise Renovations

3. Summary Background Information:

Project: Clemson University
H12.9953: Bryan Mall High Rise Renovations

Request: Revise Scope and Increase Phase II Full Construction Budget to renovate Lever Hall as the third building in the Bryan Mall high rise renovation plans.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 9 in FY25 (estimated at \$155,000,000)
Phase I Approval: December 2021 (estimated at \$100,000,000) (SFAA)
Revise Scope &
Phase II Approval: November 2022 (estimated at \$52,350,000) (SFAA)
Phase II Increase &
Revise Scope Approval: October 2023 (estimated at \$104,350,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds		104,350,000	104,350,000	20,650,000	125,000,000
Other, Housing Improvement	1,500,000	(1,500,000)		30,000,000	30,000,000
All Sources	<u>1,500,000</u>	<u>102,850,000</u>	<u>104,350,000</u>	<u>50,650,000</u>	<u>155,000,000</u>

Summary of Work: The project was established to renovate Byrnes Hall, Manning, and Lever residence halls. The first building to be renovated, Byrnes Hall, has been renovated. The second building to be renovated, Manning Hall, is currently being renovated. The focus of this stage of the project is Lever Hall. The renovations will include repairing the building envelopes, improving accessibility, installing new fire sprinkler systems, replacing plumbing, HVAC, electrical and roofing systems, and abating hazardous materials. Additionally, the project will include renovating interior spaces, bathrooms, and common spaces to accommodate modern student preferences. Approximately 70 interior core bed spaces will be converted into student lounge and programmed space. A new corner and central stairwell will be constructed that will improve functionality and egress. New interior restroom suites will be added with ADA accommodation. The existing SBS-Modified Bitumen membrane roof with Granule-Surfaced Cap Sheet will be replaced with a white 60 mil TPO roofing with a minimum of 4-inch-thick R-20 Polyisocyanurate base insulation board at roof drains or another insulation with similar thickness and equivalent R-Value. The new roof will come with a minimum 20-year material and workmanship warranty.

Rationale:	The buildings have had minimal renovations since construction. Many building systems are past their useful lives and the buildings no longer meet the preferences of students in key areas of bathroom privacy, common study, and social space. While maintenance is performed annually on the buildings, the building systems are old, not energy efficient and are not compliant with current code requirements. The interior spaces are not conducive to modern student needs and require updating. The proposed renovations will bring the facilities up to current standards and extend their useful lives for another 40 years.
Facility Characteristics:	The three Bryan Mall high rise facilities total 306,000 square feet and were constructed between 1963 (61 years old) and 1973 (51 years old). Manning Hall is 102,000 square feet and was constructed in 1967 (57 years old). The roof was installed in 2004 (20 years old) and is being replaced as a part of the proposed complete renovation of the existing building. The roof has not failed. As a result of the Phase I analysis, BOURDREAUX's recommendation that the demolition and new construction scope of work on this project, and the resulting construction traffic that will occur on the roof deck, justifies a complete replacement of this roof versus working to protect, salvage, patch and repair the existing roof. Such work would most likely nullify any remaining warranty period on the existing roof. The facilities have 1,450 bed spaces for freshman housing and a staff of 58, including 54 resident advisors, 2 graduate community directors, and 2 community directors.
Financial Impact:	This phase of the project will be funded from Revenue Bonds (to be issued) and Other, Housing Improvement Funds (uncommitted balance \$41.98 million at June 26, 2024). Housing Improvement Funds are generated from covenant-required transfers from Housing Operations to allow for the maintenance and replacement of capital assets funded by bond issues. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,162,605 over a 30-year period. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has not increased for the years 2020-2021 to 2024-2025. \$380 of the \$1,005 is currently pledged for debt service. The balance of the fee, \$625 per student, per semester, is used to fund ongoing capital projects and maintenance.
Full Project Estimate:	\$155,000,000 funded by Revenue Bonds and Housing Improvement Funds. Contract execution for this phase of the project is expected in March 2025 with construction completion in August 2026.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Revise Scope and Phase II increase.

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 Bryan Mall High Rise Renovations
2. Clemson University Bond Information Report



Pope Flynn, LLC
1411 Gervais Street, Suite 300
Post Office Box 11509 (29211)
Columbia, SC 29201
MAIN 803.354.4900
FAX 803.354.4899
www.popeflynn.com

September 12, 2024

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

Re: Not Exceeding \$21,000,000 Clemson University, South Carolina Higher Education
Revenue Bonds, Series 2024C (Lever Hall Project)

Dear Rick:

Clemson University (the "University") plans to request project review and approval of proposed improvements related to its Manning Hall Project at the October 8, 2024 Joint Bond Review Committee and October 15, 2024 State Fiscal Accountability Authority meetings, and in connection with such request will propose that a portion of the budget for such project include proceeds of the above-referenced bonds (the "Bonds"). In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of the University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for October 8, 2024.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "G. T. Pope, Jr.", is written over the typed name.

Gary T. Pope, Jr.

c: Rick Petillo, Chief Financial Officer, Clemson University
Jackie D. Hipes, Director, Debt Management Division, Office of State Treasurer
Jennifer LoPresti, Capital Budgeting Manager, Executive Budget Office

Enclosures

Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$21,000,000 of Clemson University, South Carolina
Higher Education Revenue Bonds, Series 2024C (Lever Hall Project)

October 2024 Joint Bond Review Committee Meeting

Amount and Type of Bond. Clemson University (the “University” or “Clemson”) is seeking review by the Joint Bond Review Committee and approval by the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding \$21,000,000 of Clemson University, South Carolina Higher Education Revenue Bonds, Series 2024C (the “Series 2024C Bonds”), the proceeds of which may be applied for the purposes of: (1) paying the costs of, and reimbursing the University for capital expenditures previously made in connection with, the Project (as defined below); (2) paying the principal of and interest on any Series 2024C Notes whether at maturity or early redemption; (3) paying capitalized interest on the Series 2024C Bonds; and (4) paying the costs of issuance of the Series 2024C Bonds, including any credit enhancement thereof. The Project is defined to include the costs to construct, reconstruct, renovate, improve, and equip a portion of the Bryan Mall student housing facilities on the campus of the University, including the Lever Hall high-rise residence hall, and related infrastructure and improvements.

Revenues Pledged to Pay the Bonds. The University’s Higher Education Revenue Bonds are payable from, and are secured by a pledge of, the Net Revenues and Additional Funds (“Pledged Revenues”). Under the bond resolution governing the issuance of the University’s Higher Education Revenue Bonds the University must maintain Net Revenues at least equal to composite debt service on all outstanding Higher Education Revenue Bonds. The Net Revenues for the fiscal year ended June 30, 2024, totaled \$50,490,857 (unaudited). The estimated debt service requirements on all existing, authorized, and proposed Higher Education Revenue Bonds are attached as Exhibit A. Exhibit B reflects estimated maximum annual debt service of \$29,452,269 in the fiscal year ending June 30, 2041, and debt service coverage ranging from 1.76 to 8.07 times annual debt service.

New Revenue Generation. The primary purpose of the Project is to renovate, rather than expand, existing student housing facilities. However, the University does expect approximately \$686,000 in additional annual revenue at Project occupancy based on housing rates applicable to renovated housing facilities and after taking into account room configurations.

Other Funds Available to Pay Bonds. While the University intends to pay debt service on the Bonds from the Net Revenues, both the Net Revenues and the Additional Funds comprise the Pledged Revenues that secure the Bonds. Additional Funds are defined in the Bond Resolution to include the gross receipts from the “University Fee,” which is defined as the total academic fee charged all persons in attendance at any regular or summer session and enrolled for credit, excluding special student fees, tuition imposed to pay State Institution Bonds, and matriculation fees. The Additional Funds totaled \$477,489,357 (unaudited) for the fiscal year ended June 30, 2024. Pursuant to Section 59-147-110 of the Code of Laws of South Carolina 1976, as amended, the Bonds are not payable from State appropriations or student tuition and fees pledged to the payment of State Institutions Bonds. Also, certain specific revenues pledged to the payment of

specific obligations, such as Athletic Facilities Revenue Bonds, are likewise unavailable for payment on the Bonds and are not a component of Pledged Revenues.

No Special Student Fees. No Credit of the State. No Mortgage. The University does not currently impose a Special Student Fee, and no such fee is currently contemplated, in connection with the payment of the Bonds. Neither the full faith and credit of Clemson University nor the State of South Carolina has been pledged to the payment of Higher Education Revenue Bonds. Further, no mortgage or lien has been or will be given on any real property of Clemson University.

Prepared September 12, 2024

Exhibit A

Clemson University, South Carolina Higher Education Revenue Bonds - Debt Service

Fiscal Year	Existing Debt Service	Debt Service On Authorized but Unissued Bonds*	Debt Service on Proposed Bond Issue			Total Composite Debt Service
			Principal	Interest	Capitalized Interest	
6/30/2025	\$ 22,022,570	\$ -	\$ -	\$ -	\$ -	\$ 22,022,570
6/30/2026	23,066,914		370,000	851,017	-	24,287,930
6/30/2027	24,010,414	1,645,000	385,000	836,023	-	26,876,436
6/30/2028	23,008,914	5,214,502	400,000	820,421	-	29,443,836
6/30/2029	23,005,139	5,215,002	420,000	804,211	-	29,444,352
6/30/2030	23,008,639	5,212,666	435,000	787,190	-	29,443,495
6/30/2031	23,008,844	5,212,493	455,000	769,562	-	29,445,899
6/30/2032	23,011,944	5,214,280	470,000	751,123	-	29,447,347
6/30/2033	23,008,194	5,212,826	490,000	732,077	-	29,443,096
6/30/2034	23,002,994	5,213,129	510,000	712,220	-	29,438,343
6/30/2035	23,005,794	5,214,988	530,000	691,552	-	29,442,334
6/30/2036	23,010,444	5,213,200	550,000	670,074	-	29,443,718
6/30/2037	23,002,363	5,212,765	575,000	647,786	-	29,437,913
6/30/2038	23,010,563	5,213,479	600,000	624,484	-	29,448,526
6/30/2039	23,008,013	5,215,142	620,000	600,169	-	29,443,323
6/30/2040	23,009,163	5,212,549	645,000	575,044	-	29,441,755
6/30/2041	23,012,663	5,215,701	675,000	548,906	-	29,452,269
6/30/2042	23,007,213	5,214,193	700,000	521,552	-	29,442,957
6/30/2043	23,007,013	5,213,024	730,000	493,184	-	29,443,221
6/30/2044	23,001,113	5,211,993	760,000	463,601	-	29,436,707
6/30/2045	23,004,663	5,215,896	790,000	432,803	-	29,443,361
6/30/2046	17,456,013	5,214,328	820,000	400,788	-	23,891,128
6/30/2047	6,620,913	5,212,289	855,000	367,558	-	13,055,760
6/30/2048	6,618,263	5,214,577	890,000	332,910	-	13,055,749
6/30/2049	6,616,063	5,215,786	925,000	296,843	-	13,053,691
6/30/2050	6,618,863	5,215,714	965,000	259,357	-	13,058,934
6/30/2051	6,617,575	5,214,158	1,000,000	220,251	-	13,051,984
6/30/2052	6,620,000	5,210,915	1,045,000	179,727	-	13,055,642
6/30/2053	6,620,475	5,215,783	1,085,000	137,378	-	13,058,637
6/30/2054	3,433,500	5,213,154	1,130,000	93,409	-	9,870,063
6/30/2055	-	5,213,028	1,175,000	47,616	-	6,435,645
Totals	\$ 550,455,226	\$ 147,632,557	\$ 21,000,000	\$ 15,668,837	\$ -	\$ 728,320,975

* Net debt service after capitalized interest.

Exhibit B

Clemson University, South Carolina Higher Education Revenue Bonds - Coverage

	Ratio Based					
	Composite Debt	FY24 Net Revenues	on FY24 Net	Pro Forma Net	Total Pro Forma	Pro Forma
Fiscal Year	Service	to Debt Service*	Revenues	Revenues	Net Revenues**	Coverage Ratio
6/30/2025	\$ 22,022,570	\$ 50,490,857	2.29	\$ -	\$ 50,490,857	2.29
6/30/2026	24,287,930	\$ 50,490,857	2.08	686,000	51,176,857	2.11
6/30/2027	26,876,436	\$ 50,490,857	1.88	686,000	51,176,857	1.90
6/30/2028	29,443,836	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2029	29,444,352	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2030	29,443,495	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2031	29,445,899	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2032	29,447,347	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2033	29,443,096	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2034	29,438,343	\$ 50,490,857	1.72	1,446,000	51,936,857	1.76
6/30/2035	29,442,334	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2036	29,443,718	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2037	29,437,913	\$ 50,490,857	1.72	1,446,000	51,936,857	1.76
6/30/2038	29,448,526	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2039	29,443,323	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2040	29,441,755	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2041	29,452,269	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
6/30/2042	29,442,957	\$ 50,490,857	1.71	1,446,000	51,936,857	1.76
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6/30/2047	13,055,760	\$ 50,490,857	3.87	1,446,000	51,936,857	3.98
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* Unaudited

** Includes pro-forma Net Revenues based off of both the Lever Hall and Williamson Road Parking Garage Projects

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
Clemson University
Williamson Road Parking Facility

Clemson University requests Phase II review to establish full design and construction to construct a new parking facility at Williamson Road and Perimeter Road. The project will be funded with parking improvement funds and proceeds from the issuance of Higher Education Revenue Bonds.

Permanent Improvement Project. The project was established in January 2024 with a Phase I budget of \$1,185,000 funded by parking improvement funds. This request will increase the project budget by \$77,815,000 to \$79,000,000, funded by \$1,185,000 in parking improvement funds, and proceeds from the issuance of not exceeding \$88,000,000 Higher Education Revenue Bonds.

The project will construct a 6-level parking facility of 1,200 spaces on a site providing convenience to visitors and commuters while minimizing visual impact of the structure and ensuring that no parking levels are below grade. Parking will be accessible from both Williamson Road and Perimeter Road at multiple levels to minimize traffic congestion to, from, and within the structure. The University parking system is fully utilized as of 2023.

Execution of the construction contract is expected in November 2024, with construction completed in December 2026.

Higher Education Revenue Bonds. The University proposes funding a portion of the permanent improvements with proceeds from the issuance of not exceeding \$88,000,000 Higher Education Revenue Bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The Bonds will be payable from and secured solely by a pledge of Net Revenues and Additional Funds (as described in the Bond Resolution). The University states that no increases in student fees or tuition are needed to support the project.

The term of the proposed bonds is anticipated to be 30 years. Exhibit B included in the supporting documentation reflects the debt service requirements for all of the University's existing and proposed Revenue Bonds, with maximum composite debt service projected at \$29,452,269. Based on current collections, revenue coverage of debt service following issuance of the bonds is projected to range from 1.76 to 8.07 times debt service throughout the term of the University's existing and proposed debt.

Exhibit A reflects integration of \$7.1 million of capitalized interest in the debt service schedule, which is the principal contributor to the difference in project cost of \$79 million and debt authorization of \$88 million. Capitalized interest is paid with borrowed funds during the construction period; in this case prior to collection of revenues that will begin whenever the project is complete and entered into operation. The University has requested sufficient authorization to fund all or a portion of capitalized interest from bond proceeds in the event this flexibility would promote economic efficiency for the financing component of the project.

Supporting documentation indicates that, while the University intends to pay debt service from Net Revenues, bonds are secured by both Net Revenues and Additional Funds, as those terms are defined in the University's bond resolutions. Additional funds comprise receipts of the University Fee, which totaled \$477.5 million for the fiscal year ended June 30, 2024.

The full faith and credit of neither the University nor the state will be pledged to the payment of the proposed bonds. Furthermore, no mortgage or lien will be given on any real property of the University.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish Phase II full design and construction for the permanent improvement project, to be funded with \$1,185,000 in parking improvement funds, and proceeds from the issuance of not exceeding \$88,000,000 Higher Education Revenue Bonds.
2. Review and make recommendation regarding the University's request for issuance of not exceeding \$88,000,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated September 12, 2024, of Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Statutory reference: Chapter 147 of Title 59 (Higher Education Revenue Bond Act).
2. Resolution of the University's Board of Trustees providing for the issuance and sale of the bonds.
3. Form of Resolution of the State Fiscal Accountability Authority approving the issuance and sale of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: October 8, 2024

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. Subject:

Clemson University – Williamson Road Parking Garage

3. Summary Background Information:

Project: Clemson University
 H12.9971: Williamson Road Parking Garage

Request: Establish Phase II Full Construction Budget to construct a new parking facility by the newly aligned Williamson Road to the East and Perimeter Road to the South.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 9 in FY25 (estimated at \$79,000,000)

Phase I Approval: January 2024 (estimated at \$79,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				77,815,000	77,815,000
Other, Parking Improvement	1,185,000		1,185,000		1,185,000
All Sources	<u>1,185,000</u>		<u>1,185,000</u>	<u>77,815,000</u>	<u>79,000,000</u>

Summary of Work: The project will construct a +/-482,000 square foot, six level, approximately 1,200 space parking facility. The parking structure will be constructed with either pre-cast or post-tensioned cast in place concrete. Construction of the parking facility will likely also include masking or fenestration, a pedestrian bridge providing direct access to the core campus, elevators, and parking access technology. The parking facility will have limited roof areas over only the elevator control rooms, stairs, electrical rooms, and IT rooms. The roof to be installed on those areas will be a white 60 mil TPO roofing system. The selected site offers convenience to visitors and commuters and sloping terrain minimizing visual impact of the structure and ensuring that no parking levels are below grade. The sloping terrain of this site and location near the existing road network allows for entry/egress from both Williamson Road and Perimeter Road and allows access on multiple levels of the structure that minimizes traffic congestion to, from, and within the structure.

Rationale: The University parking system is fully utilized as of 2023 with an anticipated enrollment growth rate of 2 percent annually, per the university. It is anticipated that future facility construction, including classrooms, laboratories, housing, and campus amenities will displace existing, centrally located parking supply, further pressuring parking supply. This facility will be located centrally near the new alumni center and will provide high-density parking for alumni, visitors, athletic functions, current students, and prospective students on campus tours.

Facility Characteristics: Located near the School of Architecture, the Engineering Precinct, and along a Tiger Transit shuttle route, the new parking structure will serve as a key campus

parking facility. Once parked, students, employees, and visitors will have direct pedestrian, bicycle, and transit access to the rest of campus. The new garage will be +/-482,000 square feet, six floors and have approximately 1,200 spaces to serve students, faculty, staff, and visitors.

Financial Impact: This phase of the project will be funded from Revenue Bonds (to be issued). The project is expected to result in an increase of \$131,000 (year 1), \$134,930 (year 2), and \$138,978 (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 \$1,005 per student per semester, and has not increased for the years 2020-2021 to 2024-2025. \$380 of the \$1,005 is currently pledged for debt service. The balance of the fee, \$625 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$79,000,000 funded by Revenue Bonds and Parking Improvement Funds. Contract execution is expected in November 2024 and completion of construction in December 2026.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project establish 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 Williamson Road Parking Garage
2. Clemson University Bond Information Report



Pope Flynn, LLC
1411 Gervais Street, Suite 300
Post Office Box 11509 (29211)
Columbia, SC 29201
MAIN 803.354.4900
FAX 803.354.4899
www.popeflynn.com

September 12, 2024

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

Re: Not Exceeding \$88,000,000 Clemson University, South Carolina Higher Education
Revenue Bonds, Series 2024B (Parking Garage Project)

Dear Rick:

Clemson University (the "University") plans to request project review and approval of proposed improvements related to its Williamson Road Parking Garage Project at the October 8, 2024 Joint Bond Review Committee and October 15, 2024 State Fiscal Accountability Authority meetings, and in connection with such request will propose that a portion of the budget for such project include proceeds of the above-referenced bonds (the "Bonds"). In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of the University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for October 8, 2024.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "GTPope, Jr.", is written over the typed name.

Gary T. Pope, Jr.

c: Rick Petillo, Chief Financial Officer, Clemson University
Jackie D. Hipes, Director, Debt Management Division, Office of State Treasurer
Jennifer LoPresti, Capital Budgeting Manager, Executive Budget Office

Enclosures

Clemson University Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$88,000,000 of Clemson University, South Carolina
Higher Education Revenue Bonds, Series 2024B (Parking Garage Project)

October 2024 Joint Bond Review Committee Meeting

Amount and Type of Bond. Clemson University (the “University” or “Clemson”) is seeking review by the Joint Bond Review Committee and approval by the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding \$88,000,000 of Clemson University, South Carolina Higher Education Revenue Bonds, Series 2024B (the “Bonds”), the proceeds of which may be applied for the purposes of: (1) paying the costs of, and reimbursing the University for capital expenditures previously made in connection with, the Project (as defined below); (2) paying the principal of and interest on any Series 2024B Notes whether at maturity or early redemption; (3) paying capitalized interest on the Series 2024B Bonds, if any; and (4) paying the costs of issuance of the Series 2024B Bonds, including any credit enhancement thereof. The Project is defined to include the costs to construct, reconstruct, renovate, improve, and equip a parking facility to be located on the campus of the University, and related infrastructure and improvements.

Revenues Pledged to Pay the Bonds. The University’s Higher Education Revenue Bonds are payable from, and are secured by a pledge of, the Net Revenues and Additional Funds (“Pledged Revenues”). Under the bond resolution governing the issuance of the University’s Higher Education Revenue Bonds the University must maintain Net Revenues at least equal to composite debt service on all outstanding Higher Education Revenue Bonds. The Net Revenues for the fiscal year ended June 30, 2024, totaled \$50,490,857 (unaudited). The estimated debt service requirements on all existing, authorized, and proposed Higher Education Revenue Bonds are attached as Exhibit A. Exhibit B reflects estimated maximum annual debt service of \$29,452,269 in the fiscal year ending June 30, 2041, and debt service coverage ranging from 1.76 to 8.07 times annual debt service.

New Revenue Generation. The primary purpose of the Project is to provide additional parking to serve student and other user demand adjacent to the center of campus. The University is currently evaluating parking rates for the structure, however the University currently anticipates approximately \$760,000 in additional Net Revenues once the Project is placed in service based on assumed rates and utilization. The University will be updating its analysis as it plans for and executes this Project. Additionally, the University is exploring additional revenue opportunities related to special events such as gameday parking operations.

Other Funds Available to Pay Bonds. While the University intends to pay debt service on the Bonds from the Net Revenues, both the Net Revenues and the Additional Funds comprise the Pledged Revenues that secure the Bonds. Additional Funds are defined in the Bond Resolution to include the gross receipts from the “University Fee,” which is defined as the total academic fee charged all persons in attendance at any regular or summer session and enrolled for credit, excluding special student fees, tuition imposed to pay State Institution Bonds, and matriculation fees. The Additional Funds totaled \$477,489,357 (unaudited) for the fiscal year ended June 30,

2024. Pursuant to Section 59-147-110 of the Code of Laws of South Carolina 1976, as amended, the Bonds are not payable from State appropriations or student tuition and fees pledged to the payment of State Institutions Bonds. Also, certain specific revenues pledged to the payment of specific obligations, such as Athletic Facilities Revenue Bonds, are likewise unavailable for payment on the Bonds and are not a component of Pledged Revenues.

No Special Student Fees. No Credit of the State. No Mortgage. The University does not currently impose a Special Student Fee, and no such fee is currently contemplated, in connection with the payment of the Bonds. Neither the full faith and credit of Clemson University nor the State of South Carolina has been pledged to the payment of Higher Education Revenue Bonds. Further, no mortgage or lien has been or will be given on any real property of Clemson University.

Prepared September 12, 2024

Exhibit A

Clemson University, South Carolina Higher Education Revenue Bonds - Debt Service

Fiscal Year	Debt Service on Proposed Bond Issue					
	Existing Debt Service	Debt Service On Authorized but Unissued Bonds				Total Composite Debt Service
			Principal	Interest	Capitalized Interest	
6/30/2025	\$ 22,022,570	\$ -	\$ -	\$ -	\$ -	\$ 22,022,570
6/30/2026	23,066,914	1,221,017	-	3,566,165	(3,566,165)	24,287,930
6/30/2027	24,010,414	1,221,023	1,645,000	3,566,165	(3,566,165)	26,876,436
6/30/2028	23,008,914	1,220,421	1,715,000	3,499,502	-	29,443,836
6/30/2029	23,005,139	1,224,211	1,785,000	3,430,002	-	29,444,352
6/30/2030	23,008,639	1,222,190	1,855,000	3,357,666	-	29,443,495
6/30/2031	23,008,844	1,224,562	1,930,000	3,282,493	-	29,445,899
6/30/2032	23,011,944	1,221,123	2,010,000	3,204,280	-	29,447,347
6/30/2033	23,008,194	1,222,077	2,090,000	3,122,826	-	29,443,096
6/30/2034	23,002,994	1,222,220	2,175,000	3,038,129	-	29,438,343
6/30/2035	23,005,794	1,221,552	2,265,000	2,949,988	-	29,442,334
6/30/2036	23,010,444	1,220,074	2,355,000	2,858,200	-	29,443,718
6/30/2037	23,002,363	1,222,786	2,450,000	2,762,765	-	29,437,913
6/30/2038	23,010,563	1,224,484	2,550,000	2,663,479	-	29,448,526
6/30/2039	23,008,013	1,220,169	2,655,000	2,560,142	-	29,443,323
6/30/2040	23,009,163	1,220,044	2,760,000	2,452,549	-	29,441,755
6/30/2041	23,012,663	1,223,906	2,875,000	2,340,701	-	29,452,269
6/30/2042	23,007,213	1,221,552	2,990,000	2,224,193	-	29,442,957
6/30/2043	23,007,013	1,223,184	3,110,000	2,103,024	-	29,443,221
6/30/2044	23,001,113	1,223,601	3,235,000	1,976,993	-	29,436,707
6/30/2045	23,004,663	1,222,803	3,370,000	1,845,896	-	29,443,361
6/30/2046	17,456,013	1,220,788	3,505,000	1,709,328	-	23,891,128
6/30/2047	6,620,913	1,222,558	3,645,000	1,567,289	-	13,055,760
6/30/2048	6,618,263	1,222,910	3,795,000	1,419,577	-	13,055,749
6/30/2049	6,616,063	1,221,843	3,950,000	1,265,786	-	13,053,691
6/30/2050	6,618,863	1,224,357	4,110,000	1,105,714	-	13,058,934
6/30/2051	6,617,575	1,220,251	4,275,000	939,158	-	13,051,984
6/30/2052	6,620,000	1,224,727	4,445,000	765,915	-	13,055,642
6/30/2053	6,620,475	1,222,378	4,630,000	585,783	-	13,058,637
6/30/2054	3,433,500	1,223,409	4,815,000	398,154	-	9,870,063
6/30/2055	-	1,222,616	5,010,000	203,028	-	6,435,645
Totals	\$ 550,455,226	\$ 36,668,837	\$ 88,000,000	\$ 66,764,886	\$ (7,132,330)	\$ 728,320,975

Exhibit B

Clemson University, South Carolina Higher Education Revenue Bonds - Coverage

	Ratio Based					
	Composite Debt	FY24 Net Revenues	on FY24 Net	Pro Forma Net	Total Pro Forma	Pro Forma
Fiscal Year	Service	to Debt Service*	Revenues	Revenues	Net Revenues**	Coverage Ratio
6/30/2025	\$ 22,022,570	\$ 50,490,857	2.29	\$ -	\$ 50,490,857	2.29
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6/30/2055	6,435,645	\$ 50,490,857	7.85	1,446,000	51,936,857	8.07

* Unaudited

** Includes pro-forma Net Revenues based off of both the Lever Hall and Williamson Road Parking Garage Projects

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
College of Charleston
Real Property Acquisitions at 99 St. Philip Street and 106 Coming Street

The College of Charleston requests Phase II review to establish full design and construction acquire 2 contiguous properties consisting of 1.09 acres at 99 St. Philip Street, on which is situated a 250-bed apartment building, a courtyard, and a parking lot, all of which are currently leased by the College; and 0.9 acres located at 106 Coming Street, on which is situated a parking lot leased by the College and a vacant, non-historic building that will be demolished. The project will be funded with Capital Reserve Maintenance, Renovation, Replacement and Expansion funds, and proceeds from the issuance of Higher Education Revenue Bonds.

Permanent Improvement Project. The project was established in June 2024 with a Phase I budget of \$20,000 funded by Capital Reserve Maintenance, Renovation, Replacement and Expansion funds. This request will increase the project budget by \$75,000,000 to \$75,020,000, funded by \$20,000 in Capital Reserve Maintenance, Renovation, Replacement and Expansion funds, and proceeds from the issuance of not exceeding \$78,000,000 Higher Education Revenue Bonds.

The College has identified immediate housing needs to support enrollment growth, and expects to redevelop the site by constructing additions to the existing apartment building, and by constructing additional student housing on the parking lots. Costs of redevelopment are estimated at \$125 million and will be proposed for consideration in a future permanent improvement project.

The College expects to complete the acquisition as soon as practicable following review by the Committee, approval by the State Fiscal Accountability Authority, and issuance of the Higher Education Revenue Bonds.

Higher Education Revenue Bonds. The University proposes funding a portion of the permanent improvements with proceeds from the issuance of not exceeding \$78,000,000 Higher Education Revenue Bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The Bonds will be payable from and secured solely by a pledge of Net Revenues and Additional Funds (as described in the Bond Resolution). The University states that no increases in student fees or tuition are needed to support the project.

The term of the proposed bonds is anticipated to be 30 years. Exhibits included in the supporting documentation reflect the debt service requirements for all of the University's existing and proposed Revenue Bonds, together with all of the University's existing Academic and Administrative Facilities Revenue Bonds, with maximum composite debt service projected at

\$22,199,113, including debt service on a future issuance of bonds to fund the costs of the redevelopment project described above. Based on current collections, revenue coverage of debt service following issuance of the proposed and future bonds is projected to range from 1.33 to 5.73 times debt service throughout the term of the University's existing and proposed debt.

Exhibits included with the submission reflect integration of \$6.8 million of capitalized interest in the debt service schedule, which is the principal contributor to the difference in project cost of \$75 million and debt authorization of \$78 million. Capitalized interest is paid with borrowed funds during the construction period; in this case prior to collection of revenues that will begin whenever the project is complete and entered into operation. The College has requested sufficient authorization to fund all or a portion of capitalized interest from bond proceeds in the event this flexibility would promote economic efficiency for the financing component of the project.

Supporting documentation indicates that bonds are secured by Net Revenues, which is comprised of all receipts, income, revenues, fees, and other charges levied and collected in connection with the Higher Education Facilities, and \$622 of the \$906 per semester full-time student capital improvement fee imposed on a per student per semester basis. The College has certain, limited other funds available used as reserves, campus improvements, and other purposes; however, it does not anticipate using these funds for repayment of the bonds.

The full faith and credit of neither the University nor the state will be pledged to the payment of the proposed bonds. Furthermore, no mortgage or lien will be given on any real property of the University.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish Phase II full design and construction for the permanent improvement project, to be funded with \$20,000 in capital reserve funds, and proceeds from the issuance of not exceeding \$78,000,000 Higher Education Revenue Bonds.
2. Review and make recommendation regarding the University's request for issuance of not exceeding \$78,000,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated September 13, 2024, of Paul Patrick, Chief of Staff, College of Charleston.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Statutory reference: Chapter 147 of Title 59 (Higher Education Revenue Bond Act).
2. Resolution of the College's Board of Trustees providing for the issuance and sale of the bonds.
3. Form of Resolution of the State Fiscal Accountability Authority approving the issuance and sale of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **October 8, 2024**

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. Subject:

College of Charleston – Project 205 Land Acquisition

3. Summary Background Information:

Project: College of Charleston
H15.9688: Project 205 Land Acquisition

Request: Change Project Name and Establish Final Land Acquisition to purchase +/-2.08 acres in Charleston County.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 8 in FY25 (estimated at \$68,220,000)

Preliminary Land Acquisition Approval: June 2024 (estimated at \$68,220,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				75,000,000	75,000,000
FY23 Capital Reserve (4), Maintenance, Renovation, Replacement & Expansion	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>75,000,000</u>	<u>75,020,000</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 \$75,000,000. The acquisition will be funded from Revenue Bonds (to be issued). The project is expected to result in an increase of \$907,381 (year 1), \$934,603 (year 2), and \$5,512,641 (year 3), in annual operating expenditures. An appraisal was completed for 99 Saint Philip Street in June 2024 and valued the property at \$47,100,000. An appraisal was completed for 106 Coming Street in June 2024 and valued the property at \$28,700,000. A Phase I Environmental Site

Assessment was completed for 99 St. Philip Street in April 2024 and based on the lack of assessment and potential for groundwater and/or vapor migration to the subject property, the adjoining dry-cleaning facility identified in city directories as Milbren's Laundry and Dry Cleaning is considered a recognized environmental condition. Additional research and evaluation of the REC (the off-site former dry-cleaning facility) was completed and revealed a previous 1993 geotechnical exploration of the off-site property where the former dry-cleaning facility, the site of the current Kelly House, and confirmation from the SCDES that the former dry-cleaning facility is not registered with SCDES. The boring logs for previous 1993 geotechnical exploration did not note odors or staining that would have been expected from a dry-cleaning release. As such, the former drycleaning facility is not considered an REC, and additional assessment is not recommended at this time. A Phase I Environmental Site Assessment was completed for 106 Coming Street in September 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed for 99 St. Philip Street in July 2024 and found the building to be in good condition. A Building Condition Assessment is not required for 106 Coming Street because the vacant, non-historic building will be demolished as part of a separate project. Letters of support have been received from Charleston County Council, and the City of Charleston authorizing the removal of the properties from the tax rolls. A letter of support has not been received from Charleston County School District. If acquired, the property will be redeveloped as part of a separate project for an estimated cost of \$125,000,000 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 2020-2021 to 2024-2025. \$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: \$75,020,000 to be funded by Revenue Bonds.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Final Land Acquisition.

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 205 Land Acquisition
2. College of Charleston Bond Information Report



September 13, 2024

Mr. F. Richard Harmon, Jr.
Research Director
South Carolina Joint Bond Review Committee
Gressette Building
South Carolian State House
Columbia, South Carolina, 29201

RE: Not exceeding \$78,000,000 College of Charleston Higher Education Facilities Revenue Bonds, Series 2024A

Dear Rick,

The College of Charleston requests project review and approval of a proposed property acquisition of 106 Coming Street and 99 St. Philip Street in Charleston, South Carolina, for the development of a future student housing complex at the October 8, 2024, Joint Bond Review Committee and October 15, 2024, State Fiscal Accountability Authority meetings. The College additionally requests consideration that this acquisition be funded by proceeds from the above referenced bonds. This debt is being issued pursuant to Title 59, Chapter 147, Article 5 Code of Laws of South Carolina, 1976, as amended.

Enclosed is the requested documentation detailing the proposed financing of the project. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

Paul Patrick
Chief of Staff
College of Charleston

cc: Rion Foley, Esq., Burr Foreman

SECURITY FOR THE SERIES 2024A BONDS

The Series 2024A Bonds, together with the interest thereon, are payable solely from and secured equally and ratably by a lien upon the Net Revenues which are defined as the Revenues (hereinafter defined) after deducting the Operation and Maintenance Expenses (hereinafter defined). The pledge of Net Revenues securing the Series 2024A Bonds is on a parity with the pledge of Net Revenues securing the College's Bonds as described in the following table and any other parity Additional Bonds (as hereinafter defined) issued pursuant to the General Bond Resolution.

Outstanding Parity Bonds

The table below sets forth the currently outstanding Bonds issued by the College under the General Bond Resolution.

<u>Series of Bonds</u>	<u>Date of Issue</u>	<u>Year of Final Maturity</u>	<u>Original Principal Amount</u>	<u>Outstanding Principal Amount*</u>
Higher Education Revenue Bonds, Series 2012A	2/1/12	2032	\$25,630,000	\$ 12,020,000
Higher Education Revenue Bonds, Series 2013A	5/1/13	2033	12,510,000	5,015,000
Academic and Administrative Facilities Revenue Bonds, Series 2013B	5/1/13	2034	24,835,000	15,640,000
Academic and Administrative Facilities Revenue Bonds, Series 2014A	12/1/14	2044	54,255,000	44,410,000
Higher Education Revenue Bonds, Series 2017A	1/31/17	2037	42,705,000	31,840,000
Academic and Administrative Facilities Revenue Bonds, Series 2017B	1/31/17	2037	31,345,000	23,360,000
Academic and Administrative Facilities Refunding Revenue Bonds, Series 2021A	3/31/21	2037	24,075,000	20,770,000
Higher Education Revenue Bonds, Series 2021B	9/22/21	2051	<u>43,190,000</u>	<u>42,270,000</u>
Total			\$258,545,000	\$195,325,000

* As of June 30, 2024. Does not include Series 2024A Bonds.

The Series 2012A Bonds, the Series 2013A Bonds, the Series 2013B Bonds, the Series 2014A Bonds, the Series 2017A Bonds, the Series 2017B Bonds, the Series 2021A Bonds, and the Series 2021B Bonds (collectively, the "Outstanding Bonds"), together with the Series 2024A Bonds and any Additional Bonds issued pursuant to the General Bond Resolution, are collectively referred to herein as the "Bonds."

Pledge of Net Revenues

The Bonds, and the interest thereon, are not a debt of the College, nor a charge, lien or encumbrance, legal or equitable, upon any property of the College or upon any income, receipts or revenues of the College other than the Net Revenues pledged by the General Bond Resolution to the payment thereof. No recourse shall be had for the payment of the Bonds, or the interest thereon, or any part thereof, against the general fund of the State, nor shall the credit or taxing powers of the State be deemed to be pledged to the payment of the principal of and interest on the Bonds. The full faith, credit and taxing powers of the State are not pledged to the payment of the principal of and interest on the Bonds.

Pursuant to the General Bond Resolution, the Series 2024A Bonds, together with the interest thereon, shall be payable solely from and secured equally and ratably by a lien upon the Net Revenues which consist of the Revenues, after deducting the Operation and Maintenance Expenses.

The term "Revenues" means collectively, the sum of (a) all receipts, income, revenues, fees and other charges to be levied and collected in connection with, and all other income and receipts of whatever kind or character derived by the College from the operation of the Higher Education Facilities, including interest earnings and other earnings on investments, computed in accordance with generally accepted accounting practices excluding the proceeds of any grants or debt, contributions in aid of construction, gains or losses on extinguishment of debt, and extraordinary items, and (b) all other available revenues of the College designated by the Board of Trustees as Revenues hereunder and thereby pledged to the payment of Bonds issued hereunder.

Currently, the Revenues consist of all receipts, income, revenues, fees and other charges to be levied and collected in connection with the Higher Education Facilities, and \$622 of the \$906 per semester full-time student “capital improvement fee” which is subject to change at the discretion of the Board of Trustees (the “Capital Improvement Fee”) imposed on a per student per semester basis.

The term “Operation and Maintenance Expenses” means the current expenses, paid or accrued, of operation, maintenance and current repair of the Higher Education Facilities, as calculated in accordance with sound accounting practice, and includes, without limiting the generality of the foregoing, management fees due to any operator of all or any portion of the Higher Education Facilities, the cost of salaries, wages, employee benefits, cost of materials and supplies, cost of routine repairs, renewals, replacements and alterations occurring in the usual course of business, cost of billings and collections, cost of insurance, costs of audits, and taxes, if any. Operation and Maintenance Expenses do not include any allowance for depreciation or renewals or replacements of capital assets of the Higher Education Facilities.

The term “Higher Education Facilities” means land, buildings or other improvements to real property and equipment for the purpose of providing facilities for the College, including, but not limited to, dormitories, apartment buildings, dwelling houses, bookstore and other college operated stores, laundry, dining halls, cafeterias, parking facilities, student recreational, entertainment and fitness related facilities, inns, conference and other nondegree educational facilities and similar auxiliary facilities of the College and any other facilities which are auxiliary to any of the foregoing, and designated by the Board of Trustees to be part of the Higher Education Facilities, excluding however, athletic department projects which primarily serve varsity athletic teams of the College.

The Higher Education Facilities currently consist of (i) all student and faculty housing facilities, (ii) all food service facilities; and (iii) all parking facilities of the College. See “THE HIGHER EDUCATION FACILITIES” herein.

Rate Covenant

The College covenants and agrees in the General Bond Resolution that it shall operate the Higher Education Facilities in an efficient and economical manner and shall establish, levy, maintain, revise and collect such fees, rates and other charges for the use of the services furnished by the Higher Education Facilities as may be necessary or proper, which fees, rates, and other charges, together with other Revenues and other available moneys, shall for each Fiscal Year be at least sufficient after making due and reasonable allowances for contingencies and for a margin of error in estimates, to provide an amount not less than (a) the amount required to be deposited into the Operation and Maintenance Fund for the then current Fiscal Year; (b) one hundred ten percent (110%) of the amounts required to be deposited into the Debt Service Fund; (c) the amount required to be deposited into the Debt Service Reserve Fund; (d) the amount required to be deposited into the Capital Improvements Fund; and (e) the amount necessary to comply in all respects with the terms of the General Bond Resolution or any other contract or agreement with the Holder of a Bond. See “Actual Revenues and Expenses for the Higher Education Facilities and Other Revenues” under this heading for Revenues, Operation and Maintenance Expenses, and the percentage of Net Revenues to Debt Service for each of the past five Fiscal Years.

The College covenants and agrees punctually to pay, out of the Net Revenues pledged to such payment, the principal of, redemption premium, if any, and the interest on each and every Bond issued under the provisions of the General Bond Resolution, at the place, on the dates and in the manner provided therein.

Closing Certifications

Upon the delivery of the Series 2024A Bonds, the College will furnish the respective purchasers with certifications of appropriate officials of the College (a) stating in substance that there is no litigation pending or, to the knowledge of the College, threatened in any court to restrain or enjoin the issuance or delivery of the Series 2024A Bonds or the collection of revenues pledged or to be pledged to pay the principal of and interest on the Series 2024A Bonds, or in any way contesting or affecting the validity of the Series 2024A Bonds, the General Bond Resolution or the Series 2024A Bond Resolution, or contesting the power or authority of the College to issue the Series 2024A Bonds or adopt the General Bond Resolution and the Series 2024A Bond Resolution; (b) establishing that the Series 2024A Bonds are not “arbitrage” bonds, within the meaning of Section 148 of the Code and the applicable Treasury Regulations thereunder; and (c) stating that this Official Statement, as of its date and as of the date of delivery of the Series 2024A Bonds, does not contain any untrue statement of a material fact and does not omit to state a material fact which should be included therein for which this Official Statement is intended to be used or which is necessary to make any statement contained therein, in the light of the circumstances under which it was made, not misleading.

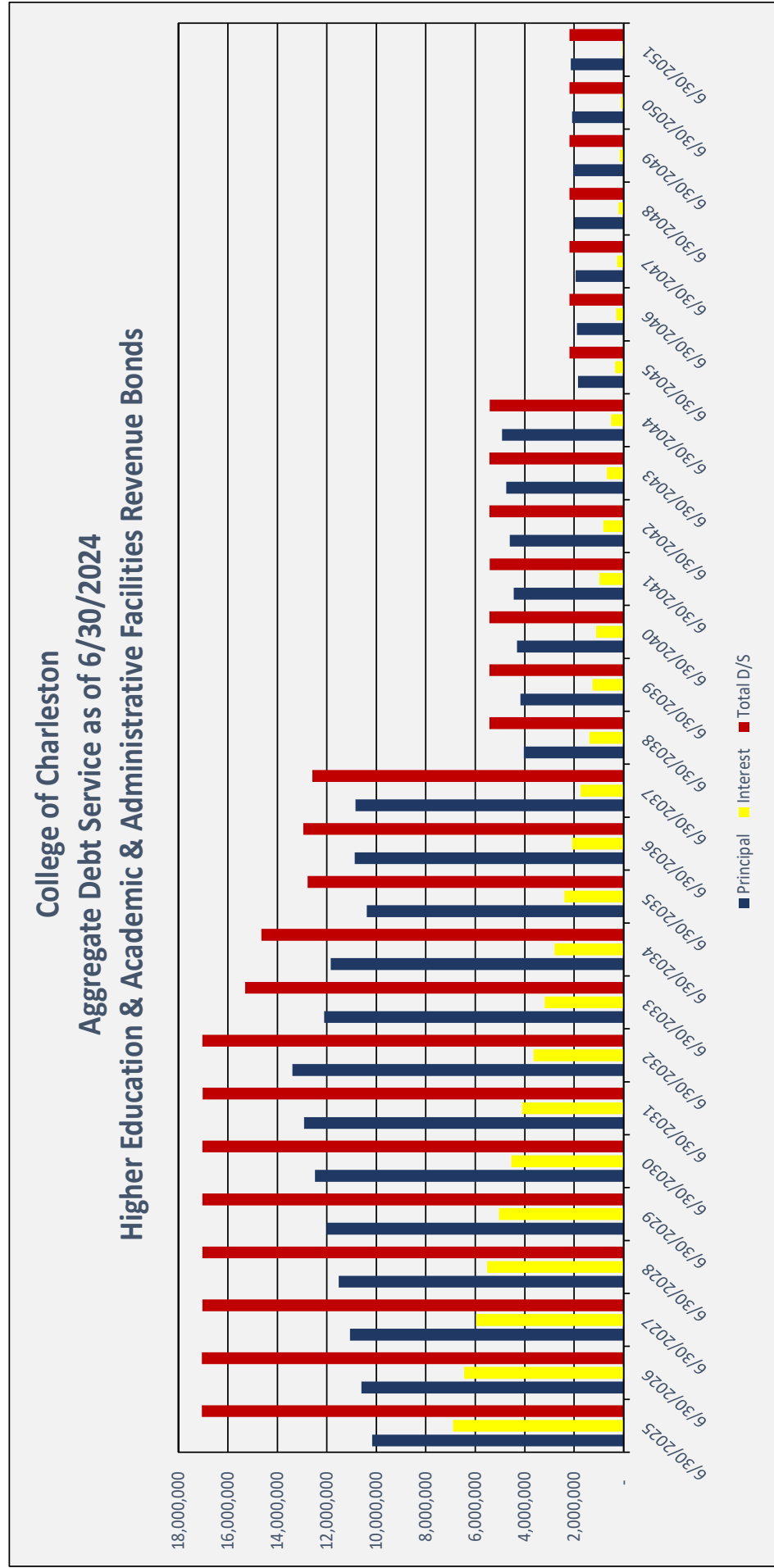
Revenues Pledged Chart 1

The table below sets forth the currently outstanding Bonds issued by the College under the General Bond Resolution.

<u>Series of Bonds</u>	<u>Date of Issue</u>	<u>Year of Final Maturity</u>	<u>Original Principal Amount</u>	<u>Outstanding Principal Amount*</u>
Higher Education Revenue Bonds, Series 2012A	2/1/12	2032	\$25,630,000	\$ 12,020,000
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Academic and Administrative Facilities Revenue Bonds, Series 2014A	12/1/14	2044	54,255,000	44,410,000
Higher Education Revenue Bonds, Series 2017A	1/31/17	2037	42,705,000	31,840,000
Academic and Administrative Facilities Revenue Bonds, Series 2017B	1/31/17	2037	31,345,000	23,360,000
Academic and Administrative Facilities Refunding Revenue Bonds, Series 2021A	3/31/21	2037	24,075,000	20,770,000
Higher Education Revenue Bonds, Series 2021B	9/22/21	2051	<u>43,190,000</u>	<u>42,270,000</u>
Total			\$258,545,000	\$195,325,000

* As of June 30, 2024. Does not include Series 2024A Bonds.

Composite Chart
Aggregate Outstanding
College of Charleston
Higher Education Facilities and Academic and Administrative Facilities
Revenue Bond Debt Service



College of Charleston (SC)

Higher Education Facilities and Academic and Administrative Facilities Revenue Bonds

Aggregate Outstanding Debt Service as of 6/30/2024

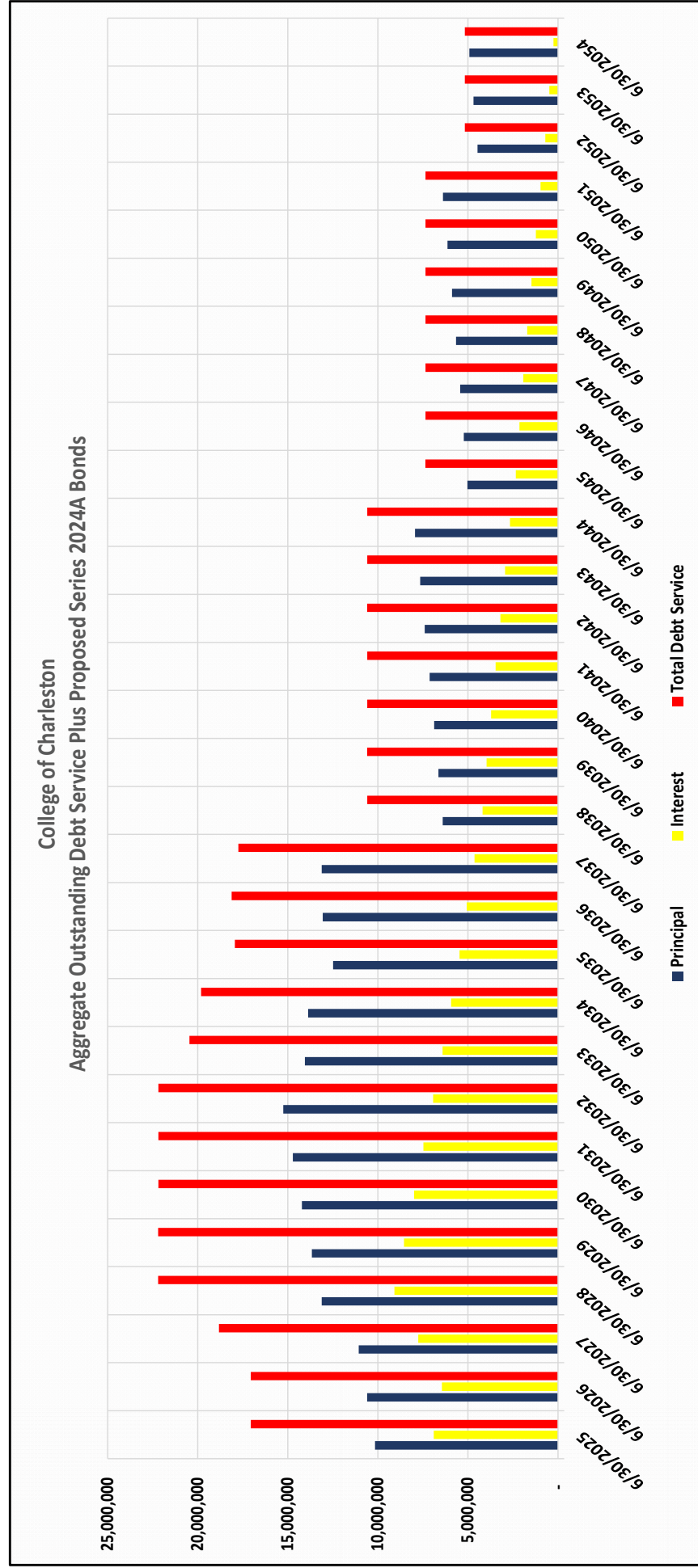
Period	Fiscal Year	Principal	Interest	Total Debt Service	Net Revenues Available D/S*	DSCR	Bond Balance	Rate of Retirement
4/1/2024	6/30/2024	Paid	Paid	Paid	29,550,707	-	195,325,000	0.00%
4/1/2025	6/30/2025	10,160,000	6,892,544	17,052,544	29,550,707	1.73	185,165,000	5.20%
4/1/2026	6/30/2026	10,600,000	6,448,344	17,048,344	29,550,707	1.73	174,565,000	10.63%
4/1/2027	6/30/2027	11,065,000	5,970,244	17,035,244	29,550,707	1.73	163,500,000	16.29%
4/1/2028	6/30/2028	11,520,000	5,515,300	17,035,300	29,550,707	1.73	151,980,000	22.19%
4/1/2029	6/30/2029	12,000,000	5,036,588	17,036,588	29,550,707	1.73	139,980,000	28.33%
4/1/2030	6/30/2030	12,485,000	4,543,175	17,028,175	29,550,707	1.74	127,495,000	34.73%
4/1/2031	6/30/2031	12,920,000	4,105,788	17,025,788	29,550,707	1.74	114,575,000	41.34%
4/1/2032	6/30/2032	13,385,000	3,642,481	17,027,481	29,550,707	1.74	101,190,000	48.19%
4/1/2033	6/30/2033	12,110,000	3,188,525	15,298,525	29,550,707	1.93	89,080,000	54.39%
4/1/2034	6/30/2034	11,850,000	2,791,675	14,641,675	29,550,707	2.02	77,230,000	60.46%
4/1/2035	6/30/2035	10,380,000	2,397,588	12,777,588	29,550,707	2.31	66,850,000	65.77%
4/1/2036	6/30/2036	10,870,000	2,084,750	12,954,750	29,550,707	2.28	55,980,000	71.34%
4/1/2037	6/30/2037	10,845,000	1,738,438	12,583,438	29,550,707	2.35	45,135,000	76.89%
4/1/2038	6/30/2038	4,035,000	1,388,338	5,423,338	29,550,707	5.45	41,100,000	78.96%
4/1/2039	6/30/2039	4,170,000	1,256,563	5,426,563	29,550,707	5.45	36,930,000	81.09%
4/1/2040	6/30/2040	4,305,000	1,118,025	5,423,025	29,550,707	5.45	32,625,000	83.30%
4/1/2041	6/30/2041	4,445,000	974,700	5,419,700	29,550,707	5.45	28,180,000	85.57%
4/1/2042	6/30/2042	4,600,000	826,388	5,426,388	29,550,707	5.45	23,580,000	87.93%
4/1/2043	6/30/2043	4,750,000	671,713	5,421,713	29,550,707	5.45	18,830,000	90.36%
4/1/2044	6/30/2044	4,910,000	510,394	5,420,394	29,550,707	5.45	13,920,000	92.87%
4/1/2045	6/30/2045	1,850,000	343,325	2,193,325	29,550,707	13.47	12,070,000	93.82%
4/1/2046	6/30/2046	1,890,000	299,388	2,189,388	29,550,707	13.50	10,180,000	94.79%
4/1/2047	6/30/2047	1,935,000	254,500	2,189,500	29,550,707	13.50	8,245,000	95.78%
4/1/2048	6/30/2048	1,985,000	206,125	2,191,125	29,550,707	13.49	6,260,000	96.80%
4/1/2049	6/30/2049	2,035,000	156,500	2,191,500	29,550,707	13.48	4,225,000	97.84%
4/1/2050	6/30/2050	2,085,000	105,625	2,190,625	29,550,707	13.49	2,140,000	98.90%
4/1/2051	6/30/2051	2,140,000	53,500	2,193,500	29,550,707	13.47	-	100.00%
		195,325,000	62,520,519	257,845,519				

* Unaudited Fiscal Year Ended June 30, 2024 Defined Net Revenue Available For D/S

Average Coupon on all Outstanding Revenue Bond Debt Service	3.2456%
Average Life of all Outstanding Revenue Bonds	9.862 Years
Average Annual Debt Service	9,549,834
Maximum Annual Debt Service (FY 2025)	17,052,544
Final Maturity	4/1/2051

Revenues Pledged Chart 2

Composite Chart
Aggregate Outstanding
College of Charleston
Higher Education Facilities and Academic and Administrative Facilities
Revenue Bond Debt Service



College of Charleston (SC)

Proposed Higher Education Facilities Revenue Series 2024A Bond Debt Service

Plus Existing Aggregate Outstanding Debt Service

Series 2024A Higher Education Facilities Revenue Bonds							Existing	Total	Net Revenues	
Fiscal	Principal	Coupon	Interest	Capitalized Interest	Total Debt Service	Bond Balance	Debt Service*	Debt Service	Available D/S**	DSCR
Year										
6/30/2025	-	-	1,446,343	(1,446,343)	-	77,815,000	17,052,544	17,052,544	29,550,707	1.73
6/30/2026	-	-	3,566,325	(3,566,325)	-	77,815,000	17,048,344	17,048,344	29,550,707	1.73
6/30/2027	-	-	3,566,325	(1,783,163)	1,783,163	77,815,000	17,035,244	18,818,406	29,550,707	1.57
6/30/2028	1,595,000	4.00%	3,566,325		5,161,325	76,220,000	17,035,300	22,196,625	29,550,707	1.33
6/30/2029	1,660,000	4.00%	3,502,525		5,162,525	74,560,000	17,036,588	22,199,113	29,550,707	1.33
6/30/2030	1,725,000	4.00%	3,436,125		5,161,125	72,835,000	17,028,175	22,189,300	29,550,707	1.33
6/30/2031	1,795,000	4.00%	3,367,125		5,162,125	71,040,000	17,025,788	22,187,913	29,550,707	1.33
6/30/2032	1,865,000	4.00%	3,295,325		5,160,325	69,175,000	17,027,481	22,187,806	29,550,707	1.33
6/30/2033	1,940,000	4.00%	3,220,725		5,160,725	67,235,000	15,298,525	20,459,250	29,550,707	1.44
6/30/2034	2,020,000	4.00%	3,143,125		5,163,125	65,215,000	14,641,675	19,804,800	29,550,707	1.49
6/30/2035	2,100,000	4.00%	3,062,325		5,162,325	63,115,000	12,777,588	17,939,913	29,550,707	1.65
6/30/2036	2,185,000	4.00%	2,978,325		5,163,325	60,930,000	12,954,750	18,118,075	29,550,707	1.63
6/30/2037	2,270,000	4.00%	2,890,925		5,160,925	58,660,000	12,583,438	17,744,363	29,550,707	1.67
6/30/2038	2,365,000	4.25%	2,800,125		5,165,125	56,295,000	5,423,338	10,588,463	29,550,707	2.79
6/30/2039	2,465,000	4.25%	2,699,613		5,164,613	53,830,000	5,426,563	10,591,175	29,550,707	2.79
6/30/2040	2,570,000	4.25%	2,594,850		5,164,850	51,260,000	5,423,025	10,587,875	29,550,707	2.79
6/30/2041	2,675,000	4.50%	2,485,625		5,160,625	48,585,000	5,419,700	10,580,325	29,550,707	2.79
6/30/2042	2,800,000	3.75%	2,365,250		5,165,250	45,785,000	5,426,388	10,591,638	29,550,707	2.79
6/30/2043	2,900,000	4.00%	2,260,250		5,160,250	42,885,000	5,421,713	10,581,963	29,550,707	2.79
6/30/2044	3,020,000	5.00%	2,144,250		5,164,250	39,865,000	5,420,394	10,584,644	29,550,707	2.79
6/30/2045	3,170,000	5.00%	1,993,250		5,163,250	36,695,000	2,193,325	7,356,575	29,550,707	4.02
6/30/2046	3,330,000	5.00%	1,834,750		5,164,750	33,365,000	2,189,388	7,354,138	29,550,707	4.02
6/30/2047	3,495,000	5.00%	1,668,250		5,163,250	29,870,000	2,189,500	7,352,750	29,550,707	4.02
6/30/2048	3,670,000	5.00%	1,493,500		5,163,500	26,200,000	2,191,125	7,354,625	29,550,707	4.02
6/30/2049	3,850,000	5.00%	1,310,000		5,160,000	22,350,000	2,191,500	7,351,500	29,550,707	4.02
6/30/2050	4,045,000	5.00%	1,117,500		5,162,500	18,305,000	2,190,625	7,353,125	29,550,707	4.02
6/30/2051	4,245,000	5.00%	915,250		5,160,250	14,060,000	2,193,500	7,353,750	29,550,707	4.02
6/30/2052	4,460,000	5.00%	703,000		5,163,000	9,600,000	-	5,163,000	29,550,707	5.72
6/30/2053	4,685,000	5.00%	480,000		5,165,000	4,915,000	-	5,165,000	29,550,707	5.72
6/30/2054	4,915,000	5.00%	245,750		5,160,750	-	-	5,160,750	29,550,707	5.73
77,815,000							257,845,519	399,017,744		

*Existing Outstanding College of Charleston Revenue Bond Debt Service (Higher Education Facilities Revenue Bond Debt Service as June 30, 2024)

** Fiscal Year Ended June 30, 2024 Unaudited Higher Education Facilities Revenues

Note: Estimated True Interest Cost is 4.25%

College of Charleston (SC)**Higher Education Facilities and Academic and Administrative Facilities Revenue Bonds****Aggregate Outstanding Debt Service as of 6/30/2024 Plus Series 2024A Bonds**

Period	Fiscal Year	Principal	Interest	Total Debt Service	Net Revenues Available D/S*	DSCR	Bond Balance	Rate of Retirement
4/1/2024	6/30/2024	Paid	Paid	Paid	29,550,707	-	273,140,000	0.00%
4/1/2025	6/30/2025	10,160,000	6,892,544	17,052,544	29,550,707	1.73	262,980,000	3.72%
4/1/2026	6/30/2026	10,600,000	6,448,344	17,048,344	29,550,707	1.73	252,380,000	7.60%
4/1/2027	6/30/2027	11,065,000	7,753,406	18,818,406	29,550,707	1.57	241,315,000	11.65%
4/1/2028	6/30/2028	13,115,000	9,081,625	22,196,625	29,550,707	1.33	228,200,000	16.45%
4/1/2029	6/30/2029	13,660,000	8,539,113	22,199,113	29,550,707	1.33	214,540,000	21.45%
4/1/2030	6/30/2030	14,210,000	7,979,300	22,189,300	29,550,707	1.33	200,330,000	26.66%
4/1/2031	6/30/2031	14,715,000	7,472,913	22,187,913	29,550,707	1.33	185,615,000	32.04%
4/1/2032	6/30/2032	15,250,000	6,937,806	22,187,806	29,550,707	1.33	170,365,000	37.63%
4/1/2033	6/30/2033	14,050,000	6,409,250	20,459,250	29,550,707	1.44	156,315,000	42.77%
4/1/2034	6/30/2034	13,870,000	5,934,800	19,804,800	29,550,707	1.49	142,445,000	47.85%
4/1/2035	6/30/2035	12,480,000	5,459,913	17,939,913	29,550,707	1.65	129,965,000	52.42%
4/1/2036	6/30/2036	13,055,000	5,063,075	18,118,075	29,550,707	1.63	116,910,000	57.20%
4/1/2037	6/30/2037	13,115,000	4,629,363	17,744,363	29,550,707	1.67	103,795,000	62.00%
4/1/2038	6/30/2038	6,400,000	4,188,463	10,588,463	29,550,707	2.79	97,395,000	64.34%
4/1/2039	6/30/2039	6,635,000	3,956,175	10,591,175	29,550,707	2.79	90,760,000	66.77%
4/1/2040	6/30/2040	6,875,000	3,712,875	10,587,875	29,550,707	2.79	83,885,000	69.29%
4/1/2041	6/30/2041	7,120,000	3,460,325	10,580,325	29,550,707	2.79	76,765,000	71.90%
4/1/2042	6/30/2042	7,400,000	3,191,638	10,591,638	29,550,707	2.79	69,365,000	74.60%
4/1/2043	6/30/2043	7,650,000	2,931,963	10,581,963	29,550,707	2.79	61,715,000	77.41%
4/1/2044	6/30/2044	7,930,000	2,654,644	10,584,644	29,550,707	2.79	53,785,000	80.31%
4/1/2045	6/30/2045	5,020,000	2,336,575	7,356,575	29,550,707	4.02	48,765,000	82.15%
4/1/2046	6/30/2046	5,220,000	2,134,138	7,354,138	29,550,707	4.02	43,545,000	84.06%
4/1/2047	6/30/2047	5,430,000	1,922,750	7,352,750	29,550,707	4.02	38,115,000	86.05%
4/1/2048	6/30/2048	5,655,000	1,699,625	7,354,625	29,550,707	4.02	32,460,000	88.12%
4/1/2049	6/30/2049	5,885,000	1,466,500	7,351,500	29,550,707	4.02	26,575,000	90.27%
4/1/2050	6/30/2050	6,130,000	1,223,125	7,353,125	29,550,707	4.02	20,445,000	92.51%
4/1/2051	6/30/2051	6,385,000	968,750	7,353,750	29,550,707	4.02	14,060,000	94.85%
4/1/2052	6/30/2052	4,460,000	703,000	5,163,000	29,550,707	5.72	9,600,000	96.49%
4/1/2053	6/30/2053	4,685,000	480,000	5,165,000	29,550,707	5.72	4,915,000	98.20%
4/1/2054	6/30/2054	4,915,000	245,750	5,160,750	29,550,707	5.73	-	100.00%
		273,140,000	125,877,744	399,017,744				

* Unaudited Fiscal Year Ended June 30, 2024 Defined Net Revenue Available For D/S

New Revenue Narrative

The Series 2024A Bonds, together with the interest thereon, are payable solely from and secured equally and ratably by a lien upon the Net Revenues which are defined as the Revenues (hereinafter defined) after deducting the Operation and Maintenance Expenses (hereinafter defined). The pledge of Net Revenues securing the Series 2024A Bonds is on a parity with the pledge of Net Revenues securing the College's Bonds as described in the following table and any other parity Additional Bonds (as hereinafter defined) issued pursuant to the General Bond Resolution.

Currently, the Revenues consist of all receipts, income, revenues, fees and other charges to be levied and collected in connection with the Higher Education Facilities, and \$622 of the \$906 per semester full-time student "capital improvement fee" which is subject to change at the discretion of the Board of Trustees (the "Capital Improvement Fee") imposed on a per student per semester basis.

No new revenues will be required for the repayment of the Series 2024A Bonds. It is anticipated that the existing student housing facility located on the parcel to be acquired and located at 99 St. Philip Street will remain in service and become part of the College's Higher Education Facilities along with all associated net revenues. The College is currently leasing the entire 99 St. Philip student housing residence from a private owner.

Other Funds Available to Pay Bonds

The College has certain limited other funds accumulated over time that are used for internal operating reserves, campus improvements and other various authorized purposes under South Carolina state law; however, it does not anticipate using these other funds for the repayment of the Series 2024A Bonds. The only funds pledged to the repayment of the Series 2024A Bonds are defined Net Revenues as described immediately above.

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 52 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H09 - The Citadel	2	-	3,090,000	6,000,000
H12 - Clemson University	1	-	862,500	57,500,000
H17 - Coastal Carolina University	1	20,000	1,000,000	1,020,000
H18 - Francis Marion University	2	1,199,600	37,800,400	39,000,000
H24 - SC State University	2	-	600,000	60,000,000
H24 - SC State University PSA	1	-	680,000	34,000,000
H27 - University of South Carolina - Columbia	1	225,000	23,775,000	24,000,000
H59 - Central Carolina Technical College	1	-	20,000	20,000
H59 - Horry Georgetown Technical College	2	250,000	15,209,975	24,959,975
H59 - Midlands Technical College	1	-	53,301	3,553,398
H59 - Spartanburg Community College	3	-	3,434,950	3,839,950
H59 - State Board for Technical and Comprehensive Ec	1	-	80,000	1,500,000
H59 - Tri-County Technical College	1	-	30,000	530,000
Higher Education Total	19	1,694,600	86,636,126	255,923,323
Agencies				
D50 - Department of Administration	5	434,178	55,805	2,742,983
E24 - Office of the Adjutant General	4	21,053,372	29,227,792	53,088,916
E26 - Department of Veterans Affairs	5	-	57,500	3,780,000
H75 - School for the Deaf and Blind	1	2,000,000	1,500,000	3,500,000
K05 - Department of Public Safety	2	-	64,650	2,536,545
P12 - Forestry Commission	1	-	20,000	3,320,000
P16 - Department of Agriculture	1	205,304	82,764	288,068
P24 - Department of Natural Resources	4	20,000	60,000	9,575,000
P28 - Department of Parks, Recreation & Tourism	9	10,922,500	5,919,886	34,369,136
U12 - Department of Transportation	1	7,875	517,125	525,000
Agencies Total	33	34,643,229	37,505,522	113,725,648
Grand Total	52	36,337,829	124,141,648	369,648,971

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 2-2025 covering the period June 20, 2024, through
August 30, 2024.

1. Project: The Citadel
 H09.9628: Renovation of Workforce Housing
- Request: Establish Phase I Pre-Design Budget to renovate the apartments.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY26 (estimated at \$4,000,000)
- Supporting Details: Pages 1-12

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(8)(c), (Renovation of Workforce Housing)				90,000	90,000
All Sources				<u>90,000</u>	<u>90,000</u>

Summary of Work: The project will replace the roof, elevators, and complete electrical system upgrades. All roofing material options will be evaluated during the Phase I process. A new modern passenger elevator will be installed. The electrical system upgrades include replacing the main distribution to the building, switchboards, panels, meters and wiring.

Rationale: The current roof substructure shows signs of termite and water damage. There are two elevators in the building, of which one is currently closed and beyond repair. The electrical panels, meters and gear are undersized, in poor condition, and beyond repair.

Facility Characteristics: Dunnemann Apartments is a four-story residential building comprised of sixteen units, four units per floor, totaling 27,620 gross square feet and was constructed in 1951 (73 years old). The building serves as faculty and staff housing for an estimated 24 to 40 individuals.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (non-recurring) (uncommitted balance \$1 million at August 30, 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. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$3,000,000 (internal). Phase II will be funded by Capital Reserve and Appropriated State (non-recurring) Funds. The Phase I amount requested is 3.00% of the estimated cost to complete the project and the additional amount will be used for schematic design.

2. Project: The Citadel
H09.9629: Duckett Hall Renovation – Utility Upgrades
- Request: Establish Phase II Full Construction Budget to replace the electrical system in the building.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY26 (estimated at \$15,000,000)
- Supporting Details: Pages 13-24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (4)(a), (Duckett Hall Renovation)				2,000,000	2,000,000
FY25 Appropriated State, Proviso 118.20 (B)(8)(a), (Duckett Hall Renovation)				1,000,000	1,000,000
All Sources				<u>3,000,000</u>	<u>3,000,000</u>

- Summary of Work: The project will add capacity to the electrical system by replacing the main distribution to the building, switchboards, panels, and wiring. If budget allows, the project will incorporate mechanical upgrades and ancillary work.
- Rationale: Electrical upgrades were recommended in the 2018 Duckett Hall Renovation study. The existing electrical gear is undersized for the labs and any expansion.
- Facility Characteristics: Duckett Hall is a three-story 29,300 square foot building constructed in 1969 (55 years old). The electrical gear is original to the building. The building houses the Biology Department, and includes labs, classrooms, and faculty offices. The building is utilized by approximately 20 faculty/staff and 730 students per semester.
- Financial Impact: The project will be funded from FY25 Capital Reserve (uncommitted balance \$2 million at August 30, 2024), and FY25 Appropriated State (non-recurring) (uncommitted balance \$1 million at August 30, 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. Currently, no portion of tuition is designated for capital improvements.
- Full Project Estimate: \$3,000,000 (internal) funded by Capital Reserve and Appropriated State (non-recurring) Funds. The total estimated cost to complete the project is less than the 2024 CPIP because the CPIP item included a full renovation of Duckett Hall. Contract execution is expected in June 2025 and completion of construction in December 2026.

3. Project: Clemson University
H12.9972: Douthit Hills Expansion
- Request: Establish Phase I Pre-Design Budget to construct an additional residential building in the Douthit Hills community.
- Included in CPIP: Yes – 2024 CPIP Priority 5 of 9 in FY25 (estimated at \$57,500,000)
- Supporting Details: Pages 57-66

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing Improvement				862,500	862,500
All Sources				<u>862,500</u>	<u>862,500</u>

Summary of Work: The project will construct an additional residential building that will provide an additional 360 beds, a classroom, collaboration space, and a faculty apartment. Each floor of this 4-story, +/- 77,000 square foot residence hall will be comprised of multiple 15-room units to support the desired ratio of 30 students to each Resident Advisor. 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: Clemson housing studies have determined that multiple housing facilities on campus are nearing the end of their useful lives. Across the entire inventory more than 1,500 housing beds will be phased out over the next 15 years. This change is driven by the overall age of the buildings, their corresponding cost to maintain, and changing student preferences. To offset the loss of these aging units while also addressing continued enrollment growth, the university has been evaluating opportunities to construct additional facilities for first year on-campus housing

Facility Characteristics: This new facility will replicate existing design within the established community, providing design and construction cost efficiencies while maximizing the existing community infrastructure and amenities. The design of this new facility will provide spaces, amenities, and finishes equivalent to those of the existing residence halls in this area. The facility will house 360 first-year students, 7 staff, 1 Graduate Assistant, and 1 Faculty-in-Residence.

Financial Impact: This phase of the project will be funded from Other, Housing Improvement Funds (uncommitted balance \$42.15 million at August 14, 2024). Revenue to this fund is generated from bond covenant required transfers from Housing Operations to allow for the maintenance and replacement of capital assets funded by bond issues. The project is expected to result in an increase of \$562,000 (year 1), \$578,860 (year 2), and \$596,230 (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 \$1,005 per student per semester, and has not increased for the years 2020-2021 to 2024-2025. \$380 of the \$1,005 is currently pledged for debt service. The balance of the fee, \$625 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$57,500,000 (internal). Phase II will be funded by Higher Education Revenue Bonds and Housing Improvement Funds.

4. Project: Coastal Carolina University
 H17.9630: Land Acquisition for Relocation of Track and Field Facility
- Request: Establish Final Land Acquisition to purchase +/- 26.71 acres in Horry County.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 12 in FY25 (estimated at \$1,000,000)
- Phase I Approval: June 2024 (estimated at \$1,870,000) (SFAA)
- Supporting Details: Pages 140-151

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	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 university desires to relocate the track and field facility 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 \$1,000,000. The acquisition will be funded from Other, Auxiliary Reserve Funds (uncommitted balance \$5.22 million at July 31, 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. An appraisal was completed in January 2024 and valued the property at \$1,870,000. A Phase I Environmental Site Assessment was completed in July 2024 and revealed no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings on the property. Letters of support are not required because the property is not included on the tax rolls. 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 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 2020-2021 to 2024-2025.

Full Project Estimate: \$1,020,000 funded by Auxiliary Reserve Funds.

5. Project: Francis Marion University
H18.9590: Medical Education Facility
- Request: Establish Phase II Full Construction Budget to construct a new Medical Education Facility near the university.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at \$21,000,000)
- Phase I Approval: January 2022 (estimated at \$21,000,000) (Admin)
- Phase I Increase
- Approval: January 2024 (estimated at \$21,000,000) (Admin)
- Supporting Details: Pages 152-169

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)(14)(c), (Site Development - Medical Education Collaborative with MUSC and USC)	60,000	465,000	525,000	20,475,000	21,000,000
All Sources	<u>60,000</u>	<u>465,000</u>	<u>525,000</u>	<u>20,475,000</u>	<u>21,000,000</u>

Summary of Work: The project will construct a new 53,000 square foot Medical Education Facility. The scope of work will also include the abatement and demolition of an existing 47,962 square foot three-story wooden frame facility. The structure is 104 years old and is not listed on the National Registry of Historic Places. The Office of State Engineer has authorized FMU to demolish the building. The roof to be installed on the new facility will be a single-ply PVC membrane roofing system and will come with the minimum 20-year material and workmanship warranty. The Office of State Engineer has authorized the university to use the Construction Manager at Risk (CM-R) delivery method.

Rationale: In response to the demand for growth of medical and health science education programs in the Pee Dee region, Francis Marion, MUSC, and USC have developed the Pee Dee Medical and Health Education Consortium, which is a non-profit dedicated to expanding programs in the region to meet the workforce demand and expand opportunities in the region. This dedicated facility is necessary to allow for student growth of Francis Marion, MUSC, and USC. Developing and utilizing a facility to host these programs will increase the efficiency and effectiveness of the collaborative efforts among these institutions. Per the university, the growth of Medical Education and Health Science Education requires a dedicated facility to accommodate the current and projected needs of the Pee Dee region of the State. All university facilities with the size required to accommodate this program are fully utilized.

Facility Characteristics: The new facility to be constructed on land donated to the university, will be approximately 53,000 square feet. There are two parcels and one building on each parcel. Parcel No. 1 is 2.405 acres with a 47,962 square foot three-story building that was constructed in 1920 (104 years old) and will be demolished as part of this project. Parcel No. 2 is 0.347 acres with a 3,068 square foot building and detached garage that was constructed in 1937 (87 years old). This facility will be used as a maintenance facility. Faculty from FMU, MUSC, and USC will utilize the space for instruction and administration. Additionally, graduate, and undergraduate medical students, as well as graduate health science students will be served from the facility. Local medical and health science professionals serving as adjunct

faculty will provide services from this building as needed. Once the programs are fully operational, it is estimated that approximately 250-300 faculty, staff and students will utilize the facility each academic year.

Financial Impact: The project will be funded from FY22 Appropriated State Funds (non-recurring) (uncommitted balance \$20.47 million at August 16, 2024). The new facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,779,210 over 30-years. The project is expected to result in an increase of \$102,000 (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 \$200 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$21,000,000 funded from Appropriated State Funds (non-recurring). Contract execution is expected in November 2024 and completion of construction in July 2026.

6. Project: Francis Marion University
H18.9592: Environmental Sciences/Forestry Building Construction
- Request: Increase Phase II Full Construction Budget to construct an Environmental Sciences Building.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 4 in FY25 (estimated at \$18,000,000)
- Phase I Approval: November 2023 (estimated at \$18,000,000) (Admin)
- Partial Phase II
- Approval: April 2024 (estimated at \$18,000,000) (Admin)
- Supporting Details: Pages 170-189

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (6), (Environmental Science and Forestry Building)				10,000,000	10,000,000
FY23 Appropriated State, Proviso 118.19 (B)(15), (Environmental Science and Forestry Building)	270,000	404,600	674,600	7,325,400	8,000,000
All Sources	<u>270,000</u>	<u>404,600</u>	<u>674,600</u>	<u>17,325,400</u>	<u>18,000,000</u>

Summary of Work: The project will construct an approximately 35,000 square foot building that will include classrooms, conference and seminar rooms, a GIS computer lab, science labs, faculty offices, and equipment storage rooms. A partial Phase II establishment was previously approved to allow for a construction road and utilities access to be completed. The roof to be installed on the new building will be an asphalt shingle roof, and TPO roofing on the mechanical wells. Both will come with the minimum 20-year material and workmanship warranty.

Rationale: Having a dedicated space tailored for Environmental Sciences and Forestry program will enhance instruction and experiential opportunities in the curriculums. Developing these programs at the university will help meet state, regional, and local workforce needs in these areas. The proximity of where the building will be constructed to DNR will allow the university to expand many of the cooperative programs currently in place between the two entities.

Facility Characteristics: The proposed facility to be constructed will be approximately 35,000 square feet. The facility will be located directly across from the main campus and adjacent to the Department of Natural Resources (DNR) Pee Dee Regional Office. The facility will house programs in Environmental Sciences and Environmental, Veterinary and Geological Studies. It will also accommodate a developing Forestry Program. Approximately 250 students, faculty and staff personnel will utilize the building.

Financial Impact: This phase of the project will be funded from FY23 Capital Reserve (uncommitted balance \$10 million at June 30, 2024), and FY23 Appropriated State (non-recurring) (uncommitted balance \$7.32 million on June 30, 2024). The project is expected to result in an increase of \$12,244 (year 1), \$73,464 (year 2), and \$77,872 (year 3), in annual operating expenditures. The new facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,174,950 over 30-years. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital

improvements, currently \$200 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$18,000,000 funded from Capital Reserve and Appropriated State Funds (non-recurring). Contract execution is expected in October 2024 and completion of construction in June 2026.

7. Project: South Carolina State University
 H24.9667: Health & Wellness Center
- Request: Establish Phase I Pre-Design Budget to construct a health and wellness center
- Included in CPIP: No – The university realigned their short-term strategic initiative to take advantage of potential federal funding after submission of the 2024 CPIP.
- Supporting Details: Pages 190-199

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

Summary of Work: The new facility will include a weight room, training area, therapy area, in-door running track, cardio center, aerobic and spin classrooms, multi-purpose classrooms, and an academic learning center. 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 university has never had a health and wellness center in its 128-year history. Per the university, there is an urgent need for a health and wellness center, which will house the programmatic and physical aspects of the university's fitness and mental health programs. The development of a new health and wellness center is a recruitment and retention instrument for the university and will help to further integrate the institution into the community, which will be granted access and use of the facilities.

Facility Characteristics: The new Health & Wellness Center will be three-story, +/- 46,400 square feet. The new facility is tentatively anticipated to be located in the university's athletic campus. The new facility will provide health and wellness related spaces to approximately 3,000 students annually.

Financial Impact: This phase of the project will be funded from Other, Student Housing Improvement (uncommitted balance \$4.82 million on July 31, 2024). Revenues to this account are generated from standard room and board charges, which are determined and approved by the Board of Trustees and are used to cover costs of maintaining the facilities. The project is expected to result in an increase of \$249,800 (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 \$838 per student per semester, and has decreased from \$1,154 in the academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$20,000,000 (internal). Phase II will be funded by US Department of Education, Historically Black College and University Capital Financing Program or Revenue Bond Funds.

8. Project: South Carolina State University
 H24.9668: New Student Residence Hall
- Request: Establish Phase I Pre-Design Budget to construct a residence hall.
- Included in CPIP: Yes – 2024 CPIP Priority 11 of 12 in FY28 (estimated at \$15,000,000)
- Supporting Details: Pages 200-209

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Student Housing Improvement				400,000	400,000
All Sources				<u>400,000</u>	<u>400,000</u>

Summary of Work: The new residential facility will accommodate 400 to 500 students, include a student exercise room, student computer lab, student study area and small canteen and refreshment area. 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 university has taken off-line and/or demolished seven (7) residential halls due to health and safety concerns. Per the university, due to the increase in enrollment there is an urgent need for additional housing to address the needs of the student body. Currently, the university is only able to provide on-campus housing for 44% of the student body. The other 54% of the student body is forced to seek housing accommodations in the Orangeburg community.

Facility Characteristics: The new residence hall will be a three-story +/- 70,000 square foot building. Two potential locations for the new facility have been selected. The rear location of campus (corner of Buckley and Naylor Street), near gate 1 to the left of the current Mitchell Hall residential living facility is the primary choice for the new facility. The second choice is the former location of the Benjamin E. Mays residential living facility, which was located to the right of the new School of Engineering building. The current enrollment mix of students is approximately 60% females and 40% males (currently the university has more housing spaces for females). This new facility will reflect the housing needs based on the gender mix of the student population (anticipated mix will be 50% males and 50% females). Creating a flexible co-ed living and learning environment is the intent of the university. The new facility will provide housing for 400 to 500 students.

Financial Impact: This phase of the project will be funded from Other, Student Housing Improvement (uncommitted balance \$4.82 million on July 31, 2024). Revenues to this account are generated from standard room and board charges, which are determined and approved by the Board of Trustees and are used to cover costs of maintaining the facilities. The project is expected to result in an increase of \$393,400 (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 \$838 per student per semester, and has decreased from \$1,154 in the academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$40,000,000 (internal). Phase II will be funded by Historically Black College and University Capital Finance Program and Revenue Bond Funds. The estimated cost to complete the project has increased from the 2024 CPIP submission due an increase in the number of beds.

9. Project: South Carolina State University (PSA)
H24.9669: SC State PSA Camp Harry E. Daniels Redevelopment Project (Calhoun County)
- Request: Establish Phase I Pre-Design Budget to redevelop Camp Harry E. Daniel located in Elloree.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY25 (estimated at \$34,000,000)
- Supporting Details: Pages 210-223

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Evans Allen Grant				680,000	680,000
All Sources				<u>680,000</u>	<u>680,000</u>

Summary of Work: The project will most likely be completed in two stages. The first stage being requested at this time, will include the demolition of 3 buildings, totaling 4,100 square feet, site development, construction of athletic fields, staff housing, storage facilities, nature trails, a marina, a limnology center and other programmatic and administrative support buildings and infrastructure. The facilities will be designed to meet Two Green Globes certification standards. All roofing material options will be evaluated during the Phase I process. The second stage will include the renovation of the Conference Center and 16 cabins.

Rationale: The project will allow the university to fulfill its Land-Grant mission of delivering Research, Teaching, and Extension Programs to the residents of the state.

Facility Characteristics: This stage of the project will construct approximately 80,000 square feet of new programmatic and administrative spaces. The project will also demolish 3 buildings, totaling 4,100 square feet. These facilities will be utilized by SC State Public Services Programs (Sustainable Agriculture, Community and Economic Development, 4-H & Youth Development, Education Innovation and Support, Family Nutrition and Health, and Natural Resources). These programs include 200 students, 15 to 30 faculty/researchers, 25 to 100 staff, and 12,000 to 25,000 clients annually.

Financial Impact: This phase of the project will be funded from Federal, USDA Evans Allen Grant Funds (uncommitted balance \$25 million at July 15, 2024). The project is expected to result in an increase of \$427,500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$20,000,000 (internal) for this stage of the project. The total estimated cost of the entire project is \$34,000,000. Phase II will be funded by \$14,000,000 in USDA Evans Allen Grant, \$2,000,000 in Capital Reserve, \$10,000,000 in Appropriated State, and \$8,000,000 in Appropriated State Funds to be requested during the FY25-26 budget request process. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used to cover a Construction Manager at Risk.

10. Project: University of South Carolina – Columbia
H27.6147: Woodrow College Renovation
- Request: Establish Phase II Full Construction Budget to comprehensively renovate the interior of the residential building.
- Included in CPIP: Yes – 2024 CPIP Priority 8 of 21 in FY25 (estimated at \$24,000,000)
- Phase I Approval: March 2023 (estimated at \$15,000,000) (SFAA)
- Supporting Details: Pages 224-243

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing Maintenance Reserve	225,000		225,000	14,775,000	15,000,000
Other, Institutional Funds				9,000,000	9,000,000
All Sources	<u>225,000</u>		<u>225,000</u>	<u>23,775,000</u>	<u>24,000,000</u>

Summary of Work: The project will comprehensively renovate the interior of the residential building to include replacement of mechanical, plumbing, and electrical infrastructure and replacement of all interior finishes. Student living spaces will be converted to a traditional-style configuration which would include a new central corridor to access new egress stairs and enable the removal of the non-historic steel fire escapes at the south façade. The reconfiguration will allow for an increase of beds from 102 beds to 173. Electronic access door hardware will be added to unit entrances and other information technology upgrades will also be included. The project will include site work improvements at the south courtyard and facade restoration where damage to exterior stone and stucco was caused by previous renovations that added exterior steel fire escapes at the south facade.

Rationale: The residence hall has not been renovated in decades and requires systems replacement and replaced finishes to be consistent with the quality of other university housing.

Facility Characteristics: Woodrow College is 33,700 gross square feet and was constructed in 1914 (110 years old). The building systems are 30+ years old and at the end of their useful life. The residence hall currently provides 102 student beds in an apartment-style configuration. The residential building will be utilized by approximately 250 students, faculty and staff.

Financial Impact: This phase of the project will be funded from Other, Housing Maintenance Reserve (uncommitted balance \$31 million at July 31, 2024) and Other, Institutional Funds (uncommitted balance \$9 million at July 31, 2024). Housing Maintenance Reserve Funds are derived from the housing operating budget which includes housing fees and revenues generated by laundry operations, conferences, and interest. Institutional Funds are derived from funds carried forward as a result of excess revenues over expenditures. The project is expected to result in a decrease of \$60,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Housing funds are designated for housing projects, and the amount charged is an average of the various rates charged in all campus housing facilities, and is currently \$4,156 per student per semester, and has increased from \$3,780 in academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$24,000,000 funded by Housing Maintenance Reserve and Institutional Funds. The estimated cost to complete this project has increased from the Phase I amount because the number of beds increased significantly more than originally anticipated, construction costs

have increased, and there is also anticipated extensive asbestos abatement. The contingency amount requested is 16.7% of the estimated cost to complete the project due to the potential of an extraordinary amount of asbestos being discovered. Contract execution is expected in April 2025 and completion of construction in December 2027.

11. Project: Central Carolina Technical College
 H59.6317: Broad Street Property Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 3.32 acres and two buildings in Sumter County.
- Included in CPIP: Yes – 2024 CPIP Priority 4 of 5 in FY25 (estimated at \$20,000)
- Supporting Details: Pages 244-263

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

Rationale: In 2017, the college entered into an agreement with the Sumter School District to purchase property for the school district to build a technical high school within 5 years. The terms of the forgivable promissory note state the property would revert to the college if the school district did not meet the terms and begin substantial completion of the high school within 5 years. The 5 years expired in October 2022; however, the college granted a one-year extension. The one-year extension has also expired, and the property will be deeded to the college. There is no cost to purchase the property. The college originally received funding to purchase the property in 2015 and 2017.

Characteristics: The properties being acquired are 1) +/- 1.973 acres with two buildings totaling 19,123 square feet and constructed in 1986 (38 years old), located at 837 Broad Street. The buildings on this property are strip malls. One strip mall currently has a tenant, and the other 5 spaces are uninhabitable. The tenant will vacate once the property has transitioned to the college. The second strip mall does not have any tenants and is uninhabitable. 2) +/- 697 acres with a 3,651 square foot building constructed in 1988 (36 years old), located at 841-847 Broad Street. The vacant building on this property is formally an Applebee's. 3) +/- 649 acres located at 835 Broad Street. This property includes a vacant asphalt parking lot. The workforce programs that the college currently houses at the Advanced Manufacturing Technology Training Center are mechatronics, welding, engineering, etc., which are utilized by 1,500 students, faculty, and staff.

Financial Impact: The property is being offered by Sumter School District through a reverter clause in their promissory note with no cost to the college. The due diligence activities will be funded by Other, College Funds (uncommitted balance \$7.50 million at June 30 2024). Revenue to this fund is generated from tuition and fees, state funding, county funding, and auxiliary services. The project is expected to result in an increase of \$16,500 (years 1 thru 3), in annual operating expenditures. If the property is acquired, the buildings will be demolished as part of a separate project. The properties could then be potentially redeveloped to expand the Advanced Manufacturing Technology Training Center for an estimated cost of \$15,000,000. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$9.70 per student per semester, and has not increased for the academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$20,000 (internal) funded by College Funds.

12. Project: Horry-Georgetown Technical College
 H59.6255: Construction of GT Workforce Training Center
- Request: Establish Phase II Full Construction Budget to construct a Marine Technology Center on the Georgetown Campus.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY25 (estimated at \$15,000,000)
- Phase I Approval: May 2023 (estimated at \$13,000,000) (SFAA)
- Supporting Details: Pages 264-287

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (19)(a), (Marine Technology Center)				2,000,000	2,000,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(g), (Marine Technology Center)				4,000,000	4,000,000
Other, College	250,000		250,000	1,187,125	1,437,125
Other, EDA Grant				8,000,000	8,000,000
All Sources	<u>250,000</u>		<u>250,000</u>	<u>15,187,125</u>	<u>15,437,125</u>

Summary of Work: The project will construct a conventional framed steel 26,488 square foot facility, with a brick veneer, with re-enforced corrugated metal siding. The building will include bay-style garage doors that are at least 14 feet high and 12 feet wide. The floor system will be polished concrete and may require additional re-enforcements to support heavier load requirements of the equipment. The new building will contain classrooms and large open lab environments for hands-on training. The classrooms will include computer stations and diagnostic and simulation equipment. The labs will include commercial grade toolboxes and benches, tool and chemical storage areas, commercial grade hoists, mobile lifts, and other equipment to support the instructional requirements. The roof on the new building to be constructed will be a thermoplastic-polyolefin roofing system and will come with the minimum 20-year material and workmanship warranty.

Rationale: Per the college, the existing workforce training space no longer supports the enrollment demands or infrastructure requirements of the college or its industry partners. The college's boat building program is the only program of its kind in the state and there is a consistent waiting list for students seeking access to the marine motor program, per the college. The college currently has a waiting list of students for the programs that will be housed in the new facility.

Facility Characteristics: The existing workforce training space is 7,250 square feet and was constructed in 2008 (16 years old). This building is owned by Georgetown County and has been under a no-cost lease agreement since 2007. The college has had unrestricted use which will continue until 2042 when the property will transfer to the college. The new 26,488 square foot facility will be a stand-alone building. It will be primarily utilized by the Outboard Marine Motor Technician and Boat Building Technician programs. The building may also be used to support various trades-based high demand programs such as construction trades, including brick laying, electrician, and carpentry training. Approximately 76 students, faculty, staff and clients will utilize the facility annually.

Financial Impact:	This phase of the project will be funded from FY24 Capital Reserve (uncommitted balance \$2 million at August 7, 2024), FY24 Appropriated State (non-recurring) (uncommitted balance \$4 million at August 7, 2024), Other, College (uncommitted balance \$44.81 million at June 30, 2024), and Other, EDA Grant Funds (uncommitted balance \$8 million at August 7, 2024). College Plant Fund revenue is the excess of revenues over expenses, accumulated over time for the purpose of funding capital projects. The project is expected to result in an increase of \$120,000 (years 1 thru 3), in annual operating expenditures. The new building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$248,412 over 30-years. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.
Full Project Estimate:	\$15,437,125 funded by FY24 Capital Reserve, FY24 Appropriated State (non-recurring), College, and EDA Grant Funds. Contract execution is expected in July 2025 and completion of construction in December 2026.

13. Project: Horry-Georgetown Technical College
 H59.6319: Acquisition of Real Property – Land/Building (Conway)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 13 acres and two buildings in Horry County.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 4 in FY26 (estimated at \$12,000,000)
- Supporting Details: Pages 288-308

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College				22,850	22,850
All Sources				<u>22,850</u>	<u>22,850</u>

Rationale: Acquisition of these properties will allow the college to address its spatial limitations and better accommodate the 400 students awaiting acceptance into the Nursing Program. Over the next 5 years, the college intends to double the enrollment in its Nursing Program from approximately 350 to more than 700 students annually. The second building to be acquired will be dedicated to supporting a variety of academic and trades-based programs and administrative support functions. Per the college, the acquisition cost of the proposed properties is estimated to be less than half the cost of new construction and will enable the expansion of the Nursing Program in significantly less time than with new construction. Currently, there are 406 students enrolled in the Nursing Program.

Characteristics: The properties being acquired are 1) +/- 5.02 acres with a +/- 30,300 square foot office building constructed in 1997 (27 years old), located at 2431 E. Highway 501 in Conway. This building was previously used as a flex office space. 2) +/- 7.93 acres with a +/- 32,025 square foot office building constructed in 1985 (39 years old), located at 2451 E. Highway 501 in Conway. This building was previously used as an educational facility.

Financial Impact: The combined properties are being offered by Ekklesia Christian Church for the proposed purchase price of \$9,500,000. The due diligence activities will be funded by Other, College Funds (uncommitted balance \$44.81 million at June 30, 2024). College Plant Fund revenue is the excess of revenues over expenses, accumulated over time for the purpose of funding capital projects. The project is expected to result in an increase of \$62,000 (year 1), and \$328,00 (years 2 thru 3), in annual operating expenditures. If acquired, the building located at 2431 E. Highway 501 will be renovated with a total estimated cost of \$3,000,000, and the building located at 2451 E. Highway 501 will be renovated with a total estimated cost of \$2,000,000. The renovations to both buildings will be completed as part of a separate project and will be funded by Appropriated State and College Funds. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$9,522,850 (internal) funded by College Funds.

14. Project:	Midlands Technical College H59.6320: New Maintenance Buildings – Beltline Campus
Request:	Establish Phase I Pre-Design Budget to construct two new maintenance buildings on campus.
Included in CPIP:	Yes – 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$3,600,000)
Supporting Details:	Pages 309-318

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, County				53,301	53,301
All Sources				<u>53,301</u>	<u>53,301</u>

Summary of Work: The project will construct two new approximately 2,400 square foot maintenance buildings that will share an end wall with the existing automotive building but will not connect to each other and will have separate entrances. All roofing material options will be evaluated during the Phase I process.

Rationale: The previous maintenance shop building was relocated to the Lindau Engineering Technology (LET) building and is being torn down as part of a separate project. The grounds maintenance department has outgrown their space in the automotive building, and they are losing space in the LET building. The new spaces will be specifically designed to maximize the use of the space to support the maintenance and grounds needs of the Beltline campus.

Facility Characteristics: The existing automotive building is 21,000 square feet and was constructed in 1999 (25 years old). The facility functions primarily as a two-bay educational automotive repair shop with supporting classrooms and administration offices. The two new approximately 2,400 square foot buildings to be constructed will be added onto the existing automotive building and will share a wall but will not connect to each other. They will have separate entrances. One of the additions will house maintenance department personnel, and the other will house the grounds department personnel. Both additions will house a total of 12 personnel.

Financial Impact: The project will be funded from Other, County Funds (uncommitted balance \$3.6 million at August 6, 2024). The County funds are received for additions and the operation of the College's Physical Plant. 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 \$75 per student per semester, and has not changed in the academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,553,398 (internal) funded by County Funds.

15. Project: Spartanburg Community College
 H59.6315: SCC Tyger River HVAC & Boiler Replacements
- Request: Establish Phase II Full Construction Budget to replace HVAC and Boiler systems
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 8 in FY25 (estimated at \$3,394,950)
- Supporting Details: Pages 319-336

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)(27)(k), (Maintenance, Renovation, and Replacement)				3,394,950	3,394,950
All Sources				<u>3,394,950</u>	<u>3,394,950</u>

Summary of Work: The project will replace all six (6) air handing units (AHUs) and air rotation units in all warehouses, add conditioned air to warehouse 92 lower level, replace the boiler which services all the warehouses, and replace direct expansion equipment in 300 area offices and 354 area meeting spaces. The scope of work includes installation, demolition, piping, controls, and electrical.

Rationale: The existing systems have reached the end of their useful life. The warehouses do not have reliable or cost-effective means of being conditioned.

Facility Characteristics: The warehouses and office space total 358,386 square feet and were constructed in 1987 (37 years old). The portion of the facilities impacted by the work total 315,400 square feet. The existing building systems are original to the building. The college's Spark Center programs utilize the space which includes 6 companies and approximately 100 employees.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (non-recurring) (uncommitted balance \$5.51 million at August 13, 2024). The project is expected to result in a decrease of \$20,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$3,394,950 funded from FY23 Appropriated State Funds (non-recurring). Contract execution is expected in October 2024 and completion of construction in September 2025.

16. Project: Spartanburg Community College
 H59.6322: Cherokee Campus B. Blanton Land Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- .87 acres in Cherokee County.
- Included in CPIP: No – The property was not available during the 2024 CPIP submission process.
- Supporting Details: Pages 337-350

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

Rationale: The property will allow a future opportunity to expand the Cherokee Campus. The property is contiguous to campus and per the college, is an ideal parcel to expand the colleges operations. Acquisition of the property will connect two other parcels owned by the college.

Characteristics: The property is +/- .87 acres with a 1,044 square foot house. The house will be demolished as part of a separate project. The property is located at 202 Whelchel Road in Gaffney.

Financial Impact: The property is offered by the Estate of Elaine B. Blanton for \$200,000. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance \$7.33 million at August 22, 2024). Revenue to this fund derived from the excess of revenues over expenses accumulated over time for the purpose of funding capital projects and for meeting local matching requirements. The project is expected to result in an increase of \$53,200 (year 1), and \$3,200 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$220,000 (internal) funded by College Plant Funds.

17. Project: Spartanburg Community College
 H59.6323: Cherokee Campus Mahaffey Land Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- .92 acres in Cherokee County.
- Included in CPIP: No – The property was not available during the 2024 CPIP submission process.
- Supporting Details: Pages 351-366

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

Rationale: The property will allow a future opportunity to expand the Cherokee Campus. The property sits between the college's current parcel and the newly acquired Hamrick's property. It is an ideal parcel to expand the college's operations.

Characteristics: The property is two parcels that total +/- .92 acres with a 1,531 square foot house. The house will be demolished as part of a separate project. The property is located at 306 Whelchel Road in Gaffney.

Financial Impact: The property is offered by Roger W. and Mildred B. Mahaffey for \$225,000. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance \$7.33 million at August 22, 2024). Revenue to this fund derived from the excess of revenues over expenses accumulated over time for the purpose of funding capital projects and for meeting local matching requirements. The project is expected to result in an increase of \$53,200 (year 1), and \$3,200 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$245,000 (internal) funded by College Plant Funds.

18. Project: Tri-County Technical College
 H59.6321: Workforce Training Center Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 2.75 acres and a building in Anderson County.
- Included in CPIP: No – The property was not available to be acquired during the 2024 CPIP submission process.
- Supporting Details: Pages 367-380

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College				30,000	30,000
All Sources				<u>30,000</u>	<u>30,000</u>

- Rationale: The college has leased the property from the Tri-County Technical College Foundation since 2019 and it has recently become available for purchase. The college needs to acquire the property for future academic program expansion.
- Characteristics: The 8,500 square foot building is on +/- 2.75 acres and is used for workforce training with college business partners and local manufacturing companies in Anderson, Oconee and Pickens counties. The facility has open training spaces and classrooms and is ADA compliant. It is adjacent to the existing Industrial Technology Center.
- Financial Impact: The property is offered by Tri-County Technical College Foundation for the proposed purchase price of \$500,000. The due diligence activities will be funded from Other, College Funds (uncommitted balance \$58.40 million at June 30, 2024). College Funds are the cumulative excess of revenues over expenses accumulated over time for the purpose of funding capital projects and major renovations. 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. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements. If the property is acquired there are no immediate plans to complete any construction or renovations on the property.
- Full Project Estimate: \$530,000 (internal) funded by College Funds. The Preliminary Land Acquisition amount requested is \$10,000 higher due to significant increases in professional fees related to Phase I Environmental Assessments and Building Condition Assessments of this type.

19. Project: State Board for Technical and Comprehensive Education
 H59.6327: Scout Motors Temporary Training Center Up-Fit
- Request: Establish Phase I Pre-Design Budget to upfit the new Scout Motors Temporary Training Center in Columbia.
- Included in CPIP: No – The agency was unaware that this project needed to be establish as a PIP at the time of the 2024 CPIP submission.
- Supporting Details: Pages 381-396

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, ReadySC				80,000	80,000
All Sources				<u>80,000</u>	<u>80,000</u>

- Summary of Work: The project will renovate the facility to include, but not limited to, reconfiguration, painting, new flooring, new HVAC, electrical work and/or plumbing.
- Rationale: This project is part of a contractual obligation to Scout Motors to have a training center operational as soon as possible to start training employees. The expected closing date on the property to be acquired in H59-6313 is November 1, 2024. Once the closing is complete, renovations to up fit the property will begin.
- Facility Characteristics: The building is 40,992 square feet and was constructed in 2000 (24 years old). The building is located at 101 Research Drive, within Carolina Research Park and is on +/-4.56 acres. entire building will be renovated. Scout Motors has the potential to bring approximately 4,000 jobs to the state.
- Financial Impact: The project will be funded from Other, ReadySC Funds (uncommitted balance \$1.5 million for this project at September 17, 2024). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,500,000 (internal) funded by ReadySC Funds. The Phase I amount requested is 3.33% of the estimated cost to complete the project and the additional amount will be used for A&E services and potentially a Construction Manager at Risk (CM-R) delivery method.

20. Project: Department of Administration
 D50.6159: SC Data Center – Chiller #1 Replacement

Request: Establish Phase I Pre-Design Budget to replace a chiller which serves the Data Center.

Included in CPIP: Yes – 2024 CPIP Priority 16 of 27 in FY25 (estimated at \$400,000)

Supporting Details: Pages 397-404

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State				8,000	8,000
All Sources				<u>8,000</u>	<u>8,000</u>

Summary of Work: The project will replace Chiller #1.

Rationale: The chiller is past its useful life, and replacement parts are difficult to source. The chiller services the office areas of the facility, and its failure will impact operations at the Data Center.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (25 years old). This chiller is original to the building. The building is utilized by approximately 205 SC Division of Technology (DTO) staff plus varying numbers of customers and visitors daily.

Financial Impact: The project will be funded from FY25 Appropriated State Funds (uncommitted balance \$12.32 million at July 23, 2024). The project is expected to result in a decrease in annual operating expenditures, but those amounts have not yet been determined.

Full Project Estimate: \$400,000 (internal) funded by Appropriated State Funds. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used for hazardous material testing.

21. Project: Department of Administration
 D50.6160: SC Data Center - Replace ATS #2 & #6 and Emergency Breaker Retrofit
- Request: Establish Phase I Pre-Design Budget to replace automatic transfer switches at the Data Center.
- Included in CPIP: Yes – 2024 CPIP Priority 15 of 27 in FY25 (estimated at \$500,000)
- Supporting Details: Pages 405-412

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other – SC Division of Technology				12,500	12,500
All Sources				<u>12,500</u>	<u>12,500</u>

- Summary of Work: The project will replace automatic transfer switches #2 and #6, and retrofit the associated emergency breakers, which are utilized to ensure the operation of the life safety equipment and support electrical panels.
- Rationale: These automatic transfer switches are past their useful life, replacement parts are unavailable, and the manufacturer no longer provides support.
- Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (25 years old). The automatic transfer switches are original to the building. The building is utilized by approximately 205 SC Division of Technology (DTO) staff plus varying numbers of customers and visitors daily.
- Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$4.19 million at July 29, 2024). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$500,000 (internal) funded by SC Division of Technology Funds. The Phase I amount requested is 2.50% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

22. Project:	Department of Administration D50.6161: SC Data Center – Replace VAV Boxes and Controls
Request:	Establish Phase I Pre-Design Budget to replace Variable Air Volume (VAV) boxes which serves the Data Center.
Included in CPIP:	Yes – 2024 CPIP Priority 13 of 27 in FY25 (estimated at \$650,000)
Supporting Details:	Pages 413-420

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State				12,750	12,750
All Sources				<u>12,750</u>	<u>12,750</u>

Summary of Work:	The project will replace obsolete VAV boxes, associated controls, investigate ductwork conditions, and replace ductwork as needed.
Rationale:	The VAV boxes and their controls are past their useful life and are required to keep the office areas conditioned. Failure of the VAV boxes and/or their controls would impact operations at the Data Center.
Facility Characteristics:	The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (25 years old). The VAVs are original to the building. The building is utilized by approximately 205 SC Division of Technology (DTO) staff plus varying numbers of customers and visitors daily.
Financial Impact:	The project will be funded from FY25 Appropriated State Funds (uncommitted balance \$12.32 million at July 23, 2024). The project is not expected to result in any change in annual operating expenditures.
Full Project Estimate:	\$650,000 (internal) funded by Appropriated State Funds. The Phase I amount requested is 1.19% of the estimated cost to complete the project and the additional amount will be used for hazardous material testing.

23. Project: Department of Administration
 D50.6162: SC Data Center - Roof Replacement (Sections A & D)

Request: Establish Phase I Pre-Design Budget to replace Roof Area A and Roof Area D on the SC Data Center.

Included in CPIP: Yes – 2024 CPIP Priority 12 of 27 in FY25 (estimated at \$750,000)

Supporting Details: Pages 421-428

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State				13,750	13,750
All Sources				<u>13,750</u>	<u>13,750</u>

Summary of Work: The project will replace Roof Area A (+/- 28,930 square feet), and Roof Area D (+/- 4,035 square feet). All roofing material options will be evaluated during the Phase I process.

Rationale: The roof's warranty expired in April 2019. The roof is past its useful life and the roof is experiencing multiple leaks. The roof is not eligible for an elastomeric coating.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (25 years old). The roof is original to the building. The building is utilized by approximately 205 SC Division of Technology (DTO) staff plus varying numbers of customers and visitors daily.

Financial Impact: The project will be funded from FY25 Appropriated State Funds (uncommitted balance \$12.32 million at July 23, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$750,000 (internal) funded by Appropriated State Funds. The Phase I amount requested is 1.18% of the estimated cost to complete the project and the additional amount will be used for hazardous material testing.

24. Project:	Department of Administration D50.6112: Wade Hampton Building - Flooring Repair and Replacement (Annualized)
Request:	Increase Phase II Full Construction Budget to restore additional terrazzo flooring and cove base on the 4 th and 5 th floors of the Wade Hampton Building.
Included in CPIP:	Yes – 2024 CPIP Priority 6 of 28 in FY26 (estimated at \$325,000)
Phase I Approval:	December 2022 (estimated at \$364,000) (JBRC)
Phase II Approval:	March 2023 (estimated at \$294,206) (JBRC)
Phase II Increase Approval:	January 2024 (estimated at \$370,000) (JBRC)
Phase II Increase Approval:	May 2024 (estimated at 434,178) (Admin)
Supporting Details:	Pages 429-438

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating (transferred from 6088)	7,900	362,100	370,000	8,805	378,805
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transferred from 6066)		44,178	44,178		44,178
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transferred from 6040)		20,000	20,000		20,000
All Sources	<u>7,900</u>	<u>426,278</u>	<u>434,178</u>	<u>8,805</u>	<u>442,983</u>

Summary of Work: The project will include installation of a moisture barrier to address high moisture levels in the basement, replacement of the existing floor coverings with vinyl flooring, and abatement of hazardous materials, as needed. The budget increase will be utilized to restore and refinish the terrazzo and travertine flooring on the 1st floor lobby area, Ombudsman Reception Area, 4th floor elevator lobby, and 5th floor elevator lobby, which are all located in the Wade Hampton Building. The terrazzo and travertine flooring are original to the building and were discovered when the existing flooring was removed.

Rationale: The floors are in poor condition and are a trip hazard to staff and visitors.

Facility Characteristics: The Wade Hampton Building is approximately +/- 121,141 square feet and was constructed in 1938 (86 years old). The flooring to be replaced is approximately 20 to 25 years old and covers approximately 16,320 square feet of the building. The building is utilized by approximately 275 staff and various annual visitors to 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.

Financial Impact: The increase will be funded from Appropriated State Funds (transferred from 6088) (uncommitted balance \$22K at July 1, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$442,983 funded from Appropriated State and Capital Reserve Funds. Completion of construction for this annualized phase is expected in November 2024.

25. Project: Office of the Adjutant General
 E24.9858: SCEMD Winnsboro PPE Warehouse Renovations
- Request: Establish Phase I Pre-Design Budget to renovate a portion of the warehouse.
- Included in CPIP: Yes – 2024 CPIP Priority 20 of 20 in FY25 (estimated at \$2,119,117)
- Supporting Details: Pages 439-446

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				40,412	40,412
All Sources				<u>40,412</u>	<u>40,412</u>

Summary of Work: The project will renovate approximately 20,000 square feet of the warehouse to store the state Personal Protective Equipment (PPE) stockpile. The renovations will provide climate-controlled storage to store a 60-day supply of 850 pallets of medical PPE. The renovation includes installation of HVAC, pallet racking system, interior walls, fire suppression and detection systems, roofing replacement/repair, security systems, and installation of hydraulic loading docks. All roofing material options will be evaluated during the Phase I process.

Rationale: Beginning in October 2020, the EMD contracted with Life Science Logistics to manage the state PPE stockpile at a cost of \$433,700 per year. This contract is active through October 2025 and includes staffing and the use of an environmentally controlled warehouse. EMD will request to extend the contract through October 2027. This warehouse renovation will allow EMD to move the PPE storage operation into a state-owned facility. EMD will use already assigned state employees to manage the facility's day-to-day activities. EMD will contract facility maintenance support as required. During emergencies SCEMD will utilize existing short term staffing contracts to increase manpower in support of State PPE stockpile operations.

Facility Characteristics: The Winnsboro Warehouse is 182,000 square feet and was constructed in 1970 (54 years old). The warehouse is currently being used to store disaster supplies including meals ready to eat, bottled water, tarps and sandbags. The facility is used during disasters to support statewide disaster logistics operations. A portion of the warehouse is utilized by Fairfield County EMS and Fairfield County Maintenance. This renovation will not prohibit the continuation of those operations. The renovated space will store PPE that will support statewide operations in the event of a pandemic or supply chain shortage of PPE. Historically this PPE supported 46 counties and 72 state agencies/organizations.

Financial Impact: This phase of the project will be funded from Appropriated Funds, Operating (uncommitted balance is \$380K at August 27, 2024). The project is expected to result in an increase of \$120,000 (year 1), \$132,000 (year 2), and \$145,200 (year 3), in annual operating expenditures.

Full Project Estimate: \$2,694,164 (internal). The agency anticipates requesting non-recurring state appropriations during the FY25-26 budget request process to fund the construction of this project. If funding is not received, the project will not be completed, and a new PPE storage contract will be requested.

26. Project:	Office of the Adjutant General E24.9812: Statewide Readiness Center Female Latrines
Request:	Increase the Phase II Full Construction Budget for the construction of Eastover, Marion and Varnville.
Included in CPIP:	Yes – 2024 CPIP Priority 3 of 20 in FY25 (this portion estimated at \$1,023,500 & estimated at \$5,978,843 for all 17 facilities)
Phase I Approval:	August 2018 (estimated at \$2,233,435 for all 12 facilities) (SFAA)
Phase II Approval:	April 2019 (estimated at \$2,450,000 for all 12 facilities) (SFAA)
Phase II Increase Approval:	February 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)
Phase II Increase Approval:	December 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)
Phase II Increase Approval:	March 2021 (estimated at \$3,850,000 for all 12 facilities) (SFAA)
Phase II Increase Approval:	October 2021 (estimated at \$2,650,000 for all 12 facilities) (SFAA)
Phase II Increase Approval:	January 2022 (estimated at \$2,172,349 for all 12 facilities) (SFAA)
Phase II Increase Approval:	May 2022 (estimated at \$3,645,200 for all 12 facilities) (SFAA)
Phase II Increase Approval:	October 2022 (estimated at \$5,677,200 for all 14 facilities) (SFAA)
Phase II Increase Approval:	March 2023 (estimated at \$5,677,200 for all 14 facilities) (SFAA)
Phase II Increase Approval:	November 2023 (estimated at \$5,677,200 for all 14 facilities) (SFAA)
Supporting Details:	Pages 447-454

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	12,500	1,211,561	1,224,061	295,802	1,519,863
Federal, National Guard Bureau	37,500	2,734,073	2,771,543	887,407	3,658,980
All Sources	<u>50,000</u>	<u>3,791,634</u>	<u>3,841,634</u>	<u>1,183,209</u>	<u>5,178,843</u>

Summary of Work: The project was established to renovate and expand existing female latrines in various readiness centers across the state. The initial group of readiness centers included Batesburg, North Charleston, Conway, Dillon, Edgefield, Marion, Mt. Pleasant, Mullins, Rock Hill, Saluda, Seneca, Walterboro. Subsequently, Newberry, Kingstree, West Columbia, Wellford, Hartsville, and Abbeville were added. Subsequently, Conway, Dillon, Mt. Pleasant, Mullins, and Seneca were removed and Eastover, Varnville, Manning and Georgetown were added. The North Charleston, Edgefield, Rock Hill, Saluda, Walterboro, Newberry, Kingstree, West Columbia, Batesburg, Wellford, Abbeville and Hartsville facilities have been completed. Although the pre-design budget was previously added to the project for Manning and Georgetown, the design has not yet begun. This request is for the construction of Eastover, Marion and Varnville. The scope of work includes renovating

	existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.
Rationale:	Due to the rising number of female soldier's adequate latrine space is needed. Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 square feet of latrine space. This project will allow the female soldiers to have the required number of facilities (toilets, showers, changing areas) they need to conduct training.
Facility Characteristics:	Each female latrine is 72 square feet to 339 square feet and was constructed from 1958 to 1989 (35 years to 66 years old).
Financial Impact:	This increase will be funded with Appropriated State, Operating Funds (uncommitted balance \$4 million at July 29, 2024). The project is expected to result in an increase of \$3,000 (years 1 thru 3), in annual operating expenditures.
Full Project Estimate:	\$5,178,843 for this phase of the project funded by Appropriated State and National Guard Bureau Funds. The total estimated cost of all 17 facilities is \$5,978,843. Contract execution for Eastover, Marion and Varnville is expected in October 2025 with construction completion in April 2026.

27. Project: Office of the Adjutant General
 E24.9826: Statewide Readiness Center Stand-By Emergency Generators

Request: Increase Phase II Full Construction Budget to install stand-by generators with automatic transfer switches.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 20 in FY25 (estimated at \$1,580,983)

Phase I Approval: October 2020 (estimated at \$443,840) (JBRC)

Phase II Approval: May 2021 (estimated at \$376,844) (JBRC)

Phase II Increase Approval: April 2022 (estimated at \$457,600) (JBRC)

Phase II Increase Approval: August 2022 (estimated at \$624,150) (JBRC)

Phase II Increase Approval: December 2022 (estimated at \$857,566) (JBRC)

Phase II Increase Approval: November 2023 (estimated at \$1,945,926) (SFAA)

Supporting Details: Pages 455-462

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	1,664	1,028,997	1,030,662	133,711	1,164,373
Federal, National Guard Bureau	4,994	910,271	915,265	1,203,460	2,118,724
All Sources	<u>6,658</u>	<u>1,939,268</u>	<u>1,945,926</u>	<u>1,337,171</u>	<u>3,283,097</u>

Summary of Work: The project was established to construct and install stand-by generators with automatic transfer switches at the Georgetown, Marion, Mullins, Orangeburg, Walterboro, and Dillion Readiness Centers. Subsequently, Orangeburg and Dillon were removed, and North Charleston and Beaufort were added along with the installation only of Anderson. Subsequently, Varnville RC, Varnville FMS, Manning FMS, McCrady Training Center Fire Station, and McCrady Training Center Water Treatment system were added. The design and construction for Mullins, Georgetown and Anderson are all completed. The design for Varnville FMS, Manning FMS, McCrady Training Center Fire Station, and McCrady Training Center Water Treatment System are all ongoing. The construction for Marion, Beaufort and Varnville RC are all ongoing. This request will add the design for Walterboro RC and North Charleston RC. This request will complete construction of McCrady Training Center Fire Station, McCrady Training Center Water Treatment System, Varnville FMS, Manning RC. The work at each readiness center includes the generator, concrete pad, etc.

Rationale: The construction of the stand-by generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the SC Army National Guard.

Facility Characteristics: The readiness centers support soldiers, firefighters, and staff of the SC Army National Guard.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$4 million at July 29, 2024) and Federal, National Guard Bureau Funds (uncommitted balance \$8 million at July 29, 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 an increase of \$500 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$3,283,097 funded by Appropriated State and National Guard Bureau Funds. The total estimated cost to complete all readiness centers currently included in this annualized project is \$3,588,097. Contract execution for McCrady Training Center Fire Station, McCrady Training Center Water Treatment System and Varnville FMS, Manning RC is October 2024 with construction completion in July 2026.

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

Request: Increase Phase II Full Construction Budget to construct the Aiken Readiness Center.

Included in CPIP: Yes – 2024 CPIP priority 1 of 20 FY25 (estimated at \$38,840,705)

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)

Phase II Approval & Change Project Name: June 2024 (estimated at \$41,956,326) (SFAA)

Support Details: Pages 463-480

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	4,429,133	5,200,000
FY24 Appropriated State, Proviso 118.19 (B)(63)(f), (USC Aiken National Guard Dreamport Facility)		2,178,374	2,178,374		2,178,374
FY24 Appropriated State, Proviso 118.19 (B)(63)(a), (Aiken Readiness Center)				2,102,000	2,102,000
Appropriated State, Operating				135,867	135,867
Federal, National Guard Bureau	453,944	1,862,627	2,316,571	20,000,000	22,316,571
Other, SRS		10,000,000	10,000,000		10,000,000
All Sources	<u>603,925</u>	<u>14,661,887</u>	<u>15,265,812</u>	<u>26,667,000</u>	<u>41,932,812</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 current approved Phase II budget includes funds for the final design and construction of the Cyber Integration Center. The design of the Aiken Readiness Center is complete. The current requested Phase II increase will add full construction funding for the Aiken Readiness 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 Aiken Readiness Center to be constructed will be 42,938 square feet and will house two SC Army National Guard units. An estimated 50 to 100 staff, students and soldiers will utilize the facility. 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 increase will be funded from FY25 Appropriated State, Operating (uncommitted balance \$4 million at July 29, 2024), FY22 Appropriated State (non-recurring) (uncommitted balance \$4.4 million at July 15, 2024), FY24 Appropriated State (non-recurring) (uncommitted balance \$2.1 million at July 15, 2024), and Federal, National Guard Bureau (uncommitted balance \$26.67 at August 29, 2024). The Aiken Readiness 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 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. The Aiken Readiness Center will be constructed to meet LEED Silver certification standards with anticipated energy savings of \$1,081,787.43 over 30-years.

Full Project Estimate: \$41,932,812 funded by Appropriated State, Operating, Appropriated State (non-recurring), National Guard Bureau, and SRS Funds. Contract execution for the Aiken Readiness Center is expected in October 2024 with construction completion in February 2026. Contract execution for the Cyber Integration Center is expected in April 2025 with construction completion in January 2027.

29. Project: Department of Veterans Affairs
E26.9900: Campbell Fan Coil Unit Replacement

Request: Establish Phase I Pre-Design Budget to replace chilled water fan coils throughout the nursing home.

Included in CPIP: Yes - 2024 CPIP Priority 6 of 7 in FY25 (estimated at \$900,000)

Supporting Details: Pages 481-490

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(61)(c), (Veteran Homes – Capital Improvements)				13,500	13,500
All Sources				<u>13,500</u>	<u>13,500</u>

Summary of Work: The project will replace the chilled water fan coils throughout the Campbell VA State Nursing Home.

Rationale: The fan coils are past their Expected Useful Life (EUL) of 15 years and are beyond basic maintenance repairs. Replacing the failing fan coils units will increase the cooling efficiency and capability of the HVAC system, decrease the overall utility cost during the summer months, and reduce the amount of maintenance currently required to repair the aging units.

Facility Characteristics: The nursing home is 92,210 square feet and was constructed in 1991 (33 years old). The fan coils are original to the building. The nursing home has 220 VA long-term nursing residents and 250 staff/support personnel.

Financial Impact: The project will be funded from FY25 Appropriated State (non-recurring) Funds (uncommitted balance \$29 million at July 26, 2024). The project is expected to result in a decrease of \$800 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$900,000 (internal) funded by Appropriated State (non-recurring) Funds.

30. Project: Department of Veterans Affairs
E26.9901: Campbell Shower Repairs

Request: Establish Phase I Pre-Design Budget to repair shower rooms in the nursing home.

Included in CPIP: Yes - 2024 CPIP Priority 5 of 7 in FY25 (estimated at \$900,000)

Supporting Details: Pages 491-500

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(61)(c) (Veteran Homes – Capital Improvements)				13,500	13,500
All Sources				<u>13,500</u>	<u>13,500</u>

Summary of Work: The project will renovate the resident shower rooms including new floor and wall tile, fixtures, and piping.

Rationale: A recent inspection of the facility found that the shower rooms have minor to substantial damage to the tile and floor of the community shower rooms, and there was also evidence of moisture penetration present through the shower fixtures.

Facility Characteristics: The nursing home is 92,210 square feet and was constructed in 1991 (33 years old). The fan coils are original to the building. The nursing home has 220 VA long-term nursing residents and 250 staff and support personnel.

Financial Impact: The project will be funded from FY25 Appropriated State (non-recurring) Funds (uncommitted balance \$29 million at July 26, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$900,000 (internal) funded by Appropriated State (non-recurring) Funds.

31. Project: Department of Veterans Affairs
E26.9902: State Veterans Cemetery – Committal Shelter II

Request: Establish Phase I Pre-Design Budget to construct a second committal shelter at the cemetery.

Included in CPIP: Yes - 2024 CPIP Priority 7 of 7 in FY25 (estimated at \$1,280,000)

Supporting Details: Pages 501-510

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(61)(c), (Veteran Homes – Capital Improvements)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will construct an approximately 900 square foot committal shelter. This shelter will be a roofed, open-air pavilion like structure.

Rationale: Currently the cemetery has one committal service shelter, which is a roofed, open-air pavilion structure with a storage area and an adjoining parking area. The pavilion provides a temporary shelter for families and friends of the deceased to participate in interment services away from the actual grave site. In a veterans cemetery, which specific grave sites are not reserved for individuals, the burial area is not a suitable location for the committal service. Based on the current number of funeral services held at the cemetery, the single committal shelter does not adequately support the physical demand needed for a shelter, which places a critical need for the construction of a second shelter.

Facility Characteristics: The MJ “Dolly” Cooper Veterans’ Cemetery is visited by approximately 1,500 clients and 7,350 faculty and staff annually.

Financial Impact: The project will be funded from FY25 Appropriated State (non-recurring) Funds (uncommitted balance \$29 million at July 26, 2024). The project is expected to result in an increase of \$400 (year 1), \$414 (year 2), and \$430 (year 3), in annual operating expenditures.

Full Project Estimate: \$1,280,000 (internal) funded by Appropriated State (non-recurring) Funds.

32. Project: Department of Veterans Affairs
E26.9903: VVH Boiler Replacement #2 of 3

Request: Establish Phase I Pre-Design Budget to replace the second of three boilers at the nursing home.

Included in CPIP: Yes - 2024 CPIP Priority 4 of 7 in FY25 (estimated at \$400,000)

Supporting Details: Pages 511-520

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(61)(c), (Veteran Homes – Capital Improvements)				6,000	6,000
All Sources				<u>6,000</u>	<u>6,000</u>

Summary of Work: The project will replace the second of three boilers. The project will also include some re-piping work on the control system to ensure the new unit operates efficiently.

Rationale: The boiler is past it expected useful life and is exhibiting signs of rapid deterioration.

Facility Characteristics: The Veterans Victory House State Veterans Nursing Home is approximately 124,800 square feet and was constructed in 2006 (18 years old). The boiler is original to the building. The nursing home has 220 VA long-term nursing residents and 225 staff and support personnel.

Financial Impact: The project will be funded from FY25 Appropriated State (non-recurring) Funds (uncommitted balance \$29 million at July 26, 2024). The project is expected to result in an increase of \$400 (year 1), \$414 (year 2), and \$430 (year 3), in annual operating expenditures.

Full Project Estimate: \$400,000 (internal) funded by Appropriated State (non-recurring) Funds.

33. Project: Department of Veterans Affairs
 E26.9904: VVH Lightning Suppression

Request: Establish Phase I Pre-Design Budget to upgrade the lightning protection at the nursing home.

Included in CPIP: Yes - 2024 CPIP Priority 3 of 7 in FY25 (estimated at \$300,000)

Supporting Details: Pages 521-530

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(61)(c), (Veteran Homes – Capital Improvements)				4,500	4,500
All Sources				<u>4,500</u>	<u>4,500</u>

Summary of Work: The project will upgrade the lightning protection.

Rationale: The facility is located in an area that is prone to lightning strikes, and its current lightning protection equipment is past its Expected Useful Life and is no longer capable of providing the appropriate level of protection it needs.

Facility Characteristics: The Veterans Victory House State Veterans Nursing Home is approximately 124,800 square feet and was constructed in 2006 (18 years old). The last project addressing the lightning protection equipment was back in 2019. The nursing home has 220 VA long-term nursing residents and 225 staff and support personnel.

Financial Impact: The project will be funded from FY25 Appropriated State (non-recurring) Funds (uncommitted balance \$29 million at July 26, 2024). The project is expected to result in an increase of \$400 (year 1), \$414 (year 2), and \$430 (year 3), in annual operating expenditures.

Full Project Estimate: \$300,000 (internal) funded by Appropriated State (non-recurring) Funds.

34. Project: SC School for the Deaf and Blind
 H75.9555: Henderson Hall Dorm Renovations

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY27 (estimated at \$1,500,000)

Phase II Approval: February 2024 (estimated at \$2,000,000) (Admin)

Supporting Details: Pages 531-540

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)(6), (Renovation of Educational Buildings)	2,000,000		2,000,000	1,500,000	3,500,000
All Sources	<u>2,000,000</u>		<u>2,000,000</u>	<u>1,500,000</u>	<u>3,500,000</u>

Summary of Work: The project will make renovations to the Henderson Hall Dormitory. Renovations will include flooring, painting, updated restrooms, updated mechanicals, updated piping, new doors, and a new design and flow of the building. The facility will almost be completely gutted and shaped back into a newly updated facility.

Rationale: The facility will need to be updated before it can be used to house students again.

Facility Characteristics: Henderson Hall is 9,600 square feet and was constructed in 1927 (97 years old). The last renovation was completed in 1983 (41 years ago). The facility is multi-use with education classrooms on the lower level and housing on the upper level. The project will benefit approximately 40 students and 10 staff.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (non-recurring) (uncommitted balance \$2 million at August 27, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,500,000 (internal) funded from FY23 Appropriated State Funds (non-recurring). Contract execution is expected in October 2024 and completion of construction in August 2025.

35. Project: Department of Public Safety
 K05.9622: SCDPS/DMV Blythewood Complex – 300 Ton Chiller Replacement

Request: Establish Phase I Pre-Design Budget to replace a 300-ton chiller.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY25 (estimated at \$800,000)

Supporting Details: Pages 541-552

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building				14,750	14,750
All Sources				<u>14,750</u>	<u>14,750</u>

Summary of Work: The project will replace a 300-ton chiller and associated pumps and cooling tower at the headquarters building.

Rationale: The existing chiller is not dependable and has had many breakdowns in recent years. A facility assessment was completed in 2019 and stated that the total connected chilled water load for these two buildings is approximately 850 tons. Consequently, the two older 300-ton chillers are not sufficient to maintain essential temperatures and humidity levels. The chiller has parts that are obsolete and hard to find, and the refrigerant required for its operation is expensive and difficult to locate. A new chiller and associated elements will help solve the current problem with adequate building cooling issues and provide for greater system efficiency.

Facility Characteristics: The Headquarters Buildings total +/- 300,000 square feet and were constructed in 1994 (30 years old). The chiller is original to the building. The building is utilized by SCDMV staff and the general public, SCDPS staff, Highway Patrol staff, State Transport Police staff, Highway Safety staff and Regional Telecommunications staff. Both DMV and DPS have 795 employees in the two buildings and about 1,150 visitors a month at the DMV branch in the DMV Headquarters building.

Financial Impact: The project will be funded from Other, DPS Building Funds (uncommitted balance \$3.22 million at June 30, 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: \$1,057,657 (internal) funded by DPS Building Funds.

36. Project: Department of Public Safety
 K05.9623: SCDPS/DMV Headquarters Parking Lot Expansion
- Request: Establish Phase I Pre-Design Budget to add a new parking lot at the headquarters building.
- Included in CPIP: No – The need for the project was unknown at the time of the 2024 CPIP submission.
- Supporting Details: Pages 553-562

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building				49,900	49,900
All Sources				<u>49,900</u>	<u>49,900</u>

Summary of Work: The project will add a new parking lot with approximately 338 spaces. This will include expansion of the existing water detention area to accommodate the new parking lot, new parking lot light fixtures and new landscaped areas in the new parking lot.

Rationale: The project is needed because a private school is buying the adjacent building and property. Some of the parking lots on this property are currently being used by DMV/DPS for employee and public parking. The new owners will be developing the property into a complete school campus. Once it is sold, a considerable amount of parking spaces will be lost and the agency will not be able to accommodate the parking needs of DPS/DMV employees, as well as provide public parking spaces.

Facility Characteristics: The Headquarters Buildings total +/- 300,000 square feet and were constructed in 1994 (30 years old). The building is utilized by SCDMV staff and the general public, SCDPS staff, Highway Patrol staff, State Transport Police staff, Highway Safety staff and Regional Telecommunications staff. Both DMV and DPS have 795 employees in the two buildings and about 1,150 visitors a month at the DMV branch in the DMV Headquarters building.

Financial Impact: The project will be funded from Other, DPS Building Funds (uncommitted balance \$3.22 million at June 30, 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: \$1,478,888 (internal) funded by DPS Building Funds.

37. Project: Forestry Commission
P12.9608: RMS Santee
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 880 acres Georgetown County.
- Included in CPIP: No – The decision to purchase this property was not made until after the submission of the 2024 CPIP.
- Supporting Details: Pages 563-576

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

- Rationale: Acquisition of this property allows the state to protect this property from future development, and with much of this property being placed in the DNR WMA program, it can be preserved for public use. If acquired, the property will be added to the existing Wee Tee State Forest.
- Characteristics: The property is +/- 880 acres of timberland that is part of the Pee Dee Basin RMS Initiative that is spread across three counties.
- Financial Impact: The property is being offered by Evergreen Timber CO SC, LLC for the proposed purchase price of \$3,300,000. The due diligence activities will be funded by Other, Timber Sales Revenue Funds (uncommitted balance \$7.72 million at July 29, 2024). Revenue to this fund is generated from all timber sales and all pine straw sales from all five state forests. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$3,320,000 funded by Timber Sales Revenue Funds.
- Other: The Forestry Commission 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

38. Project: South Carolina Department of Agriculture
 P16.9523: CSFM – Walk-In Cooler Emergency Repair
- Request: Increase Phase II Full Construction Budget to cover additional costs for the emergency repair of the CSFM Walk-In Cooler located at the Columbia State Farmers Market.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase II Approval: May 2024 (estimated at \$205,304) (Admin)
- Supporting Details: Pages 577-592

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)(34)(d), (Statewide Farmers Market Upgrades and Safety Improvements)	205,304		205,304	64,664	269,968
Other, Property Sale Revenue (transferred from 9519)				18,100	18,100
All Sources	<u>205,304</u>		<u>205,304</u>	<u>82,764</u>	<u>288,068</u>

- Summary of Work: The project will replace the current cooling unit on the walk-in cooler with a new energy efficient model. It has been identified that a new concrete pad will need to be poured to place the equipment on and additional electrical work is required to finalize the equipment install.
- Rationale: The walk-in cooler is currently inoperable and needs immediate attention. If not replaced, it would pose a health and safety risk. Presently, the cooler's temperature will not cool lower than 47 degrees, but for optimal fruit storage, it must maintain a range of 33-37 degrees. Repair is necessary to restore the cooler's functionality before the tenant commences product distribution from the warehouse.
- Facility Characteristics: The walk-in cooler serves as a storage facility for freshly harvested fruits and vegetables, which are distributed nationwide. The warehouse is owned by SCDA and leased to private fruit and vegetable distributor, Titan Farms. The walk-in-cooler is used by approximately 10 Titan Farms employees daily.
- Financial Impact: The increase will be funded from FY24 Appropriated State Funds (non-recurring) (uncommitted balance \$2.57 million at July 24, 2024), and Other, Property Sale Revenue Funds (uncommitted balance is \$953K at July 24, 2024). The Property Sale Revenue is derived from sale of land back in 2019. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$288,068 funded from Appropriated State Funds (non-recurring), and Property Sale Revenue Funds. Completion of construction is expected in October 2024.

39. Project: Department of Natural Resources
 P24.6094: Aiken - Aiken Gopher Tortoise HP Land Acquisition (Korn Tract)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 300 acres in Aiken County.
- Included in CPIP: Yes – 2024 CPIP Priority 10 of 34 in FY26 (estimated at \$20,000)
- Supporting Details: Pages 593-610

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 will increase the size of the preserve by approximately 19% and give DNR ownership of both sides of the creek and the floodplain. If acquired, the property will be open to the public for outdoor recreational activities.
- Characteristics: The property contains habitat for gopher tortoises and has known element of occurrence records for the state threatened spotted turtle. This property has not had a botanical survey yet, but it is anticipated that the 11 rare plants that are found on the adjoining preserve are likely on this property as well.
- Financial Impact: The property is offered by Aiken Land Conservancy for the proposed purchase price of \$1,000,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$28.6 million at August 1, 2024). The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.
- Full Project Estimate: \$1,020,000 (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.

40. Project: Department of Natural Resources
P24.6095: Aiken – Greystone HP Land Acquisition (CSLT)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 262 acres with two buildings in Aiken and Edgefield counties.
- Included in CPIP: Yes – 2024 CPIP Priority 11 of 34 in FY26 (estimated at \$5,000,000)
- Supporting Details: Pages 611-630

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 this property will allow for the establishment of a new DNR Heritage Preserve. It would be open to the public for outdoor recreational activities and protect a federally endangered plant species.

Characteristics: The property contains 130 acres of a federally endangered plant species, the largest and most intact population of this species. The property also has unique geology and contains approximately 1.2 miles of Fox Creek and two intermittent tributaries to Fox Creek. The property includes a 1,980 square foot pavilion constructed in 2018 (6 years old), and 200 square foot restrooms constructed in 2020 (4 years old).

Financial Impact: The property is offered by Central Savannah Land Trust for the proposed purchase price of \$5,000,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$28.6 million at August 1, 2024). The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$5,020,000 (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.

41. Project: Department of Natural Resources
 P24.6109: Florence - Woodbury HP-WMA Land Acquisition (River Forks)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 2,584 acres in Florence County.
- Included in CPIP: Yes – 2024 CPIP Priority 13 of 34 in FY26 (estimated at \$20,000)
- Supporting Details: Pages 631-646

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 will protect it from becoming developed or converted to non-timbered lands such as sand mines, which are prevalent in the area. If acquired, the property will be established as a Heritage Preserve and placed in the DNR Wildlife Management Area Program. It will be open to the public for outdoor recreation activities.
- Characteristics: The property is adjacent to Uplands and swamp marsh/bottomland hardwoods that provide a diversity of habitats for a myriad of game and SWAP priority species. Bluffs are dominated by upland hardwoods included mixed beech, oak hickory forest. Steep bluffs along the Pee Dee River with limestone formations are present on the property. The tract is located at the confluence of the Lynches and Great Pee Dee rivers and would provide protection to both designated rivers. The tract contains at least one tributary to the Lynches and additional wet weather streams and provides floodplain protection.
- Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for the proposed purchase price of \$3,100,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$28.6 million at August 1, 2024). The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.
- Full Project Estimate: \$3,120,000 (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.

42. Project: Department of Natural Resources
 P24.6091: Pickens – Jocassee Gorges WMA Land Acquisition (Winchester-NLT)

Request: Revise Scope to add an additional +/- 131.43 acres to the Preliminary Land Acquisition established for the purpose of investigating the purchase of approximately +/- 103 acres of land in Pickens County.

Included in CPIP: Yes – 2024 CPIP Priority 49 of 62 in FY24 (estimated at \$400,000)
 Phase I Approval: December 2023 (estimated at \$370,000) (JBRC)
 Supporting Details: Pages 647-660

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

Rationale: An additional +/- 131.43 acres has become available to purchase. Acquisition of the property will aid in management activities, connect it to another parcel of interest by DNR and provide additional lands for the public to engage in outdoor recreational activities. The added acreage will provide public access to Little Eastatoe Creek increasing recreational fishing opportunities.

Characteristics: The +/- 103-acre property is approximately 3 miles west of Sunset north of US Highway 11. It adjoins the south side of Jocassee Gorges Wildlife Management Area. The additional +/- 131.43 acreage to be added is immediately south of the previously approved property across SC Highway 11. The property is composed of forested uplands containing planted pine and mixed pine/hardwoods. A section of the Little Eastatoe Creek and three associated streams are also located on the tract.

Financial Impact: The property is offered by Naturaland Trust for the proposed purchase price of \$395,000. The due diligence activities will be funded from Fish & Wildlife Protection (Deer) Funds (uncommitted balance \$918K at August 2, 2024). Revenue to this fund is derived from income from the sale of antlered and antlerless deer tags. The project is expected to result in an increase of \$3,000 (year 1) and \$1,500 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$415,000 (internal). The acquisition will be funded by Fish & Wildlife Protection (Deer) and Fish & Wildlife Protection (Timber) 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.

43. Project: Department of Parks, Recreation, and Tourism
 P28.9856: Lake Warren Park Improvements
- Request: Establish Phase I Pre-Design Budget construct a full-service campground at the state park.
- Included in CPIP: Yes – 2024 CPIP Priority 10 of 11 in FY29 (estimated at \$1,000,000)
- Supporting Details: Pages 661-670

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)(93)(vvvvv), (Lake Warren State Park)				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will build a full-service campground and possibly two camper cabins within the state park. The scope of work will include roads, sites, and a bathhouse with an estimated 10 to 15 full-service campsites. Wiring for power distribution, water distribution, sewer, and a comfort station will also be included. The camper cabins and bathhouses will be permanent structures. The square footage of the new structures will be determined during the Phase I process. All roof material options will be evaluated during the Phase I process.

Rationale: Creating these amenities can extend recreational experiences into the evening hours, allowing overnight guests to enjoy peaceful nights by the water. The facilities from an economic impact standpoint will also bring tourists into the area, generate revenue, and supports local businesses.

Facility Characteristics: The park encompasses approximately +/- 440-acres located 4 miles southwest of the town of Hampton. The park's main attraction is Lake Warren itself, which is locally popular for fishing, boating, and birdwatching. An additional smaller pond, a playground, picnic shelters and community building are also located within the park. The project is expected to provide accommodations for an estimated 20,000 park visitors annually.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (non-recurring) (uncommitted balance is \$1 million at July 29, 2024). The project is expected to result in an increase of \$10,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,000,000 (internal) funded from Appropriated State Funds (non-recurring).

44. Project: Department of Parks, Recreation & Tourism
 P28.9859: Edisto Beach State Park Bank Stabilization
- Request: Establish Phase I Pre-Design Budget to stabilize an area of increasing concern at Edisto Beach State Park.
- Included in CPIP: Yes – 2024 CPIP Priority 4 of 11 in FY29 (estimated at \$550,000)
- Supporting Details: Pages 671-680

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue				8,250	8,250
All Sources				<u>8,250</u>	<u>8,250</u>

Summary of Work: The project will stabilize approximately 250 linear feet of bank using a combination of Best Management Practices recommended by SC Department of Environmental Services, Clemson Extension, and SC Department of Natural Resources. The bank will be regarded and reshaped, the toe will be reinforced with natural materials, and salt-tolerant native vegetation will be used to plant the bank.

Rationale: The intention of this project is to protect the property by preventing the continued loss of land assets from erosion into Scott's Creek. It is estimated that approximately 250 ft of real estate has been lost into Scott's Creek annually at this site since 2007 (approximately 4,000 ft total loss). Additionally, the added sediment introduced into Scott's Creek from this erosion site adds to previously documented turbidity impairment concerns within the Edisto Island Watershed. This site is also known to have significant archaeological resources that are potentially being lost into the creek due to the continued erosion. Stabilizing the bank will prevent these resources from being lost into the creek.

Facility Characteristics: The 250 linear feet of bank are near a park staff residence, where the bank is eroding along Scott's Creek. Only the Park Manager and his family have regular access to this exact location.

Financial Impact: The project will be funded from Other, Park Revenue Funds (uncommitted balance of \$9.19 million at June 19, 2024). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$550,000 (internal) funded by Park Revenue Funds.

45. Project: Department of Parks, Recreation, and Tourism
 P28.9857: Black River Airstream Village
- Request: Establish Phase II Full Construction Budget to purchase Airstream Campers for Black River State Park.
- Included in CPIP: Yes – 2024 CPIP Priority 36 of 37 in FY25 (estimated at \$9,500,000) (This component estimated at \$1,435,637)
- Supporting Details: Pages 681-690

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)(45)(k), (State Park Enhancements)				1,435,637	1,435,637
All Sources				<u>1,435,637</u>	<u>1,435,637</u>

Summary of Work: The agency will purchase five (5) Airstream Campers available for future state park rentals along the Black River. Each of the Airstream Flying Cloud 30FB units will be equipped with modern amenities to ensure a comfortable stay. The Airstream Campers will be permanent fixtures for the Black River Complex to include permanent siting with permanent electrical and plumbing connections.

Rationale: Per the agency, this park amenity will create a new recreational opportunity like no other in the SC State Park Service. The amenity will also give more access to the Black River as part of the Black River Water Trail. The project will also benefit the overall South Carolina State Park system by optimizing the park's potential to generate operational revenue.

Facility Characteristics: The Black River State Park will serve as a destination for local events and recreation as well as tourists from across the world. It will be a draw for the local communities as a major ecotourism boost. It will provide safe public access while interpreting the area's rich history. The park will play a vital role in the continued preservation and promotion of South Carolina's sensitive and natural green space. The project is expected to provide new opportunities to an estimated 125,000 state park visitors annually.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (non-recurring) (uncommitted balance is \$5 million at August 26, 2024). The project is expected to result in an increase of \$19,500 (year 1), \$21,000 (year 2), and \$23,000 (year 3) in annual operating expenditures.

Full Project Estimate: \$1,435,637 (internal) funded from Appropriated State Funds (non-recurring). Contract execution is expected in October 2024 and completion of construction in September 2026.

46. Project: Department of Parks, Recreation & Tourism
 P28.9778: Venues at Arsenal Hill Improvements

Request: Increase Phase II Full Construction Budget to cover increased costs to complete renovations and repairs to the venues at Arsenal Hill.

Included in CPIP: Yes - 2024 CPIP Priority 1 of 37 in FY25 (estimated at \$11,375,000)

Phase I Approval: October 2019 (estimated at \$8,350,000) (SFAA)

Phase II & Change

Project Name Approval: April 2022 (estimated at \$10,375,000) (SFAA)

Supporting Details: Pages 691-702

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY19 Carryforward	250,000		250,000		250,000
FY22 Appropriated State, Proviso 118.18 (41)(d), (Venues at Arsenal Hill)		8,350,000	8,350,000		8,350,000
FY25 Appropriated State, Proviso 118.20 (38)(a), (Agency Property Development)				3,000,000	3,000,000
FY25 Appropriated State, Proviso 118.20 (38)(o), (Venues at Arsenal Hill Project)				1,000,000	
Other, Park Revenue		1,544,848	1,544,848		1,544,848
Other, Depreciation Reserve		230,152	230,152		230,152
All Sources	<u>250,000</u>	<u>10,125,000</u>	<u>10,375,000</u>	<u>4,000,000</u>	<u>14,375,000</u>

Summary of Work: The project was established to complete renovations at the Caldwell Boyleston House to include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, adding a new catering kitchen and elevator, improving ADA access, replacing the roof, office space improvements, and interior and exterior wall, siding, and rot/decay repairs. The new roof to be installed will consist of new architectural high-definition glass-fiber reinforced asphalt shingles over felt underlayment. The new roof will come with a minimum 20-year material and workmanship warranty. The renovations to be completed at the Lace House include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, adding a new catering kitchen and elevator, improving ADA access, office space improvements, interior and exterior wall, siding, and rot/decay repairs, window and ceiling repairs, security system expansion, and patio repairs. Renovations at the Carriage House will include new HVAC, interior and emergency lighting repairs, electrical and sprinkler repairs and additions, adding a new catering kitchen, improving ADA access, replacing the roof, foundation, structural, and brick repairs and upgrades, additional water fountain and office space, repair and refinish flooring, doors, and roof, and interior and exterior wall, siding repairs. The new roof to be installed will consist of new vented architectural high-definition glass-fiber reinforced asphalt shingles over felt underlayment and rigid insulation board. The new roof will come with a minimum 20-year

material and workmanship warranty. The Garden renovations will include landscaping, irrigation and pathway replacement, refurbishing the arbor, gazebo, and tea house, and adding infrastructure and lighting for hosting events. Renovations at the Mansion Mall will include landscaping and irrigation replacement, fountain sealing and improvements, plaza resurfacing, and adding infrastructure and lighting for hosting events. Renovations at the Service Area will include repairing drainage and utilities, adding infrastructure and lighting for hosting events, improving parking, sidewalks, driveways, and enlarging gate for two-way traffic, adding a plaza for guest use, adding a dumpster area with screening, adding an additional facility with an ADA restroom, commercial kitchen, and storage, and a new garden maintenance building.

- Rationale:** This increase is needed due to inflationary factors impacting commercial construction at this time. With this approval, the agency anticipates the increase to cover the cost to complete the Boyleston House, the Lace House, the Carriage House, as well as necessary utility upgrades and requirements. These historic facilities will be stabilized and repaired, providing better access, improving safety, and improving visitors' experience.
- Facility Characteristics:** The Caldwell-Boylston House is 7,070 square feet and was constructed in 1830 (194 years old). The Lace House is 10,520 square feet and was constructed in 1854 (170 years old). The Carriage House is 1,500 square feet and was constructed in 1830 (194 years old). The Gardens are approximately 100,000 square feet and were constructed between 1835 (189 years old) and 1963 (61 years old). The Mansion Mall is approximately 42,000 square feet and was constructed in 1986 (38 years old). The Service Area is approximately 45,000 square feet and was constructed between 1910 (114 years old) to 1986 (38 years old). The property receives 100,000 visitors per year.
- Financial Impact:** This increase will be funded from FY25 Appropriated State, (non-recurring) (uncommitted balance \$6,000,000 at August 14, 2024). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate:** \$14,375,000 funded by Appropriated State, Carryforward, Appropriated State (non-recurring), Park Revenue, and Department of Administration, Depreciation Reserve Funds. Completion of construction for the Carriage House is expected in August 2025, and the Boyleston House is expected in June 2026.

47. Project: Department of Parks, Recreation & Tourism
P28.9811: Charles Towne Landing Puma Habitat Replacement

Request: Increase Phase II Full Construction Budget to cover more repairs to the existing holding pens than were originally anticipated.

Included in CPIP: Yes – 2024 CPIP Priority 5 of 37 in FY25 (estimated at \$1,000,000)

Phase I Approval: March 2022 (estimated at \$500,000) (JBRC)

Phase II Approval: December 2022 (estimated at \$507,500) (JBRC)

Supporting Details: Pages 703-716

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)(45)(f), (Enclosure Repairs and Upgrades)		500,000	500,000		500,000
Other, Park Revenue	7,500		7,500	205,999	213,499
All Sources	<u>7,500</u>	<u>500,000</u>	<u>507,500</u>	<u>205,999</u>	<u>713,499</u>

Summary of Work: The project was established to replace the main enclosure, viewing area, holding area, and to add a secondary containment area. The secondary containment fencing will enclose the holdings and allow easy hookup of the transfer cages.

Rationale: The project will bring the facility up to current Association of Zoos & Aquariums standards. The current holding area and habitat fencing are beyond their useful life and are beginning to show structural issues in the fencing. Making these needed repairs will ensure the safety of a predatory feline, as well as ensuring the safety of staff and park visitors.

Facility Characteristics: The Charles Towne Landing Animal Forest Puma habitat includes a 9,970 square foot exhibit and 2,150 square foot holding pens, which were constructed in 2001 (23 years old). The habitat receives 150,000 visitors per year.

Financial Impact: This increase will be funded from Other, Park Revenue Funds (uncommitted balance of \$9.19 million at June 19, 2024). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$713,499 funded by Appropriated State (non-recurring) and Park Revenue Funds. Construction completion is expected in December 2025.

48. Project: Department of Parks, Recreation & Tourism
 P28.9860: Property Acquisition – Waites – Jackie Boyce
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 209 acres and a house in Horry County.
- Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at \$7,500,000)
- Supporting Details: Pages 717-758

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)				75,000	75,000
All Sources				<u>75,000</u>	<u>75,000</u>

- Rationale: The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.
- Characteristics: The property is three distinct parcels totaling +/- 209 acres and includes a 2,504 square foot building constructed in 2017 (7 years old). This property is undeveloped.
- Financial Impact: The property is offered by Jackie Boyce for the proposed purchase price of \$8,000,000. The due diligence activities will be funded by FY24 Appropriated State (non-recurring) Funds (uncommitted balance \$568K at August 1, 2024). The project is expected to result in an increase of additional annual operating costs, but those amounts have not yet been determined. Waites Island is a long-range project with acquisition and master planning needing to take place before the additional costs can be determined.
- Full Project Estimate: \$8,075,000 (internal). Acquisition of the property will be funded by SC Office of Resilience Funds. This request is asking for \$20K for due diligence activities, \$50,000 for refundable earnest money, and \$5,000 for legal fees to complete the life estate. The seller is retaining a life estate in approximately 30 acres, and will also retain certain use rights over the remainder of the property and other properties owned or to be owned by the state under the Lifetime License Agreement.
- 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.

49. Project: Department of Parks, Recreation & Tourism
 P28.9861: Property Acquisition – Waites – Rebecca (Becky) Work

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 117 acres in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at \$7,500,000)

Supporting Details: Pages 759-774

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
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: The location of this tract in proximity to the causeway to the island makes it a keystone tract to acquire in the Waites Island assemblage. The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.

Characteristics: The property is three distinct parcels totaling +/- 117 acres. This property is undeveloped.

Financial Impact: The property is being offered by Rebecca (Becky) Work to Open Space Institute for the proposed purchase price of \$8,000,000. Once acquired, Open Space Institute will sell the property to the state for an undetermined purchase price up to \$8,000,000. The due diligence activities will be funded by FY24 Appropriated State (non-recurring) Funds (uncommitted balance \$568K at August 1, 2024). The project is expected to result in an increase of additional annual operating costs, but those amounts have not yet been determined. Waites Island is a long-range project with acquisition and master planning needing to take place before the additional costs can be determined.

Full Project Estimate: \$8,020,000 (internal). Acquisition of the property will be funded by SC Office of Resilience 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.

50. Project: Department of Parks Recreation and Tourism
P28.9853: Property Acquisition – 30 Dearborn, Great Falls – Staff Housing
- Request: Establish Final Land Acquisition to purchase +/- .34-acres and a house located in Chester County.
- Included in CPIP: Yes – 2024 CPIP Priority 33 of 37 in FY25 (estimated at \$180,000)
- Phase I Approval: June 2024 (estimated at \$180,000) (JBRC Staff)
- Supporting Details: Pages 775-798

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	160,000	180,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>160,000</u>	<u>180,000</u>

Rationale: The property will provide staff housing for the park manager at Dearborn State Park. The housing is necessary for staff to be on site to provide emergency services and security for the park and visitors. Staff will also be on site to manage trail and campground construction projects. Dearborn Island State Park is part of Dominion relicensing. The location of the house in Great Falls where the park is located is a faster and more economical alternative to new construction. It would also be extremely costly to get a bridge, and utilities to the island to provide housing on the park.

Characteristics: The property is +/- .34 acres with a 1,822 square foot house that was constructed in 1948 (76 years old). The property is located at 30 Dearborn Street in the town of Great Falls and near Dearborn State Park.

Financial Impact: The property is offered by Frances E. Levan for \$160,000. The acquisition will be funded from FY24 Appropriated State Funds (non-recurring) (uncommitted balance \$573K at August 15, 2024). An appraisal was completed in June 2024 and valued the property at \$175,000. A Phase I Environmental Site Assessment was completed in August 2024 and revealed no evidence of recognized environmental conditions (REC's) in connection with the subject property. A Building Condition Assessment was completed in August 2024 and found \$5,200 in immediate needs on the structure that will be addressed by the agency's maintenance crew. There was an additional \$164,798 worth of repairs that will be completed in house as part of a separate project. Letters of support have been received from Chester County and Chester County School District authorizing removal of the property from the tax rolls. The project is expected to result in an increase of \$53,600 (year 1), \$8,600 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$180,000 funded from Appropriated State Funds (non-recurring).

Other: SCCB coordination does not apply because this acquisition is not related to conservation but to acquire a house.

51. Project: Department of Parks Recreation and Tourism
P28.9854: Property Acquisition – Nisbet Tract

Request: Establish Final Land Acquisition to accept the donation of +/- 596.76-acres of land and buildings in Lancaster County.

Included in CPIP: Yes – 2024 CPIP Priority 34 of 37 in FY25 (estimated at \$20,000)

Phase I Approval: June 2024 (estimated at \$20,000) (JBRC Staff)

Supporting Details: Pages 799-824

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		20,000
All Sources	<u>20,000</u>		<u>20,000</u>		<u>20,000</u>

Rationale: Acquisition of the property will provide long-range protection for the ecological and cultural integrity of the Catawba ancestral land. Once slated for development, the Nisbet Tract offers a unique opportunity to permanently protect +/- 596.76-acres of ecologically rich land, provide much-needed public access to the Catawba river, and reconnect the Catawba Indian Nation to its ancestral land.

Characteristics: The property is +/- 596.76-acres and includes an approximately 2,766 square foot lodge and outbuildings. The tract is central to the Catawba Indian Nation whose current reservation is across the river to the west. The Catawba's ("People of the River") have relied on the Catawba River for food, transportation, and water, and the surrounding land has been used for farming, hunting, and gathering for generations. The Nisbet tract also contains the preferred location where Catawba's collect clay for making pottery.

Financial Impact: The property is offered by Open Space Institute Land Trust as a donation. An appraisal is not required because this is a donation. A Phase I Environmental Site Assessment was completed in October 2023 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed August 2024 and found \$22,100 in immediate needs. The agency will use their maintenance crew to address these needs as part of a separate project. Letters of support have been received from Lancaster County and Lancaster County School District authorizing removal of the property from the tax rolls. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$20,000 funded from FY24 Appropriated State Funds (non-recurring).

Other: The South Carolina Department of Parks Recreation and 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 donation and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed donation.

52. Project:	Department of Transportation U12.9762: Richland County Salt Storage Warehouse Cover Replacement				
Request:	Establish Phase II Full Construction Budget to replace the cover on the salt storage shed.				
Included in CPIP:	Yes – 2024 CPIP Priority 17 of 17 in FY25 (estimated at \$525,000)				
Phase I Approval:	June 2024 (estimated at \$525,000) (JBRC)				
Supporting Details:	Pages 825-838				
Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, State Highway	7,875		7,875	517,125	525,000
All Sources	<u>7,875</u>		<u>7,875</u>	<u>517,125</u>	<u>525,000</u>
Summary of Work:	The project will replace the roof on the warehouse. The replacement roof will be a Thermoplastic Roofing Membrane system and will come with the minimum 20-year material and workmanship warranty.				
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 is 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 \$2.78 million at September 4, 2024). 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 funded by State Highway Funds. Contract execution is expected in March 2025 and completion of construction in September 2025.				

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has supplemented its submission with 2 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
D50 - Department of Administration	1	26,434	8,585,477	8,611,911
H09 - The Citadel	1	137,500	4,862,500	5,000,000
Grand Total	2	163,934	13,447,977	13,611,911

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 2-2025 covering the period June 20, 2024, through August 30, 2024.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **October 8, 2024**

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. Subject:

Department of Administration – SLED Gilbert School Safety Training Center Rehabilitation

3. Summary Background Information:

Project: Department of Administration
D50.6151: SLED Gilbert School Safety Training Center Rehabilitation

Request: Establish Phase II Full Construction Budget to rehabilitate an existing school building into a training center for SLED use.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY25 (estimated at \$7,197,226)
Phase I Approval: April 2024 (estimated at \$1,762,300) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SLED FY24 Appropriated State, Proviso 118.19 (B)(46)(d), (Center for School Safety)	26,434		26,434	1,388,251	1,414,685
Other, SLED FY25 Appropriated State, Proviso 118.20 (B)(46)(c), (Center for School Safety and Targeted Violence)				7,197,226	7,197,226
All Sources	<u>26,434</u>		<u>26,434</u>	<u>8,585,477</u>	<u>8,611,911</u>

Summary of Work: The project will retrofit the former Gilbert Elementary School to create a multi-scenario active shooter training location. Some of the spaces will be turned into simulation space for law enforcement training needs. Other spaces will be modernized office space to support the training program and other related agencies. Meeting spaces will be created for training meetings. Support spaces such as bathrooms, janitors' closets, and kitchen areas are included as required to support the new use of the building. Overall security will be increased to include cameras, access control, and rekeying cored locks to create coordinated master key options. Painting, flooring, wall base and ceiling work will also be completed. Moisture intrusion at select areas will be addressed. The plumbing mechanical, fire protection and electrical systems will be upgraded as needed to support the new use of the building.

Rationale: The Gilbert Elementary School is a facility previously shuttered by Lexington District One. SLED provides active shooter training and associated educational activities to schools and other entities. Previously the agency has traveled to different locations to provide training. Per the agency, this methodology is inefficient, and the varying degree of facilities compromises the quality of the

training. SLED has entered a 20-year lease with an extension option with Lexington One to utilize this former elementary school as a training facility. This approach will allow for increased efficiency and provide a higher quality and more uniform level of training.

Facility Characteristics: Gilbert Elementary School is 115,657 square feet and was constructed in 1976 (48 years old). The portion of the facility to be renovated is 76,076 square feet. The facility will serve as the site for active shooter training for schools and other entities, provide conference space for meetings on related subject matters and provide office space for coordinating agencies. Approximately 10,000 individuals will utilize the facility annually.

Financial Impact: This phase of the project will be funded from Other, SLED FY24 Appropriated State (nonrecurring) (uncommitted balance \$2.33 million at October 3, 2024), and Other, FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$7.19 million at October 3, 2024). The project is expected to result in an increase of \$986,941 (year 1), \$1,036,288 (year 2), and \$1,088,102 (year 3), in annual operating expenditures.

Full Project Estimate: \$8,611,911 funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in December 2024 and completion of construction in October 2025.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project establish Phase II request.

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 SLED Gilbert School Safety Training Center Rehabilitation.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **October 8, 2024**

Regular Agenda

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. Subject:

The Citadel – Johnson Hagood Stadium East Stands Reconstruction

3. Summary Background Information:

Project: The Citadel
H09.9627: Johnson Hagood Stadium East Stands Reconstruction

Request: Establish Phase II Full Construction Budget to reconstruct the East Grandstands in the stadium.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$5,500,000)
Phase I Approval: December 2023 (estimated at \$5,500,000) (SFAA)
Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Gift	137,500		137,500	4,862,500	5,000,000
All Sources	<u>137,500</u>		<u>137,500</u>	<u>4,862,500</u>	<u>5,000,000</u>

Summary of Work: The project will remove the temporary bleachers, complete site and utility work, and install new stadium seating, a filming booth, and public restrooms. The seating capacity for the new East Grandstands will be for approximately 2,000 fans. The filming booth will be covered with TP roofing membrane system and will come with the minimum 20-year material and workmanship warranty.

Rationale: The former grandstands were demolished in 2017 due to structural, environmental and financial issues. One thousand temporary stands were erected in order to offer patrons a seating option on the east side of the stadium.

Facility Characteristics: The proposed Johnson Hagood Stadium East Grandstands will cover approximately +/- .86 acres (37,488 square feet of property). The footprint of the grandstands will be approximately 12,700 square feet. The press box/filming booth will be 324 square feet. The Men's toilet building will be 1,059 square feet and the and Women's toilet building will be 1,081 square feet. The constructed Grandstands will be used for Athletic events as well as other revenue generating events like concerts, productions and shows, and other fundraising events for the college. During the fall football season, the stadium hosts up to 16,000 spectators, players, coaches and staff.

Financial Impact: The project will be funded from Other, The Citadel Foundation Gift Funds (uncommitted balance \$4.86 million at September 6, 2024). The project is expected to result in an increase of \$48,250 (year 1), \$52,750 (year 2), and \$53,500 (year 3), in annual operating expenditures. No student fees or tuition will be

increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$5,000,000 funded by Gift Funds. Contract execution is expected in July 2025 and completion of construction in August 2026.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project establish Phase II request.

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 Johnson Hagood Stadium East Stands Reconstruction.

AGENCY: Joint Bond Review Committee

SUBJECT: Effects of Act 214 of 2024 on the Submission, Review, and Approval of Permanent Improvement Projects and Other Matters

On July 2, 2024, Governor McMaster signed into law Act 214 of 2024, which among other things amends the provisions of Chapter 47 of Title 2 (Joint Bond Review Committee) to refine the definitions of permanent improvement projects; exempt certain projects from the review of the Committee and approval by the State Fiscal Accountability Authority; delete the requirement of comment by the Commission on Higher Education on submissions of permanent improvements made by institutions of higher learning; clarify that gifts in kind are included in sources of funds for purposes of permanent improvements; increase the borrowing limitations imposed on athletic revenue bonds issued by certain institutions; increase the review threshold for certain leases; and repeal provisions relating to new construction at certain institutions.

Submission, Review, and Approval of Permanent Improvement Projects. Act 214 re-establishes the role of the State Fiscal Accountability Authority and supersedes certain policies and procedures that were adopted to facilitate the process of submission, review, and approval of permanent improvement projects following the division of responsibilities and resources between the Authority and the Department of Administration upon enactment of the South Carolina Restructuring Act of 2014, as follows.^{1, 2}

1. Agencies must submit to the State Fiscal Accountability Authority for each proposed project its description, justification, purposes, intended uses, estimated total costs, estimated future annual operating costs, impact on the five-year operating plan of the agency or institution, plan of funding, and priority.³
2. The Authority must forward each project proposal, justification statement, supporting documentation, and the Authority's recommendations on such projects to the Committee for its review and action.^{4, 5}
3. Following review by the Committee, the Authority must formally establish each permanent improvement project prior to any action taken by the agency or institution to implement, make expenditures, or contract for services.⁶

¹ Act 121 of 2014.

² Act 214 of 2024 provides no statutory role for the South Carolina Department of Administration in the submission, review, and approval processes. Prior to enactment of Act 214 of 2024 and following enactment of Act 121 of 2014, the Department of Administration has performed coordinating and other administrative responsibilities on behalf of the Authority. In addition to the foregoing, the Department of Administration had statutory authority to approve certain permanent improvements of \$1 million or less pursuant to SC Code Section 1-11-185, which has been superseded by the provisions of Act 214 of 2024. Act 214 provides no authority for the Authority to delegate any of its statutory responsibilities to the Department of Administration.

³ SC Code Section 2-47-40(A).

⁴ SC Code Section 2-47-40(B).

⁵ See footnote 2 above.

⁶ SC Code Section 2-47-50(B) excepts from these requirements funds previously authorized specifically for the project by the General Assembly and funds previously approved for the project by the Authority and reviewed by the Committee.

Because these provisions require submission to and a recommendation by the Authority prior to review of the Committee, Act 214 imposes two separate actions of the Fiscal Accountability Authority for each phase of project approval.

Thresholds of Review and Approval for Permanent Improvement Projects. Act 214 establishes new thresholds of review by the Committee and approval by the Authority of permanent improvement projects, generally as follows.

1. For state agencies, permanent improvement projects are subject to review by the Committee and approval by the Authority if the costs of the permanent improvements exceed \$250,000; except that acquisitions of land, buildings, and capital lease purchases of facility acquisitions or construction are subject to review by the Committee, regardless of cost.⁷
2. For public institutions of higher learning, permanent improvement projects are exempt from the submission, review, and approval process if the costs of the permanent improvements do not exceed \$10 million for research universities, or \$2.5 million for other public institutions of higher learning, subject to certain requirements for approval of the institution's governing board in a public session, and annual reporting to the Committee and the Authority. Acquisitions of land, buildings, and capital lease purchases of facility acquisitions or construction are subject to review by the Committee, regardless of cost.⁸

Because the provisions of SC Code Section 1-11-185 were superseded by the enactment of Act 214 of 2024, projects of \$1 million or less that were previously subject to approval only by the Department of Administration now require approval of the Authority if they exceed \$250,000.

Other Provisions. Act 214 includes certain provisions needing further statutory refinement.

1. Act 214 includes a provision as Section 2-47-52(E) to provide clarity in a former version of the bill that would have coordinated the roles of the Department of Administration and the Authority had the role of the Authority been eliminated. Inasmuch as Act 214 re-established the role of the Authority, this provision is now moot.
2. Act 214 includes a provision as Section 2-47-52(C) permitting agencies and institutions to advertise, interview, and engage the services of professional firms for architectural, engineering, planning, and design work to inform the project estimate prior to review by the Committee, provided the costs of those engagements do not exceed \$10 million for research universities, \$2.5 million for other public institutions of higher learning, or \$250,000 for all other agencies. These authorizations have the potential to permit expenditures exceeding the policy requirements for Phase I project authorizations, up to and including the full threshold of the review and approval exemptions for permanent improvements. These provisions likely are not intended to replace the Phase I working budgets to conduct due diligence and establish fully informed estimates of project costs at Phase II. This provision needs study for policy guidance or statutory clarification.

⁷ SC Code Section 2-47-52(A).

⁸ SC Code Section 2-47-52(B)

3. Act 214 limits the prerogatives of the Committee to establishment of reporting and other requirements, and excludes the prerogative of the Committee to authorize review of permanent improvements by staff at such levels as the Committee may determine are appropriate. Certain policies of the Committee are therefore superseded by the provisions of Act 214, including as examples authorizations to facilitate agency responses to emergencies and disaster declarations; reconstruction of roads and other improvements for the Departments of Natural Resources and Parks, Recreation and Tourism; advance applications for State Veterans Homes to qualify for federal funding; and other situations where review by the Committee is conditioned on receipt of subsequent information.

Recommendations for Committee Consideration. The Committee may wish to consider recommending further legislation that would:

1. Clarify the responsibilities for submission and recommendations of permanent improvement projects by the Department of Administration as they existed following enactment of the Restructuring Act of 2014 and prior to enactment of Act 214 of 2024;
2. Reinstate or establish new permanent improvement project approval thresholds for the Department of Administration and the Authority;
3. Re-evaluate certain provisions of Act 214 that may be moot, ambiguous, or in conflict with each other or the intent of the General Assembly; and
4. Establish an expectation that any legislation will solely address provisions promoting clarity and process efficiency, and not further accommodations for regulatory relief beyond that included within Act 214.

The Committee may wish to further consider directing staff to engage with the Department of Administration and the Authority as appropriate in the development of legislation consistent with these recommendations.

The Committee may also wish to consider, as an interim and temporary step, continuing the process of accepting submissions made by the Executive Budget Office of the Department of Administration, provided the Executive Director of the Authority acknowledges by letter that any submissions and recommendations they may include are being made solely to comply with the provisions of S.C. Code Section 2-47-40, and for the limited purpose of facilitating the ultimate and respective review and approval responsibilities of the Committee and the Authority.

In the absence of this interim accommodation, it will be necessary for employees of the Authority to compile and submit all of the project submissions and supporting documentation required by Section 2-47-40. The Committee may wish to establish a date certain by which any legislation must be enacted as a condition of granting this accommodation.

COMMITTEE ACTION:

Consider and provide guidance as appropriate.

ATTACHMENTS:

1. Act 214 of 2024.
2. Title 2, Chapter 47 of the South Carolina Code prior to enactment of Act 214 of 2024.

South Carolina General Assembly
125th Session, 2023-2024

A214, R239, S314

STATUS INFORMATION

General Bill

Sponsors: Senator Talley

Document Path: SEDU-0044DB23.docx

Introduced in the Senate on January 10, 2023

Introduced in the House on May 11, 2023

Last Amended on June 26, 2024

Currently residing in the Senate

Governor's Action: July 2, 2024, Signed

Summary: Higher Education Permanent Improvement Projects

HISTORY OF LEGISLATIVE ACTIONS

Date	Body	Action Description with journal page number
12/7/2022	Senate	Prefiled
12/7/2022	Senate	Referred to Committee on Education
1/10/2023	Senate	Introduced and read first time (Senate Journal-page 191)
1/10/2023	Senate	Referred to Committee on Education (Senate Journal-page 191)
2/9/2023		Scrivener's error corrected
2/14/2023	Senate	Committee report: Favorable with amendment Education (Senate Journal-page 6)
2/15/2023		Scrivener's error corrected
5/9/2023	Senate	Amended (Senate Journal-page 48)
5/9/2023	Senate	Read second time (Senate Journal-page 48)
5/9/2023	Senate	Roll call Ayes-44 Nays-0 (Senate Journal-page 48)
5/10/2023	Senate	Read third time and sent to House (Senate Journal-page 13)
5/11/2023		Scrivener's error corrected
5/11/2023	House	Introduced and read first time (House Journal-page 11)
5/11/2023	House	Referred to Committee on Ways and Means (House Journal-page 11)
4/25/2024	House	Committee report: Favorable with amendment Ways and Means (House Journal-page 21)
4/30/2024		Scrivener's error corrected
5/2/2024	House	Amended (House Journal-page 22)
5/2/2024	House	Read second time (House Journal-page 22)
5/2/2024	House	Roll call Yeas-104 Nays-0 (House Journal-page 29)
5/2/2024	House	Unanimous consent for third reading on next legislative day (House Journal-page 31)
5/3/2024	House	Read third time and returned to Senate with amendments (House Journal-page 2)
5/8/2024	Senate	House amendment amended (Senate Journal-page 181)
5/8/2024	Senate	Returned to House with amendments (Senate Journal-page 181)

5/9/2024	House	Non-concurrence in Senate amendment (House Journal-page 68)
5/9/2024	House	Roll call Yeas-0 Nays-106 (House Journal-page 69)
5/9/2024	Senate	Senate insists upon amendment and conference committee appointed Talley, Peeler, Setzler (Senate Journal-page 17)
5/9/2024	House	Conference committee appointed Ballentine, Cobb-Hunter, Taylor (House Journal-page 138)
6/26/2024	Senate	Conference report received and adopted (Senate Journal-page 31)
6/26/2024	Senate	Roll call Ayes-42 Nays-0 (Senate Journal-page 31)
6/26/2024	House	Conference report received and adopted
6/26/2024	House	Roll call Yeas-106 Nays-0
6/26/2024	House	Ordered enrolled for ratification
6/27/2024		Ratified R 239
7/2/2024		Signed By Governor
7/17/2024		Effective date 07/02/24
7/17/2024		Act No. 214

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(A214, R239, S314)

AN ACT TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY AMENDING SECTION 2-47-40, RELATING TO INFORMATION PROVIDED TO THE JOINT BOND REVIEW COMMITTEE, SO AS TO DELETE THE REQUIREMENT THAT THE COMMISSION ON HIGHER EDUCATION FORWARD AND COMMENT ON THE SUBMISSION OF INSTITUTIONS OF HIGHER LEARNING; TO AMEND SECTION 2-47-50, RELATING TO PERMANENT IMPROVEMENT PROJECTS, SO AS TO REVISE THE DEFINITION OF PERMANENT IMPROVEMENT PROJECT; BY ADDING SECTION 2-47-52 SO AS TO EXEMPT CERTAIN PROJECTS FROM BEING CONSIDERED A PERMANENT IMPROVEMENT PROJECT; BY AMENDING SECTION 2-47-55, RELATING TO THE COMPREHENSIVE PERMANENT IMPROVEMENT PLAN, SO AS TO DELETE A REPORTING PROVISION; BY AMENDING SECTION 2-47-56, RELATING TO GIFTS IN KIND FOR ARCHITECTURAL AND ENGINEERING SERVICES, SO AS TO DEFINE "SOURCE OF FUNDS"; BY AMENDING SECTION 59-119-940 AND ACT 518 OF 1980, BOTH RELATING TO BORROWING LIMITATIONS AT CERTAIN INSTITUTIONS, SO AS TO INCREASE THE LIMIT; BY AMENDING SECTION 1-11-55, RELATING TO LEASE AGREEMENTS, SO AS TO INCREASE THE LIMIT OF LEASE AGREEMENTS FOR CERTAIN INSTITUTIONS; AND BY REPEALING SECTION 59-103-110 RELATING TO THE APPROVAL OF NEW CONSTRUCTION AT CERTAIN INSTITUTIONS.

Be it enacted by the General Assembly of the State of South Carolina:

Direct reporting on permanent improvement project

SECTION 1. Section 2-47-40 of the S.C. Code is amended to read:

Section 2-47-40. (A) To assist the authority and the Joint Bond Review Committee in carrying out their respective responsibilities, any agency or institution requesting or receiving funds from any source for

use in the financing of any permanent improvement project, as a minimum, shall provide to the authority, in such form and at such times as the authority, after review by the committee, may prescribe:

- (1) a complete description of the proposed project;
- (2) a statement of justification for the proposed project;
- (3) a statement of the purposes and intended uses of the proposed project;
- (4) the estimated total cost of the proposed project;
- (5) an estimate of the additional future annual operating costs associated with the proposed project;
- (6) a statement of the expected impact of the proposed project on the five-year operating plan of the agency or institution proposing the project;
- (7) a proposed plan of funding for the project, specifically identifying funds proposed from sources other than capital improvement bond authorizations; and
- (8) the specification of the priority of each project among those proposed.

(B) The authority shall forward a copy of each project proposal and justification statement and supporting documentation received together with the authority's recommendations on such projects to the committee for its review and action.

(C) No provision in this section or elsewhere in this chapter, shall be construed to limit in any manner the prerogatives of the committee and the General Assembly with regard to recommending or authorizing permanent improvement projects and the funding such projects may require.

Permanent improvement project

SECTION 2. Section 2-47-50 of the S.C. Code is amended to read:

Section 2-47-50. (A) The authority shall establish formally each permanent improvement project before actions of any sort which implement the project in any way may be undertaken and no expenditure of any funds for any services or for any other project purpose contracted for, delivered, or otherwise provided prior to the date of the formal action of the authority to establish the project shall be approved. State agencies and institutions may advertise and interview for project architectural and engineering services for a pending project so long as the architectural and engineering contract is not awarded until after a state project number is assigned. After the committee has reviewed the form to be used to request the establishment of permanent improvement projects and has reviewed the time schedule for considering such requests as proposed by the authority, requests to establish permanent improvement projects shall be made in such form and at such times as the authority may require.

(B) Any proposal to finance all or any part of any project using any funds not previously authorized specifically for the project by the General Assembly or using any funds not previously approved for the project by the authority and reviewed by the committee shall be referred to the committee for review prior to approval by the authority.

(C) Any proposed revision of the scope or of the budget of an established permanent improvement project deemed by the authority to be substantial shall be referred to the committee for its review prior to any final action by the authority. In making their determinations regarding changes in project scope, the authority, and the committee shall utilize the permanent improvement project proposal and

justification statements, together with any supporting documentation, considered at the time the project was authorized or established originally. Any proposal to increase the budget of a previously approved project using any funds not previously approved for the project by the authority and reviewed by the committee shall in all cases be deemed to be a substantial revision of a project budget which shall be referred to the committee for review. The committee shall be advised promptly of all actions taken by the authority which approve revisions in the scope of or the budget of any previously established permanent improvement project not deemed substantial by the authority.

(D) For purposes of this chapter, a permanent improvement or a permanent improvement project is any improvement meeting the definition of a capital improvement under generally accepted accounting principles including, without limitation:

- (1) acquisition of land;
- (2) acquisition, as opposed to the construction, of buildings or other structures;
- (3) capital lease purchase of any facility acquisition or construction;
- (4) new construction;
- (5) work on existing facilities including their renovation, repair, maintenance, alteration, or demolition;
- (6) architectural and engineering and other types of planning and design work that is intended to result in a permanent improvement project; excluding, however, master plans and feasibility studies;
- (7) equipment that either becomes a permanent fixture of a facility or does not become permanent but is included in the construction contract; and
- (8) any project authorized by the General Assembly including, without limitation, any project funded by appropriated capital

improvement bond funds, capital reserve funds, state appropriated funds, or state infrastructure bond funds.

(E) Any capital improvement that meets the above definition must be established as a permanent improvement project in accordance with the provisions of this chapter, regardless of the source of funds.

Permanent improvement project limits

SECTION 3. Chapter 47, Title 2 of the S.C. Code is amended by adding:

Section 2-47-52. (A) For purposes of this chapter, except as provided in subsection (B), permanent improvement projects are subject to review by the committee and approval by the authority where the costs of the permanent improvements exceed two hundred fifty thousand dollars; provided, however, that acquisitions of land, buildings or other structures, and capital lease purchases of facility acquisitions or construction as defined in items (1), (2), and (3) of Section 2-47-50(D) are subject to review by the committee regardless of cost.

(B) For purposes of this chapter, permanent improvement projects proposed by public institutions of higher learning as defined in Section 59-103-5, including their related public service activities, are exempt from the requirements of Section 2-47-50 where the costs of the permanent improvements do not exceed ten million dollars for research universities as identified in Section 11-51-30(5) or two million five hundred thousand dollars for all other public institutions of higher learning so long as the institution's governing board votes to approve the project in a public session; provided, however, that acquisitions of land, buildings or other structures, and capital lease purchases of facility

acquisitions or construction as defined in items (1), (2), and (3) of Section 2-47-50(D) are subject to review by the committee regardless of cost. Institutions shall provide a report of projects approved by their governing boards pursuant to this subsection, and work on existing facilities including their renovation, repair, maintenance, alteration, or demolition, to the Joint Bond Review Committee and the State Fiscal Accountability Authority of the previous fiscal year's approved projects that meet the same criteria of this subsection by November fifteenth of each year.

(C) State agencies and institutions may advertise, interview, and engage the services of professional firms for architectural, engineering, planning, and design work as set forth in Section 2-47-50(D)(6) to inform the project estimate prior to the review of the committee; provided, however, that the costs of such engagements do not exceed ten million dollars for research universities as identified in Section 11-51-30(5), two million five hundred thousand dollars for all other public institutions of higher learning, or two hundred fifty thousand dollars for all other agencies subject to the provisions of this chapter.

(D) Notwithstanding any other provision of this section, the committee may establish reporting and other requirements.

(E) Where the funding for a proposed permanent improvement project includes proceeds from the issuance of bonds or other indebtedness, including any obligation for an agency or institution to make payments pursuant to a lease or other agreement securing indebtedness in connection with or on behalf of the permanent improvement project, approval of the permanent improvement project is the responsibility of the Department of Administration, and approval of the issuance of bonds, where required pursuant to the applicable bond enabling act, or other indebtedness in accordance with the provisions of this subsection,

is the responsibility of the State Fiscal Accountability Authority.

Comprehensive permanent improvement project, definition

SECTION 4. Section 2-47-55 and Section 2-47-56 are amended to read:

Section 2-47-55. All state agencies and institutions of higher learning responsible for providing and maintaining physical facilities are required to maintain a Comprehensive Permanent Improvement Plan (CPIP). The CPIP must include all of the agency's or institution's permanent improvement projects anticipated and proposed over the five succeeding years after submission. Agencies and institutions of higher learning must submit a CPIP to the Department of Administration by September first of each year. The department must compile the plans and submit a comprehensive statewide permanent improvement plan to the committee and the authority by January first of each year. The authority and the committee must approve the comprehensive statewide permanent improvement plan after submission and may develop policies and procedures to implement and accomplish the purposes of this section.

Section 2-47-56. For purposes of this chapter, the term "source of funds" includes, without limitation, gifts, gifts-in-kind, and donations; and when used as a financial resource to defray any cost of a permanent improvement project, the amount of the source of funds from such gifts, gifts-in-kind, and donations is the value of the gift, gift-in-kind, or donation. Each state agency and institution may accept gifts-in-kind for architectural and engineering services and construction following review by the committee or its designated staff in accordance with the provisions

of Section 2-47-52. Such gifts are exempt from the provisions of Section 11-35-10.

Bonds for athletic facilities

SECTION 5.A. Section 59-119-940 of the S.C. Code is amended to read:

Section 59-119-940. Upon receiving the approval of the State Fiscal Accountability Authority or the Department of Administration, as appropriate, and upon review by the Joint Bond Review Committee, the trustees may from time to time borrow such sums as necessary to accomplish the purpose of this article and to evidence such borrowings by bonds issued pursuant to this article in the aggregate principal amount as they determine, except that other provisions of this article to the contrary notwithstanding, there must not be outstanding at any time bonds issued pursuant to this article in the aggregate principal amount as they determine, except that other provisions of this article to the contrary notwithstanding, there must not be outstanding at any time bonds issued pursuant to this article in excess of five hundred million dollars.

B. SECTION 9D. of Act 518 of 1980, as last amended by Act 17 of 2007, is further amended to read:

D. May Issue Bonds.

Subject to obtaining the approval of the state board expressed by resolution duly adopted, the trustees are authorized to issue from time to time not exceeding five hundred million dollars of bonds for the purpose of acquiring, constructing, reconstructing, renovating, or equipping

athletic facilities and for the purpose of refunding any previous series of bonds authorized by this section. If the trustees, in authorizing the issuance of bonds pursuant to this section, prescribe by resolution that there must be on deposit in the Bond Reserve Fund certain sums at the time of the delivery of the bonds, the trustees are empowered to utilize a portion of the proceeds of any series of bonds issued pursuant to this section in order to meet the requirement.

Lease agreement

SECTION 6. Section 1-11-55(2) of the S.C. Code is amended to read:

(2) The Division of General Services of the Department of Administration is hereby designated as the single central broker for the leasing of real property for governmental bodies. No governmental body shall enter into any lease agreement or renew any existing lease except in accordance with the provisions of this section. However, a technical college, with the approval by the State Board for Technical and Comprehensive Education, and a public institution of higher learning, may enter into any lease agreement or renew any lease agreement up to two hundred thousand dollars annually for each property or facility.

Repeal

SECTION 7. Section 59-103-110 of the S.C. Code is repealed.

Savings

SECTION 8. The repeal or amendment by this act of any law, whether

temporary or permanent or civil or criminal, does not affect pending actions, rights, duties, or liabilities founded thereon, or alter, discharge, release or extinguish any penalty, forfeiture, or liability incurred under the repealed or amended law, unless the repealed or amended provision shall so expressly provide. After the effective date of this act, all laws repealed or amended by this act must be taken and treated as remaining in full force and effect for the purpose of sustaining any pending or vested right, civil action, special proceeding, criminal prosecution, or appeal existing as of the effective date of this act, and for the enforcement of rights, duties, penalties, forfeitures, and liabilities as they stood under the repealed or amended laws.

Time effective

SECTION 9. This act takes effect upon approval by the Governor.

Ratified the 27th day of June, 2024.

Approved the 2nd day of July, 2024.

CHAPTER 47
Joint Bond Review Committee

CROSS REFERENCES

Additional powers of the Department of Administration, permanent improvement projects, regulations, goods and services to promote efficient and economical operations, see Section 1-11-185.

SECTION 2-47-10. Declaration of legislative findings.

The General Assembly finds that a need exists for careful planning of permanent improvements and of the utilization of state general obligation and institutional bond authority in order to ensure the continued favorable bond credit rating our State has historically enjoyed. It further finds that the responsibility for management of these matters is properly placed upon the legislative and executive branches of government. It is the purpose of this chapter to further ensure the proper legislative and executive response in the fulfillment of this responsibility.

HISTORY: 1976 Act No. 761, Section 1; 1979 Act No. 194, Part I, Section 10; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 18.B, in the second sentence, substituted "legislative and executive branches of government" for "General Assembly by our State Constitution"; in the third sentence, substituted "chapter" for "resolution", and inserted "and executive" following "proper legislative"; and made other nonsubstantive changes.

SECTION 2-47-20. Joint Bond Review Committee created; membership; expenses and assistance.

There is hereby created a six member joint committee of the General Assembly to be known as the Joint Bond Review Committee to study and monitor policies and procedures relating to the approval of permanent improvement projects and to the issuance of state general obligation and institutional bonds; to evaluate the effect of current and past policies on the bond credit rating of the State; and provide advisory assistance in the establishment of future capital management policies. Three members shall be appointed from the Senate Finance Committee by the chairman thereof and three from the Ways and Means Committee of the House of Representatives by the chairman of that committee corresponding to the terms for which they are elected to the General Assembly. The committee shall elect officers of the committee, but any person so elected may succeed himself if elected to do so.

The expenses of the committee shall be paid from approved accounts of both houses. The Legislative Council and all other legislative staff organizations shall provide such assistance as the joint committee may request.

HISTORY: 1976 Act No. 761, Section 2; 1979 Act No. 194, Part I, Section 10; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 18.B, in the first undesignated paragraph, substituted "corresponding" for "Terms of members of the committee shall correspond"; and made other nonsubstantive changes.

CROSS REFERENCES

Authority of the trustees of the Medical University of South Carolina to issue bonds after review by the Bond Review Committee, see Section 59-123-220.

Issuance of revenue bonds by trustees of Medical University of South Carolina for student and faculty housing facilities, see Sections 59-123-210 et seq.

Review of agreements regarding parking facilities for the College of Charleston, see Section 59-131-10.

SECTION 2-47-25. Additional committee members to be appointed.

In addition to the members provided for by Section 2-47-20, two additional members shall be appointed by the Chairman of the Ways and Means Committee of the House of Representatives from the membership

of that body. Two additional members shall be appointed by the Chairman of the Finance Committee of the Senate from the membership of the Senate. Members shall serve the same terms as the members of the committee provided for in Section 2-47-20.

HISTORY: 1981 Act No. 179, Section 14; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.
Effect of Amendment

2014 Act No. 121, Section 18.B, made nonsubstantive changes.

SECTION 2-47-30. Powers and duties.

The committee is specifically charged with, but not limited to, the following responsibilities:

(1) to review, prior to approval by the State Fiscal Accountability Authority, the establishment of any permanent improvement project and the source of funds for any such project not previously authorized specifically by the General Assembly;

(2) to study the amount and nature of existing general obligation and institutional bond obligations and the capability of the State to fulfill such obligations based on current and projected revenues;

(3) to recommend priorities of future bond issuance based on the social and economic needs of the State;

(4) to recommend prudent limitations of bond obligations related to present and future revenue estimates;

(5) to consult with independent bond counsel and other nonlegislative authorities on such matters and with fiscal officials of other states to gain in-depth knowledge of capital management and assist in the formulation of short- and long-term recommendations for the General Assembly;

(6) to carry out all of the above assigned responsibilities in consultation and cooperation with the executive branch of government and the authority;

(7) to report its findings and recommendations to the General Assembly annually or more frequently if deemed advisable by the committee.

HISTORY: 1976 Act No. 761, Section 3; 1979 Act No. 194, Part I, Section 10; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 18.B, in subsection (1), substituted "State Fiscal Accountability Authority" for "Budget and Control Board"; in subsection (6), substituted "authority" for "Budget and Control Board"; and made other nonsubstantive changes.

CROSS REFERENCES

Responsibilities provided in this section applicable to Joint Bond Review Committee with respect to the South Carolina Infrastructure Facilities Authority Act, see Section 11-40-90.

SECTION 2-47-35. Establishment of funding priorities.

No project authorized in whole or in part for capital improvement bond funding under the provisions of Act 1377 of 1968, as amended, may be implemented until funds can be made available and until the Joint Bond Review Committee, in consultation with the authority, establishes priorities for the funding of the projects. The Joint Bond Review Committee shall report its priorities to the members of the General Assembly within thirty days of the establishment of the funding priorities.

HISTORY: 1986 Act No. 547, Section 3; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.
Effect of Amendment

2014 Act No. 121, Section 18.B, substituted "authority" for "Budget and Control Board".

SECTION 2-47-40. Information to be furnished by agencies and institutions.

(A) To assist the authority and the Joint Bond Review Committee in carrying out their respective responsibilities, any agency or institution requesting or receiving funds from any source for use in the financing of any permanent improvement project, as a minimum, shall provide to the authority, in such form and at such times as the authority, after review by the committee, may prescribe:

- (1) a complete description of the proposed project;
- (2) a statement of justification for the proposed project;
- (3) a statement of the purposes and intended uses of the proposed project;
- (4) the estimated total cost of the proposed project;
- (5) an estimate of the additional future annual operating costs associated with the proposed project;
- (6) a statement of the expected impact of the proposed project on the five-year operating plan of the agency or institution proposing the project;
- (7) a proposed plan of financing the project, specifically identifying funds proposed from sources other than capital improvement bond authorizations; and
- (8) the specification of the priority of each project among those proposed.

(B) All institutions of higher learning shall submit permanent improvement project proposal and justification statements to the authority, through the Commission on Higher Education, which shall forward all such statements and all supporting documentation received to the authority together with its comments and recommendations. The recommendations of the Commission on Higher Education, among other things, shall include all of the permanent improvement projects requested by the several institutions listed in the order of priority deemed appropriate by the Commission on Higher Education without regard to the sources of funds proposed for the financing of the projects requested.

The authority shall forward a copy of each project proposal and justification statement and supporting documentation received together with the authority's recommendations on such projects to the committee for its review and action. The recommendations of the Commission on Higher Education shall be included in the materials forwarded to the committee by the authority.

(C) No provision in this section or elsewhere in this chapter, shall be construed to limit in any manner the prerogatives of the committee and the General Assembly with regard to recommending or authorizing permanent improvement projects and the funding such projects may require.

HISTORY: 1980 Act No. 518, Section 11; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.
Effect of Amendment

2014 Act No. 121, Section 18.B, added the subsection designators; in subsection (A), substituted "authority" for "State Budget and Control Board (the Board)", deleted "(the Committee)" following "Joint Bond Review Committee", twice substituted "authority" for "Board", and set out the subparagraphs (1) through (8), which formerly were not set out as separate paragraphs; in subsection (B) and the following undesignated paragraph, substituted "authority" for "Board" throughout; and made other nonsubstantive changes.

CROSS REFERENCES

Midlands Technical College Enterprise Campus Authority, lease agreements for construction and use of campus facilities, see Section 59-53-1784.

SECTION 2-47-50. Establishment of permanent improvement projects by authority; review of proposed revisions; "permanent improvement project" defined.

(A) The authority shall establish formally each permanent improvement project before actions of any sort which implement the project in any way may be undertaken and no expenditure of any funds for any services or for any other project purpose contracted for, delivered, or otherwise provided prior to the date of the formal action of the authority to establish the project shall be approved. State agencies and institutions may advertise and interview for project architectural and engineering services for a pending project so long as the architectural and engineering contract is not awarded until after a state project number is assigned. After the committee has reviewed the form to be used to request the establishment of permanent improvement projects and has reviewed the time schedule for considering such requests as proposed by the authority, requests to establish permanent improvement projects shall be made in such form and at such times as the authority may require.

(B) Any proposal to finance all or any part of any project using any funds not previously authorized specifically for the project by the General Assembly or using any funds not previously approved for the

project by the authority and reviewed by the committee shall be referred to the committee for review prior to approval by the authority.

(C) Any proposed revision of the scope or of the budget of an established permanent improvement project deemed by the authority to be substantial shall be referred to the committee for its review prior to any final action by the authority. In making their determinations regarding changes in project scope, the authority, and the committee shall utilize the permanent improvement project proposal and justification statements, together with any supporting documentation, considered at the time the project was authorized or established originally. Any proposal to increase the budget of a previously approved project using any funds not previously approved for the project by the authority and reviewed by the committee shall in all cases be deemed to be a substantial revision of a project budget which shall be referred to the committee for review. The committee shall be advised promptly of all actions taken by the authority which approve revisions in the scope of or the budget of any previously established permanent improvement project not deemed substantial by the authority.

(D) For purposes of this chapter, with regard to all institutions of higher learning, permanent improvement project is defined as:

(1) acquisition of land, regardless of cost, with staff level review of the committee and the State Fiscal Accountability Authority, up to two hundred fifty thousand dollars;

(2) acquisition, as opposed to the construction, of buildings or other structures, regardless of cost, with staff level review of the committee and the State Fiscal Accountability Authority, up to two hundred fifty thousand dollars;

(3) work on existing facilities for any given project including their renovation, repair, maintenance, alteration, or demolition in those instances in which the total cost of all work involved is one million dollars or more;

(4) architectural and engineering and other types of planning and design work, regardless of cost, which is intended to result in a permanent improvement project. Master plans and feasibility studies are not permanent improvement projects and are not to be included;

(5) capital lease purchase of a facility acquisition or construction in which the total cost is one million dollars or more;

(6) equipment that either becomes a permanent fixture of a facility or does not become permanent but is included in the construction contract shall be included as a part of a project in which the total cost is one million dollars or more; and

(7) new construction of a facility that exceeds a total cost of five hundred thousand dollars.

(E) Any permanent improvement project that meets the above definition must become a project, regardless of the source of funds. However, an institution of higher learning that has been authorized or appropriated capital improvement bond funds, capital reserve funds or state appropriated funds, or state infrastructure bond funds by the General Assembly for capital improvements shall process a permanent improvement project, regardless of the amount.

(F) For purposes of establishing permanent improvement projects, Clemson University Public Service Activities (Clemson-PSA) and South Carolina State University Public Service Activities (SC State-PSA) are subject to the provisions of this chapter.

HISTORY: 1980 Act No. 518, Section 11; 1993 Act No. 178, Section 4; 2004 Act No. 187, Section 10, eff March 17, 2004; 2005 Act No. 143, Section 3, eff June 7, 2005; 2011 Act No. 74, Pt IV, Section 4, eff August 1, 2011; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.

Effect of Amendment

The 2004 amendment added the fourth undesignated paragraph containing items (1) through (6) and the fifth undesignated paragraph relating to the status of projects that meet the definition of permanent improvement project.

The 2005 amendment reprinted the fourth and fifth undesignated paragraphs no apparent change.

The 2011 amendment, in the fourth undesignated paragraph, in subparagraph (1), inserted ", with staff level review of the committee and the Budget and Control Board, Capital Budget Office, up to two hundred fifty

thousand dollars", in subparagraph (2), inserted ", with staff level review of the committee and the Budget and Control Board, Capital Budget Office, up to two hundred fifty thousand dollars", in subparagraph (3), deleted "construction of additional facilities and" from the beginning, and substituted "one million" for "five hundred thousand", in subparagraph (5), substituted "in which the total cost is one million dollars or more;" for "and", in subparagraph (6), added "in which the total cost is one million dollars or more; and", and added subparagraph (7); and added the last undesignated paragraph relating to Clemson-PSA and SC State-PSA.

2014 Act No. 121, Section 18.B, added the subsection designators; substituted "authority" for "board" throughout; and in subsections (D)(1) and (D)(2), substituted "State Fiscal Accountability Authority" for "Budget and Control Board, Capital Budget Office".

Attorney General's Opinions

Capital improvement bond proceeds may be used to abate asbestos in or to remove asbestos from any dormitory facilities of any State institution of higher learning, provided that appropriate financial arrangements are made with that State institution receiving the funds as mandated by the current proviso.

1987 S.C. Op.Atty.Gen. No. 87-18, p 59.

NOTES OF DECISIONS

Validity 1

1. Validity

Section of legislation commonly referred to as the "Life Sciences Act" requiring the State Budget and Control Board to formally establish each permanent improvement project before any actions could be taken to implement such a project, although conceivably related to Act, was too remote to be deemed part of the one subject expressed in Act and, thus, would be stricken. *Sloan v. Wilkins* (S.C. 2005) 362 S.C. 430, 608 S.E.2d 579.

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

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

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

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

Effect of Amendment

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

SECTION 2-47-56. Acceptance of gifts-in-kind for architectural and engineering services.

Each state agency and institution may accept gifts-in-kind for architectural and engineering services and construction of a value less than two hundred fifty thousand dollars with the approval of the Commission of Higher Education or its designated staff, the director of the department, and the Joint Bond Review Committee or its designated staff. No other approvals or procedural requirements, including the provisions of Section 11-35-10, may be imposed on the acceptance of such gifts.

HISTORY: 1993 Act No. 178, Section 6; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.
Effect of Amendment

2014 Act No. 121, Section 18.B, substituted "director of the department" for "Director of the Division of General Services".

SECTION 2-47-60. Joint Bond Review Committee to regulate starting date of certain highway projects.

The Joint Bond Review Committee is hereby authorized and directed to regulate the starting date of the various projects approved for funding through the issuance of state highway bonds so as to ensure that the sources of revenue for debt service on such bonds shall be sufficient during the current fiscal year.

HISTORY: 1993 Act No. 181, Section 32; 2014 Act No. 121 (S.22), Pt VII, Section 18.B, eff July 1, 2015.
Effect of Amendment

2014 Act No. 121, Section 18.B, reenacted the section with no apparent changes.

AGENCY: South Carolina Department of Disabilities and Special Needs

SUBJECT: Regional Centers Condition Assessments and Renovation Plan

Proviso 36.14 of the Fiscal Year 2024-25 Appropriations Act directs the South Carolina Department of Disabilities and Special Needs to engage the services of one or more professional firms qualified to conduct facility condition assessments at each of the Department's Regional Centers and provide a comprehensive plan with recommendations for their renovation, construction, reconstruction, or demolition.

The assessment and recommendations must be made on a building-by-building or facility-by-facility basis and focused particularly on buildings and facilities used in the housing, care, and support of residents of the Centers. The assessments and recommendations must include for each building or facility a scope of work, approximate time for completion, an informed estimate of its cost, and the sources of funding proposed to defray costs of the comprehensive plan.

The Department may utilize any available sources of funding not otherwise committed or obligated, including particularly without limitation funding available pursuant to the Families First Coronavirus Response Act of 2020. Each building or facility included within the comprehensive plan must be prioritized, with a general explanation of the rationale for its priority.

The comprehensive plan is to be first implemented at the Coastal Regional Facility as a pilot undertaking; thereafter, implementation must be undertaken at each Regional Center as resources are available. The Department may consult with other state agencies whose responsibilities include housing, care, and support of individuals in a medical or residential setting, and may leverage any resources of those agencies to facilitate the intent of the proviso. The Proviso further provides for the South Carolina Department of Administration, the Office of State Engineer, and the Office of Materials Management of the State Fiscal Accountability Authority to assist the Department in procuring the necessary contracts and services to expedite the implementation of the plan.

The comprehensive plan must be submitted to the Joint Bond Review Committee for review and comment prior to implementation, and the Department must provide periodic reports to the Committee at such times and in such form and substance as may be prescribed by the Committee.

Responsive to these requirements, the Department has provided its Comprehensive Regional Center Renovation Plan for consideration by the Committee in accordance with the Proviso.

The Plan identifies approximately \$154 million in total expenses of the Plan, with cost estimates determined for each of the Regional Centers. The Plan focuses on client services by prioritizing expenditures for residential and program areas, with lower priorities assigned to expenditures for administrative areas and costs of demolition. The Plan is comprehensive and includes a building-by-building assessment of work at each Regional Center, and includes projected start dates with construction duration for each building.

The Plan identifies \$95 million in funding to support the Plan, consisting of \$73 million in non-recurring Families First Coronavirus Response Act funds, and \$22 million in non-recurring funds earmarked for renovations from Social Security income payments of residents of the Regional Centers supplementing uncovered portions of room and board, as permitted pursuant to the South Carolina Medicaid State Plan.

Accordingly, the Plan reflects a present funding deficiency of approximately \$60 million to complete renovations at all Centers for all priorities, and a funding deficiency of approximately \$13 million to complete renovations at all centers for priorities 1 and 2.

Following consultation with the South Carolina Office of State Engineer, the Department has retained one architectural firm and contractor for each Regional Center. Moreover, the Department has hired a Construction Manager with over 40 years of experience to provide guidance on construction planning and scheduling, vendor and materials management, and budget analysis. The Department will continue working closely with the State Engineer for guidance in procurement, and engagement of project managers and construction firms.

The Department has committed to periodically apprise the Committee of its progress and seek comments and guidance throughout implementation of the Plan.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated September 17, 2024, of Ms. Constance Holloway, Director, South Carolina Department of Disabilities and Special Needs.
2. 2024 Comprehensive Regional Center Renovation Plan.
3. Regional Center Campus Maps.

Constance Holloway, Esq.
State Director
Carolyn Benzon
General Counsel
Janet Brock Priest
Associate State Director
Operations
Lori Manos
Associate State Director
Policy
Mary Long
Interim Chief Financial Officer
Greg Meetze
Chief Information Officer



COMMISSION
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Gary Kocher, M.D.
Secretary
Barry D. Malphrus
David L. Thomas

September 17, 2024

F. Richard Harmon, Jr.
Director of Research
Joint Bond Review Committee ("JBRC")
312 Gressette Senate Office Building
Capitol Complex
Columbia, South Carolina 29201

Dear Mr. Harmon:

In accordance with Proviso 36.14, the Department of Disabilities and Special Needs ("DDSN") hereby submits the Comprehensive Regional Center Renovation Plan ("Renovation Plan") to you for presentation at the October 8, 2024, JBRC meeting. The Renovation Plan includes background information on the need for renovations, as well as a comprehensive assessment of the specific plans for each Regional Center. DDSN respectfully requests that the full committee support and vote for approval of the Renovation Plan. If approved, DDSN commits to keeping the JBRC apprised of its progress and welcomes any comments or feedback from the JBRC throughout the implementation of the Renovation Plan.

Please do not hesitate to contact me if additional information is needed. I look forward to speaking with you on this matter in the near future.

Sincerely,

A handwritten signature in blue ink that reads "Constance Holloway". The signature is fluid and cursive, with a long, sweeping underline.

Constance Holloway
State Director

Enclosure



2024 Comprehensive Regional Center Renovation Plan



South Carolina
Department of Disabilities
and Special Needs

[DDSN.SC.GOV](https://ddsn.sc.gov)

Project Background and Summary

The South Carolina Department of Disabilities and Special Needs (“DDSN”) is committed to providing the very best services to assist all individuals with disabilities and their families in South Carolina. Since its establishment in 1968, DDSN has offered care and housing to South Carolina’s most vulnerable adults. The State’s leadership has recognized the importance of DDSN providing care and housing for individuals with intellectual disabilities for almost sixty (60) years and believes in a strong commitment to continuing these services well into the future.

Since the late 1960s and early 1970s, DDSN has owned and operated four Regional Centers. These Regional Centers are also known as Intermediate Care Facilities for Individuals with Intellectual Disabilities (“ICF/IID”) and are supported through a federal partnership with Medicaid. DDSN Regional Centers are spread across the state, including: Coastal Center in Summerville; Midlands Center in Columbia; Pee Dee Center in Florence; and Whitten Center in Clinton. Additionally, there is a smaller facility, Saleeby Center, located in Hartsville, which serves DDSN’s most medically fragile individuals. For reporting purposes, Saleeby Center and Pee Dee Center are combined.

Throughout the years, priorities have changed for the federal government, impacting the need for ICF/IIDs. Most significantly, the federal government sought to diminish the use of “institutional” settings, in favor of more “community” settings, for individuals with intellectual disabilities. This change was based on a 1999 Supreme Court case (*Olmstead v. L.C.*, 527 U.S. 581 (1999)), as well as, the Home and Community Based Services (“HCBS”) Settings Final Rule from 2016. DDSN joined in the effort of de-institutionalizing individuals with intellectual disabilities, with leadership focusing on community residential settings and services. The side effect of this focus was fewer upgrades and renovations at the Regional Centers. Ultimately, the Regional Centers were only repaired on an as-needed basis to keep them operational with no comprehensive structural improvements made in at least 40 to 50 years. Of greatest concern are the aging HVAC, fire, and electrical systems. DDSN’s upmost priority is the safety and well-being of individuals with disabilities, especially those who are medically fragile. Therefore, DDSN believes a holistic approach to upgrading each and every building at the Regional Centers is necessary to ensure the residents are living in a safe, comfortable, and healthy environment.

While DDSN leadership still strongly supports community settings, they also understand there will likely always be a need for ICF/IIDs, as part of a continuum of care for individuals with intellectual disabilities. In acknowledging this need, DDSN completed a Strategic Plan for the agency, which created several five-year goals, including one goal entitled, “Establishing the DDSN Regional Centers as Centers of Excellence in Specialized Care.” To achieve this goal, DDSN leadership determined modernization and structural renovations are required for all Regional Centers.

Accordingly, DDSN began planning for renovations by first identifying available funds to finance the project. DDSN intends to utilize \$73 million dollars in non-recurring funds which the agency received as a part of the Families First Coronavirus Response Act (“FFCRA”) (Pub. L. 116-127, § 6008). The FFCRA temporarily increased the federal medical assistance percentage (“FMAP”) to help states deal with the impact of the COVID-19 public health emergency. There were no

restrictions placed on the funds due to their temporary status and due to the fact that they were only made available for Medicaid programs, which was confirmed by leadership at the South Carolina Department of Health and Human Services. Additionally, DDSN has another \$22 million dollars in non-recurring funds earmarked for the renovations from Social Security income payments of individuals residing at the Regional Centers to supplement for the non-covered portions of room and board charges as allowed pursuant to the South Carolina Medicaid State Plan (Attachment 4.19-D, page 24). DDSN believes the best use of this collective \$95 million dollars is to provide newer, cleaner, and safer homes for South Carolina’s most vulnerable population receiving housing and care services from DDSN.

In addition to the funds outlined above, Proviso 36.14 was also successfully passed as part of the 2024-2025 General Appropriations Bill. Proviso 36.14 allows DDSN to conduct assessments of all Regional Centers, develop a comprehensive renovation plan, and then present the plan to the Joint Bond Review Committee (“JBRC”). This comprehensive renovation plan will provide a detailed layout of all the necessary upgrades at each Regional Center, building by building, including upgrades, demolition, and new structures.

DDSN will implement the Regional Center Renovation Plan using a phased approach. Upon approval by the JBRC, DDSN will immediately begin work on Phase 1, the renovation of two vacant dormitories at Coastal Center, Highlands 110 and Hillside 620. Once the upfit of these two dormitories is complete, they will serve as transitional housing for those individuals whose residences are undergoing construction as part of Phase 2.

Phase 2 includes the design and construction of residential and program areas at the Coastal, Pee Dee, Whitten and Midlands Centers. It will also include a campus-wide fiber optic redesign project necessary to replace the outdated, failing, and fragile multi-mode fiber optic network with a new single-mode fiber optic network.

After consultation with the Office of the State Engineer, DDSN is electing to retain one architectural firm and contractor per Regional Center. DDSN will renovate vacant dormitories first, which will serve as transitional housing, and proceed building by building until the overhaul and upfit of all residential spaces is complete. DDSN plans to simultaneously renovate program areas in accordance with priorities noted by each Regional Center’s facility administrator.

After securing the funding necessary for Priorities 3 and 4, DDSN will proceed with the design and construction of administrative buildings and demolition of closed facilities. The table below summarizes estimated construction cost by priority for each of the Regional Centers.

Priority	Coastal Center	Midlands Center	Pee Dee Center	Whitten Center	Total
1 – Residential	\$22,484,617	\$16,383,613	\$27,536,498	\$16,105,064	\$82,509,792
2 – Program Areas	8,345,991	3,886,705	8,252,926	4,869,317	25,354,939
3 – Administrative	5,799,481	12,984,102	16,872,368	8,064,535	43,720,486
4 – Demolition	145,000	-	-	2,117,349	2,262,349
Total	\$36,775,089	\$33,254,420	\$52,661,792	\$31,156,265	\$153,847,566

For detailed information regarding scope of work, estimated construction costs and time, please refer to the attached renovation plans for each Regional Center.

DDSN recently hired a Construction Manager with over forty (40) years of experience to provide guidance on construction planning and scheduling, vendor and materials management, and budget analysis. The Construction Manager will serve as a liaison to architects and contractors at each Regional Center. Additionally, DDSN will continue to work closely with the South Carolina Office of the State Engineer to receive guidance on solicitations for project managers and construction firms to successfully complete all renovations.

DDSN is grateful to the General Assembly for allowing the agency to use funds, pass the proviso, and ultimately move forward with much-needed renovations. DDSN would like to specifically recognize the efforts of Senator Sean M. Bennett from Dorchester County, District 28, the members of the JBRC, as well as Rick Harmon, Director of Research. Once completed, these renovations will provide improved quality of housing for current Regional Centers residents and allow DDSN to expand the capacity of individuals served at the Regional Centers, truly changing the lives of many South Carolinians. Finally, and most significant, DDSN will have achieved its goal in making South Carolina Regional Centers “Centers of Excellence in Specialized Care.” DDSN is committed to the success of this renovation project, which reaffirms its commitment to all those the agency serves.



Coastal Center Renovation Plan

Comprehensive Regional Center Renovation Plan



South Carolina
Department of Disabilities
and Special Needs

Coastal Center Renovation Plan



The Coastal Center (formerly the South Carolina Retarded Children's Habilitation Center), which opened in 1970, is a 306.48-acre property with twenty-nine (29) buildings located in Summerville. As of September 16, 2024, one hundred twenty-four (124) individuals were living and cared for at the Coastal Center. DDSN engaged Caplea Coe Architects, Inc. to prepare a Buildings Condition Assessment to determine repair and maintenance needs for the Coastal Center's buildings. Findings and results from their September 4, 2024, report were prioritized by DDSN and summarized below.

PRIORITY 1 - Residential

Building Name: Highlands 110 Vacant, 16-bed dormitory					Asset Number: 4004
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$70,902	2025	6 Months	Overall building condition reported as good. Building is currently vacant, which will allow for it to serve as transitional housing for residents of dorms undergoing renovation. Upon completion of all dormitory renovations, building will create additional capacity to serve individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	93,350				
Structural	39,390				
Interior Renovations	759,336				
Demolition/Hazardous Material	105,200				
Mechanical/HVAC/EMS	56,394				
Electrical	110,613				
Plumbing	826,528				
Life Safety Systems	-				
Design Fees 11%	226,788				
Construction Contingency 5%	103,086				
Total	\$2,391,587				

Building Name: Hillside 620 Vacant, 16-bed dormitory					Asset Number: 4011
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2025	6 Months	Overall building condition reported as good. Building is currently vacant, which will allow for it to serve as transitional housing for residents of dorms undergoing renovation. Upon completion of all dormitory renovations, building will create additional capacity to serve individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$353,385				
Structural	11,254				
Interior Renovations	258,274				
Demolition/Hazardous Material	28,992				
Mechanical/HVAC/EMS	316,893				
Electrical	56,637				
Plumbing	618,084				
Life Safety Systems	-				
Design Fees 11%	180,787				
Construction Contingency 5%	82,176				
Total	\$1,906,482				

Building Name: Highlands 310 18-bed dormitory					Asset Number: 4007
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$1,674	2025	6 Months	Overall building condition reported as good. Building serves as home to 17 individuals. Construction would begin after completion of Highlands 110/Hillside 620. Residents would relocate temporarily to recently renovated dormitories while renovations to their building are completed.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	131,799				
Structural	39,390				
Interior Renovations	801,087				
Demolition/Hazardous Material	77,546				
Mechanical/HVAC/EMS	56,541				
Electrical	186,710				
Plumbing	826,741				
Life Safety Systems	176,329				
Design Fees 11%	252,760				
Construction Contingency 5%	114,891				
Total	\$2,665,468				

Building Name: Hillside 220 16-bed dormitory					Asset Number: 4012
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2025	6 Months	Overall building condition reported as good. Building serves as emergency back-up for a number of events to include COVID-19 isolation and transitional housing for building repairs and renovation. Building currently serves as home to 15 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$400,683				
Structural	11,254				
Interior Renovations	273,439				
Demolition/Hazardous Material	58,519				
Mechanical/HVAC/EMS	350,963				
Electrical	111,559				
Plumbing	553,410				
Life Safety Systems	-				
Design Fees 11%	193,581				
Construction Contingency 5%	87,991				
Total	\$2,041,399				

Building Name: Highlands 710 16-bed dormitory					Asset Number: 4041
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	6 Months	Overall building condition is good. Mechanical, electrical, and plumbing ("MEP") systems require update, and interior and exterior finishes are deteriorated and dated. Building is home to 16 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$31,693				
Structural	19,695				
Interior Renovations	432,289				
Demolition/Hazardous Material	29,455				
Mechanical/HVAC/EMS	935				
Electrical	4,870				
Plumbing	300,000				
Life Safety Systems	-				
Design Fees 11%	90,083				
Construction Contingency 5%	40,947				
Total	\$949,967				

Building Name: Highlands 810 16-bed dormitory					Asset Number: 4042
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	6 Months	Building is home to 13 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$32,815				
Structural	25,322				
Interior Renovations	426,773				
Demolition/Hazardous Material	29,395				
Mechanical/HVAC/EMS	746				
Electrical	4,870				
Plumbing	300,000				
Life Safety Systems	-				
Design Fees 11%	90,191				
Construction Contingency 5%	40,996				
Total	\$951,108				

Building Name: Highlands 910 16-bed dormitory					Asset Number: 4043
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	3 months	Overall building condition is good. American National Standards Institute ("ANSI")/Americans with Disabilities Act ("ADA") upgrades required. MEP systems to be replaced. Building is home to 14 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$38,245				
Structural	19,695				
Interior Renovations	421,412				
Demolition/Hazardous Material	29,602				
Mechanical/HVAC/EMS	3,036				
Electrical	4,870				
Plumbing	300,000				
Life Safety Systems	-				
Design Fees 11%	89,855				
Construction Contingency 5%	40,843				
Total	\$947,558				

Building Name: Hillside 520 16-bed dormitory					Asset Number: 4014
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$305,040	2026	6 Months	Overall building condition is good. MEP systems should be upgraded. Interior and exterior finishes should be repaired or upgraded as many are deteriorated or dated. Building is home to 14 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	50,796				
Structural	11,254				
Interior Renovations	295,732				
Demolition/Hazardous Material	29,643				
Mechanical/HVAC/EMS	-				
Electrical	72,655				
Plumbing	482,067				
Life Safety Systems	-				
Design Fees 11%	137,191				
Construction Contingency 5%	62,359				
Total	\$1,446,737				

Building Name: Highlands 510 Building Use: Residential/Administration					Asset Number: 4002
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	6 Months	Building includes two multi-bed wards, isolation rooms, residences, and office space. Overall building condition is good. MEP systems should be upgraded. Interior and exterior finishes should be repaired or upgraded as many are deteriorated or dated. Building is home to 17 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$128,024				
Structural	25,322				
Interior Renovations	1,348,768				
Demolition/Hazardous Material	156,458				
Mechanical/HVAC/EMS	28,828				
Electrical	354,965				
Plumbing	711,314				
Life Safety Systems	-				
Design Fees 11%	302,905				
Construction Contingency 5%	137,684				
Total	\$3,194,268				

Building Name: Hillside 320 9-bed dormitory					Asset Number: 4015
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$307,020	2027	6 Months	Overall building condition is good. MEP systems should be upgraded. Interior and exterior finishes should be repaired or upgraded as many are deteriorated or dated. Building is home to 9 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	89,369				
Structural	11,254				
Interior Renovations	331,157				
Demolition/Hazardous Material	38,281				
Mechanical/HVAC/EMS	-				
Electrical	103,558				
Plumbing	559,031				
Life Safety Systems	-				
Design Fees 11%	158,364				
Construction Contingency 5%	71,984				
Total	\$1,670,017				

Building Name: Hillside 420 9-bed dormitory					Asset Number: 4016
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$305,940	2027	6 Months	Overall building condition is good. MEP systems should be upgraded. Interior and exterior finishes should be repaired or upgraded as many are deteriorated or dated. Building is home to 9 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	98,545				
Structural	-				
Interior Renovations	313,309				
Demolition/Hazardous Material	34,499				
Mechanical/HVAC/EMS	-				
Electrical	103,558				
Plumbing	540,723				
Life Safety Systems	-				
Design Fees 11%	153,623				
Construction Contingency 5%	69,829				
Total	\$1,620,026				

Campus-Wide Site Improvements					
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Fiber Optic Replacement/Redesign	\$2,700,000	2025	6 Months	Replace outdated, failing and fragile multi-mode fiber optic network with a new single-mode fiber optic network. Project will include network architectural design improvements that will reduce potential outage impacts. It will also ensure maximum network performance, redundancy, reliability, and safety while meeting modern network and security standards.	FFCRA: 31C2000 Care & Maintenance: 3757000
Total	\$2,700,000				

PRIORITY 1 Total (Residential + Fiber Optic Loop)

\$22,484,617

PRIORITY 2 - Program Areas

Building Name: Gymnasium - Centerview					Asset Number: 4036
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$360	2025	3 months	Overall building condition reported to be good. Outdated finishes should be replaced and ANSI/ADA upgrades required. MEP systems to be replaced.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	84,194				
Structural	-				
Interior Renovations	166,356				
Demolition/Hazardous Material	102,233				
Mechanical/HVAC/EMS	487,987				
Electrical	98,340				
Plumbing	76,622				
Life Safety Systems	114,862				
Design Fees 11%	124,405				
Construction Contingency 5%	56,548				
Total	\$1,311,907				

Building Name: Classroom - H3					Asset Number: 4038
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2025	3 months	Overall building condition reported to be good. Outdated finishes should be replaced and ANSI/ADA upgrades required. MEP systems to be replaced.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$130,460				
Structural	11,254				
Interior Renovations	449,661				
Demolition/Hazardous Material	63,099				
Mechanical/HVAC/EMS	192,966				
Electrical	116,123				
Plumbing	-				
Life Safety Systems	90,011				
Design Fees 11%	115,893				
Construction Contingency 5%	52,679				
Total	\$1,222,146				

Building Name: Classroom - H4					Asset Number: 4039
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$1,442	2025	3 months	Overall building condition reported as good. Outdated finishes should be replaced and ANSI/ADA upgrades required. MEP systems to be replaced.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	104,161				
Structural	23,446				
Interior Renovations	234,900				
Demolition/Hazardous Material	75,982				
Mechanical/HVAC/EMS	167,363				
Electrical	95,848				
Plumbing	-				
Life Safety Systems	74,295				
Design Fees 11%	85,518				
Construction Contingency 5%	38,872				
Total	\$901,827				

Building Name: Canteen - Centerview					Asset Number: 4040
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2025	3 months	Overall building condition reported as good. MEP systems should be upgraded. Interior and exterior finishes are deteriorated or dated and should be repaired or upgraded.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$67,891				
Structural	-				
Interior Renovations	30,398				
Demolition/Hazardous Material	14,165				
Mechanical/HVAC/EMS	48,919				
Electrical	15,847				
Plumbing	-				
Life Safety Systems	14,976				
Design Fees 11%	21,142				
Construction Contingency 5%	9,610				
Total	\$222,947				

Building Name: Highlands Program Building (210)					Asset Number: 4006
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,412	2026	6 months	Overall building condition reported as good. MEP systems should be upgraded. Interior and exterior finishes are deteriorated or dated and should be repaired or upgraded.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	111,944				
Structural	39,390				
Interior Renovations	487,371				
Demolition/Hazardous Material	39,479				
Mechanical/HVAC/EMS	56,394				
Electrical	183,943				
Plumbing	830,518				
Life Safety Systems	-				
Design Fees 11%	192,660				
Construction Contingency 5%	87,573				
Total	\$2,031,684				

Building Name: Highlands Developmental Services					Asset Number: 4005
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$8,206	2026	6 months	Overall building condition reported as good. MEP systems should be upgraded. Interior and exterior finishes are deteriorated or dated and should be repaired or upgraded.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	165,851				
Structural	-				
Interior Renovations	551,248				
Demolition/Hazardous Material	77,245				
Mechanical/HVAC/EMS	173,477				
Electrical	93,538				
Plumbing	331,496				
Life Safety Systems	122,701				
Design Fees 11%	167,614				
Construction Contingency 5%	76,188				
Total	\$1,767,564				

Building Name: Hillside Program Building					Asset Number: 4013
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$313,005	2027	3 months	Overall building condition reported as good. MEP systems should be upgraded. Exterior finishes are deteriorated or dated and should be repaired or upgraded.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	53,598				
Structural	-				
Interior Renovations	163,621				
Demolition/Hazardous Material	13,904				
Mechanical/HVAC/EMS	-				
Electrical	64,973				
Plumbing	156,344				
Life Safety Systems	-				
Design Fees 11%	84,199				
Construction Contingency 5%	38,272				
Total	\$887,916				

PRIORITY 2 Total (Program Areas) \$8,345,991

PRIORITY 3 - Administrative Buildings

Building Name: Maintenance Building					Asset Number: 4008
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	2 months	Overall building condition reported as good. MEP systems should be upgraded. Interior and exterior finishes are deteriorated or dated and should be repaired or upgraded.	TBD
Exterior Renovations	\$82,500				
Structural	7,500				
Interior Renovations	35,000				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	30,000				
Electrical	5,000				
Plumbing	10,000				
Life Safety Systems	-				
Design Fees 11%	18,700				
Construction Contingency 5%	8,500				
Total	\$197,200				

Building Name: Housekeeping/Warehouse/Freezer					Asset Number: 4009
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$11,385	2027	2 months	MEP systems rated fair to poor.	TBD
Exterior Renovations	86,770				
Structural	18,757				
Interior Renovations	135,897				
Demolition/Hazardous Material	26,669				
Mechanical/HVAC/EMS	30,731				
Electrical	58,154				
Plumbing	6,849				
Life Safety Systems	-				
Design Fees 11%	41,273				
Construction Contingency 5%	18,761				
Total	\$435,246				

Building Name: Kitchen					Asset Number: 4010
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$9,000	2027	2 months	Overall building condition reported as good. MEP systems should be upgraded. Interior and exterior finishes are deteriorated or dated and should be repaired or upgraded.	TBD
Exterior Renovations	121,544				
Structural	30,011				
Interior Renovations	306,622				
Demolition/Hazardous Material	50,761				
Mechanical/HVAC/EMS	1,078				
Electrical	595,514				
Plumbing	76,623				
Life Safety Systems	93,489				
Design Fees 11%	141,311				
Construction Contingency 5%	64,232				
Total	\$1,490,185				

Building Name: Kitchen Supply Storage					Asset Number: 4207
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$9,370	2027	2 months	Report notes building appears sound.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	598				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Design Fees 11%	1,096				
Construction Contingency 5%	498				
Total	\$11,563				

Building Name: Administration B-2					Asset Number: 4037
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$1,184	2028	3 months	Overall building condition reported as good. MEP systems to be replaced. Outdated finishes should be replaced, and ANSI/ADA upgrades are required.	TBD
Exterior Renovations	89,095				
Structural	11,254				
Interior Renovations	309,497				
Demolition/Hazardous Material	88,974				
Mechanical/HVAC/EMS	169,183				
Electrical	89,789				
Plumbing	-				
Life Safety Systems	-				
Design Fees 11%	83,487				
Construction Contingency 5%	37,949				
Total	\$880,412				

Building Name: Lakeside 230					Asset Number: 4017
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$16,965	2028	3 months	Overall building condition reported as good. MEP and structural systems reported as fair to good.	TBD
Exterior Renovations	118,889				
Structural	11,254				
Interior Renovations	279,242				
Demolition/Hazardous Material	58,332				
Mechanical/HVAC/EMS	45,914				
Electrical	177,389				
Plumbing	98,697				
Life Safety Systems	134,445				
Design Fees 11%	103,524				
Construction Contingency 5%	47,056				
Total	\$1,091,707				

Building Name: Administration B-1					Asset Number: 4001
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2028	3 months	Overall building condition reported as good. MEP systems should be upgraded. Interior and exterior finishes are deteriorated or dated and should be repaired or upgraded.	TBD
Exterior Renovations	\$41,362				
Structural	-				
Interior Renovations	193,325				
Demolition/Hazardous Material	30,656				
Mechanical/HVAC/EMS	15,868				
Electrical	174,948				
Plumbing	6,344				
Life Safety Systems	-				
Design Fees 11%	50,875				
Construction Contingency 5%	23,125				
Total	\$536,503				

Building Name: Centerview (Old Pool Building)					Asset Number: 4035
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$9,371	2028	3 months	Overall building condition reported as average. MEP systems are poor.	TBD
Exterior Renovations	172,943				
Structural	11,254				
Interior Renovations	59,157				
Demolition/Hazardous Material	31,723				
Mechanical/HVAC/EMS	323,742				
Electrical	130,894				
Plumbing	189,105				
Life Safety Systems	68,936				
Design Fees 11%	109,684				
Construction Contingency 5%	49,856				
Total	\$1,156,665				

PRIORITY 3 Total (Administrative Buildings) \$5,799,481

PRIORITY 4 - Demolition

Building Name: Lakeside 430					Asset Number: 4020
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	45 days	Overall building condition reported as poor. The cost to repair and bring back to use would likely exceed the cost to rebuild. The building has been abandoned and is not required to meet the Coastal Center's programmatic requirements.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$40,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Design Fees 11%	4,400				
Construction Contingency 5%	2,000				
Total	\$46,400				

Building Name: Lakeside 530					Asset Number: 4019
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	45 days	Overall building condition reported as poor. The cost to repair and bring back to use would likely exceed the cost to rebuild. The building has been abandoned and is not required to meet the Coastal Center's programmatic requirements.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$40,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Design Fees 11%	4,400				
Construction Contingency 5%	2,000				
Total	\$46,400				

Building Name: Staff Development					Asset Number: 4021
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	45 days	Overall building condition reported as poor. The cost to repair and bring back to use would likely exceed the cost to rebuild. The building has been abandoned and is not required to meet the Coastal Center's programmatic requirements.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$45,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Design Fees 11%	4,950				
Construction Contingency 5%	2,250				
Total	\$52,200				

PRIORITY 4 Total (Demolition) \$145,000

Total Cost of Coastal Center Renovation Plan \$36,775,089



Midlands Center Renovation Plan

Comprehensive Regional Center Renovation Plan



South Carolina
Department of Disabilities
and Special Needs

Midlands Center Renovation Plan



In February 1956, the Midlands Center opened as part of the South Carolina State Hospital. The land and facilities were transferred to the South Carolina Department of Mental Retardation, now DDSN, in 1968. The campus, located in Columbia, is a 215.48-acre property with twenty-seven (27) buildings. As of September 16, 2024, one hundred thirty-two (132) individuals were living and cared for at the Midlands Center. DDSN engaged Terracon to prepare a Buildings Condition Assessment to determine repair and maintenance needs for the Midlands Center buildings. Findings and results from their September 6, 2024, report were prioritized by DDSN and summarized below.

PRIORITY 1 - Residential

Building Name: Mesquite Vacant, 20-bed dormitory					Asset Number: 2019
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$347,250	2025	6 Months	Overall condition of systems evaluated was reported as fair. Building is currently vacant, which will allow for it to serve as transitional housing for residents of dorms undergoing renovation. Upon completion of all dormitory renovations, building will create additional capacity to serve individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	45,835				
Structural	-				
Interior Renovations	449,945				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	100,000				
Electrical	6,000				
Plumbing	294,650				
Life Safety Systems	8,681				
Design Fees 11%	137,760				
Total	\$1,390,121				

Building Name: Cedar Vacant, 20-bed dormitory					Asset Number: 2026
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$230,000	2025	6 months	Overall condition of systems evaluated was reported as fair. Building is currently vacant, which will allow for it to serve as transitional housing for residents of dorms undergoing renovation. Upon completion of all dormitory renovations, building will create additional capacity to serve individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	68,450				
Structural	7,500				
Interior Renovations	494,430				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	75,000				
Electrical	-				
Plumbing	302,612				
Life Safety Systems	8,500				
Design Fees 11%	130,514				
Total	\$1,317,006				

Building Name: Chestnut 16-bed dormitory					Asset Number: 2023
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$124,750	2025	6 months	Overall condition of systems evaluated was reported as fair. Building currently serves as home to 13 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	87,250				
Structural	-				
Interior Renovations	522,650				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	75,000				
Electrical	65,000				
Plumbing	322,600				
Life Safety Systems	8,680				
Design Fees 11%	132,652				
Total	\$1,338,582				

Building Name: Juniper 18-bed dormitory					Asset Number: 2024
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$124,750	2025	6 Months	Overall condition of systems evaluated was reported as fair. Electrical reported as poor. Building currently serves as home to 18 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	87,250				
Structural	-				
Interior Renovations	522,650				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	35,000				
Electrical	161,000				
Plumbing	302,600				
Life Safety Systems	8,500				
Design Fees 11%	136,593				
Total	\$1,378,343				

Building Name: Palm 20-bed dormitory					Asset Number: 2022
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$124,750	2026	6 Months	Overall condition of systems evaluated was reported as fair. Building currently serves as home to 20 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	87,250				
Structural	-				
Interior Renovations	522,650				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	70,000				
Electrical	65,000				
Plumbing	282,612				
Life Safety Systems	8,500				
Design Fees 11%	127,684				
Total	\$1,288,446				

Building Name: Willow 18-bed dormitory					Asset Number: 2021
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$124,750	2026	6 Months	Overall condition of systems evaluated was reported as fair. Building currently serves as home to 18 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	87,250				
Structural	-				
Interior Renovations	522,650				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	70,000				
Electrical	65,000				
Plumbing	322,600				
Life Safety Systems	98,500				
Design Fees 11%	141,983				
Total	\$1,432,733				

Building Name: Magnolia 20-bed dormitory					Asset Number: 2027
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$124,750	2026	6 months	Overall condition of systems evaluated was reported as fair. Building currently serves as home to 20 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	87,250				
Structural	-				
Interior Renovations	522,650				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	70,000				
Electrical	65,000				
Plumbing	322,612				
Life Safety Systems	8,500				
Design Fees 11%	132,084				
Total	\$1,332,846				

Building Name: Sycamore 21-bed dormitory					Asset Number: 2029
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$347,250	2026	6 months	Overall condition of systems evaluated was reported as fair. Building currently serves as home to 21 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	45,835				
Structural	-				
Interior Renovations	449,945				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	100,000				
Electrical	126,000				
Plumbing	290,000				
Life Safety Systems	8,681				
Design Fees 11%	150,448				
Total	\$1,518,159				

Building Name: Palmetto 16-bed dormitory					Asset Number: 2020
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$346,950	2027	6 Months	Overall condition of systems evaluated was reported as fair. Electrical reported as poor. Building currently serves as home to 15 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	45,835				
Structural	-				
Interior Renovations	449,595				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	100,000				
Electrical	4,000				
Plumbing	274,430				
Life Safety Systems	8,500				
Design Fees 11%	135,224				
Total	\$1,364,534				

Building Name: Walnut 16-bed dormitory					Asset Number: 2025
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$124,750	2027	6 months	Overall condition of systems evaluated was reported as fair. Building currently serves as home to 7 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	87,250				
Structural	-				
Interior Renovations	522,650				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	75,000				
Electrical	71,000				
Plumbing	302,600				
Life Safety Systems	8,500				
Design Fees 11%	131,093				
Total	\$1,322,843				

CAMPUS-WIDE SITE IMPROVEMENTS					
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Fiber Optics Loop	\$2,700,000	2025	6 months	Replace outdated, failing and fragile multi-mode fiber optic network with a new single-mode fiber optic network. Project will include network architectural design improvements that will reduce potential outage impacts. It will also ensure maximum network performance, redundancy, reliability, and safety while meeting modern network and security standards.	FFCRA: 31C2000 Care & Maintenance: 3757000
Total	\$2,700,000				

PRIORITY 1 Total (Residential + Fiber Optic Loop) \$16,383,613

PRIORITY 2 - Program Areas

Building Name: Work Activity Center					Asset Number: 2017
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$124,392	2025	6 Months	Overall condition of systems evaluated was reported as fair. Several components reported as fair to poor.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	39,320				
Structural	-				
Interior Renovations	399,330				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	70,000				
Electrical	50,000				
Plumbing	228,052				
Life Safety Systems	8,500				
Design Fees 11%	101,155				
Total	\$1,020,749				

Building Name: Day Services					Asset Number: 2030
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$21,200	2025	6 months	Overall condition of systems evaluated was reported as fair.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	82,962				
Structural	-				
Interior Renovations	436,920				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	50,000				
Electrical	-				
Plumbing	271,680				
Life Safety Systems	8,500				
Design Fees 11%	95,839				
Total	\$967,101				

Building Name: Gymnasium					Asset Number: 2016
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$223,300	2026	6 Months	Overall condition of systems evaluated was reported as fair.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	32,800				
Structural	-				
Interior Renovations	756,980				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	137,500				
Electrical	65,000				
Plumbing	486,600				
Life Safety Systems	8,500				
Design Fees 11%	188,175				
Total	\$1,898,855				

PRIORITY 2 Total (Program Areas) \$3,886,705

PRIORITY 3 - Administrative Buildings

Building Name: Oak - Health Support					Asset Number: 2028
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$347,250	2026	6 months	Overall condition of systems evaluated was reported as fair.	TBD
Exterior Renovations	45,835				
Structural	-				
Interior Renovations	449,945				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	100,000				
Electrical	-				
Plumbing	334,430				
Life Safety Systems	8,500				
Design Fees 11%	141,456				
Total	\$1,427,416				

Building Name: The Plaza					Asset Number: 2018
Proposed Scope of Work	Estimated Cost of Construction	Projected Start Date	Estimated Time of Construction	Comments	Source of Funds
Roofing/Trim	\$39,600	2027	6 Months	Overall condition of systems evaluated was reported as fair to poor.	TBD
Exterior Renovations	84,400				
Structural	-				
Interior Renovations	198,150				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	40,000				
Electrical	45,000				
Plumbing	120,900				
Life Safety Systems	8,500				
Design Fees 11%	59,021				
Total	\$595,571				

Building Name: Administration					Asset Number: 2001
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$108,043	2027	6 Months	Overall condition of systems evaluated was reported as good to fair.	TBD
Exterior Renovations	35,480				
Structural	-				
Interior Renovations	355,625				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	75,000				
Electrical	65,000				
Plumbing	242,842				
Life Safety Systems	57,500				
Design Fees 11%	103,344				
Total	\$1,042,834				

Building Name: Sequoia Regional Office					Asset Number: 2005
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$174,863	2028	6 Months	Overall condition of systems evaluated was reported as fair.	TBD
Exterior Renovations	76,616				
Structural	-				
Interior Renovations	543,825				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	141,250				
Electrical	65,000				
Plumbing	315,922				
Life Safety Systems	83,500				
Design Fees 11%	154,107				
Total	\$1,555,083				

Building Name: Physical Medicine					Asset Number: 2006
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$106,300	2028	6 Months	Overall condition of systems evaluated was reported as fair.	TBD
Exterior Renovations	59,088				
Structural	-				
Interior Renovations	379,120				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	239,000				
Life Safety Systems	8,500				
Design Fees 11%	87,121				
Total	\$879,129				

Building Name: Dental Clinic					Asset Number: 2007
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$23,600	2029	6 Months	Overall condition of systems evaluated was reported as fair.	TBD
Exterior Renovations	39,260				
Structural	-				
Interior Renovations	141,040				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	92,732				
Life Safety Systems	58,500				
Design Fees 11%	39,065				
Total	\$394,197				

Building Name: School Collaborative A					Asset Number: 2009
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$178,000	2029	6 Months	Overall condition of systems evaluated was reported as fair.	TBD
Exterior Renovations	103,090				
Structural	-				
Interior Renovations	619,140				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	95,000				
Electrical	35,000				
Plumbing	355,000				
Life Safety Systems	8,500				
Design Fees 11%	153,310				
Total	\$1,547,040				

Building Name: School Collaborative B					Asset Number: 2010
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$561,000	2030	6 Months	Overall condition of systems evaluated was reported as fair.	TBD
Exterior Renovations	103,000				
Structural	-				
Interior Renovations	773,245				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	105,000				
Electrical	-				
Plumbing	435,000				
Life Safety Systems	8,500				
Design Fees 11%	218,432				
Total	\$2,204,177				

Building Name: Maintenance & Supply					Asset Number: 2011
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	567,450	2030	6 Months	Overall condition of systems evaluated was reported as fair to poor.	TBD
Exterior Renovations	126,760				
Structural	-				
Interior Renovations	229,170				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	90,000				
Electrical	95,000				
Plumbing	-				
Life Safety Systems	8,500				
Design Fees 11%	122,857				
Total	1,239,737				

Building Name: Old Kitchen & Conference Center					Asset Number: 2012
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$457,050	2031	6 Months	Overall condition of systems evaluated was reported as fair.	TBD
Exterior Renovations	33,600				
Structural	-				
Interior Renovations	579,985				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	62,500				
Electrical	65,000				
Plumbing	351,782				
Life Safety Systems	8,500				
Design Fees 11%	171,426				
Total	\$1,729,843				

Building Name: Storage Building/Habilitation Services					Asset Number: 2013
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$4,800	2031	6 Months	Overall condition of systems evaluated was reported as fair to poor.	TBD
Exterior Renovations	35,700				
Structural	4,000				
Interior Renovations	54,500				
Demolition/Hazardous Material	-				
Mechanical/HVAC/EMS	95,000				
Electrical	115,000				
Plumbing	15,000				
Life Safety Systems	8,500				
Design Fees 11%	36,575				
Total	\$369,075				

PRIORITY 3 Total (Administrative Buildings) \$12,984,102

Total Cost of Midlands Center Renovation Plan \$33,254,420



Pee Dee Center Renovation Plan

Comprehensive Regional Center Renovation Plan



South Carolina
Department of Disabilities
and Special Needs

Pee Dee Center Renovation Plan



The South Carolina Department of Mental Retardation, now DDSN, opened the Pee Dee Center in 1970. The Pee Dee Center campus is a 94.62-acre property with twenty-six (26) buildings located in Florence. As of September 16, 2024, one hundred five (105) individuals were living and cared for at the Pee Dee Center. DDSN engaged Moseley Architects to prepare a Building Condition Assessment to determine repair and maintenance needs for the Pee Dee Center's buildings. Findings and results from their August 6, 2024, report were prioritized by DDSN and summarized below.

PRIORITY 1 - Residential

Building Name: Pecan 201 Vacant, 16-bed dormitory					Asset Number: 6044
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Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$7,160	2025	6 Months	Overall condition reported as fair to good. Building is currently vacant, which will allow for it to serve as transitional housing for residents of dorms undergoing renovation. Upon completion of all dormitory renovations, building will create additional capacity to serve individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	39,325				
Structural	81,250				
Interior Renovations	420,380				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	27,580				
Electrical	127,212				
Plumbing	331,000				
Life Safety Systems	16,335				
Overhead/Contingency	679,251				
Design Fees 11%	192,994				
Total	\$1,947,487				

Building Name: Mulberry 302 16-bed dormitory					Asset Number: 6006
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Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$31,048	2025	6 months	Building is currently vacant due to failed plumbing. Other systems generally rated as fair to good.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	850				
Structural	-				
Interior Renovations	258,283				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	-				
Electrical	78,645				
Plumbing	316,719				
Life Safety Systems	-				
Overhead/Contingency	448,864				
Design Fees 11%	127,535				
Total	\$1,286,944				

Building Name: Pecan 202 16-bed dormitory					Asset Number: 6043
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Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$7,160	2025	6 months	Overall condition reported as fair to good. Building is home to 8 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	29,950				
Structural	81,250				
Interior Renovations	292,967				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	10,080				
Electrical	127,212				
Plumbing	331,000				
Life Safety Systems	16,335				
Overhead/Contingency	581,784				
Design Fees 11%	165,301				
Total	\$1,668,039				

Building Name: Pecan 203 16-bed dormitory					Asset Number: 6042
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Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$7,160	2025	6 months	Overall condition reported as fair to good. Building is home to 13 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	29,950				
Structural	81,250				
Interior Renovations	298,553				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	56,074				
Electrical	127,212				
Plumbing	331,000				
Life Safety Systems	16,335				
Overhead/Contingency	614,367				
Design Fees 11%	174,559				
Total	\$1,761,460				

Building Name: Pecan 204 16-bed dormitory					Asset Number: 6040
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Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$7,160	2026	6 Months	Overall condition reported as fair to good with interior and exterior finishes reported as poor. Building is home to 14 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	29,950				
Structural	81,250				
Interior Renovations	292,967				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	15,845				
Electrical	127,212				
Plumbing	331,000				
Life Safety Systems	16,335				
Overhead/Contingency	585,425				
Design Fees 11%	166,336				
Total	\$1,678,480				

Building Name: Pecan 205 16-bed dormitory					Asset Number: 6039	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$7,160	2026	6 Months	Overall condition reported as fair to good with interior and exterior finishes reported as fair to poor. Building is home to 12 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Exterior Renovations	29,950					
Structural	106,250					
Interior Renovations	267,967					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	48,083					
Electrical	127,212					
Plumbing	331,000					
Life Safety Systems	16,335					
Overhead/Contingency	605,790					
Design Fees 11%	172,122					
Total	\$1,736,869					

Building Name: Mulberry 301 16-bed dormitory					Asset Number: 6007	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$31,048	2026	6 Months	Overall condition reported as fair to good. Report recommends a full gut/redo of restrooms. Building is home to 15 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Exterior Renovations	850					
Structural	-					
Interior Renovations	193,285					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	5,040					
Electrical	78,645					
Plumbing	250,719					
Life Safety Systems	-					
Overhead/Contingency	369,294					
Design Fees 11%	104,927					
Total	\$1,058,808					

Building Name: Mulberry 303 16-bed dormitory					Asset Number: 6004	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$32,113	2026	6 months	Overall condition reported as fair to good. Report recommends a full gut/redo of restrooms.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Exterior Renovations	850					
Structural	-					
Interior Renovations	258,283					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	10,080					
Electrical	78,645					
Plumbing	316,719					
Life Safety Systems	-					
Overhead/Contingency	455,905					
Design Fees 11%	129,535					
Total	\$1,307,130					

Building Name: Mulberry 304 16-bed dormitory					Asset Number: 6005	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$31,048	2027	6 Months	Overall condition reported as fair to good. Report recommends a full gut/redo of restrooms. Building is home to 15 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Exterior Renovations	850					
Structural	-					
Interior Renovations	258,283					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	1,750					
Electrical	78,645					
Plumbing	316,719					
Life Safety Systems	-					
Overhead/Contingency	449,970					
Design Fees 11%	127,849					
Total	\$1,290,114					

Building Name: Mulberry 305 16-bed dormitory					Asset Number: 6017	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$31,048	2027	6 months	Overall condition reported as fair to good. Report recommends a full gut/redo of restrooms. Building is home to 12 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Exterior Renovations	850					
Structural	-					
Interior Renovations	258,283					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	-					
Electrical	78,645					
Plumbing	316,719					
Life Safety Systems	-					
Overhead/Contingency	448,864					
Design Fees 11%	127,535					
Total	\$1,286,944					

Building Name: Mulberry 306					Asset Number: 6018	
16-bed dormitory						
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$31,048	2027	6 months	Overall condition reported as fair to good. Report recommends a full gut/redo of restrooms. HVAC units appear to be 20+ years of age and near end of life. Building is home to 16 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Exterior Renovations	850					
Structural	-					
Interior Renovations	187,869					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	16,200					
Electrical	78,645					
Plumbing	316,719					
Life Safety Systems	-					
Overhead/Contingency	414,616					
Design Fees 11%	117,804					
Total	\$1,188,751					

Building Name: Mulberry 307					Asset Number: 6016	
16-bed dormitory						
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$31,048	2027	6 months	Overall condition reported as fair to good. Report recommends a full gut/redo of restrooms.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Exterior Renovations	850					
Structural	-					
Interior Renovations	193,285					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	8,800					
Electrical	78,645					
Plumbing	316,719					
Life Safety Systems	-					
Overhead/Contingency	413,363					
Design Fees 11%	117,448					
Total	\$1,185,158					

PRIORITY 1 - CAMPUS-WIDE SITE IMPROVEMENTS						
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Fiber Optics Loop	\$2,700,000	2025	6 months	Replace outdated, failing and fragile multi-mode fiber optic network with a new single-mode fiber optic network. Project will include network architectural design improvements that will reduce potential outage impacts. It will also ensure maximum network performance, redundancy, reliability, and safety while meeting modern network and security standards.	FFCRA: 31C2000 Care & Maintenance: 3757000	
Total	\$2,700,000					

PRIORITY 1 Total (Residential + Fiber Optics Loop) \$20,096,184

PRIORITY 2 - Program Areas

Building Name: Gymnasium/Therapy/Pool					Asset Number: 6026/6027/6045	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$6,240	2026	12 months	Overall condition reported as fair.	TBD	
Exterior Renovations	-					
Structural	175,000					
Interior Renovations	672,110					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	715,000					
Electrical	345,000					
Plumbing	280,000					
Life Safety Systems	-					
Overhead/Contingency	1,442,165					
Design Fees 11%	402,657					
Total	\$4,063,172					

Building Name: Medical Services					Asset Number: 6041	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$15,000	2027	6 months	Building requires a more thorough renovation or complete replacement to address the many finish, fixture and accessibility issues as well as microbial growth due to the presence of excess moisture and insufficient ventilation. Electrical equipment is in poor condition with no spare capacity. Generator should be replaced.	TBD	
Exterior Renovations	15,550					
Structural	53,693					
Interior Renovations	260,331					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	16,779					
Electrical	165,000					
Plumbing	166,000					
Life Safety Systems	12,234					
Overhead/Contingency	460,893					
Design Fees 11%	130,953					
Total	\$1,321,433					

Building Name: Work Activities Building						Asset Number: 6046
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$20,950	2027	6 months	Overall condition reported as fair with interior finishes reported as fair to poor.	TBD	
Exterior Renovations	850					
Structural	28,000					
Interior Renovations	373,091					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	30,975					
Electrical	175,433					
Plumbing	79,920					
Life Safety Systems	-					
Overhead/Contingency	463,819					
Design Fees 11%	131,784					
Total	\$1,329,822					

Building Name: Multi-Purpose Building						Asset Number: 6020
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$19,040	2028	6 months	Overall condition reported as good.	TBD	
Exterior Renovations	850					
Structural	-					
Interior Renovations	120,298					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	10,500					
Electrical	77,501					
Plumbing	-					
Life Safety Systems	56,350					
Overhead/Contingency	195,541					
Design Fees 11%	55,559					
Total	\$560,639					

Building Name: Program Building						Asset Number: 6003
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	-	2028	6 Months	Overall condition reported as fair to good.	TBD	
Exterior Renovations	-					
Structural	-					
Interior Renovations	\$246,213					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	5,550					
Electrical	157,856					
Plumbing	105,275					
Life Safety Systems	-					
Overhead/Contingency	341,061					
Design Fees 11%	96,905					
Total	\$977,860					

PRIORITY 2 Total (Program Areas) \$8,252,926

PRIORITY 3 - Administrative Buildings

Building Name: Kitchen						Asset Number: 6022
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$261,555	2026	6 Months	Overall condition reported as fair to good. Mortar on the exterior side is failing.	TBD	
Exterior Renovations	850					
Structural	8,500					
Interior Renovations	157,282					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	25,291					
Electrical	188,688					
Plumbing	141,000					
Life Safety Systems	-					
Overhead/Contingency	551,326					
Design Fees 11%	149,544					
Total	\$1,509,036					

Building Name: Cafeteria						Asset Number: 6023
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$88,346	2026	6 Months	Overall condition reported as fair to good. Mortar on the exterior side is failing.	TBD	
Exterior Renovations	13,750					
Structural	14,700					
Interior Renovations	73,699					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/E,S	2,100					
Electrical	56,028					
Plumbing	35,160					
Life Safety Systems	-					
Overhead/Contingency	195,064					
Design Fees 11%	55,423					
Total	\$559,270					

Building Name: Warehouse						Asset Number: 6021
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	\$162,112	2027	6 Months	Overall condition reported as fair to good. Mortar on the exterior side is failing.	TBD	
Exterior Renovations	-					
Structural	23,250					
Interior Renovations	19,934					
Demolition/Hazardous Material	25,000					
Mechanical/HVAC/EMS	11,410					
Electrical	71,520					
Plumbing	15,000					
Life Safety Systems	-					
Overhead/Contingency	207,346					
Design Fees 11%	58,913					
Total	\$594,485					

Building Name: Parents Shelter					Asset Number: 6200
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$1,000	2027	3 Months	Overall condition reported as fair to good. Some vinyl siding needs to be replaced.	TBD
Exterior Renovations	3,225				
Structural	-				
Interior Renovations	16,869				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	2,198				
Electrical	11,288				
Plumbing	16,500				
Life Safety Systems	-				
Overhead/Contingency	38,585				
Design Fees 11%	10,963				
Total	\$110,628				

Building Name: Maintenance Building					Asset Number: 6047
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$25,500	2027	6 Months	Overall condition reported as fair to good.	TBD
Exterior Renovations	850				
Structural	-				
Interior Renovations	183,283				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	26,964				
Electrical	161,581				
Plumbing	31,440				
Life Safety Systems	-				
Overhead/Contingency	287,190				
Design Fees 11%	81,599				
Total	\$823,407				

Building Name: Storage					Asset Number: 6028
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$28,775	2028	6 Months	Overall condition reported as poor. Moisture damage and rusting present, and wall finishes are damaged from years of no air conditioning. Outdoor HVAC units have been removed, and indoor units are in disrepair and inoperable.	TBD
Exterior Renovations	850				
Structural	40,740				
Interior Renovations	404,530				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	266,000				
Electrical	166,750				
Plumbing	173,500				
Life Safety Systems	22,350				
Overhead/Contingency	712,891				
Design Fees 11%	202,552				
Total	\$2,043,938				

Building Name: Administration					Asset Number: 6001
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,500	2028	6 Months	Overall condition reported as fair to good.	TBD
Exterior Renovations	12,368				
Structural	3,500				
Interior Renovations	207,450				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	14,350				
Electrical	141,488				
Plumbing	142,980				
Life Safety Systems	75,000				
Overhead/Contingency	394,594				
Design Fees 11%	112,115				
Total	\$1,131,345				

PRIORITY 3 - CAMPUS-WIDE SITE IMPROVEMENTS					
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Construction Fencing/Barrier	\$35,513	2028	6 months	N/A	TBD
Erosion Control/Grading	174,959				
Storm Water Systems	284,100				
Utility Services	142,050				
Drives/Parking	3,908,135				
Landscaping	236,750				
Demolition/Hazardous Material	563,329				
Overhead/Contingency	3,376,429				
Design Fees 11%	959,339				
Total	\$9,680,604				

PRIORITY 3 Total (Administrative Buildings) \$16,452,713

Total Cost of Coastal Center Renovation Plan \$44,801,823



Saleeby Center Renovation Plan

Comprehensive Regional Center Renovation Plan



South Carolina
Department of Disabilities
and Special Needs

Saleeby Center Renovation Plan



The Thad Saleeby Center, a former nursing home, was donated to the South Carolina Department of Mental Retardation in the late 1970s. It is a smaller facility, located in Hartsville, consisting of two wings. It serves a medically-fragile population of fifty-four (54). DDSN engaged Moseley Architects to prepare a Building Condition Assessment to determine repair and maintenance needs for the Saleeby Center buildings. Findings and results from their August 6, 2024, report were prioritized by DDSN and summarized below.

PRIORITY 1 - Residential

Building Name: Saleeby Center					Asset Number: 6302
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$48,480	2025	12 Months	Systems evaluated were rated good to fair. Report includes recommendation to schedule a complete renovation of all group and single occupancy restrooms. Work should be phased such that residents are minimally displaced.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	252,800				
Structural	-				
Interior Renovations	915,551				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	470,400				
Electrical	488,750				
Plumbing	228,000				
Life Safety Systems	262,180				
Overhead/Contingency	1,700,055				
Design Fees 11%	483,034				
Total	\$4,874,250				

Building Name: Center Wing					Asset Number: 6305
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$82,608	2026	12 Months	Systems evaluated were rated good to fair. Work should be phased such that residents are minimally displaced.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	40,900				
Structural	-				
Interior Renovations	454,832				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	256,500				
Electrical	268,700				
Plumbing	140,900				
Life Safety Systems	147,330				
Overhead/Contingency	894,999				
Design Fees 11%	254,295				
Total	\$2,566,064				

PRIORITY 1 Total (Residential) **\$7,440,314**

PRIORITY 3 - Administrative Buildings

Building Name: Laundry/Storage					Asset Number: 6303
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$9,000	2027	3 Months	Systems evaluated were rated good to fair. Electrical equipment is in fair condition with little spare capacity.	TBD
Exterior Renovations	6,682				
Structural	-				
Interior Renovations	10,752				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	2,100				
Electrical	21,115				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	37,681				
Design Fees 11%	10,706				
Total	\$108,036				

Building Name: Maintenance/Storage					Asset Number: 6304
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$1,500	2027	3 months	Systems evaluated were rated as good. Lighting fixtures require update.	TBD
Exterior Renovations	6,678				
Structural	-				
Interior Renovations	5,262				
Demo/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	20,700				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	27,885				
Design Fees 11%	7,923				
Total	\$79,948				

Building Name: Kitchen/Warehouse					Asset Number: 6306
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,500	2027	3 Months	Systems evaluated were rated as fair. Need to investigate source of moisture leading to mold in ceiling finishes, and HVAC unit is at end of life needing replacement.	TBD
Exterior Renovations	8,090				
Structural	-				
Interior Renovations	8,639				
Demo/Hazardous Material	10,000				
Mechanical/HVAC/EMS	27,608				
Electrical	37,475				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	59,579				
Design Fees 11%	16,928				
Total	\$170,819				

Campus-Wide Site Improvements					
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Drives/Parking	\$33,597	2027	3 Months	N/A	TBD
Overhead/Contingency	21,225				
Design Fees 11%	6,030				
Total	\$60,852				

PRIORITY 3 Total (Administrative Buildings) \$419,655

Total Cost of Saleeby Center Renovation Plan \$7,859,969



Whitten Center Renovation Plan

Comprehensive Regional Center Renovation Plan



South Carolina
Department of Disabilities
and Special Needs

Whitten Center Renovation Plan



Whitten Center is the oldest facility maintained by DDSN. It opened in 1918 as Whitten Village in Clinton and served as the home of the State Training School for the Feeble Minded. It was transferred to the South Carolina Department of Mental Retardation, now DDSN, in 1968. The Whitten Center campus consists of 711.48 acres with fifty-four (54) buildings. As of September 16, 2024, one hundred forty (140) individuals were living and cared for at the Whitten Center. DDSN engaged Bunnell-Lammons Engineering, Inc. to prepare a Building Condition Assessment to determine repair and maintenance needs for the Whitten Center's buildings. Findings and results from their August 30, 2024, report were prioritized by DDSN and summarized below.

PRIORITY 1 - Residential

Building Name: Building 201 - Med A Vacant 46-bed dormitory					Asset Number: 3011
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$220,225	2025	12 Months	Report noted numerous immediate and short-term needs. These needs include water heaters, HVAC condensing units, awnings, windows, and exterior doors. Bathrooms are in poor condition, and there is evidence of water intrusion. Building serves as hurricane evacuation site for the Coastal Center and County DSN Boards/Providers located along the coast and will serve as transitional housing for individuals whose dorms are under renovation.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	290,015				
Structural	20,000				
Interior Renovations	293,013				
Demolition/Hazardous Material	28,500				
Mechanical/HVAC/EMS	213,000				
Electrical	102,500				
Plumbing	384,700				
Life Safety Systems	132,075				
Overhead/Contingency	168,403				
Design Fees 11%	203,767				
Total	\$2,056,198				

Building Name: Building 108 16-bed dormitory					Asset Number: 3069
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2025	6 months	Report noted numerous immediate and short-term needs. These include mold growth on HVAC ductwork, four HVAC units beyond the estimate useful life ("EUL") of 15 years, and exterior windows beyond EUL of 30 years. Building is home to 13 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$132,500				
Structural	-				
Interior Renovations	175,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	57,500				
Electrical	1,600				
Plumbing	75,000				
Life Safety Systems	10,990				
Overhead/Contingency	46,259				
Design Fees 11%	55,973				
Total	\$564,822				

Building Name: Building 110 16-bed dormitory					Asset Number: 3070
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$4,000	2025	6 months	Report noted numerous immediate and short-term needs. The fire alarm system, four HVAC units, and exterior windows were observed to be beyond EUL. Additionally, the report noted exposed wiring. Building is home to 16 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	117,000				
Structural	-				
Interior Renovations	93,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	75,000				
Life Safety Systems	10,990				
Overhead/Contingency	30,999				
Design Fees 11%	37,509				
Total	\$378,498				

Building Name: Building 204 - Med C 23-bed dormitory					Asset Number: 3055
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$9,000	2026	6 Months	Report noted numerous immediate and short-term needs. Building is home to 23 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	329,769				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	8,000				
Electrical	7,100				
Plumbing	134,595				
Life Safety Systems	31,938				
Overhead/Contingency	54,540				
Design Fees 11%	65,994				
Total	\$665,936				

Building Name: Building 106 16-bed dormitory					Asset Number: 3068
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$3,000	2026	6 Months	Report noted numerous immediate and short-term needs. Building is home to 11 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	125,000				
Structural	-				
Interior Renovations	175,500				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	54,175				
Electrical	3,100				
Plumbing	75,000				
Life Safety Systems	13,990				
Overhead/Contingency	45,977				
Design Fees 11%	55,632				
Total	\$561,374				

Building Name: Building 104 16-bed dormitory					Asset Number: 3075
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	6 Months	Report noted numerous immediate and short-term needs to include pipes and exposed wiring. Building is home to 13 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$64,500				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	1,000				
Plumbing	248,500				
Life Safety Systems	17,490				
Overhead/Contingency	34,149				
Design Fees 11%	41,320				
Total	\$416,959				

Building Name: Building 209 16-bed dormitory					Asset Number: 3079
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	6 months	Report noted numerous immediate and short-term needs to include pipes and exposed wiring. Building is home to 14 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$51,675				
Structural	-				
Interior Renovations	3,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	2,000				
Plumbing	245,500				
Life Safety Systems	13,700				
Overhead/Contingency	32,588				
Design Fees 11%	39,431				
Total	\$397,894				

Building Name: Building 102 16-bed dormitory					Asset Number: 3074
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	6 months	Report noted numerous immediate and short-term needs. Building is home to 14 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$67,500				
Structural	-				
Interior Renovations	172,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	600				
Plumbing	10,000				
Life Safety Systems	10,990				
Overhead/Contingency	27,109				
Design Fees 11%	32,802				
Total	\$331,001				

Building Name: Building 207 16-bed dormitory					Asset Number: 3078
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	6 Months	Report noted numerous immediate and short-term needs to include pipes, mold growth, and water quality. Building is home to 14 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$144,000				
Structural	-				
Interior Renovations	174,500				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	1,600				
Plumbing	77,000				
Life Safety Systems	13,700				
Overhead/Contingency	42,080				
Design Fees 11%	50,917				
Total	\$513,797				

Building Name: Building 107 16-bed dormitory					Asset Number: 3071
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$3,600	2027	6 months	Report noted numerous immediate and short-term needs to include pipes, bathroom fixtures, and windows.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	152,200				
Structural	-				
Interior Renovations	180,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	29,500				
Electrical	500				
Plumbing	75,000				
Life Safety Systems	10,990				
Overhead/Contingency	46,179				
Design Fees 11%	55,877				
Total	\$563,846				

Building Name: Staff Residential 107					Asset Number: 3207
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,000	2027	4 months	Report noted numerous immediate and short-term needs.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	64,740				
Structural	-				
Interior Renovations	49,650				
Demolition/Hazardous Material	14,000				
Mechanical/HVAC/EMS	12,000				
Electrical	3,500				
Plumbing	91,750				
Life Safety Systems	1,700				
Overhead/Contingency	23,934				
Design Fees 11%	28,960				
Total	\$292,234				

Building Name: Guest House					Asset Number: 3201
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,400	2028	4 months	Report noted numerous short-term needs to include the water heater and HVAC in need of replacement, and windows and interior fixtures in poor condition.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	59,419				
Structural	-				
Interior Renovations	69,250				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	13,725				
Electrical	500				
Plumbing	75,000				
Life Safety Systems	1,200				
Overhead/Contingency	23,149				
Design Fees 11%	28,011				
Total	\$282,654				

Building Name: Building 103 16-bed dormitory					Asset Number: 3072
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$4,000	2028	6 months	Report noted numerous immediate and short-term needs.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	122,000				
Structural	-				
Interior Renovations	88,000				
Demo/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	75,000				
Life Safety Systems	10,990				
Overhead/Contingency	30,999				
Design Fees 11%	37,509				
Total	\$378,498				

Building Name: Building 105 16-bed dormitory					Asset Number: 3073
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$10,000	2028	6 months	Report noted numerous immediate and short-term needs. Building is home to 2 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	74,625				
Structural	-				
Interior Renovations	88,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	1,000				
Plumbing	75,500				
Life Safety Systems	11,090				
Overhead/Contingency	27,022				
Design Fees 11%	32,696				
Total	\$329,933				

Building Name: Building 205 24-bed dormitory					Asset Number: 3077
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2028	6 months	Report noted numerous immediate and short-term needs. Building is home to 20 individuals.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	\$107,600				
Structural	-				
Interior Renovations	75,717				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	270,500				
Life Safety Systems	39,652				
Overhead/Contingency	51,847				
Design Fees 11%	62,735				
Total	\$633,051				

Building Name: Building 202 - Med B					Asset Number: 3012
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$310,000	2029	12 months	Report noted numerous immediate and short-term needs. Building became unoccupied due to mold approximately 15 years ago. Substantial mold growth noted in multiple locations inside the building. Elevators are out of service and likely beyond their EUL.	FFCRA: 31C2000 Care & Maintenance: 3757000
Exterior Renovations	616,000				
Structural	20,000				
Interior Renovations	1,555,089				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	153,500				
Electrical	114,000				
Plumbing	2,000				
Life Safety Systems	67,906				
Overhead/Contingency	286,350				
Design Fees 11%	346,483				
Total	\$3,496,328				

CAMPUS-WIDE SITE IMPROVEMENTS					
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Fiber Optics Loop	\$2,742,041	2025	6 months	Replace outdated, failing and fragile multi-mode fiber optic network with a new single-mode fiber optic network. Project will include network architectural design improvements that will reduce potential outage impacts. It will also ensure maximum network performance, redundancy, reliability, and safety while meeting modern network and security standards.	FFCRA: 31C2000 Care & Maintenance: 3757000
Retherm Replacement	1,500,000	2025	4 months	N/A	
Total	\$4,242,041				

PRIORITY 1 Total (Residential + Site Improvements) **\$16,105,064**

PRIORITY 2 - Program Areas

Building Name: Building 101					Asset Number: 3003
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$68,186	2026	12 Months	Report noted numerous immediate and short-term needs. Multiple areas of water damage noted throughout the building. HVAC has been inoperable for an extended period of time. Backup generator, roof, and restroom fixtures were observed to be beyond estimated useful lives.	TBD
Exterior Renovations	269,740				
Structural	-				
Interior Renovations	566,164				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	203,500				
Electrical	280,000				
Plumbing	105,000				
Life Safety Systems	19,184				
Overhead/Contingency	152,177				
Design Fees 11%	184,135				
Total	\$1,858,086				

Building Name: Hallett School					Asset Number: 3065
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$873,225	2027	12 months	Report noted numerous immediate and short-term needs. Report notes roof coating is worn and/or detached from the original membrane. The roof system is at the end of the EUL of 20 years.	TBD
Exterior Renovations	204,888				
Structural	-				
Interior Renovations	200				
Demolition/Hazardous Material	25,000				
Mechanical/HVAC/EMS	29,400				
Electrical	6,250				
Plumbing	75,000				
Life Safety Systems	107,787				
Overhead/Contingency	132,175				
Design Fees 11%	159,932				
Total	\$1,613,857				

Building Name: Sloan Library					Asset Number: 3066
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$183,875	2028	6 months	Report noted numerous immediate and short-term needs to include roof, windows, and fixtures.	TBD
Exterior Renovations	134,200				
Structural	-				
Interior Renovations	175,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/E,S	2,200				
Electrical	-				
Plumbing	75,000				
Life Safety Systems	22,065				
Overhead/Contingency	60,234				
Design Fees 11%	72,883				
Total	\$735,457				

Building Name: Multi-Purpose Building					Asset Number: 3080
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2028	6 Months	Report noted numerous immediate and short-term needs.	TBD
Exterior Renovations	\$28,631				
Structural	-				
Interior Renovations	4,800				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	2,200				
Electrical	-				
Plumbing	75,000				
Life Safety Systems	1,000				
Overhead/Contingency	12,163				
Design Fees 11%	14,717				
Total	\$148,511				

Building Name: Covered Pavilion					Asset Number: 3084
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,000	2029	4 months	Report noted numerous immediate and short-term needs.	TBD
Exterior Renovations	19,053				
Structural	-				
Interior Renovations	30,000				
Demolition/Hazardous Material	2,000				
Mechanical/HVAC/EMS	-				
Electrical	2,500				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	5,555				
Design Fees 11%	6,722				
Total	\$67,830				

Building Name: Administration					Asset Number: 3002
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$13,000	2029	4 Months	Report noted numerous immediate and short-term needs to include pipes, HVAC, and exterior fixtures.	TBD
Exterior Renovations	153,193				
Structural	5,000				
Interior Renovations	-				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	75,000				
Electrical	8,000				
Plumbing	77,200				
Life Safety Systems	23,534				
Overhead/Contingency	36,493				
Design Fees 11%	44,156				
Total	\$445,576				

PRIORITY 2 Total (Program Areas) \$4,869,317

PRIORITY 3 - Administrative Buildings

Building Name: Chapel					Asset Number: 3001
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$202,500	2026	12 months	Report noted numerous immediate and short-term needs. Visual evidence of substantial mold growth was observed.	TBD
Exterior Renovations	69,890				
Structural	-				
Interior Renovations	15,000				
Demolition/Hazardous Material	12,500				
Mechanical/HVAC/EMS	-				
Electrical	2,000				
Plumbing	77,200				
Life Safety Systems	1,500				
Overhead/Contingency	38,059				
Design Fees 11%	46,051				
Total	\$464,700				

Building Name: Health Services					Asset Number: 3051
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	4 Months	Report noted numerous immediate and short-term needs.	TBD
Exterior Renovations	\$59,063				
Structural	13,000				
Interior Renovations	33,650				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	3,000				
Electrical	2,100				
Plumbing	80,000				
Life Safety Systems	23,460				
Overhead/Contingency	22,427				
Design Fees 11%	27,137				
Total	\$273,837				

Building Name: Dental					Asset Number: 3053
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	4 Months	Estimated construction cost is preliminary and subject to change. Final building condition assessment report expected by September 27, 2024.	TBD
Exterior Renovations	\$59,063				
Structural	13,000				
Interior Renovations	33,650				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	3,000				
Electrical	2,100				
Plumbing	80,000				
Life Safety Systems	23,460				
Overhead/Contingency	22,427				
Design Fees 11%	27,137				
Total	\$273,837				

Building Name: Purchasing/Warehouse					Asset Number: 3007
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,085,000	2028	12 Months	Report noted numerous immediate and short-term needs. Visual evidence of substantial mold growth was observed. Roof system is in poor condition and beyond EUL.	TBD
Exterior Renovations	411,925				
Structural	210,000				
Interior Renovations	394,000				
Demolition/Hazardous Material	50,000				
Mechanical/HVAC/EMS	540,000				
Electrical	235,000				
Plumbing	163,000				
Life Safety Systems	581,022				
Overhead/Contingency	466,995				
Design Fees 11%	565,064				
Total	\$5,702,006				

Building Name: Maintenance					Asset Number: 3017
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$2,000	2029	6 Months	Report noted numerous immediate and short-term needs.	TBD
Exterior Renovations	222,300				
Structural	2,500				
Interior Renovations	57,897				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	-				
Electrical	5,500				
Plumbing	100,400				
Life Safety Systems	46,598				
Overhead/Contingency	44,720				
Design Fees 11%	54,111				
Total	\$546,026				

Building Name: Family Therapy Center					Asset Number: 3022
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	4 Months	Report noted numerous immediate and short-term needs.	TBD
Exterior Renovations	\$143,300				
Structural	5,000				
Interior Renovations	-				
Demolition/Hazardous Material	5,000				
Mechanical/HVAC/EMS	30,000				
Electrical	500				
Plumbing	75,000				
Life Safety Systems	9,800				
Overhead/Contingency	26,860				
Design Fees 11%	32,501				
Total	\$327,961				

Building Name: Kitchen					Asset Number: 3083
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2029	4 Months	Report noted numerous immediate and short-term needs.	TBD
Exterior Renovations	\$21,600				
Structural	-				
Interior Renovations	2,000				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	75,000				
Electrical	5,500				
Plumbing	25,000				
Life Safety Systems	20,544				
Overhead/Contingency	15,964				
Design Fees 11%	19,317				
Total	\$194,925				

Building Name: Staff Residential 101					Asset Number: 3202
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	\$5,500	2029	4 months	Report noted numerous immediate and short-term needs to include suspected mold.	TBD
Exterior Renovations	95,900				
Structural	1,000				
Interior Renovations	48,125				
Demolition/Hazardous Material	10,000				
Mechanical/HVAC/EMS	16,000				
Electrical	500				
Plumbing	46,925				
Life Safety Systems	6,388				
Overhead/Contingency	23,034				
Design Fees 11%	27,871				
Total	\$281,243				

PRIORITY 3 Total (Administrative) \$8,064,535

PRIORITY 4 - Demolition

Building Name: Suber Center					Asset Number: 3027
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	4 Months	Based on the condition of the site building, cost of renovations, and/or the intended use and plans of DDSN, demolition of the building is recommended.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$1,176,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	117,600				
Design Fees 11%	142,296				
Total	\$1,435,896				

Building Name: Work Activities					Asset Number: 3034
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	4 Months	Based on the condition of the site building, cost of renovations, and/or the intended use and plans of DDSN, demolition of the building is recommended.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$422,111				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	42,211				
Design Fees 11%	51,075				
Total	\$515,397				

Building Name: Staff Residence 111					Asset Number: 3203
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2026	4 Months	Based on the condition of the site building, cost of renovations, and/or the intended use and plans of DDSN, demolition of the building is recommended.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$34,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	3,400				
Design Fees 11%	4,114				
Total	\$41,514				

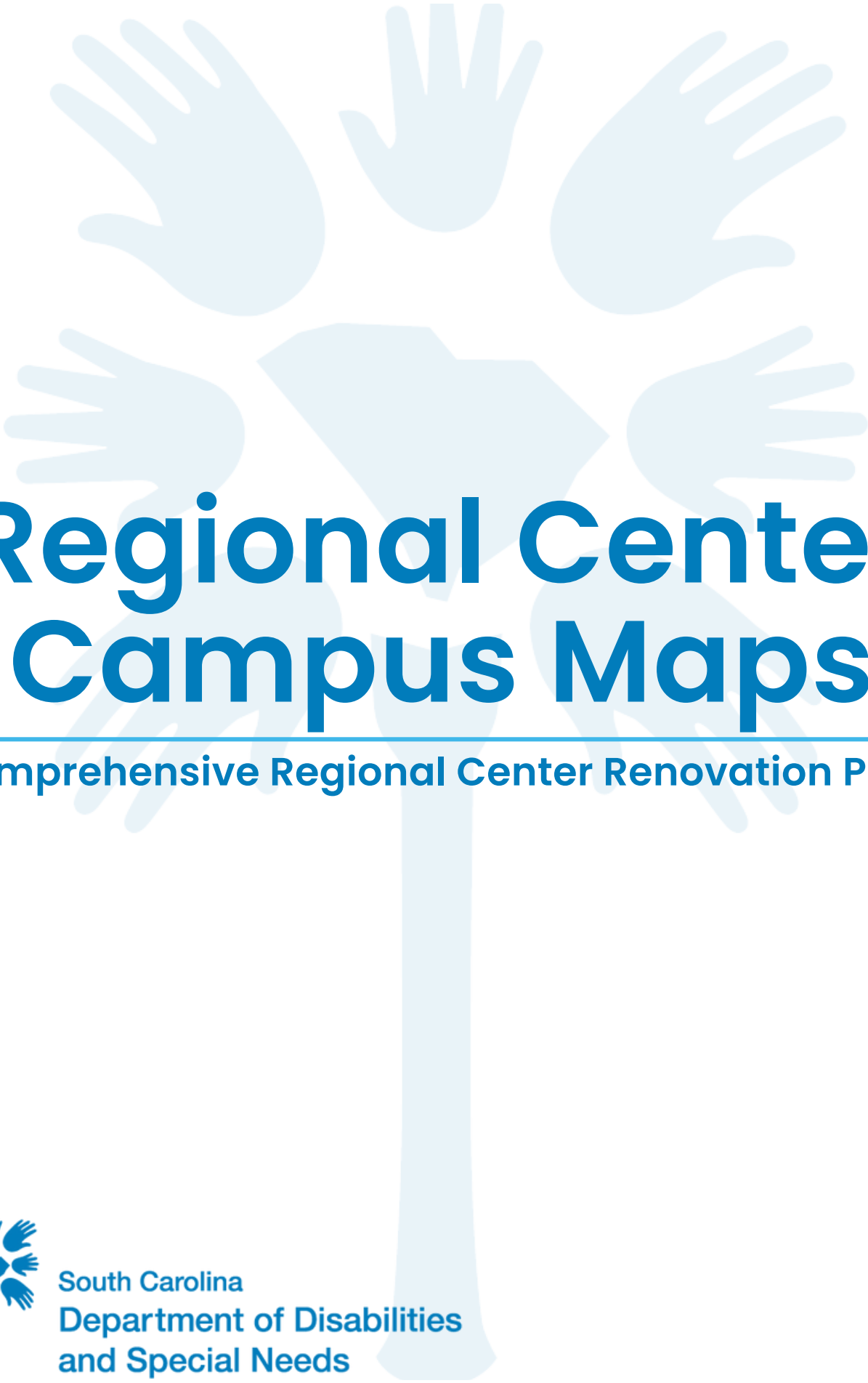
Building Name: Staff Residence 109					Asset Number: 3205
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	4 Months	Based on the condition of the site building, cost of renovations, and/or the intended use and plans of DDSN, demolition of the building is recommended.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$34,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	3,400				
Design Fees 11%	4,114				
Total	\$41,514				

Building Name: Staff Residence 102					Asset Number: 3206
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds
Roofing/Trim	-	2027	4 Months	Based on the condition of the site building, cost of renovations, and/or the intended use and plans of DDSN, demolition of the building is recommended.	TBD
Exterior Renovations	-				
Structural	-				
Interior Renovations	-				
Demolition/Hazardous Material	\$34,000				
Mechanical/HVAC/EMS	-				
Electrical	-				
Plumbing	-				
Life Safety Systems	-				
Overhead/Contingency	3,400				
Design Fees 11%	4,114				
Total	\$41,514				

Building Name: Staff Residence 104					Asset Number: 3208	
Proposed Scope of Work	Estimated Construction Cost	Projected Start Date	Estimated Construction Time	Comments	Source of Funds	
Roofing/Trim	-	2027	4 Months	Based on the condition of the site building, cost of renovations, and/or the intended use and plans of DDSN, demolition of the building is recommended.	TBD	
Exterior Renovations	-					
Structural	-					
Interior Renovations	-					
Demolition/Hazardous Material	\$34,000					
Mechanical/HVAC/EMS	-					
Electrical	-					
Plumbing	-					
Life Safety Systems	-					
Overhead/Contingency	3,400					
Design Fees 11%	4,114					
Total	\$41,514					

PRIORITY 4 Total (Demolition) \$2,117,349

Total Cost of Coastal Center Renovation Plan \$31,156,265

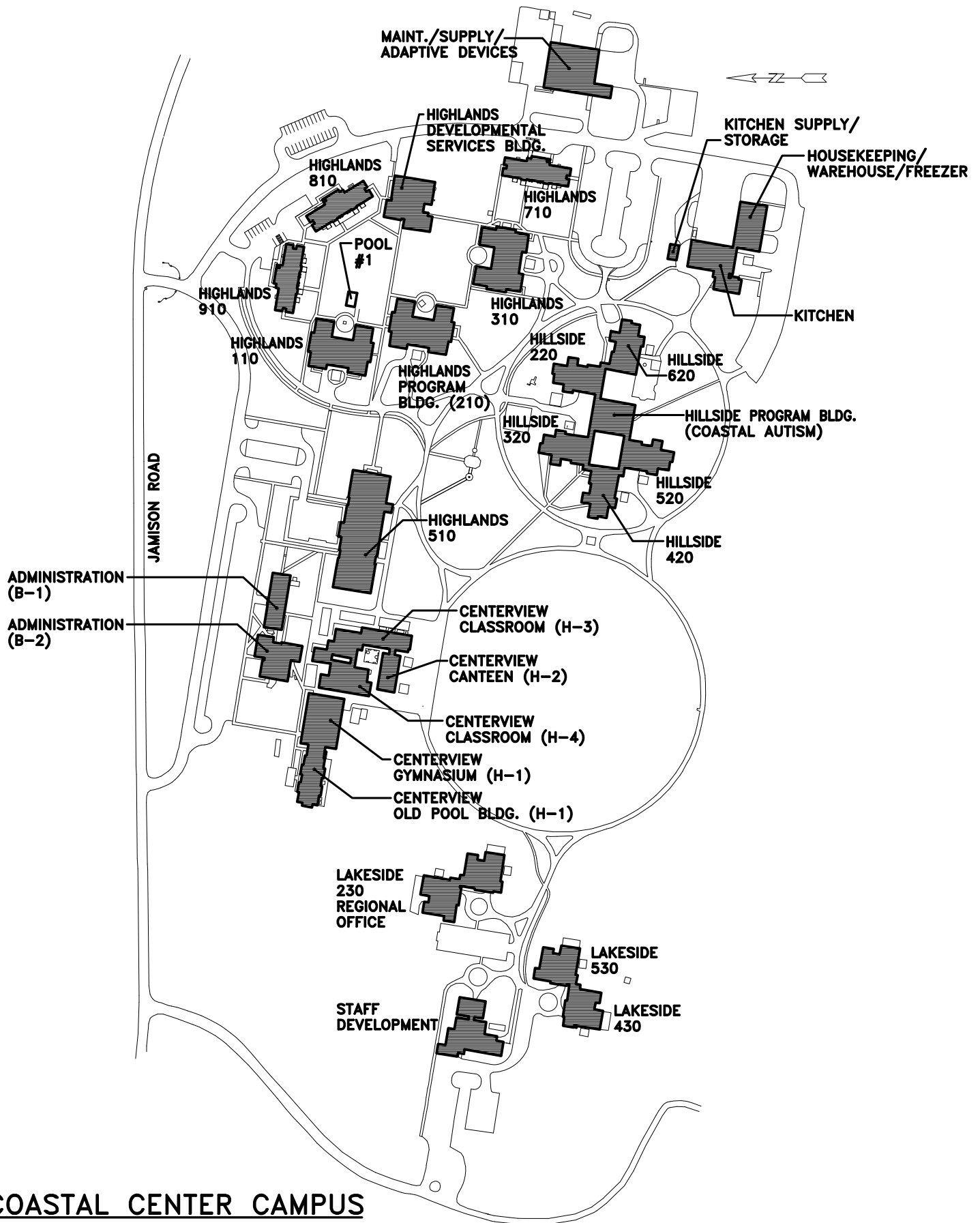


Regional Center Campus Maps

Comprehensive Regional Center Renovation Plan

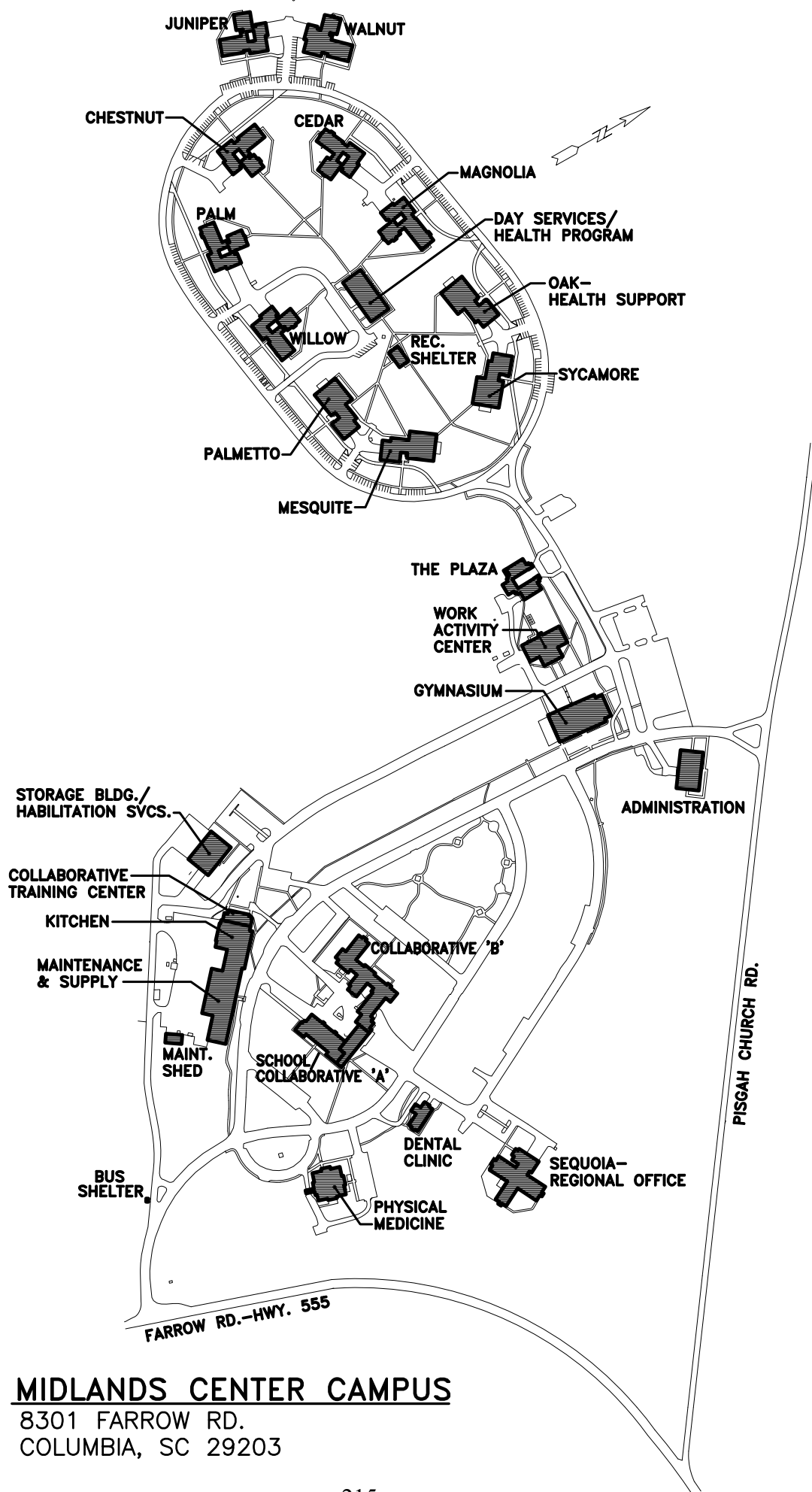


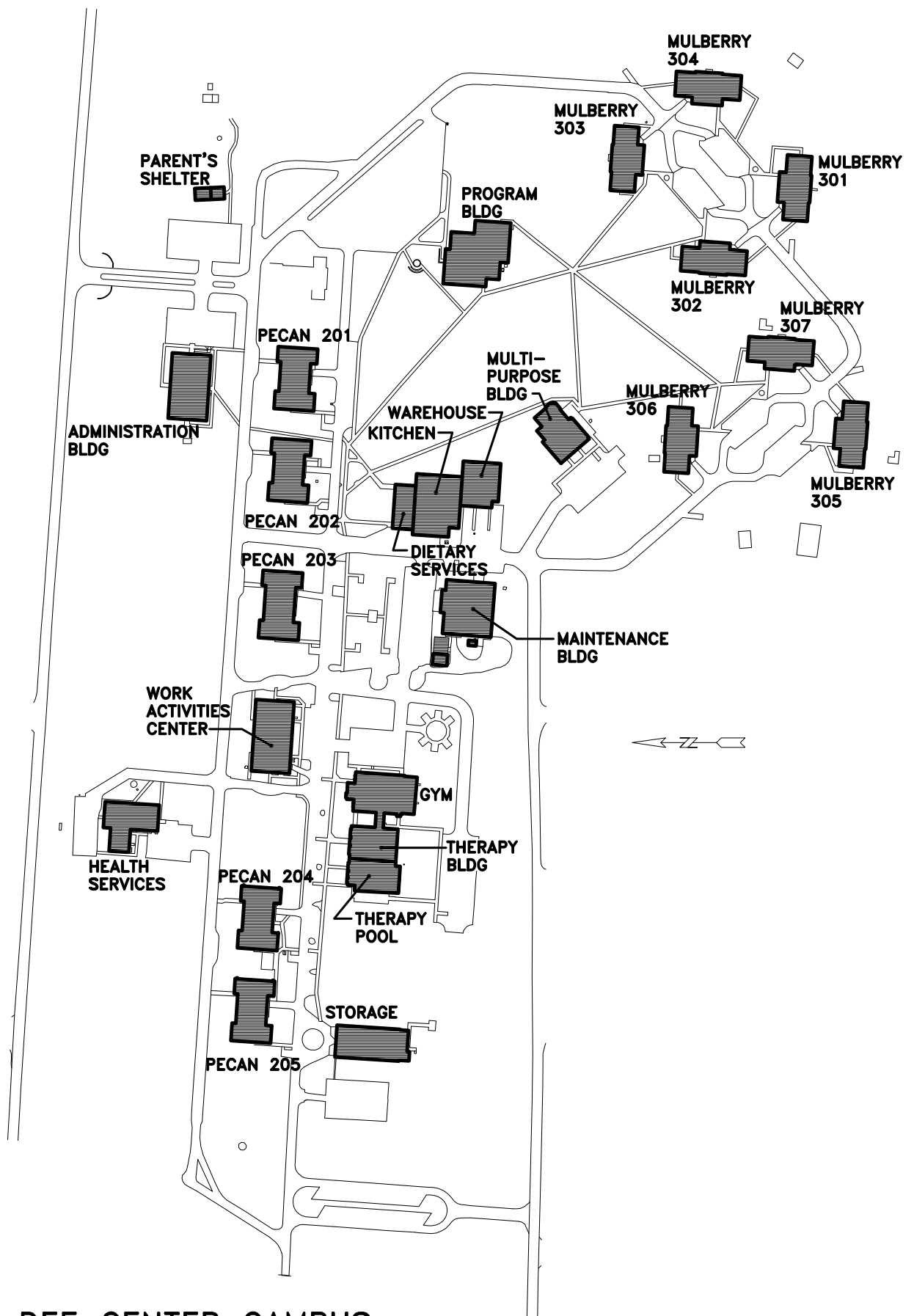
South Carolina
Department of Disabilities
and Special Needs



COASTAL CENTER CAMPUS

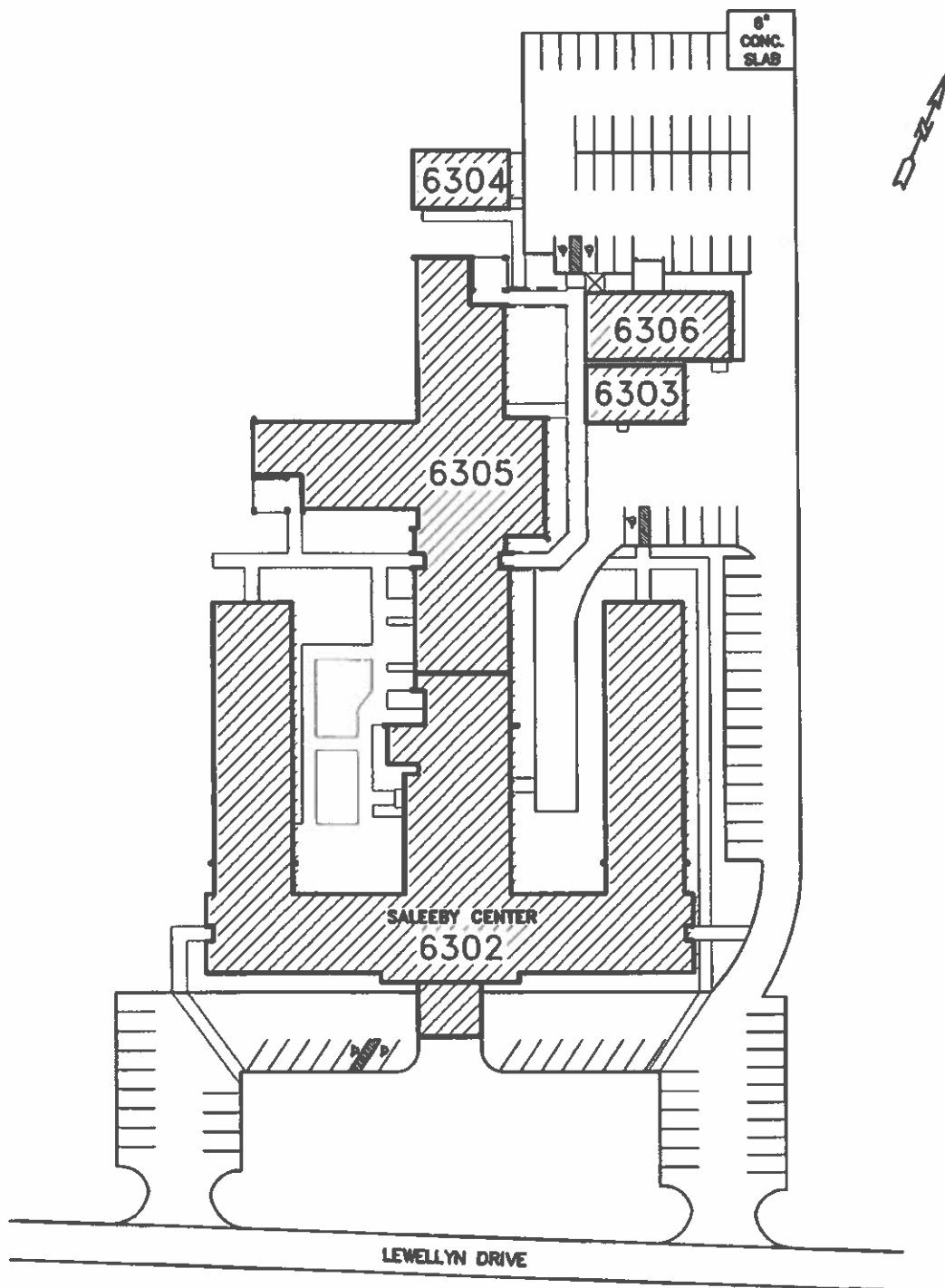
9995 MILES JAMISON RD.
SUMMERVILLE, SC 29485





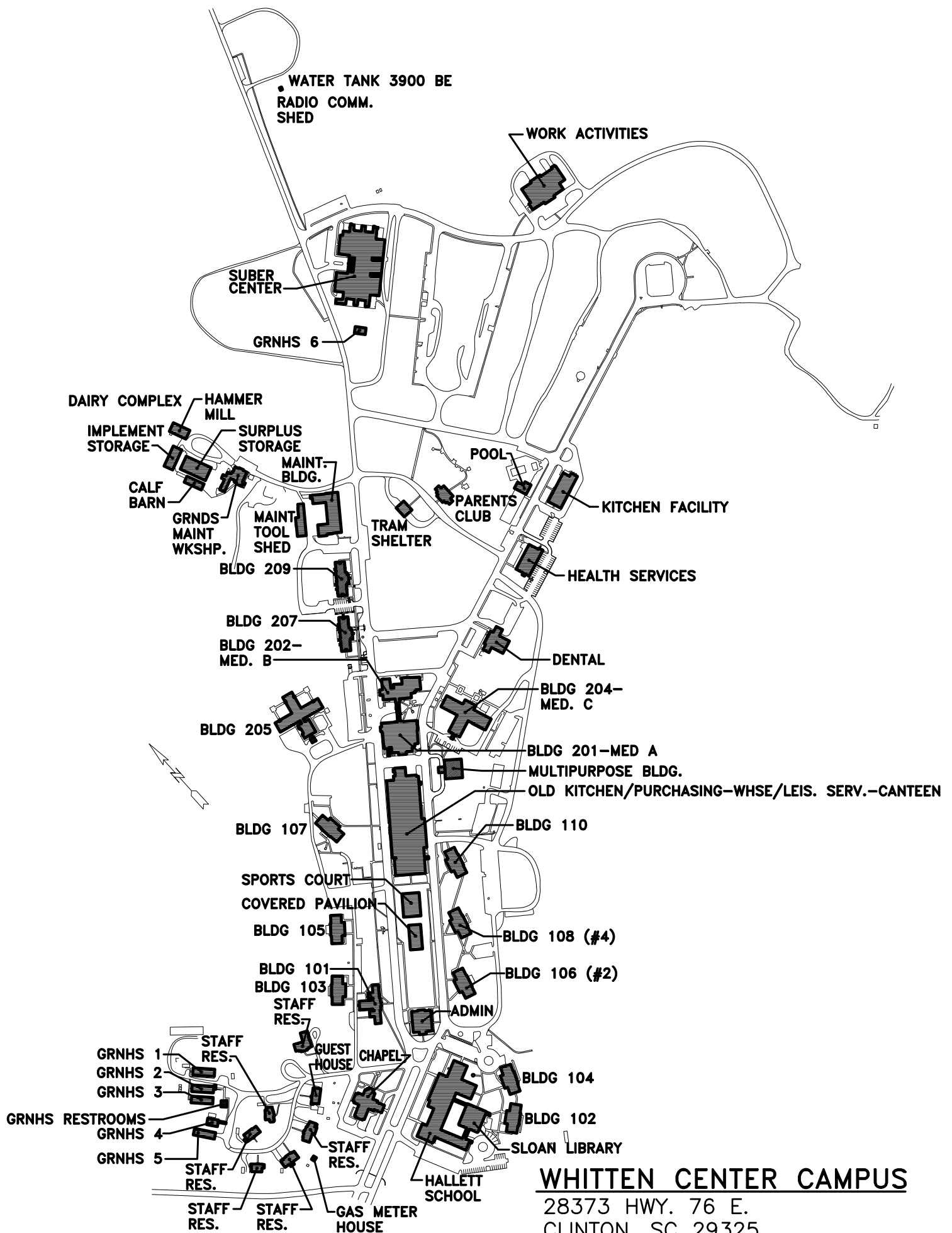
PEE DEE CENTER CAMPUS

714 NATIONAL CEMETERY RD.
FLORENCE, SC 29506



SALEEBY CENTER CAMPUS
 714 LEWELLEN AVE.
 HARTSVILLE, SC 29550

<u>NO.</u>	<u>BUILDING NAME</u>
6302	SALEEBY CENTER
6303	LAUNDRY/STORAGE
6304	MAINTENANCE/STORAGE
6305	CENTER WING
6306	KITCHEN/WAREHOUSE



WHITTEN CENTER CAMPUS

28373 HWY. 76 E.
CLINTON, SC 29325

AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Status of Certain Previously Approved Projects

By letter dated September 20, 2024, the South Carolina Transportation Infrastructure Bank has provided an updated review of overages in costs of certain projects to which the Bank has committed financial assistance. The review follows a series of communications between the Bank and the South Carolina Department of Transportation, and is the result of a more fulsome reporting process for project sponsors.

The review was conducted as of June 30, 2024, and is summarized as an attachment to this Item, and more fully described in the above-referenced letter. The summary reflects a total of approximately \$471 million in identified overages in costs for 9 projects. Of those projects, the Bank has been requested by project sponsors of 3 projects to provide up to \$185 million in additional financial support to cover portions or all of the overages.

The Bank is under no obligation to fund any portion of these projects beyond its original commitments, and has not to date determined to provide additional financial support to any of these projects. The Bank has not quantified but has indicated that any additional financial support might be made from such sources as projects that were completed under budget, savings from refinancing indebtedness, extending the term of loan commitments, and other resources available to the Bank. Any further commitments of financial resources to these projects would be subject to approval of the Bank's Board, and review by the Committee.

The Bank has committed to apprise the Committee of further developments as they occur.

COMMITTEE ACTION:

1. Receive as information.

ATTACHMENTS:

1. Summary of Potential Deficiencies in Project Funding prepared by Committee staff.
2. Letter dated September 20, 2024, of John B. White, Jr., Esquire, Chairman, South Carolina Transportation Infrastructure Bank.
3. Letter dated March 5, 2024, of Ms. Christy A. Hall, P.E., Secretary of Transportation, South Carolina Department of Transportation.
4. Letter dated March 13, 2024, of John B. White, Jr., Esquire, Chairman, South Carolina Transportation Infrastructure Bank.
5. Letter dated March 29, 2024, of Ms. Christy A. Hall, P.E., Secretary of Transportation, South Carolina Department of Transportation.
6. Letter dated August 27, 2024, of Mr. Justin P. Powell, Secretary of Transportation, South Carolina Department of Transportation.

Summary of Potential Deficiencies in Project Funding South Carolina Transportation Infrastructure Bank					
Project	Reviewed by Committee	Original Cost	Bank Commitment ¹	Present Shortfall	Status
Beaufort County US 378	August 2020	272,370,112	120,000,000	190,000,000	Pending Transportation Sales Tax Referendum to fund \$100 million of shortfall; Bank has been requested to commit additional \$90 million
Charleston Septima Clark Phase V	August 2020	43,000,000	21,500,000	9,700,000	City is expected to cover the shortfall
Charleston County Main Road & Bohicket Road	August 2020	111,000,000	40,785,500	64,000,000	County will cover with 2016 Transportation Sales Tax
Charleston County SC 41	October 2022	187,250,000	62,193,500	29,000,000	County will cover with 2016 Transportation Sales Tax
Greenville County Woodruff Road	August 2020	121,346,932	49,010,199	8,000,000	County will fund shortfall with MPO Guideshares
Jasper County Hardeeville I-95 Exit 3	August 2020	82,463,074	56,191,806 ²	35,000,000	Bank has been requested to cover the shortfall
York County I-77 Exit 85	August 2020	49,613,000	42,171,050	49,000,000	\$16 million has been covered by C funds; \$31 million will be covered by SCDOT advances of MPO Guideshares
York County I-77 Exit 82	August 2020	38,219,000	32,486,150	60,000,000	County has inquired into the Bank covering the shortfall
York County I-77 Exit 90	October 2022	85,806,000	64,354,500	26,000,000	County has not developed a new cost estimate and has not determined how to proceed

¹ Unless otherwise noted, Bank's financial commitment is a grant.

² \$28,095,903 grant; \$28,095,903 loan.

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**South Carolina
Transportation Infrastructure Bank**



955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

September 20, 2024

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

RE: Review of Project Overages

Dear Chairman Peeler,

As Chairman of the South Carolina Transportation Infrastructure Bank ("the Bank"), I am pleased to provide to the Joint Bond Review Committee ("JBRC") with an updated review of the Bank's project overages and an update on Mark Clark Expressway project.

At the end of 2023, the Bank discovered there were significant project cost increases in several of its projects. As a result, the Bank implemented a more fulsome reporting process for each project to which the Bank is providing financial assistance. Given the significant increases in construction costs, the Bank enhanced its due diligence to monitor each project. Included in this due diligence was the Bank's demand for a more detailed and current description of the status of each project. After receiving this initial information, the Bank further requested how each project sponsor intended to cover the overages of the project. Each Intergovernmental Agreement executed by the Bank and Project sponsor has specific language stating the project sponsor is responsible for all cost increases over the total project cost laid out in the IGA. Additionally, the Bank held meetings with representatives of Beaufort County, Exit 3 sponsors, and York County to discuss the overages.

Please see the following project sponsor explanation of overages and the related potential source of funding to cover the shortfall as of the June 30, 2024 quarterly report:

- A. Beaufort County – US 278: The County has a \$190 million shortfall due to increased costs. In the Intergovernmental Agreement (IGA) the approved total project cost was \$292 million. The County has been developing a Transportation Sales Tax Program for the referendum question to be placed on the November 2024 ballot to fund \$100 million of that shortfall and is requesting the Bank provide an additional \$90 million contribution (on top of the Bank's current financial assistance of \$120 million) to cover the remaining shortfall.
- B. Charleston, City of – US 17 Septima Clark Phase V: The City has a \$9.7 million shortfall. In the IGA the approved total project cost was \$197 million. The City's US17 project costs are expected to increase by approximately 5% due to a variety of factors including phased construction, early procurement efforts by the City, and cost control efforts by City

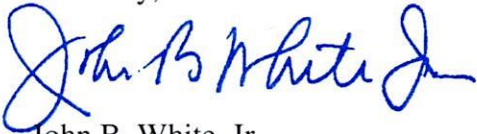
contractors. The City has budgeted for this increase and will be using City funds from the King Street Gateway TIF to cover the difference. The use of additional funding from the King Street Gateway TIF was approved by the Charleston City Council on November 14, 2023.

- C. Charleston County – Main Road & Bohicket Road: The County has a \$64 million shortfall due to increased costs. In the IGA the approved total project cost was \$131 million. The County will be utilizing funding from its 2016 Transportation Sales Tax to cover the shortfall.
- D. Charleston County – SC 41: The County has a \$29 million shortfall due to increased costs. In the IGA the approved total project cost was \$185 million. The County will be utilizing funding from its 2016 Transportation Sales Tax to cover the shortfall.
- E. Greenville County – Woodruff Road Congestion Relief: The County has an \$8 million shortfall. In the IGA the approved total project cost was \$121 million. The County is funding the shortfall through Greenville-Pickens Area transportation Study (GPATS) Metropolitan Planning Organization (MPO) Guideshares, comprised of Federal Surface Transportation Block Group Program Funds and SCDOT match.
- F. Jasper County/Hardeeville, Town of – Exit 3 Proper: At a meeting between all the stakeholders in June 2024, the SCDOT reported the project has a \$35 million shortfall. To cover the shortfall, Jasper County, Hardeeville, and the Owner have requested the Bank to fund the shortfall. In response, the Bank wrote it recommends a pro rata allocation to be determined. Project sponsors and the Bank are in the process of completing the IGA
- G. York County – I-77 Exit 85 (SC 160): The project has a \$49 million shortfall. In the IGA, the approved total project cost was \$50 million. To cover the shortfall, the SCDOT and the County have provided additional funding, specifically \$16 million in C funds (State Transportation funds through SCDOT), and \$31 million in Rock Hill-Fort Mill Area Transportation Study /MPO Guideshares, which the SCDOT agreed to advance as a loan to the County to cover expenses as incurred. York County and the Bank will amend the IGA to reflect the new project costs and sources of funding.
- H. York County – I-77 Exit 82 (Celanese & Cherry): Per the last quarterly report, the County had reported a \$26 million shortfall. In the IGA the approved total project cost was \$38 million. However, during an August 8, 2024 meeting with the County, the County orally informed the Bank the shortfall is estimated currently to be a minimum of \$60 million. While no official request has been made, the County has verbally inquired to the Bank covering the shortfall.
- I. York County – I-77 Exit 90: The County has reported a \$26 million shortfall. In the IGA the approved total project cost was \$86 million. At the August 8, 2024 meeting, the County stated it has not developed a new cost estimate for this Project; thus, it has not determined how it will proceed with the project. Further, York County representatives asked the Bank for additional time to discuss with Council and its local delegation to determine the best path forward. However, the County anticipates the shortfalls to substantially increase.

- J. Charleston County – Mark Clark Expressway: At the JBRC meeting on December 5, 2023, the Committee approved the Bank's request to provide \$75 million for preliminary costs as requested by the SCDOT. Additionally, the Committee advised the Bank to take certain steps related to Charleston County's action concerning the County's referendum for a new Transportation Sales Tax. The Bank has taken these steps and the County complied with the Bank's request concerning the referendum. Since the December, 2023 meeting, no funds have been expended since the SCDOT has not initiated a draw request.

We stand ready to address any questions or comments the JBRC or Subcommittee may have. If you have questions, please feel to contact Charles M. Cannon at CannonCM@scdot.org.

Sincerely,

A handwritten signature in blue ink, reading "John B. White, Jr.", with a stylized flourish at the end.

John B. White, Jr.
Chairman, SC Transportation Infrastructure Bank

cc: Board Members
cc: Mr. Rick Harmon

March 5, 2024

SC Transportation Infrastructure Bank Board Members
955 Park Street, Suite 120B
Columbia, SC 29201

Dear Bank Board Members:

This letter is a follow up to several conversations Chairman White and I have been having over the past few months. At the end of 2023, SCDOT received bids on a project that was a partnered project between the Bank and York County. After receipt of the bid, it was apparent that there was a significant shortfall of funding of approximately \$46 Million and the project sponsors were contacted by SCDOT requesting funding to close the gap or a decision to reject the bid. Even though the IGA stipulated that the County was responsible for all overruns, it became clear that the County was not able to produce the required funding. It also became clear that the Bank was relying on the SCDOT and the County to solve the issue plus the Bank Board would have been unable to react quickly enough in order to resolve the issue in the timeframe necessary.

The issue was eventually resolved through a tenuous partnership between the County and the Metropolitan Planning Organization (MPO) whereas both of these entities pledged future funding to SCDOT for the project; said differently, SCDOT loaned the locals the necessary funding. While the SCDOT loan solved this issue for the region's top priority project and alleviated the crisis of the moment, it has consumed nearly all of the available funding for the region for many, many years and is not reflective of a deliberative and effective transportation policy approach for infrastructure funding.

After this experience, I instructed my staff to review all SIB projects that have not advanced to contract and determine if similar situations are likely to arise on those projects. Many of the projects approved by the SIB many years ago have not advanced to construction, which is important to note due to the roughly 35-50% cost escalation we have experienced in the road construction business since the pandemic. Based on our analysis, **we anticipate a cumulative funding gap of approximately \$250 – 300 Million on projects that the SIB has already approved.** This gap excludes all of the Charleston County Projects as Charleston County has been able to manage their financials and progress their projects effectively by bringing more local funding to their SIB projects.

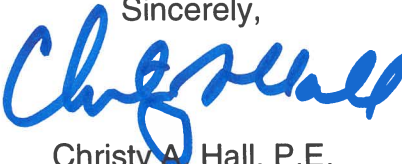


Based on our experience and knowledge of the local programs, we do not believe that the local governments are capable of closing the \$250-300 Million funding gap on the remaining SIB projects. York County alone is facing a shortfall of \$75-100 Million on their two remaining, previously approved SIB projects. We also expect that Beaufort County will be facing a major shortfall of approximately \$100–150 Million on their previously approved SIB project.

SCDOT is also sensitive to market conditions and does not want to jeopardize contractor interest or elevate the risk profile in our industry by requesting bids for perspective projects that may be significantly underfunded and unable to be awarded. Simply relying on the language in the IGA that the locals are responsible for all overruns is not working and is no longer an effective way for SCDOT to manage and deliver SIB projects. Therefore, we are requesting that the Bank Board take up this issue and allocate additional SIB funding in order to ensure that these and the other remaining projects can actually be built. Otherwise, these projects will stall out.

I also respectfully request resolution of the outstanding financial issues between SCDOT and the SIB following our early repayment and debt satisfaction with the SIB. As a potential resolution, we had submitted a bridge replacement package to the SIB for funding. Unfortunately, those discussions have languished with no clear path forward.

We stand ready to meet with you to discuss these matters further. Please do not hesitate to reach out to me or Chief Operating Officer Justin Powell to initiate those conversations. I have vacated the “SCDOT Representative” position for the Bank Board and will allow my successor to make the next staff appointment to that liaison position in the future.

Sincerely,

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

cc: SCDOT Commission
SCDOT Deputy Secretaries



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**South Carolina
Transportation Infrastructure Bank**



955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

March 13, 2024

Via US Mail and Email: hallca@scdot.org

The Honorable Christy A. Hall
Secretary of Transportation
PO Box 191
Columbia, SC 29202

Dear Secretary Hall,

I am writing in response to your letter dated March 5, 2024. The Bank welcomes your concerns but would have appreciated your providing more details to clarify your statements about project cost increases. You mention only York County and Beaufort County in your letter, but it generally references the SCDOT reviewed all the projects. Also, based on comments in your letter, I will address how the Bank operates.

Based on our two earlier conversations on this subject, I understood you were going to provide me with specific information on all the projects involved. You provided some details on one of the three York County I-77 interchange projects (Exit 85). You told me the SCDOT helped develop a revised funding plan, including identifying the sources of funds to cover the increased costs of that project. The Bank was not consulted during your discussions with York County on Exit 85. We are requesting more specific, complete information from York County on the identified additional funding sources for the Exit 85 project. You provided some general information on the other two York County interchange projects. We have received some information we requested from York County on those projects and are requesting more information from it. We also requested and received information from Beaufort County and are requesting additional information from it.

In your letter, you reference "you anticipate a cumulative funding gap of approximately \$250-300 million on projects" on which the Bank already has approved some financial assistance. You have asked your staff to review projects other than those listed in your letter for cost increases. Please provide the details on a project-by-project basis on the projected SCDOT increases so we can thoroughly investigate the projects and SCDOT's data. Further, on projects that the Bank is funding, it would be appreciated if you would share information with the Bank as you receive it so that the SCDOT and the Bank are reviewing similar financial data.

As you know and discussed above, when you alerted me to funding issues with the York County projects and potentially other projects partially funded by the Bank, I took action to obtain additional information from all the active projects to which the Bank has awarded some financial assistance, including York County and Beaufort County. That information was shared with the Board prior to the last Board meeting on February 21. The cost overrun information received from some project sponsors varies from what I understand may be SCDOT's estimates or expectations. Thus, you can see why it is important for the Bank to review your information project by project to ensure we are receiving accurate, up-to-date information from the project sponsors.

Your recommended solution to resolve this funding shortage appears to be for the Bank alone to "allocate additional SIB funding to ensure these projects are built." Many of the Bank's active projects, as you mention, are unfortunately still at an early stage and have undertaken only preliminary work. Rather, than the Bank just funding all the yet to be determined cost overages on the impacted projects, it clearly would be more prudent for the Bank to obtain reliable updated cost estimates, seek alternative ways to move forward with these projects including funding from multiple sources including SCDOT, and/or re-evaluate these projects to determine whether the Bank should potentially review its funding commitment. For example, as to alternatives: Should the scope or design of the project be modified? Should the project be delayed? Further, the Bank should assess if the public benefits to each impacted project justify spending the significantly increased costs of the project. The Bank must follow the law and established procedures in committing the public funds entrusted to it.

Those procedures include the Bank Board providing the SCDOT Commission and Joint Bond Review Committee with a thorough explanation and justification any time it approves increasing financial assistance to a project. Those bodies, as you know, must approve the Bank Board's funding actions. These procedures do not allow the Bank to rush into making hasty decisions, especially in the cost range you mention or risk setting precedents with unintended consequences.

The provisions in the Bank's Intergovernmental Agreements and Operating Guidelines are serving their intended purpose. One main purpose of them is protecting the public funds the Bank manages from being committed in an imprudent and ineffective manner. They are based on lessons learned by the Bank over the last 25 years of funding projects. Given the protracted period of time it takes to get many projects to the construction phase, the essential components of the project may change, including the design, the required permits may become problematic and delay the project, lawsuits challenging the project may be filed, or the costs may increase significantly. The Bank is not the guarantor of projects to which it has committed some funds for construction as a financing agency. That is not how the Bank was intended to operate.

As you know, the Bank provides funding assistance for some portions of the projects, now usually limited to construction costs. The Bank does not design, own, manage, or control the projects. It operates in the same manner as the state's other grant and loan programs. It provides financial assistance to other government entities which own and are responsible for completing the projects.

You raise the issue again of SCDOT's dissatisfaction with how the Bank handled restructuring of some of its bond debt to save its borrowing costs. As I told you several years ago, the Bank does not believe the SCDOT is owed additional funds when the Bank takes action to restructure its bond debt. There

You raise the issue again of SCDOT's dissatisfaction with how the Bank handled restructuring of some of its bond debt to save its borrowing costs. As I told you several years ago, the Bank does not believe the SCDOT is owed additional funds when the Bank takes action to restructure its bond debt. There is also the question if the Bank's pledged revenues may be used for this purpose. Clearly, many other more pressing issues have faced the Bank (and the SCDOT) over the past few years.

As you know, on March 18, the Bank will begin accepting applications for funding "Rural Projects." This initiative is extremely important to members of the General Assembly and having a SCDOT representative work with the Board would be extremely helpful. Therefore, we request that you or your successor appoint this liaison in the very near future.

I would like to meet with you to discuss these matters and other pending issues in the next two weeks. Please contact Jerri Butler to schedule a meeting at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "John B. White". The signature is fluid and cursive, with a large initial "J" and "W".

John B. White

cc: Bank Board Members
SCDOT Commission
SCDOT Deputy Secretaries

March 29, 2024

SC Transportation Infrastructure Bank Board Members
955 Park Street, Suite 120B
Columbia, SC 29201

Dear Bank Board Members:

As requested, I am providing the Board visibility into the details alluded to in my previous letter.

Let's start with York County's I77 at SC 160 (Exit 85) project:

- York County submitted a proposed \$49,613,000 project for the SIB's consideration in fall 2019. The request was for the SIB to provide 85% of the project funding in the form of a grant of \$42,171,050 and York County proposed providing a 15% local match of \$7,441,950.
- On July 7, 2020, nearly 9 months later, the SIB Board approved the proposed funding.
- On August 11, 2020, the JBRC issued its approval of the Bank Board's actions.
- On January 29, 2021, nearly 18 months since the project was first proposed, the SIB and the County entered into an intergovernmental agreement to fund an interchange improvement estimated at \$49,613,000.
- Three years after the agreement was signed, or more than four years after it was initially proposed, the SCDOT staff was finally able to get the project to shovel ready status. Bids were received at the very end of 2023 determining that the actual cost of the project was \$92,653,383. This is nearly double the budgeted amount and was insurmountable by the County alone. Additionally, at that point in time, the SIB would not have been able to react in the timeframes necessary to impact the decision to award or reject.

My point in outlining the sequence of events above is not to criticize the extensive delays encountered in the approval process or project development process, but simply to point out that a project that was clearly not shovel ready was estimated to cost approximately \$50 Million in 2019, but ended up nearly double in cost more than 4 years later. This project, like many others is a good indicator that South Carolina has not been immune to the inflationary pressures seen elsewhere in the economy or in the road building business within the southeast. SCDOT has been through this very issue on many of our own projects and have had to make financial adjustments to our program in order to ensure that we deliver results in the form of active construction work for the people of our great state.



It is with this in mind that I strongly encourage the SIB to take a hard look at your program in terms of financial viability and develop a better process for handling and planning for cost overruns in cooperation with the local governments. We should work to avoid a repeat of the situation that revealed itself on the I-77 @ SC 160 project by developing a process that requires, at a minimum, a revisiting or verification of the financial plan relative to a range of cost forecasts just prior to receipt of bids. The SIB taking the position that the locals are responsible for all overruns has resulted in CTC, MPO/COG and SCDOT funding being diverted or hijacked at the last minute to cover the shortfalls and is not reflective of a deliberative and effective transportation policy approach for infrastructure funding.

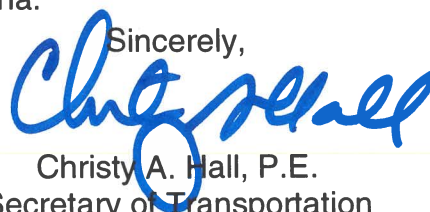
As requested, below is a summary table outlining the specific concerns I have regarding the remaining SIB projects that SCDOT is managing:

Project	Applicant	Originally Established Total Project Cost	Currently Projected Shortfall Range
Woodruff Road	Greenville County	\$121,346,932	\$1 - \$18 Million
US 278	Beaufort County	\$272,370,112	\$150 - \$175 Million
I-95 / Exit 3	Jasper County / Hardeeville	\$82,463,074	\$1 - \$37 Million
SC 246	Greenwood County	\$50,000,000	\$1 - \$15 Million
I-77 / Exit 82	York County	\$38,219,000	\$1 - \$20 Million
I-77 / Exit 90	York County	\$85,806,000	\$ 25 - 75 Million

With regards to my request to resolve the outstanding financial issues between SCDOT and the SIB following our early repayment and debt satisfaction with the SIB, I can say nothing more than I remain baffled by the reluctance of the SIB to recognize that it over charged SCDOT, its sister state agency, in interest charges for years and continues to antagonize that issue unnecessarily by refusing to approve funding for rural bridge replacement projects submitted two years ago to the SIB by SCDOT.

The team at SCDOT looks forward to working with your new leadership team. Hopefully, they can work together to harmonize infrastructure investments and deliver top-notch results for the citizens of our beloved South Carolina.

Sincerely,



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

cc: SCDOT Commission
 SCDOT Deputy Secretaries



August 27, 2024

Mr. John B. White, Jr.
Chairman
South Carolina State Transportation Infrastructure Bank
955 Park Street, Room 120
Columbia, SC 29201

Dear Chairman White:

I wanted to follow-up on the I-95 Exit 3 project that the South Carolina State Transportation Infrastructure Bank (SCTIB) funded through both loan and grant to the City of Hardeeville and Jasper County in July 2020.

Since approval by the SCTIB Board, the South Carolina Department of Transportation (SCDOT) Commission, and the Joint Bond Review Committee (JBRC), SCDOT began design for Exit 3. SCDOT has diligently worked to complete full design drawings for the project. It is SCDOT's intent to let Exit 3 in conjunction with I-95 widening project between the Georgia border and Exit 8. That project is scheduled to be let in February 2025.

As you are aware, there are presently two issues affecting the project:

- 1) Permitting: The permits for the interchange are tied to the overall permits for the Riverport development with Riverport's developer serving as applicant. Presently, permits have not been received. The developer has informed me that they intend to work expeditiously to complete the permit by year's end.
- 2) Funding: In the years since the SCTIB granted the funding to move this project from preliminary concept to a complete design, the nation has seen significant inflationary pressures on highway construction. At present, it is anticipated that the project is \$35-45 million short on funds in order to deliver the full scope of the road improvements anticipated in the application to the SCTIB in 2019. It is my understanding that the SCTIB received a letter from the City and County for change in the terms to the loan and an additional grant to cover the shortfall.

SCDOT communicated to the City and County that the items above needed to be resolved by September 1 in order for them to be incorporated into the bid documents for the I-95 widening. Based on conversations with the City, County, and the developer, it is unlikely all items will be secured prior to September 1. SCDOT will move forward with widening I-95 without the Exit 3 plans incorporated into the bid documents.

The City and County asked SCDOT for alternatives that allow the project to keep moving. SCDOT offered the following path forward for the project:



- 1) Should the permit and funding materialize prior to December 31, SCDOT is prepared to issue an addendum to the procurement incorporating the Exit 3 plans into the I-95 contract. This is SCDOT's preferred path moving forward.
- 2) Should the permit and funding materialize after the I-95 widening procurement is complete, SCDOT is prepared undertake the interchange through an extension allowed under Title 57 or a separate design-build procurement.

In any case, there appears to be means to construct the project as the developer resolves the permitting issues and the applicants seek additional funds for the project.

As a final note, I wanted to comment on your legal counsel's letter to the City and County dated August 15, 2024. In it, Mr. Tyson states:

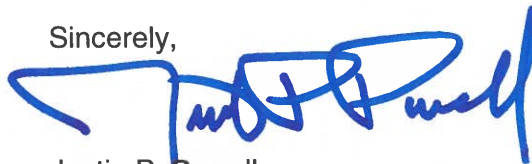
Since this project has multiple parties involved, Jasper County, Hardeeville, SCDOT, owner and developer's current and future team, Chairman White and the Bank Board believe all parties should share funding these overages on some rational pro-rata basis. Chairman White is willing to ask the Bank Board to provide additional financial assistance in the form of a grant, based on this pro-rata share of the overages.

Please be aware that SCDOT is acting solely as the design and construction manager on behalf of the SCTIB, the City, and the County. SCDOT is not a funding partner on this project. Like SCTIB, SCDOT is required to rank and prioritize projects in accordance with objective criteria. This project is not on SCDOT's priority lists for interstates or interchanges.

While this project has been prioritized by the Lowcountry Area Transportation Study (LATS), asking LATS to redirect a portion of its SCDOT allocation could require the delay or termination of several other local priorities. I share the same concerns that former Secretary Hall had on using the MPO/COG funding as the vehicle to resolve shortfalls on projects that would not have occurred absent the initial SCTIB funding.

Thank you for the ongoing partnership on this project and other projects across South Carolina. As always, please do not hesitate to call me.

Sincerely,



Justin P. Powell
Secretary of Transportation

CC: SCDOT Commission
Harry Williams, Mayor of the City of Hardeeville
Andrew Fulghum, County Administrator of Jasper County



AGENCY: South Carolina Transportation Infrastructure Bank

SUBJECT: Quarterly Report, Mark Clark Extension Project

At its meeting on December 5, 2023, the Committee reviewed action taken by the South Carolina Transportation Infrastructure Bank to among other things provide \$75 million in funding for preliminary costs of the Mark Clark Extension Project. The Committee determined to support the Bank's approval in reliance on the Bank's diligence to ensure that the interests of the State and its taxpayers would be served by the additional authorization.

In connection with its review, the Committee established guidance and expectations including among others that the Bank would provide quarterly reports to the Committee of expenditures and general project developments until the funding has been exhausted, or the results of the referendum for the new Transportation Sales Tax proposed to fund Charleston County's share of project costs were known.

Responsive to this expectation, the Bank provided its most recent Quarterly Status Report dated August 1, 2024, covering progress and expenditures for the quarter ending June 30, 2024.

The report reflects a total project budget of \$2.352 billion, of which Charleston County's share of project costs is \$1.932 billion, and the Bank's share is \$420 million. The report further reflects total project expenditures to date of \$57 million, of which amount \$8.1 million has been expended by the County, and \$48.9 million has been expended by the Bank.

The report indicates that Phase 1 of the construction schedule will start in 2028 and finish in 2032, and Phase 2 of the construction schedule will start in 2032 and finish in 2035. The report reflects an overall completion percentage of 25%, with 30% of design, 20% of acquisition of rights of way, and 75% of environmental and related approvals completed to date.

In addition to the foregoing, by letter dated September 20, 2024, Bank Chairman John B. White, Jr. reported that the Bank had taken steps pursuant to the Committee's guidance referenced above, noting particularly that the County had complied with the Bank's request concerning the referendum for the Transportation Sales Tax. The letter further states that no funds have been expended by the Bank since the December 2023 meeting of the Committee, as the South Carolina Department of Transportation has not initiated a draw request for funds.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Project Quarterly Status Report dated August 1, 2024.
2. Letter dated December 5, 2023, of F. Richard Harmon, Jr., Committee Director of Research.
3. Letter dated September 20, 2024, of John B. White, Jr., Esquire, Chairman, South Carolina Transportation Infrastructure Bank (Attached to Item 5(a)(i) of this Agenda).

South Carolina Transportation Infrastructure Bank

Project Quarterly Progress Report

Date Received by the SCTIB: **8/1/2024**

Project Title: **Mark Clark Extension**

Fiscal Year: **2024**

Quarter: **4**

Project Description:	<p>The purpose of the Mark Clark Extension Project is to increase the capacity of the regional transportation system, improve safety, and enhance mobility to and from the West Ashley, Johns Island, and James Island areas of Charleston.</p> <p>The Mark Clark Extension will extend from the existing end of I-526 in West Ashley over the Stono River onto Johns Island. Two connector roads will connect the Extension to River Road north and south of Maybank Highway. The Extension will continue from John's Island over the Stono River to the current end point of the James Island Expressway. This facility will be designed as a parkway with speed limits set between 35 and 45 MPH. The project will incorporate a multi-use path. More information can be obtained at https://www.scdotmarkclark.com/.</p>
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Project Status	% Complete	Comment(s) on Project Status
Design	30.00%	We have 30% level plans for the Reasonable Preferred Alternative.
ROW	20.00%	ROW Has been purchased periodically throughout the life of the project with varying levels of approval from Charleston County and SCTIB. Most ROW acquisitions have been coded as Early or Hardship per FHWA guidelines.
Environmental and Related Approvals	75.00%	We are continuing to prepare the final updates to the FEIS document that will be submitted and approved within 2024.
Litigation	0.00%	N/A
Construction	0.00%	TBD pending federal environmental and funding approvals.
Total Project	25.00%	

Change Orders	Y/N	Approval for Material Changes by SCTIB	Explanation
Project Changes	N	N/A	N/A
Project Scope Changes	N	N/A	N/A

Financial Section								
Project Costs by Funding Sources		Sources of Funds						
		Local Funds - Match		Other Funds		SCTIB Funds (Note what SCTIB funds are approved to be spent on per IGA, e.g. Construction)		
Project Phase	Total Project Budget	Budget	Expensed to Date	Budget	Expensed to Date	Budget	Expensed to Date	Total Expensed to Date
Design	39,000,000.00	19,339,035.36	3,957,683.49	0.00	0.00	19,660,964.64	13,662,080.79	17,619,764.28
Right-of-Way	261,000,000.00	152,371,043.08	4,110,248.26	0.00	0.00	108,628,956.92	35,236,328.85	39,346,577.11
Construction	2,052,000,000.00	1,760,289,921.56	0.00	0.00	0.00	291,710,078.44	329.22	329.22
Total	2,352,000,000.00	1,932,000,000.00	8,067,931.75	0.00	0.00	420,000,000.00	48,898,738.86	56,966,670.61

Financial Section						
Expenses by Project Component						
Project Phase	Total Project Budget	Prior Balance Aggregate	Current Quarter Expenses	Total Expensed to Date	Balance	Note that highlighted columns for "Total Project Budget" in the Financial Sections should be the same and highlighted columns for "Total Expensed to Date" in the Financial Sections should be the same.
Design	39,000,000.00	16,389,932.71	1,229,831.57	17,619,764.28	21,380,235.72	
Right-of-Way	261,000,000.00	39,346,577.11	0.00	39,346,577.11	221,653,422.89	
Construction	2,052,000,000.00	329.22	0.00	329.22	2,051,999,670.78	
Total	2,352,000,000.00	55,736,839.04	1,229,831.57	56,966,670.61	2,295,033,329.39	

Construction Schedules			
Task Name	Start	Finish	Comment(s)
Phase 1	2028	2032	This schedule is subject to change depending on factors including, but not limited to, environmental approvals, funding, and litigation.
Phase 2	2032	2035	This schedule is subject to change depending on factors including, but not limited to, environmental approvals, funding, and litigation.

Note: Chart or timeline can be added for construction schedules.

Describe any pending claims or lawsuits other than those related to right of ways.
N/A

Explain with specificity any information relating to the possible or actual increase in project costs from any source including inflation
N/A

Capital Improvements Joint Bond Review Committee

HARVEY S. PEELER, JR.
SENATE
CHAIRMAN

SENATE MEMBERS

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December 5, 2023

Mr. John B. White, Jr.
Chairman
South Carolina Transportation Infrastructure Bank
955 Park Street, Room 120-B
Columbia, SC 29201

Dear Chairman White:

At its meeting today, the Joint Bond Review Committee reviewed at your request action taken by the South Carolina Transportation Infrastructure Bank Board on October 17, 2023, as follows:

Consistent with the JBRC action of June 4, 2019, I move that the Bank abide by the January 10, 2019, Intergovernmental Agreement ("IGA") with Charleston County and the South Carolina Department of Transportation ("SCDOT") and provide the \$75 million for the preliminary costs as requested by Secretary Hall and forward this action by the Bank to the Joint Bond Review Committee for their review.

The Committee determined to support the Bank's approval of the funding in reliance on the Bank's diligence to ensure that the interests of the State and its taxpayers will be served by the additional authorization; and advised that, if the Bank makes a determination, in its sole discretion, to proceed with funding, that the Bank carefully consider:

1. Ensuring that its funding amounts and procedures strictly follow those of the County, including its funding commitment, timing, and amounts, and as otherwise provided for in the Intergovernmental Agreement;
2. Prior to expending any state funds, requiring Charleston County to adopt as an official action the dates on which ordinances will be adopted to establish the referendum for the new Transportation Sales Tax that is proposed to fund its share of full project costs; and
3. Requiring assurance that any ordinances adopted in connection with the referendum will, without question or ambiguity, specifically identify this project by name and as otherwise provided by statute.

**Capital Improvements
Joint Bond Review Committee**

Mr. John B. White, Jr.
Chairman
South Carolina Transportation Infrastructure Bank
December 5, 2023
Page 2

In addition to the foregoing, the Committee established the following guidance and expectations in connection with this review:

1. The Committee's action is limited solely to the Bank's proposed \$75 million project authorization and, to provide clarity, any future expenditure authorizations for this project remain subject to further Committee review.
2. The Bank is to provide notice to the Committee of any matters that would materially affect the assumptions on which the Committee's recommendations are predicated.
3. The Bank is to provide reports to the Committee no less frequently than quarterly of expenditures and general project developments until the funding has been exhausted, or until the results of the referendum are known, whichever occurs first.
4. The Bank is to report the results of the referendum at the meeting of the Committee immediately following the date on which the referendum occurs.

Quarterly reports of project expenditures and general project developments will be due to the Committee the first full week following the calendar quarter ending March 31, 2024, and the first full week following the end of each calendar quarter thereafter.

Please advise if you have any questions or need any further information.

Very truly yours,



F. Richard Harmon, Jr.
Director of Research

c: Ms. Christy A. Hall, P.E.
Secretary of Transportation
South Carolina Department of Transportation

AGENCY: South Carolina Department of Veterans' Affairs

SUBJECT: Report to Joint Bond Review Committee

The South Carolina Department of Veterans' Affairs has provided a report to the Committee as of September 18, 2024, that includes among other things the status of the statutory transfer of responsibility for State Veterans Homes from the South Carolina Department of Mental Health to the Department of Veterans' Affairs; an update on the status of construction of planned State Veterans Homes; and long-term care options for veterans.

The Department reports that the transition from the Department of Mental Health to the Department of Veterans' Affairs is progressing as planned.

The Department also reports that the Patriot's Village Home in Sumter is 99% complete and is expected to achieve Substantial Completion by late October. The Department expects to receive an updated Grant Priority List from the United States Department of Veterans Affairs in late September that will reflect the Horry County Home as a Priority 1, Subpriority 7 project; promotion of the Orangeburg County Home from Priority 2 to Priority 1, Subpriority 7; and establishment of the Lexington County Home as a Priority 1, Subpriority 4 project.

The Department further reports developments concerning interim renovations to Stone Pavilion until construction of the Lexington County Home is complete. Stone Pavilion is a 90-bed home and presently serves 58 residents. The Department observes that the facility is 52 years old; and

- Renovations for life and safety improvements are estimated at \$8.3 million, and renovations for full upgrade to a like-new facility are estimated in the range of \$20-25 million; and
- The Fiscal Year 2024-25 appropriation for Stone renovations was \$5 million, short of the estimate of \$8.5 million included in the in the budget request submitted by the Department of Mental Health. Accordingly, the Department of Veterans' Affairs has included in its Fiscal Year 2025-26 budget request \$4.5 million in additional funding for the Stone renovation.

The Department has also explored the possibility of utilizing the recently renovated Fewell Pavilion as an alternative to undertaking renovations at Stone. Fewell was renovated as a quarantine facility with \$19 million in grant funds awarded in connection with COVID-19 response. Fewell is a 45-bed facility and is presently unoccupied. The memorandum of understanding executed on May 7, 2021, for federal grant funding provides that the facility may not be used for any purpose other than that identified in the grant. The Department has requested but to date has not received indemnification against reimbursement of the federal grant in the event Fewell is repurposed as other than a quarantine facility.

The Department reports as of September 19, 2024, design capacity for the 6 Veterans Homes in current operation is 738 residents, with staff capacity of 680 residents, and a current census of 672 residents. The Department reports total applicants for these facilities at 147, of which 64 are applications in process, and 83 are on a wait list, including 5 applicants on the wait list for Stone.

The Department has committed to provide further updates as developments occur.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Report to the Joint Bond Review Committee dated September 18, 2024.
2. Committee materials from meeting of January 24, 2024, including Transition of Veteran Homes Status Report dated December 15, 2023.



Report to the Joint Bond Review Committee

18 September, 2024

1. Status of 1 July, 2024 Veteran Home Transfer.

a. On 1 July, 2024, the Department of Veterans' Affairs accepted responsibility for four operational Veteran homes (Veterans' Victory House in Colleton County; Campbell Veterans Nursing Home in Anderson County; Veteran Village in Florence County; and Palmetto Patriots Home in Cherokee County).

b. On the same date, the department accepted responsibility for four construction projects (Patriot's Village in Sumter County; future Veteran home in Horry County; future Veteran home in Orangeburg County; and future Veteran home in Lexington County).

c. The complex transfer of long-term care facilities has largely been executed as planned over the past year, with no major discrepancies to date. While we encountered the friction typical of such a change in government oversight and will undoubtedly gain a much deeper understanding of the long-term care enterprise in the months and years ahead, at this point the transfer of vendor-operated Veteran homes from the South Carolina Department of Mental Health to the South Carolina Department of Veterans' Affairs has been successful. The orderly transfer produced minimum disruption to the Veterans, family members, and service providers involved.

d. This success is largely the result of the cooperation and assistance of those outside the department over a year of preparation and execution. Although a complete listing of important partners would be too large for a report of this nature, two deserve public recognition.

1) The Department of Administration played a critical role in helping two departments with little previous coordination work through and execute a massive shift in responsibility. It is difficult to imagine how this endeavor could have succeeded without the almost constant involvement of key leaders within the Department of Administration and the additional expertise provided through the Boston Consulting Group that the Department of Administration brought into the process.

2) The Department of Mental Health has been extremely helpful in our learning process, providing expert advice and, in many cases, sending us permanent employees who bring years of experience in this field into the department. Although long-term care is a new area of focus for the department, the foundation we gained from our teammates in Mental Health has been and continues to be an irreplaceable component of our progress.

2. Veteran Home Construction Update.

a. Patriot's Village (Sumter). This facility is 99% complete and is expected to achieve Substantial Completion by late October. Notice of Construction Completion and the Certificate of Occupancy are projected to be issued by mid-November, without delay, following final inspections conducted by the Department of Public Health and the Office of State Engineers, respectively. We expect the contracted service provider, Avalon Health Care Group, to begin receiving residents early in 2025.

b. Future Home in Horry County. Federal funds for Veteran homes are allocated annually based on the US Department of Veterans Affairs State Home Construction Grant Priority List. The Priority List is developed using US Department of Veterans Affairs criteria (see box below) and published annually, typically in late September.¹ We anticipate the release of the FY24 State Home Construction Grant Priority List sometime this fall. Each year the Department of Veterans' Affairs distributes funding approved by the US Congress in accordance with the State Home Construction Priority List for that year. In a typical year, only projects graded as Priority One have a realistic chance of receiving federal funds.

1) The Horry County Nursing Home is currently Number 72 on the US Department of Veterans Affairs FY23 State Home Construction Priority List as a **Priority One, Subpriority 7** project. While this project's placement may change on the FY24 Priority List when it is released this fall, we expect it to remain a **Priority One, Subpriority 7** project.

2) The US Army Corp of Engineers received the wetland mitigation permit submitted for the proposed parcel needed for the Veteran Nursing Home in Horry County and subsequently released it for public notice. In response, the South Carolina Department of Natural Resources provided comments on the potential impact to the freshwater wetlands and local wildlife within the area. The Horry County Administrator's office reviewed the comments from Natural Resources and responded with appropriate mitigation steps. We anticipate the needed permit will be issued later this year. We will coordinate the transfer of the land from county to state once the permit is issued.

c. Future Home in Orangeburg County.

1) This project is currently Number 105 on the US Department of Veterans Affairs FY23 State Home Construction Grant Priority List, reflecting the home's **Priority Two** status when the list was published last year. We expect this project to move to **Priority One, Subpriority 7** on the US Department of Veterans Affairs FY24 State Home Construction Grant Priority List when it is updated this fall based on our recent recertification of state matching funds.

2) To receive final award of the federal grant, the state must provide reasonable assurance of title to state home property. In view of the anticipated **Priority One** listing for this project,

US Department of Veterans Affairs Veteran Home Construction Prioritization
Priority 1: Projects With State Matching Funds <u>Subpriority 1: Remedies for Life / Safety</u>
<u>Subpriority 2: State Without a Construction Grant for a State Nursing Home</u>
<u>Subpriority 3: Great Need for New Beds in a State</u>
<u>Subpriority 4: Renovations Other than Subpriority 1</u>
<u>Subpriority 5: Significant Need for New Beds in a State</u>
<u>Subpriority 6: State Has Not Demonstrated Funds Are Used to Protect Life or Safety of Residents</u>
<u>Subpriority 7: Limited Need for New Beds in a State</u>
Priority 2: Projects Without State Matching Funds

¹ Although the federal fiscal year runs from 1 October through 30 September, the US Department of Veterans Affairs labels its annual Home Construction Priority List in accordance with the date of publication. For example, the FY23 Home Construction Priority List was published in September, 2023, and remains the active list until replaced by the FY24 Home Construction Priority List in September, 2024.

the Department recommends reviewing the available parcels identified by the county to ensure the state can effectively meet environmental compliances and project specificities required of the property.

d. Future Home in Lexington County.

1) In coordination with the South Carolina Department of Mental Health, we submitted the initial grant application to the US Department of Veterans Affairs' State Home Construction Grant Program for this project ahead of the 15 April, 2024, suspense. Following passage of the state's FY 24-25 budget we then certified the availability of state matching funds.

2) We expect to see this project on the US Department of Veterans Affairs FY24 State Home Construction Grant Priority List released later this fall as a [Priority One, Subpriority 4](#) project. Because this project replaces an existing facility (Stone Pavilion), we expect it to receive a higher priority on the federal list than our two projects for the construction of new homes in Horry and Orangeburg.

3. Long-term Care Options for Veterans. Veterans have more than one option for long-term care funded by the US Department of Veterans Affairs. As discussed in detail below, Veteran homes are only one of the available options in South Carolina.

a. State Veteran Homes.

1) The US Department of Veterans Affairs determines the maximum number of Veteran homes beds eligible for federal funding based on the Veteran population within each state. For South Carolina, that maximum number is currently 1,089.

2) South Carolina will reach its federal maximum allowance for funded beds once all currently approved construction projects are completed. In its final state, the distribution of Veteran home beds in South Carolina will look like this.

Home	County	Beds
Veterans Victory House	Colleton	220
Campbell Veterans Nursing Home	Anderson	220
Veteran Village	Florence	104
Palmetto Patriots Home	Cherokee	104
Patriots Village	Sumter	104
To Be Named	Horry	104
To Be Named	Orangeburg	104
To Be Named	Lexington	129
	Total	1,089

b. US Department of Veterans Affairs Community Living Centers.

1) The US Department of Veterans Affairs operates Community Living Centers that provide nursing home level care in a "home" style environment.

2) Residence in a Community Living Center is restricted to Veterans who are rated at least 70% disabled as a result of service-related injuries or illness.

3) In South Carolina, the US Department of Veterans Affairs operates a 45-bed Community Living Center in Columbia on the campus of the Dorn Department of Veterans Affairs Medical Center.

c. Permanent Nursing Home Care for High Service-Connected Veterans.

1) Veterans who are rated at least 70% service-connected disability are also eligible for US Department of Veterans Affairs funding for long-term care in homes outside of the federal and state Veteran home systems.

2) Veterans participating in this program reside at a non-Veteran nursing home that is approved by the US Department of Veterans Affairs, but their care is paid for with federal funding.

3) The US Department of Veterans Affairs reports there are more than 100 Veterans in this program in South Carolina.

4. Stone Pavilion.

a. Background. Stone Pavilion is a 90-bed Veteran home in Columbia, South Carolina, located on the grounds of the CM Tucker Nursing Center. Operated by the South Carolina Department of Mental Health using state employees, Stone Pavilion is immediately adjacent to Roddey Pavilion, a Mental Health facility not dedicated to Veterans. The two pavilions share several common support systems.

1) Stone Pavilion was constructed in 1971, making it 52 years old. While it has received periodic partial renovations over its lifetime, it has never been completely renovated. As a result, the facility is showing its age.

- Last year, the Department of Mental Health utilized a state-contracted vendor, Bunnell Lammons Engineering, to inspect Stone Pavilion for health and safety shortfalls. In its report of 3 Oct 23, Bunnell Lammons Engineering identified several life safety issues requiring short-term attention to keep the facility at full operational capacity. The total cost of these needed repairs is between \$8.3 million and \$9.3 million, with the variance depending upon how one adjudicates Stone's "fair share costs" for projects that support both Stone and Roddey. Mental Health received an appropriation of \$5 million for this purpose this fiscal year, and we are requesting an additional \$4.3 million in our FY25-26 budget request to complete these projects.
- In addition to the life safety issues, the physical appearance of Stone Pavilion, which dates to the 1970s, makes it noticeably less attractive than our more modern homes. Despite being located amongst one of the state's largest Veteran populations, this facility has the smallest wait list of any state Veteran home. Simply put, while the quality of care at Stone is as good as any of our other homes, the older state of the facility itself provides a lower

quality of life for residents. A rough order of magnitude analysis indicates a full renovation of the facility, making it comparable to its more modern counterparts, would require an additional \$20-25 million, a significant investment in a facility that will be replaced by the planned new home in Lexington.

2) Although technically a 90-bed facility, the current capacity is 58 residents.

- The immediate cause of the reduced capacity is difficulty in providing the required staffing, as reported by the South Carolina Department of Mental Health. Due to staffing shortages, the facility is currently operating two of its existing three wings.
- We expect the facility capacity to remain near sixty over the next two to three years, even if the staffing constraint were removed. This reflects the need to close one wing at a time to complete the short-term life safety repairs discussed above. The need to incorporate asbestos abatement into these repairs will slow overall progress.

Pavilion. 3) Unique to Stone Pavilion among state Veteran homes is the auxiliary facility Fewell

- Like Stone, Fewell was constructed in 1971. It has not been used as a nursing facility for more than a decade, being largely relegated to a storage facility.
- During the recent pandemic, the South Carolina Department of Mental Health secured roughly \$19 million in federal grant funds (\$14,017,000 in CARES Act funding and \$4,905,950 in COVID-19 Response funds the state received from the federal government) to completely renovate the facility, resulting in a state-of-the-art quarantine and isolation facility less than 100 meters from Stone Pavilion. Renovation of this facility was completed this year.
- Fewell Pavilion has no dedicated staff and is not operational under normal circumstances. If activated, the facility would depend on staff transferred from other facilities to care for residents requiring isolation or quarantine.
 - At the time this renovation process began, no Veteran home in the state had an in-house isolation or quarantine capability, making a facility like Fewell a valuable addition to the enterprise. As a result of the pandemic, however, now all homes have developed a limited in-house isolation and quarantine capability. This does not negate the value of Fewell in this role, but other homes are likely to transfer residents to Columbia only once the need exceeds their in-house capability.
 - To date, Fewell has not been used for any purpose, nor has the transfer process discussed above been executed.

- Under the 7 May, 2021, memorandum of agreement with the US Department of Veterans Affairs, which awarded the federal grant for the Fewell renovation, the facility may not be used for anything other than its purpose as identified in the grant. Should a state dedicate the building to another purpose, the US Department of Veterans Affairs may require the repayment of some or all of the grant funds.
- Fewell Pavilion is scheduled to transfer to the South Carolina Department of Veterans' Affairs on 1 July, 2025.

b. Transfer. Stone Pavilion is scheduled to transfer to the South Carolina Department of Veterans' Affairs on 1 July, 2025.

c. Plan.

1) In the months between now and the transfer date, we are working with the South Carolina Department of Mental Health to accomplish two primary goals:









- *Life Safety Improvements*. We have asked Mental Health to initiate and, where possible, complete the Stone Pavilion capital improvement projects identified in last year's third-party assessment prior to its transfer to Department of Veterans' Affairs' control on 1 July, 2025. We recognize the largest and most complicated projects will transfer to us while still underway and we will oversee completion, and funding, of these ongoing projects.
- *Service Contract*. We are currently working with Mental Health to complete a Request for Proposal for a vendor to operate Stone Pavilion, aligning this facility with all other state Veteran homes.
 - This aligns with the recommendation of the Boston Consulting Group, which did a holistic assessment of the Veteran home enterprise in 2023. While our department is organized and equipped to provide contract oversight, we are not properly designed to directly operate or run a long-term care facility.
 - Stone Pavilion presents unique challenges to any potential vendor. In addition to the complexity created by the shared support systems with Roddey Pavilion, the physical condition of the facility produces some risk for any potential vendor as it may affect the ability of the vendor to maintain enough residents to make the endeavor profitable.
 - Even so, we believe there are vendors willing to undertake the task. As reflected in our FY25-26 budget request, we estimate the annual cost for a vendor to operate Stone will average \$19.2 million in state appropriations and \$3 million in revenue.

2) After the transfer on 1 July, 2025, we expect to operate Stone Pavilion as a contract-operated Veteran home until the completion of the planned home in Lexington. Once that facility is operational, we expect to transfer Stone Pavilion's residents to the new Lexington home or other homes in the enterprise and close Stone Pavilion as a US Department of Veterans' Affairs-supported Veteran home. We will make a future recommendation on the eventual disposition of the facility after its closure as a Veteran home. Timing for this recommendation will depend on anticipated construction and opening dates for the three planned new facilities in Horry, Orangeburg, and Lexington.


3) Over the past ninety days we have examined an alternative course of action that featured the use of Fewell Pavilion, rather than Stone Pavilion, as the bridging facility until the construction of the new Lexington home. This alternative comes with both marked advantages and very real risks.

- Relocating the current Stone Pavilion residents to Fewell Pavilion has a several attractive features.
 - It moves Veterans out of an aging facility and puts them in a state-of-the-art facility, thus enhancing their quality of life.
 - It is likely much more attractive to vendors bidding to operate this "like new" facility, driving bid prices lower.
 - It does not require an initial investment in capital improvements and, given its pristine condition, is unlikely to generate such a requirement before the Lexington home is operational.
- This option also produces marked risk, however.
 - The US Department of Veterans Affairs could require the repayment of \$14 million in grant funds used to renovate Fewell. During verbal conversations with our federal counterparts, it appeared they considered such an action unlikely. However, they are, so far, unwilling to provide any written document indemnifying the state against a grant repayment requirement. We assess the risk of a possible \$14 million grant recapture to be a steep price for a temporary facility.
 - Fewell Pavilion can only house 45 Veterans, while Stone Pavilion can house 90 when at full operational capacity. While the actual capacity of Stone is almost certain to remain around 60 for the next 2-3 years due to the required repairs described above, we could see Stone returned to a full 90-bed capacity for an additional 3-7 years before the Lexington home is complete.
- There is no doubt that Fewell Pavilion is a markedly more modern and appealing facility than Stone, and any reasonable person will question why Veterans are housed in Stone while Fewell stands empty. In the end, however, the loss of Veteran beds and the potential requirement to refund

up to \$14 million in federal funds makes Stone the better option today as a bridging facility.

Veteran Home Status									
30 Aug 24									
Last Annual USDVA Survey									
Home		Operator		Survey					
<div><div><div>1</div></div></div> <div>Veterans' Victory House Walterboro 220 beds</div> <div></div>	HMR Veteran Services		<div>3 May 24</div> <ul style="list-style-type: none">No significant care findingsLacking sharing agreement with USDVA medical center4 x failure to promptly transfer funds after death <div>28 Jun 24</div> <ul style="list-style-type: none">Barrier Precautions (gown)Performance ReviewsOxygen Tank storage						
<div><div><div>2</div></div></div> <div>Campbell Veterans Nursing Home Anderson 220 beds</div> <div></div>	HMR Veteran Services		<div>7 Dec 25</div> <div>Current service contract</div>						
<div><div><div>3</div></div></div> <div>Veteran Village Florence 104 beds</div> <div></div>	HMR Veteran Services		<div>7 Dec 25</div> <div>Current service contract</div>						
<div><div><div>4</div></div></div> <div>Palmetto Patriots Home Gaffney 104 beds</div> <div></div>	HMR Veteran Services		<div>11 Apr 26</div> <div>Current service contract</div>						
<div><div><div>5</div></div></div> <div>Stone Veteran Pavilion Columbia 90 beds</div> <div></div>	Department of Mental Health		<div>Current service contract</div>						
<div><div><div>9</div></div></div> <div>Fewell Quarantine Facility Columbia 45 contingency beds</div> <div></div>	In standby status		<div>To be closed once Lexington Home (#10) is complete</div>						
<div><div><div>6</div></div></div> <div>Patriot's Village Sumter 104 beds</div> <div></div>	Avalon Health Care Group		<div>This is a contingency use facility, to be operated as required to meet isolation or quarantine needs. It does not meet Veteran home standards. The beds in this facility do not count against the 1,089 bed cap of the USDVA as long as it is not used as a Veteran home.</div>						
<div><div><div>7</div></div></div> <div>To Be Named Horry 104 beds</div>	Horry County has secured site. Final Wetlands mitigation response submitted to USCOE, Jul 24; awaiting permit. Project 71 on current USDVA State Home Construction Grants Priority I List.		<div>* Construction complete (T) * Initial admittance (T) Current service contract</div>						
<div><div><div>8</div></div></div> <div>To Be Named Orangeburg 104 beds</div>	Site options under consideration. Schematic designs complete. Project currently 105 on USDVA State Home Construction Grants Priority 2 List. Will move to Priority I Sept/Oct 24.		<div>Construction estimated to begin in 2030</div>						
<div><div><div>10</div></div></div> <div>To Be Named Lexington 129 beds</div> <div></div>	Not on USDVA State Home Construction Grants Priority List. Application submitted 12 Apr 24. CFM has Recommended Approval		<div>Construction estimated to begin in 2033</div>						
			<div>Upon completion, will replace Stone Pavilion</div>						

SC DEPARTMENT OF VETERANS' AFFAIRS



LEAD • SERVE • REMEMBER

Palmetto Patriots Home

Gaffney

104 beds

Stone Veteran Pavilion

Columbia

90 beds

Fewell Quarantine Facility

Columbia

45 contingency beds

Patriot's Village

Sumter

104 beds

To Be Named

Horry

104 beds

To Be Named

Orangeburg

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To Be Named

Lexington

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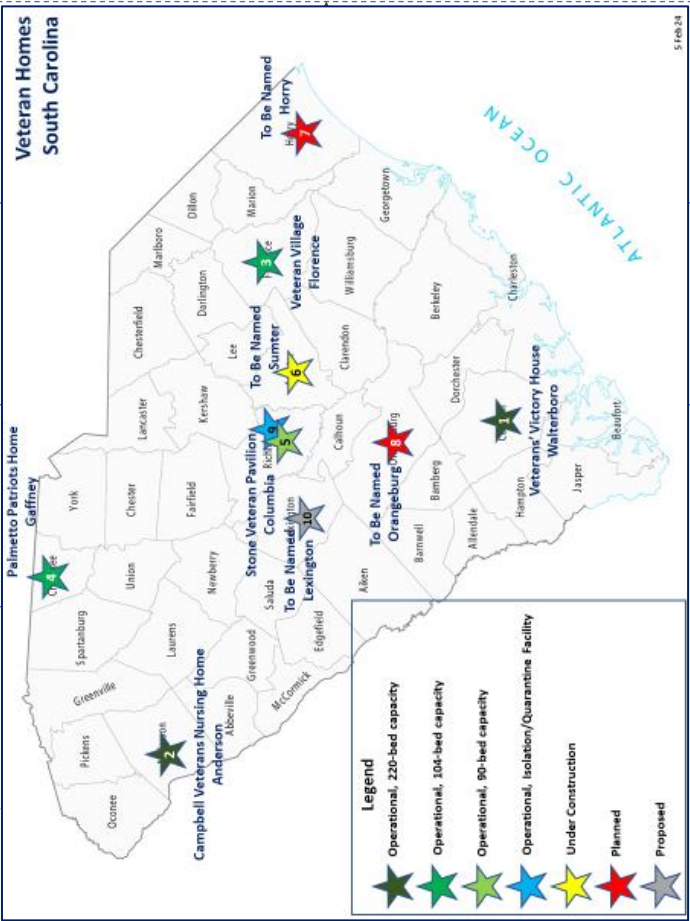
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Columbia

90 beds


Fewell Quarantine Facility



Stone Pavilion and Fewell Quarantine Facility: Optimizing the Use of State Resources

Current Plan





Stone Veteran Pavilion
2200 Harden Street, Columbia
Transfers to Department of Veterans Affairs on 1 July, 2025

	<u>Facility Maximum</u>	<u>Staffing Maximum</u>	<u>Current Residence</u>	<u>Occupancy Rate</u>
Census	90	58	57	63%

Facility Constructed: 1971
Age: 52 years
Pending Maintenance Issues:

- Due to its age, this facility requires significant capital investment to remain a functional facility
- Key projects include:
 - Repairs to Chilled Water Piping
 - Repairs to hot water system
 - Repairs to HVAC system
 - New security fencing
 - Replacement of floors
 - Repairs for other conditions (e.g., chill water pump)

Note: Has not been fully occupied in several years due to staffing shortages

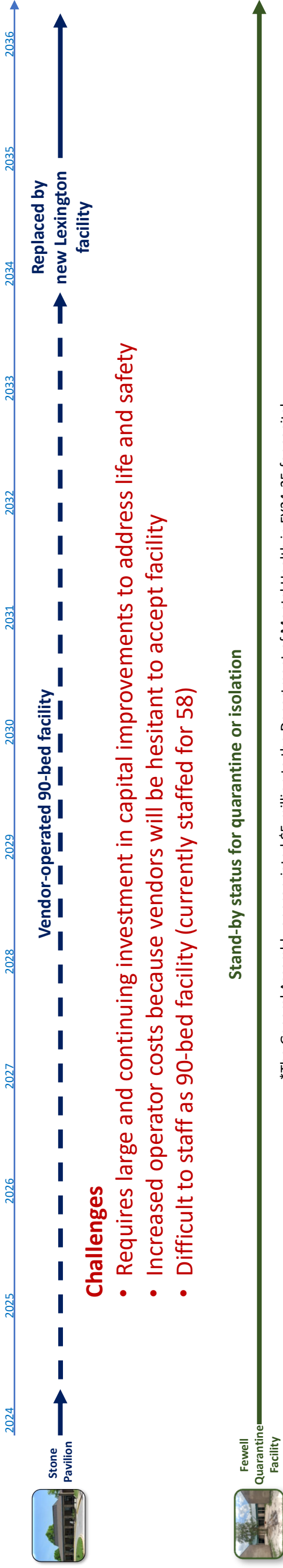


Fewell Quarantine Facility
2200 Harden Street, Columbia
Transfers to Department of Veterans Affairs on 1 July, 2025

	<u>Facility Maximum</u>	<u>Staffing Maximum</u>	<u>Current Residence</u>	<u>Occupancy Rate</u>
Census	45	0	0	0%

Facility Renovated: 2024
Age: 52 years (but completely renovated this year)
Pending Maintenance Issues: None
Notes:

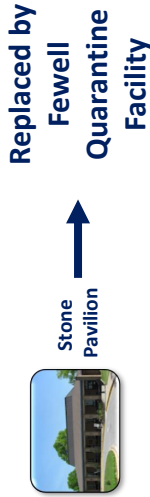
- Renovated to be a contingency facility.
- Built with \$19 million in federal funds.
- Placing into service as a Veteran home will require:
 - Approval from the US Department of Veterans' Affairs OR
 - Repayment of some portion of the \$19 million federal COVID grant



*The General Assembly appropriated \$5 million to the Department of Mental Health in FY24-25 for capital improvements to Stone Pavilion. We believe about \$4 million will be available to address the needs listed above.

Stone Pavilion and Fewell Quarantine Facility: Optimizing the Use of State Resources

Preferred Plan



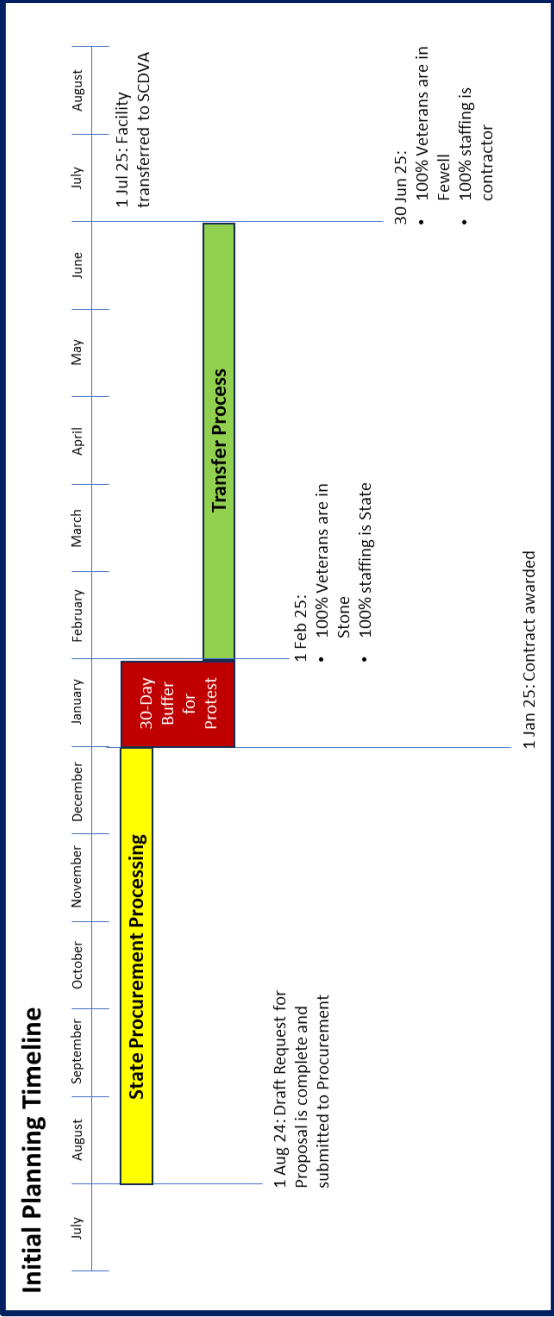
What This Would Require

Approval from the US Department of Veterans’ Affairs to repurpose Fewell temporarily

- Our formal request is currently with the US Department of Veterans’ Affairs
- Informal discussions indicate a favorable decision is likely

- Joint Bond Review Committee concurrence
 - Moving to Fewell will temporarily reduce the available beds from 90 (currently 56 residents) to 45 until the Lexington facility is complete
 - In reality, the reduction will be much smaller, because:
 - Stone Pavilion has struggled to obtain sufficient staff to operate all three wings (Fewell Pavilion has two operational wings)
 - The nature of the maintenance issues at Stone Pavilion will require one wing at a time to be closed for repairs for significant periods

- Commitment of the Department of Mental Health to the transfer of Fewell Pavilion to a contracted service provider before 1 July, 2025



Using Fewell Quarantine Facility as a temporary 45-bed Veteran home to replace Stone Pavilion until a new home is constructed in Lexington is clearly in the best interests of our Veterans and South Carolina.

AGENCY: South Carolina Department of Veterans' Affairs

SUBJECT: Transfer of Responsibility for State Veterans Homes

Responsive to expressions of interest by the Committee at its meeting on October 10, 2023, the South Carolina Department of Veterans' Affairs has provided a comprehensive report entitled "Transition of Veteran Homes Status Report" dated December 15, 2023, which includes the transfer sequence and locations of existing State Veterans Homes; the status and capital improvement plans of Stone Pavilion; a transition roadmap and milestone summary; and budgetary implications of the transition plan. The report also includes summaries of each existing and proposed State Veterans Home, including facility capacity, census, and other details. Finally, the report includes materials contributed by the Boston Consulting Group, which has been engaged by the state for among other things development of independent analysis, findings, and recommendations applicable to the transition.

The Department of Veterans' Affairs states that the report has the concurrence of the South Carolina Department of Mental Health and the South Carolina Department of Administration.¹ Representatives from the Department of Veterans Affairs and the Department of Mental Health will be available to receive comments and respond to questions.

COMMITTEE ACTION:

Receive as information and comment as appropriate.

ATTACHMENTS:

1. Letter dated December 15, 2024, of Major General (Ret.) Todd B. McCaffrey, Secretary, South Carolina Department of Veterans' Affairs.
2. Transition of Veteran Homes Status Report dated December 15, 2023.
3. Summaries of existing and proposed State Veterans Homes.
4. Letter dated October 10, 2023, of Committee staff.

¹ Act 60 of 2023 provides for among other things the transfer to the Department of Veterans' Affairs the authority to establish and operate state veterans homes; and requires the Department of Administration to perform certain functions and make recommendations as to the appropriate structure and operation of state agencies restructured pursuant to the Act.



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

December 15, 2023

F. Richard Harmon, Jr.
Director of Research
Capital Improvements Joint Bond Review Committee

Dear Mr. Harmon,

Please find attached a written report, with two enclosures, in response to your request of October 10, 2023, for "a comprehensive but concise update to the Committee on the principal components and status of the transition plan, integrating as appropriate the findings and recommendations of the third-party engagement currently underway, and any capital, operating, and other cost and budgetary implications of the plan."

This report and its enclosures have the concurrence of Dr. Robert L. Bank, Acting State Director of the Department of Mental Health, and have been reviewed and concurred with by Ms. Marcia Adams, Executive Director of the Department of Administration.

We are glad to meet with you or members of your staff in advance of the next Committee meeting to discuss these documents or to provide any additional information you may need.

Sincerely,

A handwritten signature in dark ink, appearing to read "Todd B. McCaffrey".

Todd B. McCaffrey
Major General (Ret), U.S. Army
South Carolina Secretary of Veterans' Affairs

Transition of Veteran Homes Status Report December 15, 2023

At its October 10th, 2023, meeting the Joint Bond Review Committee requested a comprehensive update on the principal components and status of the transition plan for Veteran Homes from the Department of Mental Health to the Department of Veterans' Affairs.

The South Carolina Department of Veterans' Affairs has been working closely with the Department of Administration, their external consultant Boston Consulting Group (BCG), and the Department of Mental Health to develop an effective and efficient transfer plan that ensures the care, safety, and dignity of Veterans residing in the state's Veteran Homes. This team conducted a holistic, detailed, and objective review of the current state of South Carolina's Veteran Homes and offered several recommendations on how to appropriately structure, resource, and enable the South Carolina Department of Veterans' Affairs to ensure appropriate care and support to Veteran residents. Several of BCG's detailed charts are appended to this report as a reference. After collaboration and review, South Carolina Department of Veterans' Affairs, Department of Administration, and Department of Mental Health accepted many of the consultant's recommendations and developed detailed personnel, budgetary, and facility transfer plans aimed to ensure continued quality care for Veteran residents in these facilities.

Transfer Sequence and Locations. On July 1st, 2024, South Carolina Department of Veterans' Affairs will assume oversight of South Carolina's five contractor-operated Veteran Homes. These homes, capacity, and current census are summarized in Table 1. Additional details are provided in Enclosure 2.

Home	Location	Maximum Capacity	Current Census (as of 14 December, 2023)
Veterans Victory House	Walterboro	220 ¹	190 (26 beds currently unavailable) ¹
Campbell Veterans Home	Anderson	220	204
Veteran Village	Florence	104	101
Palmetto Patriots Home	Gaffney	104	102
Patriots Village	Sumter	104	Under construction; anticipated resident occupancy in Fall, 2024

Table 1. Current Contractor-Operated Homes

Stone Pavilion Status and Projected Capital Improvements. On July 1st, 2025, the Department of Veterans' Affairs will assume oversight responsibility for Stone Pavilion in Columbia. Stone Pavilion is the only state's Veteran Home currently operated by state employees. It will remain under Department of Mental Health control until the statutory 2025 transition date. The Department of Veterans' Affairs is working closely with both Department of Mental Health and Department of Administration on coordinating transfer details for this facility.

It is the Department of Veterans' Affairs plan for Stone Pavilion to transition to a third-party contractor-operated facility, as is the case for all other state Veteran Homes. The Department of Mental Health will transfer state employees working at Stone Pavilion to its other facilities. Both departments are keenly aware of the importance of seamless transition of resident care as well as communication of such to residents and their families. The Department of Veterans' Affairs, in coordination with

¹ In 2021 Federal surveyors found the location of a nursing station interfered with staff line of sight/supervision of residents resulting in a finding of Immediate Jeopardy (IJ) for Veterans' Victory House. As a result, VVH is temporarily operating at a reduced 194 bed capacity. Efforts are ongoing to return this facility to maximum capacity.

Department of Administration and the Department of Mental Health, will be closely involved in the development of a solicitation for an operating contract for Stone Pavilion by a private sector vendor. As the Department of Mental Health outlined to the JRBC on October 10th, 2023, the Lexington Veteran Home, a 129-bed facility, will replace the capacity at Stone Pavilion. However, until the Lexington Home is complete and accepts residents (projected no earlier than 2030-31), Stone Pavilion will continue to provide an important 90-bed capacity for South Carolina Veterans.

Stone Pavilion is the oldest facility in the state's Veteran Home enterprise, built in 1971 (52 years old). There are immediate capital improvements necessary for Stone Pavilion to continue to serve the current population and accept additional residents. While there are several capital projects in process, more are needed. The Department of Mental Health estimates the costs for these capital improvements are in the range of \$11 million to \$13 million. The Department is using existing resources to the fullest extent possible for these projects and has included six (6) capital projects totaling \$8.25 million in its Agency FY25 Budget Request, as summarized in Table 2.

Department of Mental Health Stone Pavilion FY 24-25 Capital Request			
Description	Total Project Cost	Current Project Expenditure	FY 24-25 Request
Piping Replacement	\$5M	-	\$5M
Project #9810- Whole Building Generators	\$4.3M	\$3M	\$1M
Hot Water Sys Mods	\$1M	-	\$1M
HVAC Replacement Mods	\$750k	-	\$750k
Security Fencing	\$250k	-	\$250k
Flooring Replacement	\$250k	-	\$250k
Grand Total	\$11.55M	\$3.3M	\$8.25M

Table 2. Stone Pavilion Capital Requests

When the Lexington Veterans Home is operational, the state will have the opportunity to repurpose Stone Pavilion from its current role as a state Veteran Home. When that time approaches, the Department of Administration and the Department Veterans' Affairs will provide recommendations on potential future uses for this state-owned facility.

Contract Operated Homes Transfer Analysis and Plan. Boston Consulting Group's key recommendations, which received the concurrence of the Department of Administration, South Carolina Department of Veterans' Affairs, and Department of Mental Health, resulted in the development of four themes and multiple milestones undergirding the transition plan and accompanying budget implications, as summarized below. Additional details are contained in Enclosure 1.

1. Establish the structure and processes to improve current contractual oversight to ensure increased state and vendor accountability and improved levels of care for Veteran Home residents.²
2. Expanding facilities support to address deferred maintenance and capital projects, improve clarity in divisions of responsibility between vendors and the state, and address patient quality and safety deficiencies.

² While all South Carolina Veteran Homes meet DHEC, US Department of Veteran Affairs, and Centers for Medicare and Medicaid Services (CMS) operating standards, they rank in the bottom 10% when comparatively assessed against 37 other states using CMS scoring. (Florence and Gaffney homes yet to be rated since their 2022 opening and are not included in this comparative assessment.)

3. Tailor and streamline processes to improve the efficiency and cost-effectiveness of Veteran Homes across the enterprise.
4. Increase internal accountability measures and metrics to better track success and challenges aimed to improve overall comparative quality assessments of South Carolina's Veteran Homes.

The South Carolina Department of Veterans' Affairs FY 24-25 budget submission reflects these themes and includes the necessary development of new critical departmental capabilities to manage the Veteran Home enterprise (4 new FTEs); projected transfer of existing Department of Mental Health employees and vacancies (23 FTEs) to South Carolina Department of Veterans' Affairs; transfer of existing appropriated and carryover funds linked to Veteran Homes from Department of Mental Health to South Carolina Department of Veterans' Affairs (\$170.9M); and the South Carolina Department of Veterans' Affairs FY 24-25 budget request specific to Veteran Home requirements (\$85.7M). The total enterprise cost for South Carolina's contract-operated Veteran Homes for FY 24-25 (inclusive of recurring and non-recurring costs) is approximately \$256.6M.

Budget Implications. To date, South Carolina's Veteran Homes have operated within a larger health care enterprise operated by Department of Mental Health and are not contained within a discrete unit in the organization. The overall scope of Department of Mental Health clinical care oversight has allowed for economies of scale that have integrated Veteran Home management within this broader enterprise. Department of Administration working with Boston Consulting Group conducted a detailed financial review of Department of Mental Health records to identify funds for transfer to South Carolina Department of Veterans' Affairs as well as identify necessary funding to support the South Carolina Department of Veterans' Affairs FY 24-25 budget request.

Based on this analysis, the South Carolina Department of Veterans' Affairs budget request includes a limited level of 'new' funding to generate capabilities that do not currently exist within the department and will not be transferred from the Department of Mental Health, and to fund program improvements to address the absence of health care expertise within the department. Even so, a large majority of the funding request reflects inherent costs that would have been incurred regardless of the implications of S-399. Of the South Carolina Department of Veterans' Affairs total \$85.7M request tied to Veteran Homes, only approximately 2% (\$1.9M) is 'new' funding while approximately 98% (\$83.8M) reflects costs that would have been incurred regardless of agency oversight.

Table 3 reflects the South Carolina Department of Veterans' Affairs budget request submitted to the Executive Budget Office for analysis and incorporation into the Governor's budget submission to the General Assembly.

Transition of Veteran Homes Status Report
December 15, 2023

South Carolina Department of Veterans' Affairs FY 24-25 Contactor-Operated Veteran Home Budget Request Summary					
Description	New FTE	Recurring	Non-Recurring	Total	Notes/Comments
Critical Capability Development ('New' costs)	4	\$866.3k	\$87.2k	\$953.5k	1. Funds critical new hires: <ul style="list-style-type: none"> • Director of Veteran Homes • Deputy Director for Medical Services • Resource Manager/Chief Financial Officer • Deputy Director for Facilities Management 2. Funds start-up costs for new hires and 23 projected Department of Mental Health transferred FTEs
Program Improvements ('New' Costs)	0	\$954.2k		\$954.2k	1. Program oversight improvements based on Boston Consulting Group / Department of Administration analysis 2. Increased costs for expanded Shared Services with Department of Administration
Capital Improvements and State Matching Funds for Lexington Home	0		\$49.1M	\$49.1M	1. Capital Improvements for Campbell (Anderson) and Veterans' Victory House (Walterboro) homes: \$8.5M 2. Lexington State Matching Funds: \$40.6M
Inherent Contract Operating Costs	0	\$34.8M		\$34.8M	1. Sumter Home Contract and Revenue Expenditure Authorization: \$19.3M 2. Contract Operating expense for existing contractor operated homes: \$15.5M
Total FY 24-25 Veteran Home Budget Request		\$36.6.2M	\$49.1M	\$85.7M	

Table 3. Budget Request Summary for Veteran Homes

Transition Roadmap and Milestone Summary. South Carolina Department of Veterans' Affairs, Department of Mental Health, and Department of Administration continue to meet through regular workgroups to refine and implement detailed transfer milestones associated with the transfer of the state's contract-operated homes to South Carolina Department of Veterans' Affairs on July 1st, 2024. These groups also continue to analyze details and develop associated transfer plans for Stone Pavilion to South Carolina Department of Veterans' Affairs on July 1st, 2025. Major milestones currently in coordination are summarized below and detailed in Enclosure 1; the timeline for execution is in development.

- Transfer of existing service contracts
- Outsourcing of specific functions (to include potential bridging solutions that may include temporary memorandums of agreement between Department of Veterans' Affairs and Department of Mental Health)
 - Billing
 - Cost reporting
 - Auditing
 - Quality Control Review Board (medical expertise)
- Securing of necessary funds through the state budget process
- Expansion of facilities or relocation of Department of Veterans' Affairs
- Transfer of FTEs and personnel from Department of Mental Health to Department of Veterans' Affairs
- Hiring of key positions to facilitate planning and preparation
 - Director of Veteran Homes
 - Deputy Director for Facility Management

December 15, 2023

- Chief Financial Officer / Director of Resource Management
- Integration of new team members to the Department of Veterans' Affairs
- Solicitation for future construction projects
- Documentation of new policies and procedures within the Department of Veterans' Affairs
- Change management and internal communication within both departments
- External communication to Veteran residents, families, and vendors
- Expansion of Shared Services

Conclusion. The transfer of Veteran Homes from the Department of Mental Health to the Department of Veterans' Affairs has proven to be a complex and demanding undertaking requiring collaborative and detailed coordination across multiple state agencies. Despite the challenges, however, this process offers an opportunity for the state to improve the overall quality of its Veteran homes.

Through the combined efforts of the Department of Administration, Department of Mental Health, and Department of Veterans' Affairs – aided by the robust and detailed analysis provided by the Boston Consulting Group – we now have both a realistic understanding of the challenges ahead and a detailed but flexible plan to overcome them. With the continued cooperation of all involved, the quality of care provided to our Veterans in state Veteran Homes will continue and is postured to improve over time.

Enclosures

1. Selected Boston Consulting Group analysis and summary charts
2. State Veteran Home Status Cards

**Capital Improvements
Joint Bond Review Committee**

HARVEY S. PEELER, JR.
SENATE
CHAIRMAN

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HARVEY S. PEELER, JR.
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HOUSE OF REPRESENTATIVES
VICE CHAIRMAN

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

MILLER A. SMOAK
ADMINISTRATIVE ASSISTANT
803-212-6677
FAX: 803-212-6690

October 10, 2023

Dr. Robert L. Bank, M.D.
Acting State Director
South Carolina Department of Mental Health
2414 Bull Street
Columbia, South Carolina 29201

Major General (Ret.) Todd B. McCaffrey
Secretary of Veterans' Affairs
South Carolina Department of Veterans Affairs
1800 St. Julian Place
Suite 305
Columbia, SC 29204

Re: South Carolina Veterans Homes

Dear Dr. Bank and General McCaffrey:

At its meeting today, the Joint Bond Review Committee received as information an update on the future plans for maintaining the Stone Pavilion state veterans home facility at C.M. Tucker Nursing Care Center in Columbia, and the potential impact on federal funding priority of the Lexington Home as a replacement in part of capacity presently served by Stone. Please accept our gratitude for your responsiveness in addressing these concerns of the Committee.

The Committee also expressed an interest in the plan for and progress toward the transfer of responsibility of state veterans homes from the Department of Mental Health to the Department of Veterans' Affairs, which for Stone must be effected by July 1, 2025, and for all other homes must be effected by July 1, 2024.

Responsive to this interest, please plan to provide a comprehensive but concise update to the Committee on the principal components and status of the transition plan, integrating as appropriate the findings and recommendations of the third-party engagement currently underway, and any capital, operating, and other cost and budgetary implications of the plan. The update also should include estimates of the capital costs attending Stone's continued use and operation over the intermediate term.

**Capital Improvements
Joint Bond Review Committee**

Dr. Robert L. Bank, M.D.
Major General (Ret.) Todd B. McCaffrey
October 10, 2023
Page 2

Please ensure that the Department of Administration is given an opportunity to review, provide input, and ultimately concur with the plan prior to its submission to the Committee.

The next meetings of the Committee are tentatively scheduled for December 5, 2023, and January 24, 2024, but the submission will need to be made sufficiently in advance to provide for development of the item and an opportunity to resolve questions or concerns. Please let us know the earliest but most practical date by which you will be able to make an informative submission.

We look forward to hearing from you.

Very truly yours,



F. Richard Harmon, Jr.
Director of Research

c: Ms. Marcia S. Adams, Executive Director, South Carolina Department of Administration
Mr. Mike Shealy, Interim Director, Executive Budget Office
Mr. Mark W. Binkley, South Carolina Department of Mental Health
Mr. Quentin Hawkins, Senate Finance Committee
Mr. Daniel Boan, House Ways and Means Committee
Ms. Olivia Burns, Senate Finance Committee

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Comprehensive Permanent Improvement Plan

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

The Plan outlines agencies' permanent improvement activities for the upcoming five years. Year 1 of each agency's Plan includes projects that the agency expects to initiate in the upcoming year, for which funding is reasonably expected to be available. Years 2 through 5 include projects planned by the agency, generally without current or certain sources of funding, which may include a request by the agency for state appropriation, other agency and non-state sources, or some combination thereof.

The Department of Administration has compiled and submitted a report summarizing the 2024 Plan submissions for all agencies, as well as a listing of the individual projects for each agency by year and source of funding. The report has been distributed to Committee members under separate cover. In addition, detailed submissions are available to members of the Committee upon request.

The report and detailed submissions are publicly available at the Department of Administration's website at <https://admin.sc.gov/services/budget/planning-capital-improvements>, under the section entitled "Comprehensive Permanent Improvement Plan."

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated September 19, 2024, of Mr. Kevin Etheridge, Director, Executive Budget Office, South Carolina Department of Administration.

AVAILABLE:

1. State of South Carolina 2024 Comprehensive Improvement Plan for Plan Years 2025 through 2029.
2. Detailed Agency Submissions, 2024 Comprehensive Permanent Improvement Plan for Plan Years 2025 through 2029.

September 19, 2024

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

Dear Mr. Harmon:

Submitted herewith is the 2024 Comprehensive Permanent Improvement Plan as prescribed by Section 2-47-55 of the SC Code of Laws, which provides that all state agencies responsible for providing and maintaining physical facilities are to submit a Comprehensive Permanent Improvement Plan to the Joint Bond Review Committee and the State Fiscal Accountability Authority.

This report has been compiled by the Executive Budget Office of the South Carolina Department of Administration from agency submissions. The complete and full details will be placed online after the October 8, 2024 Joint Bond Review Committee meeting, and may be accessed on the Department's website at [Planning for Capital Improvements | Department of Administration \(sc.gov\)](#)

Sincerely,



Kevin Etheridge
Executive Budget Office



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 Committee reviewed and concurred with the findings of the report on November 14, 2023. Since that time, the Department has diligently provided periodic updates to the Committee, including developments and progress reports.

By letter dated August 19, 2024, the Department advised that two of the Bull Street properties were ready for approval of the State Fiscal Accountability Authority to begin the disposition process in accordance with Section 1-11-65 of the South Carolina Code of Laws. The properties that were the subject of the proposed dispositions were the Mills-Jarrett Building located at 2100 Bull Street, and the Department of Disabilities and Special Needs Headquarters building located at 3440 Harden Street Extension. The Authority considered these dispositions on August 27, 2024, and approved the disposition of the Department of Disabilities and Special Needs Headquarters building, but carried over consideration of the proposed disposition of the Mills-Jarrett Building given its historical significance.

By letter dated September 27, 2024, the Department advised that it will request approval to begin the disposition process for the Department of Mental Health Administration Building at the next meeting of the Authority on October 15, 2024. The ultimate disposition of this property will be contingent upon court approval, as it is subject to the Bull Street Trust.

The properties approved for disposition will be sold for no less than appraised value.

The Department of Administration will present further findings to the Committee as developments occur.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letters dated August 19, 2024, and September 27, 2024, of Mrs. Marcia S. Adams, Executive Director, South Carolina Department of Administration.

August 19, 2024

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

Dear Chairman Peeler,

As the Department of Administration (Admin) advised the Joint Bond Review Committee at its May 28, 2024, meeting, appraisals of the properties along the Bull Street Corridor in Columbia were completed by REAC and The Knight Company and received by Admin on March 13, 2024.

Two of the appraised properties are now ready to be brought forward for approval from the State Fiscal Accountability Authority (SFAA) to begin the disposition process in accordance with §1-11-65 of the SC Code of Laws. As such, these properties will be on the August 27, 2024, SFAA agenda.

The two properties are the Mills/Jarrett building located at 2100 Bull Street, which includes ± 4.44 acres of land and two 4-story office buildings totaling 99,183 square feet, and the Department of Disabilities and Special Needs Headquarters building located at 3440 Harden Street Extension, which consists of a 52,000 square foot 2-story office building and $\pm 11,962$ acres of land. The properties will be sold for no less than appraised value.

Sincerely,



Marcia S. Adams

CC: Rick Harmon





SOUTH CAROLINA
DEPARTMENT of ADMINISTRATION

Henry McMaster, Governor
Marcia S. Adams, Executive Director

OFFICE of THE EXECUTIVE DIRECTOR

September 27, 2024

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

Dear Chairman Peeler,

As a follow-up to my letter of August 19, 2024, an additional property along the Bull Street Corridor in Columbia is now ready to be brought forward for approval from the State Fiscal Accountability Authority (SFAA) in accordance with §1-11-65 of the SC Code of Laws. The ultimate disposition of this property will be contingent upon court approval through an equitable deviation action, as this property is subject to the "Bull Street Trust". As such, this property will be on the October 15, 2024, SFAA agenda.

The property is the Department of Mental Health Administration building located at 2414 Bull Street, which includes ±8.10 acres of land and a 4-story office building totaling 81,053 square feet. The property will be sold for no less than appraised value.

Sincerely,

Marcia S. Adams

CC: Rick Harmon



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	\$ 2,500,000
	Consolidation and Upgrades	
	(Revision of Report made on May 28, 2024)	

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	4	27,000,000			-	-
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	43	\$ 357,631,035	-	\$ -	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: **October 08, 2024**

Savannah River Site Litigation Settlement Fund

1. Submitted By:

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

Kevin Etheridge
Kevin Etheridge, Executive Budget Office

2. County:

Allendale County

3. Submission Details

Project Title: Allendale County Law Enforcement Agency Consolidation and Upgrades

Request Amount: N/A

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 this resubmission as information to clarify expenditure categories as \$500,000 for Professional Services and \$2,000,000 for Equipment and /or Materials. Request was previously approved at the May 28, 2024, JBRC Meeting.

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@southerncarolina.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 enage 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 progams, 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	\$500,000.00	Program upgrades, institutional training, officer retension
Equipment and/or Materials	\$2,000,000.00	Equipment upgrades
Grand Total	\$2,500,000.00	

ADDITIONAL ANNUAL OPERATING COSTS / SAVINGS RESULTING FROM THE PROJECT			
Category	Amount	Recurs	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	Chairman Allendale County Council Title

Matthew Connelly	8/19/24
Printed Name	Date

FOR DEPARTMENT USE ONLY	
JBRC Meeting Date	JBRC Comment
Department Approval	Date

AGENCY: South Carolina Public Service Authority

SUBJECT: Annual Report of Real Property Interests

Section 58-31-240(B) of the South Carolina Code of Laws provides that the South Carolina Public Service Authority must provide an annual report regarding every transaction involving an interest in real property and executed during the preceding twelve months, including a summary of the key terms of all contracts effectuating or related to such transactions; and parties involved in the transaction, including all entities or persons with any type of ownership interest or authority to control. The report is due by September 1 of each year.

These reporting requirements do not apply to encroachment agreements, rights of way, or lease agreements made by the Authority for property within the Federal Energy Regulatory Project boundary.

The Public Service Authority made a timely submission on September 1, 2024, responsive to this statutory requirement.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated September 1, 2024, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Lot Sales and Surplus Sales: September 1, 2023 - August 31, 2024.
3. Leases: September 1, 2023 - August 31, 2024.
4. Purchases: September 1, 2023 - August 31, 2024.
5. Loans: September 1, 2023 - August 31, 2024.

September 1, 2024

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

Re: South Carolina Public Service Authority's Annual Report on Real Property Transactions between September 1, 2023 and August 31, 2024

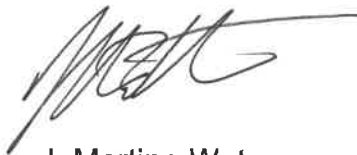
Dear Chairman Peeler:

Pursuant to Section 58-31-240(B)(1) of the SC Code of Laws, the South Carolina Public Service Authority (Santee Cooper) submits its annual report regarding every transaction involving an interest in real property and executed between September 1, 2023 and August 31, 2024.

As stated in Section 58-31-240(B)(3), the reporting requirements do not apply to encroachment agreements, rights-of-way, or lease agreements made by Santee Cooper for property within the Federal Energy Regulatory Project boundary.

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

Sincerely,



J. Martine Watson

Santee Cooper Lot Sales and Surplus Sales Between September 1, 2023 and August 31, 2024

Conveyance Type	Grantor	Grantee	Ownership Interest for Entity Parties	Use	Description	Acreage	County	Closing Date	Value Determination	Purchase Price
Lot Sales Program	Santee Cooper	Simpson, Holly Ann	N/A	Residential	Lot 60, General Moultrie II	0.26	Berkeley	9/18/2023	Appraisal	\$ 39,200.00
Lot Sales Program	Santee Cooper	Carter Construction, Inc.	Jaime Carter, Its President	Residential	Lot 101, Eutaw Springs	0.291	Orangeburg	11/30/2023	Appraisal	\$ 25,000.00
Lot Sales Program	Santee Cooper	Burnette, Ann G.	N/A	Residential	Lot 17, General Moultrie II	0.305	Berkeley	1/11/2024	Appraisal	\$ 37,500.00
Lot Sales Program	Santee Cooper	Pearson, Brian T.	N/A	Residential	Lot 53, Eutaw Springs	0.356	Orangeburg	1/16/2024	Appraisal	\$ 132,500.00
Lot Sales Program	Santee Cooper	Weaver, Dennis K.	N/A	Residential	Lot 120, Fountain Lake	0.282	Orangeburg	1/16/2024	Appraisal	\$ 29,000.00
Lot Sales Program	Santee Cooper	King, John M. & B. Diane King	N/A	Residential	Lot 51, Calhoun	0.925	Calhoun	1/31/2024	Appraisal	\$ 177,500.00
Lot Sales Program	Santee Cooper	Peagler, Charles R. & Melanie M. Peagler	N/A	Residential	Lot 145, White Oak I	0.309	Clarendon	2/1/2024	Appraisal	\$ 25,519.00
Lot Sales Program	Santee Cooper	Amaker, Fred E.	N/A	Residential	Lot 196, Eutaw Springs	0.348	Orangeburg	2/2/2024	Appraisal	\$ 21,500.00
Lot Sales Program	Santee Cooper	Maxwell, Charles Nicholas	N/A	Residential	Lot 50, Belvedere II	0.345	Orangeburg	3/6/2024	Appraisal	\$ 62,500.00
Lot Sales Program	Santee Cooper	Carter Construction, Inc.	Jaime Carter, Its President	Residential	Lot 70, Fountain Lake	0.312	Orangeburg	3/8/2024	Appraisal	\$ 19,000.00
Lot Sales Program	Santee Cooper	Murdock, Fonnice E. Jr. & Mary Catherine G. Murdock	N/A	Residential	Lot 126, White Oak I	0.310	Clarendon	4/5/2024	Appraisal	\$ 27,500.00
Lot Sales Program	Santee Cooper	Thrasher, Key	N/A	Residential	Lots 411, 412 & 591, Church Branch	1	Clarendon	5/6/2024	Appraisal	\$ 21,000.00
Lot Sales Program	Santee Cooper	LaCons, Jesse W.	N/A	Residential	Lot 13, Low Falls	1.283	Calhoun	5/10/2024	Appraisal	\$ 117,500.00
Lot Sales Program	Santee Cooper	Wiggins, Darrel Wade & Charity Renae Wiggins	N/A	Residential	Lot 19, WB Davis	0.459	Clarendon	5/15/2024	Appraisal	\$ 35,101.00
Lot Sales Program	Santee Cooper	Wingo, Arthur R. & Debra R. Wingo	N/A	Residential	Lot 28, Bonneau Park	0.250	Berkeley	5/20/2024	Appraisal	\$ 37,500.00
Lot Sales Program	Santee Cooper	Munn, Faye H.	N/A	Residential	Lot 74, Taw Caw II	0.309	Clarendon	5/21/2024	Appraisal	\$ 29,000.00
Lot Sales Program	Santee Cooper	Roberts, James Michael	N/A	Residential	Lot 122, Eutaw Springs	0.398	Orangeburg	6/17/2024	Appraisal	\$ 25,005.00
Lot Sales Program	Santee Cooper	Schoppe, Christopher	N/A	Residential	Lot 59, General Moultrie I	0.233	Berkeley	8/9/2024	Appraisal	\$ 38,500.00
Lot Sales Program	Santee Cooper	Coker Properties 3, LLC	Jaime C. Whiteman, sole organizer	Residential	Lot 8, Clark	0.486	Clarendon	8/23/2024	Appraisal	\$ 212,500.00
Lot Sales Program	Santee Cooper	Brayton, Derek J. & Camille H. Brayton	N/A	Residential	Lot 26, Bonneau Park	0.323	Berkeley	8/30/2024	Appraisal	\$ 50,100.00
Surplus Sale	Santee Cooper	DC Blox, Inc.	Submitted	Fiber Communications Hut	1 lot off Carswell Dr	1	Berkeley	10/17/2023	Appraisal	\$ 40,000.00
Surplus Sale	Santee Cooper	City of North Myrtle Beach	Submitted	Assemblage to Parks and Sports Complex	Transmission ROW, Carolina Bays Pkwy	2.70	Horry	12/15/2023	Appraisal	\$ 4,000.00
Camp Hall Commerce Park Dedication	Santee Cooper	Berkeley County Water and Sanitation	Submitted	Industrial	Campus 1, 3, & 8 Pump Stations, Add'l Property	0.430	Berkeley	2/13/2024	N/A	\$ -

Santee Cooper Leases Between September 1, 2023 and August 31, 2024

Lease Type	Lessor	Lessee	Ownership Interest for Entity Parties	Use	Description	Acreage	County	Rental Determination	Price/Rental	Execution Date	Termination Date	Term
Lease	Santee Cooper	Berkley County EMS	Submitted	Training Center	Training Site for Multi Agency Emergency Services	18.45	Berkeley	N/A	Gratis Lease	2/21/2024	2/20/2025	Year-to Year Lease
Lease	Santee Cooper	Grand Strand Humane Society	Submitted	Animal Adoption Center	Site for an animal adoption center, clinic and kennel	10	Horry	N/A	Gratis Lease	4/29/2024	4/28/2064	40-year term, subject to review if facility does not begin within 3 years
Lease	Marlow Properties, LLC	Santee Cooper	Submitted	Material Storage Site	Airpark Material Storage Yard in Murrells Inlet	5.9	Horry	Comparable Rates	\$25,000 annual rental	5/1/2024	4/31/2025	Month to Month Extension Option for \$2,500/month rent
Lease Amendment	Santee Cooper	Pura Vida Unlimited, LLC	Submitted	Campground	Additional acreage to the Existing Hill's Landing Campground	2.381	Berkeley	2.5% of Appraised Value	additional \$400/year	5/24/2024	8/30/2055	Amendmentto existing 40-year commercial lease
Sublease	Palmetto Economic Development Corporation	Santee Cooper	Submitted	Office Space	Office Space, Capitol Center, Columbia for Government Relations Staff	1301 sq. ft.	Richland	Comparable Rates	\$23.50/sq. ft.	6/30/2024	6/30/2030	Rental will increase each year by 0.40/sq. ft. Option to terminate in 2027 by either party.
Lease	Cherokee Cogeneration Partners, LLC	Reddy Ice, LLC	Submitted	Facilities and Equipment Lease	Portion of Cherokee County Cogeneration Site	2	Cherokee	Existing Lease Extension	\$20,000/month base rent*	3/21/2024	9/30/2024	*Plus variable monthly royalty payment based on amount of ice actually produced in the prior month

Santee Cooper Purchases to Report Between September 1, 2023 and August 31, 2024

Purchase Type	Grantor	Grantee	Ownership Interest for Entity Parties	Use	Description	Acreage	County	Closing Date	Value Determination	Purchase Price	Notes
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No Purchases to Report

Santee Cooper Loans Between September 1, 2022 and August 31, 2023

Loan Type	Grantor	Grantee	Purpose	County	Amount	Closing Date	Notes
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No Loans to Report

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, December 10, 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
10	11	12	13	14	15	16	9	10	11	12	13	14	15	15	16	17	18	19	20	21	15	16	17	18	19	20	21
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.

ATTACHMENTS:

1. Tentative Schedule of Calendar Year 2025 Meetings.

Joint Bond Review Committee
Tentative Schedule of Calendar Year 2025 Meetings

Wednesday, January 29, 2025 – 10:00 a.m.

Wednesday, March 26, 2025 – 10:00 a.m.

Tuesday, June 3, 2025 – 1:00 p.m.

Tuesday, August 19, 2025 – 1:00 p.m.

Tuesday, October 7, 2025 – 1:00 p.m.

Tuesday, December 2, 2025 – 1:00 p.m.

2025

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