

**Capital Improvements
Joint Bond Review Committee**

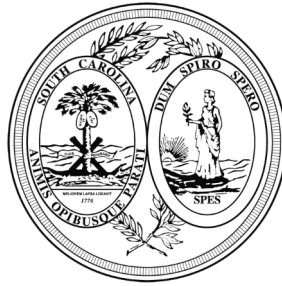
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ADMINISTRATIVE ASSISTANT
803-212-6677

June 3, 2025 – 1:00 p.m.
308 Gressette Building

AGENDA

Page

1. Proposed Leases	
a. Clemson University Office and Lab Space at 1 Research Drive, Greenville	1
b. College of Charleston Office and Classroom Space at 360 Concord Street, Charleston	6
c. Medical University of South Carolina Parking Space at 3600 Rivers Avenue, North Charleston	10
d. Lander University Student Housing, Greenwood	14
2. Proposed Permanent Improvement Projects	
a. Proposed Financings for Permanent Improvement Projects Clemson University, Higher Education Revenue Bonds (Douthit Hills)	18
b. Agency Submissions	26
3. Matters Requiring Committee Review and Comment	
a. Clemson University, Student Health Partnership Medical Office Building	102
4. Reports	
a. South Carolina Department of Commerce Quarterly Report Pursuant to Act 3 of 2023 (Scout Motors Project)	144
b. Patriots Point Development Authority Annual Report on Lease of Real Property to Patriots Annex, LLC	146
c. South Carolina State Housing Finance and Development Authority Annual Report of State Housing Tax Credits	156
d. South Carolina Office of State Treasurer Notification of Intent to Utilize Debt Service Funds	162
e. Medical University of South Carolina COVID-19 Response Reserve Fund Progress Report	167
f. South Carolina Department of Disabilities and Special Needs Comprehensive Regional Center Renovation Plan Quarterly Report	173
g. South Carolina Office of Resilience Waites Island Land Acquisition, Disaster Relief and Resilience Reserve Fund	177
5. Future Meeting	180

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

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Clemson University
Office and Lab Space at 1 Research Drive, Greenville

Clemson University requests review of its proposal to lease 24,000 square feet of space located at 1 Research Drive in Greenville, from LICAR, LLC,¹ an entity of the Clemson University Land Stewardship Foundation, for office, classroom space, and research labs. The lease will support the University's research and teaching for the School of Computing and Industrial Engineering and Automotive Engineering.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 3 responsive offers. The selected location was the lowest offer and was also determined by Clemson to be the best option due to its location and proximity to other program facilities.

The term of the proposed lease is 7 years beginning September 1, 2025. The rental rate for the first year is \$19.46 per square foot or \$467,040 and thereafter will increase by 3% annually. Rent includes taxes and insurance, but all other building operating expenses will be paid by the tenant monthly at estimated annual costs of \$6.75 per square foot.

Total rent over the term is projected at \$3,578,676. 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 grant recoveries; and that funding for payments will be sufficient throughout the lease term. The submission reflects that comparable rates for similar commercial space available in the area range from an average rate of \$25.00 to \$26.50 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, March 14, 2025, of Mr. Richard Petillo, Chief Financial Officer, Clemson University.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective October 25, 2007. M. Karen McCauley of Clemson, SC is registered agent. Private Participant Disclosures were included with the submission. LICAR, LLC is the CU-ICAR real estate holding company.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: June 3, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Clemson University Lease of 1 Research Drive, Greenville, SC

3. Summary Background Information:

Clemson University (Clemson) requests approval to lease twenty-four thousand (24,000) square feet of office and lab space in Greenville from LICAR, LLC for office, classroom space and research labs to support the Bachelor of Science degree in Automotive Engineering, as well as research and teaching for the School of Computing and Industrial Engineering. Clemson has been leasing space at this location since August 2016. The current lease will expire August 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Three offers were received in response to the solicitation. The selected location was the lowest offer for the term and was also determined by Clemson to be the best option due to the location/proximity to other Clemson programs located at CU-ICAR, providing for synergy with other students, faculty, student service programs and access to the Clemson network and bus route to Clemson's main campus.

The requested lease term is seven (7) years and is expected to commence on or about September 1, 2025.

The rent for the first year of the term will be \$467,040.00 or \$19.46 per square foot which includes taxes and insurance. The rental rate shall escalate by 3% annually over the term beginning in year 2. All other building operating expenses will be billed monthly. The estimated annual costs of the additional building operating expenses are \$6.75 per SF. 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>
YEAR 1	9/1/2025 - 8/31/2026	\$38,920.00	\$467,040.00	\$19.46
YEAR 2	9/1/2026 - 8/31/2027	\$40,087.60	\$481,051.20	\$20.04
YEAR 3	9/1/2027 - 8/31/2028	\$41,290.23	\$495,482.74	\$20.65
YEAR 4	9/1/2028 - 8/31/2029	\$42,528.93	\$510,347.22	\$21.26

YEAR 5	9/1/2029 - 8/31/2030	\$43,804.80	\$525,657.63	\$21.90
YEAR 6	9/1/2030 - 8/31/2031	\$45,118.95	\$541,427.36	\$22.56
YEAR 7	9/1/2031 - 8/31/2032	\$46,472.52	\$557,670.18	\$23.24

The total rent to be paid over the term is \$3,578,676.34.

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

Tenant	Location	Annual Rate per SF
Vacant	730 S Pleasantburg Drive, Greenville+^	\$25.00**
Vacant	730 S Pleasantburg Drive, Greenville+^	\$31.00**
Vacant	50 International Drive, Greenville+*	\$26.50**

*Rate does not include increases in taxes, insurance, and operating and maintenance expenses, which would be an additional tenant responsibility.

**Rate subject to base rent escalations.

+Received in response to solicitation.

^Submitted proposals for 2 separate locations with in the facility.

The lease has adequate parking in a parking garage near the premises. The lease also meets the State space standards with an approximate density of 150 SF per person.

Clemson has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on April 28, 2025. Lease payments will be funded through grant recoveries.

The lease was approved by the University's Board of Trustees at their meeting in February 2025.

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 Clemson of twenty-four thousand (24,000) square feet of office, classroom and lab space at 1 Research Drive in Greenville from LICAR, LLC.

- 5. What is recommendation of the submitting agency involved** Approve the proposed seven-year lease for Clemson of twenty-four thousand (24,000) square feet square feet of office, classroom and lab space at 1 Research Drive in Greenville from LICAR, LLC.

6. List of Supporting Documents:

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



March 14, 2025

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

SUBJECT: Clemson University Lease for Space in Greenville, SC
One Research Drive Building

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 June 3 and June 10, respectively, for the lease between LICAR, LLC and Clemson University for space located at One Research Drive on the CU-ICAR Campus in Greenville, South Carolina. The lease was approved by the Clemson University Board of Trustees at their meeting in February of 2025.

Clemson University's College of Engineering, Computing, and Applied Sciences (CECAS) would like to lease approximately 24,000 square feet of space in Greenville on the CU-ICAR Campus to support the new Bachelor of Science degree in Automotive Engineering, as well as research and teaching for the School of Computing and Industrial Engineering. The space will accommodate faculty and student spaces, teaching labs/spaces, faculty research spaces and offices spaces. Additionally, the programming will be synergistic with University programming already occurring on the CU-ICAR Campus in the Clemson University Campbell Graduate Education Center allowing for continued research and collaboration.

A solicitation was conducted by the Real Property Services Section of the Department of Administration, and three responses were received. The LICAR, LLC response provides for an overall lower lease rate for the term and the space is in close proximity to other CU programs located at CU-ICAR, providing for synergy with other CU students and faculty, student service programs located on the CU-ICAR Campus, and access to the Clemson network and bus route to Clemson's main campus. Additionally, there will be no moving costs associated with this location or any necessary improvements needed.



Once approved, please have executed and return 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 black ink, appearing to read "Richard Petillo".

Richard Petillo
Chief Financial Officer

Enclosure

Cc: Kathy Coleman
Laura Stoner

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
College of Charleston
Office and Classroom Space at 360 Concord Street, Charleston

College of Charleston requests review of its proposal to lease 52,894 square feet of space located at 360 Concord Street, Charleston, from R.E.R. Investments Limited Company,¹ for office and classroom space. The lease will support the University's Department of Computer Science and Department of Engineering. The College has leased space at the location since January 2014.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 3 responsive offers. The selected location was the only offer with sufficient space and was also determined by the College to be the best option due to its location and proximity to campus.

The term of the proposed lease is 7 years beginning January 1, 2026. The rental rate for the first year is \$36.50 per square foot or \$1,930,631 and thereafter will then increase by 2.5% annually. Rent includes all operating costs, and the Landlord will provide a tenant improvement allowance of \$264,470.

Total rent over the term is projected at \$14,571,302. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from the College's college fees; and that funding for payments will be sufficient throughout the lease term. The submission reflects that comparable rates for similar commercial space available in the area range from an average rate of \$25.00 to \$42.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated, April 29, 2025, of Mr. John F. Loonan, Executive Vice President for Business Affairs, College of Charleston.

¹ A South Carolina corporation in good standing registered with the SC Secretary of State effective June 18, 1999. John M. Rivers of Charleston, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: June 3, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: College of Charleston Lease of 360 Concord St., Charleston, SC

3. Summary Background Information:

The College of Charleston (CofC) requests approval to lease fifty-two thousand eight hundred ninety-four (52,894) square feet of office and classroom space in Charleston from R.E.R. Investments, Limited Company (Landlord) to house both its Department of Computer Science and Department of Engineering. CofC has been leasing space at this location since January 2014. The current lease will expire December 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Three offers were received in response to the solicitation. The selected location was the only offer with sufficient space and was determined by CofC to be the best option due to the location/proximity to CofC main campus (less than one mile away and easily accessible by foot, bike or CofC CARTA route), providing for synergy with other students, faculty, student service programs throughout the day. The Landlord will provide a tenant improvement allowance equating to \$264,470.00.

The requested lease term is seven (7) years and is expected to commence on or about January 1, 2026.

The rent for the first year of the term will be \$1,930,631.00 or \$36.50 per square foot which includes all operating costs. The rental rate shall escalate by 2.5% annually over the term beginning in year 2. 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>
YEAR 1	1/1/26-12/31/26	\$ 160,885.92	\$ 1,930,631.00	\$ 36.50
YEAR 2	1/1/27-12/31/27	\$ 164,908.06	\$ 1,978,896.78	\$ 37.41
YEAR 3	1/1/28-12/31/28	\$ 169,030.77	\$ 2,028,369.19	\$ 38.35
YEAR 4	1/1/29-12/31/29	\$ 173,256.54	\$ 2,079,078.42	\$ 39.31

YEAR 5	1/1/30-12/31/30	\$ 177,587.95	\$ 2,131,055.38	\$ 40.29
YEAR 6	1/1/31-12/31/31	\$ 182,027.65	\$ 2,184,331.77	\$ 41.30
YEAR 7	1/1/32-12/31/32	\$ 186,578.34	\$ 2,238,940.06	\$ 42.33

The total rent to be paid over the term is \$14,571,302.61.

The following chart represents the other responses to the solicitation:

Tenant	Location	Annual Rate per SF
Vacant	4360 Corporate, Charleston^	\$25.00*
Vacant	174 Meeting St. Charleston^^	\$42.00*

*Rate subject to base rent escalations.

^Only offered 33,000 SF.

^^Only offered 15,039 SF.

The lease has two reserved parking spaces and use of bicycle racks on the premises. The lease also meets the State space standards with an approximate density of 189 SF per person.

CofC has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on April 25, 2025. Lease payments will be funded through college fees.

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 CofC of fifty-two thousand eight hundred ninety-four (52,894) square feet of office and classroom space in Charleston from R.E.R. Investments, Limited Company.

5. What is recommendation of the submitting agency involved Approve the proposed seven-year lease for CofC of fifty-two thousand eight hundred ninety-four (52,894) square feet of office and classroom space in Charleston from R.E.R. Investments, Limited Company.

6. List of Supporting Documents:

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



April 29, 2025

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

RE: Academic Space for Classrooms, Offices and Labs

Dear Ms. Lancaster:

The College currently leases space at 360 Concord Street to house both its Department of Computer Science and the Department of Engineering. Due to the growing needs of the school, additional space is necessary to accommodate increased student interest and industry demand for these fields. The College wishes to lease approximately 52,894SF in two buildings located at this address in order to meet current and future space needs.

Through the lease solicitation process, the College received three proposals. The only offer that meets the College's space requirements is the property at 360 Concord Street, which also offers a distinct advantage due to its proximity to the Main Campus. Being less than a mile away and easily accessible on foot, bike, or the College's CARTA bus route, this central location allows for quick and convenient access, enabling students, faculty and staff to travel between campuses throughout the day.

The term of the proposed lease is seven years beginning January 1, 2026, and ending December 31, 2032. The cost per square foot in the first year is \$36.50. The total cost of the first year would be \$1,930,631.00, with rent increasing 2.5% annually. The total lease cost for the seven-year term is \$14,571,302.61. The new lease terms include a \$5/SF tenant improvement allowance, which equates to \$264,470.00.

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

Sincerely,

DocuSigned by:

2A42872317CF4ED...
John F. Loonan
Executive Vice President for Business Affairs

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Medical University of South Carolina
Parking Space at 3600 Rivers Avenue, North Charleston

The Medical University of South Carolina requests review of its proposal to lease 725 reserved parking spaces at 3600 Rivers Avenue, North Charleston, from Navy Hospital Partners, LP.¹ The parking lot will be used as a park-and-ride lot for MUSC employees and students. The lease will help to alleviate inadequate parking options in the downtown area.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 6 responses to the solicitation. The selected space was determined by MUSC to be the best option based on the property's location, costs, and safety concerns with the other proposed locations.

The term of the proposed lease is 1 year with two optional one-year extensions beginning on or about August 1, 2025. The rental rate is \$100.00 per space per month or \$870,000, including all operating expenses. Should the lease be extended, rent will increase by 2% annually over the term beginning in year 2.

Total rent over the term, if extended, will be \$2,662,548. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from parking revenues; and MUSC's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar space available in the area range from an average rate of \$100.00 to \$190.00 per parking space.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated April 17, 2025, of Ms. Rachel Jones, Director of Lease Management, Medical University of South Carolina.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective December 31, 2020. The Cogswell Company of Charleston, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: June 3, 2025

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 of 725 reserved parking spaces at 3600 Rivers Avenue, North Charleston, SC

3. Summary Background Information:

Medical University of South Carolina (MUSC) requests approval to lease 725 reserved parking spaces in North Charleston from Navy Hospital Partners, LP. This parking lot will be used as a park and ride lot for MUSC employees and students which will be operated by MUSC Parking Management. This will be a new lease to help alleviate inadequate parking options in the downtown area.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for parking space in the Greater Charleston area for various terms. Six offers were received in response to the solicitation. The selected location was determined by MUSC to be the best option due to its location, cost, and safety concerns with other proposed locations.

The requested lease term is one (1) year with two optional one year extensions and is expected to commence on or about August 1, 2025.

The rent for the first year of the term will be \$870,000.00 or \$100.00 per space per month. This is a full gross lease with all operating costs included. If the lease is extended the rental rate shall escalate by 2% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT PER SPACE</u>
YEAR 1	\$72,500.00	\$870,000.00	\$100.00
YEAR 2	\$73,950.00	\$887,400.00	\$102.00
YEAR 3	\$75,429.00	\$905,148.00	\$104.04

The total rent to be paid over the term, if fully extended, is \$2,662,548.00.

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

Tenant	Location++	<u>MONTHLY RENT PER SPACE</u>
Vacant	616 & 622 Wappoo Road, Charleston+	\$125.00*
Vacant	3725 Rivers Avenue, North Charleston +	\$100.00*
Vacant	3775 Azalea Drive, North Charleston, SC +	\$190.00*

*Rate subject to base rent escalations.

+Received in response to solicitation.

++ Two additional offers were received; however, they did not specify how many spaces they could provide, and the price was listed per acre and not per parking space.

MUSC has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on April 23, 2025. Lease payments will be funded through parking revenue.

The lease was approved by the University's Board of Trustees at their meeting on April 11, 2025.

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

4. What is the JBRC asked to do? Approve the proposed one year lease and two optional one year renewals for MUSC of 725 reserved parking spaces in North Charleston from Navy Hospital Partners, LP.

5. What is recommendation of the submitting agency involved Approve the proposed one year lease and two optional one year renewals for MUSC of 725 reserved parking spaces in North Charleston from Navy Hospital Partners, LP.

6. List of Supporting Documents:

- (a) Letter from MUSC
- (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

April 17, 2025

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

RE: 3600 Rivers Ave, North Charleston

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) request to lease 725 parking spaces located at 3600 Rivers Avenue in North Charleston. This parking lot will be used as a park and ride lot for MUSC employees and students which will be operated by MUSC Parking Management. A solicitation was conducted on March 4, 2025 with this location best suited to provide easy access, free from flooding, affordability and safety.

This lease was approved at the MUSC Board of Trustees Meeting on April 11, 2025. MUSC request JBRC review for approval at their June 3, 2025, meeting and SFAA review for approval at their June 10, 2025 meeting.

Requested Lease Terms for Approval:

TERM: One (1) year: [8/1/2025 – 7/31/2026]

RENEWAL OPTION: Two (2) terms, one (1) year each

TOTAL AMOUNT PER SPACE/MONTH: \$100.00

TOTAL ANNUALIZED LEASE AMOUNT:

Year 1 \$870,000.00

Option 1 \$877,400.00

Option 2 \$905,148.00

TOTAL TERM RENT AMOUNT INCLUDING OPTIONS: \$2,622,548.00

Additional solicitation responses were received; however, they were not best suited for MUSC Parking Management's lot requirements.

3775 Azalea Drive	Cost prohibitive
2003 Cherry Hill Lane	Access challenges and safety concerns
8016 Commerce Center	Distance challenges leading to long commute times
3725 Rivers Avenue	Challenges in securing parking lot, safety concerns

Sincerely,

Rachel Jones

Rachel Jones
Medical University of South Carolina
Director of Lease Management

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Lander University
Student Housing, Greenwood

Lander University requests authorization to enter into one or more leases to address its current student housing deficit. The University is projecting a need for up to 200 beds in the Greenwood area for the Fall 2025 semester. However, because the next meetings of the Joint Bond Review Committee and State Fiscal Accountability Authority are presently scheduled after the semester start date, the University is requesting prospective approval to enter into one or more leases for up to 200 beds at a cost per semester not to exceed \$800,000 for the 2025-2026 academic year.

In March 2025, the University realized the demand for student housing exceeded their current capacity. The University reported to the Department of Administration that additional beds were needed for the fall semester. As a result, the Department conducted a solicitation for student housing and contacted multiple hotels in the Greenwood area to request that they submit a proposal. Ultimately, only 1 offer was received in response to the solicitation, and it has not yet been determined if an agreement can be reached.

The University will continue working with the Department of Administration to solicit for beds, and the proposed lease or leases resulting from that solicitation will be approved by the Department. The Department will also report to the Committee and the State Fiscal Accountability Authority its findings and selection following the execution of a suitable lease or leases.

The University anticipates charging students the same rates it currently charges for similar housing units. The Department will verify that the University has adequate funds for rental payments prior to finalizing any lease. Lease payments will be funded through student housing funds, and there will be no option to purchase in any lease.

COMMITTEE ACTION:

Review and make recommendation regarding the University's request to enter into one or more leases, as approved by the Department of Administration, for student housing.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated May 13, 2025, of Joseph Greenthal, Vice President for Finance and Administration, Lander University.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: June 3, 2025

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Lander University Overflow Student Housing

3. Summary Background Information:

At the conclusion of the April 1, 2025, meeting of the State Fiscal Accountability Authority, Lander University (Lander) approached the Department of Administration (Admin) indicating that they anticipated that they will need additional beds for the fall semester. As a result, Admin worked with them to quickly create a solicitation for student housing which was released on April 9, 2025, with proposals due by April 30, 2025. Admin also reached out to multiple hotels in the Greenwood area to request that they submit a proposal to no avail. Ultimately, only one offer was received in response to the solicitation, and it has not yet been determined if an agreement can be reached.

Lander is projecting a need for up to two hundred beds in the Greenwood area for the fall semester and desires to continue pursuing a solution with the assistance of Admin. Because the next available meetings of the Joint Bond Review Committee and State Fiscal Accountability Authority would be after the semester start date, they are requesting approval to be allowed to enter into a lease or leases for up to 200 beds at a cost per semester not to exceed \$800,000 for the 2025-2026 academic year.

Lander plans to charge students what they currently charge students for similar housing units.

The following chart represents general lease rates for apartment space in the Greenwood area:

Tenant	Location	Average Annual Rate per Bed*
Independent Renters	101 Hamilton Park Circle	\$13,278.00
Independent Renters	101 Bevington Ct.	\$11,136.00
Independent Renters	120 Edinborough Circle	\$13,140.00

*Rates according to Apartments.com for 1-3-bedroom apartments in the area as of May 2025. Above rates may be subject to base rent and/or operating expense escalations.

Admin will verify that Lander has adequate funds for the lease or leases according to a Budget Approval Form prior to finalizing any lease. Lease payments will be funded through student housing funds. The lease agreement(s) will be approved by Admin.

There will be no option to purchase in any lease.

4. What is the JBRC asked to do? Authorize Lander to enter into one or more leases, as approved by Admin, for student housing that commits no more than a total of \$800,000 per semester for student housing for no more than one academic year for up to 200 beds.

5. What is recommendation of the division of Facilities Management and Property Services? Authorize Lander to enter into one or more leases, as approved by Admin, for student housing that commits no more than a total of \$800,000 per semester for student housing for no more than one academic year for up to 200 beds.

6. List of Supporting Documents:

- (a) Letter from Agency

May 13, 2025

Subject: Request for Authorization – Overflow Student Housing for Fall 2025

To Whom It May Concern:

Lander University respectfully submits this formal request for authorization to enter into one or more lease agreements for overflow student housing for the 2025–2026 academic year.

Lander University has been tracking housing applications for Fall 2025 and in late March realized the demand was rapidly exceeding our current capacity. Following the April 1, 2025, meeting of the State Fiscal Accountability Authority (SFAA), we informed the Department of Administration (Admin) of our projected need for additional student housing for the upcoming fall semester. In response, Admin worked closely with the campus to rapidly develop and release a housing solicitation on April 9, 2025, with proposals due by April 30, 2025. Despite outreach efforts to several hotels in the Greenwood area, only one proposal was received. Negotiations are ongoing, and it is not yet certain whether an agreement will be finalized.

Lander University anticipates to need as many as 200 additional beds and seeks to move forward, in collaboration with Admin, to secure appropriate accommodations. Due to the academic calendar, the next scheduled meetings of the Joint Bond Review Committee (JBRC) and the SFAA fall after the semester begins. Therefore, we respectfully request advance authorization to enter into lease agreements for up to 200 student beds, not to exceed a total of \$800,000 per semester for the 2025–2026 academic year.

The University intends to charge students rates consistent with existing housing fees for comparable accommodations. Lease payments will be funded through student housing funds, and Admin will verify budget availability through a Budget Approval Form prior to lease finalization. All agreements will be reviewed and approved by Admin and will contain no purchase options.

Lander University continually assesses its need for housing and will look for a more permanent solution to house student overflows, should they continue. We appreciate your consideration and thank you for your time.

Sincerely,



Joseph Greenthal, Vice President for Finance and Administration
Lander University

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
Clemson University
Douthit Hills Expansion

Clemson University requests Phase II review to establish full design and construction of an additional residential building in the Douthit Hills community. 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 October 2024 with a Phase I budget of \$862,500 funded by housing improvement funds. This request will increase the project budget by \$56,637,500 to \$57,500,000, funded by \$10,000,000 in housing improvement funds, and proceeds from the issuance of not exceeding \$56,250,000 Higher Education Revenue Bonds.

The project will include constructing a new residential building that will provide an additional 360 beds, a classroom, collaboration space, and a faculty apartment. The residence hall will be 4 stories and approximately 84,000 square feet. 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.

Execution of the construction contract is expected in January 2026, with construction completed in July 2027.

Higher Education Revenue Bonds. The University proposes funding a portion of the permanent improvement with proceeds from the issuance of not exceeding \$56,250,000 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 Higher Education Revenue Bonds, with maximum composite debt service projected at \$33,643,791. Based on current collections, revenue coverage of debt service following issuance of the bonds is projected to range from 1.63 to 5.16 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 \$471.8 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 \$10,000,000 in housing improvement funds, and proceeds from the issuance of not exceeding \$56,250,000 Higher Education Revenue Bonds.
2. Review and make recommendation regarding the University's request for issuance of not exceeding \$56,250,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated May 6, 2025, 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: June 3, 2025

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 – Douthit Hills Expansion

3. Summary Background Information:

1. Project: Clemson University
H12.9972: Douthit Hills Expansion
- Request: Establish Phase II Full Construction 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)
Phase I Approval: October 2024 (estimated at \$57,500,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				47,500,000	47,500,000
Other, Housing Improvement	862,500		862,500	9,137,500	10,000,000
All Sources	<u>862,500</u>		<u>862,500</u>	<u>56,637,500</u>	<u>57,500,000</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, approximately 84,000 square foot residence hall will be comprised of multiple 15-room units to support the desired ratio of 30 students to each Resident Advisor. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

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 Revenue Bonds (to be issued), and Other, Housing Improvement Funds (uncommitted balance \$12.76 million at March 19, 2025). 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 funded from Higher Education Revenue Bonds and Housing Improvement Funds. Contract execution is expected in January 2026 and completion of construction in July 2027.

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 Douthit Hills Expansion
2. 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

May 6, 2025

Ms. Catherine O. Hart
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, South Carolina 29201

Re: Not Exceeding \$56,250,000 Clemson University, South Carolina Higher Education Revenue Bonds, Series 2025 (Douthit Hills Expansion Project)

Dear Catherine:

Clemson University (the "University") plans to request project review and approval of proposed improvements related to its Douthit Hills Expansion Project at the June 3, 2025 Joint Bond Review Committee and June 10, 2025 State Fiscal Accountability Authority meetings, and in connection with such request will propose that a portion of the budget for such project include proceeds of the above-referenced bonds (the "Bonds"). In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of the University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for June 3, 2025.

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, Vice President and 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 \$56,250,000 Aggregate Principal Amount Clemson University, South Carolina
Higher Education Revenue Bonds, Series 2025 (Douthit Hills Expansion Project)

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 \$56,250,000 of Clemson University, South Carolina Higher Education Revenue Bonds, Series 2025 (the “Series 2025 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 2025 Notes whether at maturity or early redemption; (3) paying capitalized interest on the Series 2025 Bonds; and (4) paying the costs of issuance of the Series 2025 Bonds, including any credit enhancement thereof. The Project is defined to include the costs to construct, improve, and equip student housing facilities and associated infrastructure in the Douthit Hills community on the campus of the University to provide additional student housing, space for complementary uses, and faculty housing.

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. 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 \$33,643,791 in the fiscal year ending June 30, 2032, and debt service coverage ranging from 1.63 to 5.16 times annual debt service.

New Revenue Generation. The Project will provide an additional 360 beds, which the University expects to generate approximately \$2,915,319 in additional annual net revenue at Project occupancy based on applicable housing rates.

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 \$471,805,357 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 May 6, 2025 in connection with: June 3, 2025 Joint Bond Review Committee Meeting
June 10, 2025 State Fiscal Accountability Authority Meeting

Exhibit A

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

			Debt Service on Proposed Bond Issue				
	Existing Debt	Debt Service On Authorized but				Capitalized	Total Composite
Fiscal Year	Service	Unissued Bonds*	Principal	Interest	Interest	Debt Service	
6/30/2025	\$ 22,022,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,022,570
6/30/2026	23,066,914	1,085,430	-	1,692,163	(1,692,163)	\$	24,152,344
6/30/2027	24,010,414	2,980,951	-	2,538,244	(2,538,244)		26,991,365
6/30/2028	23,008,914	6,906,082	-	2,538,244	(2,538,244)		29,914,996
6/30/2029	23,005,139	6,903,348	1,185,000	2,538,244	(1,269,122)		32,362,609
6/30/2030	23,008,639	6,907,669	1,225,000	2,500,087	-		33,641,395
6/30/2031	23,008,844	6,907,759	1,265,000	2,459,662	-		33,641,265
6/30/2032	23,011,944	6,909,436	1,305,000	2,417,411	-		33,643,791
6/30/2033	23,008,194	6,906,258	1,350,000	2,372,649	-		33,637,102
6/30/2034	23,002,994	6,903,583	1,395,000	2,325,399	-		33,626,977
6/30/2035	23,005,794	6,905,343	1,450,000	2,275,179	-		33,636,317
6/30/2036	23,010,444	6,906,535	1,500,000	2,221,819	-		33,638,799
6/30/2037	23,002,363	6,903,255	1,560,000	2,163,499	-		33,629,117
6/30/2038	23,010,563	6,905,545	1,625,000	2,099,961	-		33,641,068
6/30/2039	23,008,013	6,909,336	1,690,000	2,031,824	-		33,639,172
6/30/2040	23,009,163	6,904,410	1,765,000	1,959,205	-		33,637,777
6/30/2041	23,012,663	6,905,857	1,840,000	1,881,722	-		33,640,241
6/30/2042	23,007,213	6,907,626	1,925,000	1,799,161	-		33,638,999
6/30/2043	23,007,013	6,905,262	2,010,000	1,711,612	-		33,633,886
6/30/2044	23,001,113	6,908,309	2,105,000	1,618,951	-		33,633,372
6/30/2045	23,004,663	6,900,828	2,200,000	1,520,584	-		33,626,075
6/30/2046	17,456,013	6,908,008	2,305,000	1,416,612	-		28,085,632
6/30/2047	6,620,913	6,909,058	2,420,000	1,304,082	-		17,254,053
6/30/2048	6,618,263	6,904,856	2,535,000	1,185,938	-		17,244,056
6/30/2049	6,616,063	6,905,158	2,660,000	1,062,179	-		17,243,400
6/30/2050	6,618,863	6,904,231	2,790,000	932,318	-		17,245,412
6/30/2051	6,617,575	6,901,588	2,925,000	796,110	-		17,240,273
6/30/2052	6,620,000	6,904,081	3,070,000	651,878	-		17,245,959
6/30/2053	6,620,475	6,903,261	3,220,000	500,497	-		17,244,232
6/30/2054	3,433,500	6,903,634	3,380,000	341,718	-		14,058,852
6/30/2055	-	6,904,460	3,550,000	175,051	-		10,629,510
Totals	\$ 550,455,226	\$ 197,421,157	\$ 56,250,000	\$ 51,032,003	\$ (8,037,773)		\$ 836,491,103

* Net debt service after capitalized interest.

Exhibit B

Clemson University, South Carolina Higher Education Revenue Bonds - Coverage

Fiscal Year	Ratio Based					
	Composite Debt Service	FY24 Net Revenues to Debt Service	on FY24 Net Revenues	Pro Forma Net Revenues	Total Pro Forma Net Revenues*	Pro Forma Coverage Ratio
6/30/2025	\$ 22,022,570	\$ 50,490,857	2.29	\$ -	\$ 50,490,857	2.29
6/30/2026	24,152,344	50,490,857	2.09	686,000	51,176,857	2.12
6/30/2027	26,991,365	50,490,857	1.87	686,000	51,176,857	1.90
6/30/2028	29,914,996	50,490,857	1.69	4,361,319	54,852,176	1.83
6/30/2029	32,362,609	50,490,857	1.56	4,361,319	54,852,176	1.69
6/30/2030	33,641,395	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2031	33,641,265	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2032	33,643,791	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2033	33,637,102	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2034	33,626,977	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2035	33,636,317	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2036	33,638,799	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2037	33,629,117	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2038	33,641,068	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2039	33,639,172	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2040	33,637,777	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2041	33,640,241	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2042	33,638,999	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2043	33,633,886	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2044	33,633,372	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2045	33,626,075	50,490,857	1.50	4,361,319	54,852,176	1.63
6/30/2046	28,085,632	50,490,857	1.80	4,361,319	54,852,176	1.95
6/30/2047	17,254,053	50,490,857	2.93	4,361,319	54,852,176	3.18
6/30/2048	17,244,056	50,490,857	2.93	4,361,319	54,852,176	3.18
6/30/2049	17,243,400	50,490,857	2.93	4,361,319	54,852,176	3.18
6/30/2050	17,245,412	50,490,857	2.93	4,361,319	54,852,176	3.18
6/30/2051	17,240,273	50,490,857	2.93	4,361,319	54,852,176	3.18
6/30/2052	17,245,959	50,490,857	2.93	4,361,319	54,852,176	3.18
6/30/2053	17,244,232	50,490,857	2.93	4,361,319	54,852,176	3.18
6/30/2054	14,058,852	50,490,857	3.59	4,361,319	54,852,176	3.90
6/30/2055	10,629,510	50,490,857	4.75	4,361,319	54,852,176	5.16

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

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 62 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	5,090,000	4,310,000	9,400,000
H15 - College of Charleston	2	43,980,000	9,702,828	169,200,000
H24 - South Carolina State University	4	38,732,001	22,595,016	76,027,017
H34 - University of South Carolina - Upstate	2	-	695,000	45,020,000
H39 - University of South Carolina - Sumter	1	1,447,020	6,220,980	7,668,000
H51 - Medical University of South Carolina	1	200,000,000	-	200,000,000
H59 - Central Carolina Technical College	1	20,000	-	20,000
H59 - Greenville Technical College	1	375,000	29,625,000	30,000,000
H59 - Midlands Technical College	1	37,500	4,026,887	4,064,387
H59 - Spartanburg Community College	2	2,600,000	1,373,694	6,956,302
H59 - State Board for Technical and Comprehensive Ed	2	-	1,285,506	1,285,506
H59 - Tri-County Technical College	2	50,000	345,000	395,000
H59 - Trident Technical College	1	-	6,600,000	6,600,000
H59 - York Technical College	2	224,360	10,175,640	37,700,000
Higher Education Total	24	292,555,881	96,955,551	594,336,212
Agencies				
D50 - Department of Administration	8	1,137,432	11,504,298	12,641,730
E24 - Office of the Adjutant General	5	8,941,493	5,546,977	14,488,471
H65 - Governor's School for Science and Math	1	320,800	267,989	588,789
J12 - Department of Mental Health	5	62,656	4,584,561	6,436,790
K05 - Department of Public Safety	1	-	6,500	1,428,988
N04 - Department of Corrections	1	-	7,500	1,044,200
N12 - Department of Juvenile Justice	2	22,569,871	10,225,000	47,569,871
P12 - Forestry Commission	2	-	290,000	43,640,000
P16 - Department of Agriculture	2	-	3,573,207	3,573,207
P24 - Department of Natural Resources	5	7,627,800	787,546	8,465,346
P28 - Department of Parks, Recreation & Tourism	6	1,151,250	11,629,169	13,765,419
Agencies Total	38	41,811,302	48,422,747	153,642,811
Grand Total	62	334,367,183	145,378,298	747,979,023

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Permanent Improvements Proposed by Agencies - Summary 6-2025 covering the period January 1, 2025, through March 18, 2025.

1. Project: The Citadel
H09.9628: Renovation of Workforce Housing
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Revise Scope and establish Phase II Full Construction Budget to renovate the Dunnemann Apartments and to address miscellaneous upgrades and interior refreshes to other faculty/staff housing across campus.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY26 (estimated at \$4,000,000)
Phase I Approval: October 2024 (estimated at \$3,000,000)
Supporting Details: Pages 1-16

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (4)(c), (Renovation of Workforce Housing)				1,000,000	1,000,000
FY25 Appropriated State, Proviso 118.20 (B)(8)(b), (Renovation of Workforce Housing)	90,000		90,000	1,910,000	2,000,000
All Sources	<u>90,000</u>		<u>90,000</u>	<u>2,910,000</u>	<u>3,000,000</u>

Summary of Work: The project was established to replace the roof, elevators, and complete electrical system upgrades to the Dunnemann residential building. 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. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The additional project scope addresses miscellaneous upgrades and interior refreshes to other faculty/staff housing across campus to include painting, flooring, and bathrooms.

Rationale: The current roof substructure shows signs of termite and water damage. There are two elevators in the building, one of which 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 square feet and was constructed in 1951 (74 years old). The roof, elevators, and electrical systems are original to the building. The building serves an estimated 40 faculty and staff residents.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance \$1 million at March 17, 2025), and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.91 million at March 17, 2025). 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 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in October 2025 and completion of construction in September 2026.

2. Project: The Citadel
 H09.9627: Johnson Hagood Stadium East Stands Reconstruction
- Request: Increase 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)
- Phase II Approval: October 2024 (estimated at \$5,000,000) (SFAA)
- Supporting Details: Pages 17-32

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Gift	137,500	4,862,500	5,000,000		5,000,000
Other, Parking Reserves				1,400,000	1,400,000
All Sources	<u>137,500</u>	<u>4,862,500</u>	<u>5,000,000</u>	<u>1,400,000</u>	<u>6,400,000</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 roof to be installed on the filming booth has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: During the final design, the cost estimate was returned with a higher-than-expected construction estimate. Construction costs in Charleston have risen due to inflation, supply chain disruptions, and labor shortages. 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 restroom building will be 1,059 square feet and the and women's restroom 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 per game.

Financial Impact: This increase will be funded from Other Parking Reserve Funds (uncommitted balance \$3.03 million at March 14, 2025). Parking Reserve Funds are generated from auxiliary operations. 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: \$6,400,000 funded from Gifts and Parking Reserve Funds. Contract execution is expected in December 2025 and completion of construction in September 2026.

3. Project: College of Charleston
H15.9689: Project 205 New Construction
- Request: Change Project Name and increase Phase I Pre-Design Budget to redevelop 106 Cumming Street and 99 St. Phillips Street which totals +/-2.08 acres adjacent to the campus.
- Included in CPIP: Yes – 2024 CPIP Priority 4 of 8 in FY25 (estimated at \$164,800,000)
- Phase I Approval: June 2024 (estimated at \$164,800,000) (SFAA)
- Supporting Details: Pages 51-64

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)(11), (Maintenance, Renovation, Replacement, & Expansion)	1,980,000		1,980,000	5,520,000	7,500,000
FY23 Appropriated State, Proviso 118.19 (B)(13), (Maintenance, Renovation, Replacement, & Expansion)				2,182,828	2,182,828
All Sources	<u>1,980,000</u>		<u>1,980,000</u>	<u>7,702,828</u>	<u>9,682,828</u>

Summary of Work: The site currently contains a 250-bed apartment building, courtyard, and two surface parking lots, which have been historically leased by the college but purchased through project H15-9688 in January 2025. The site also contains a vacant, non-historic building that will be demolished. The college intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building (totaling approximately 16,900 square feet) and constructing student housing (totaling approximately 146,882 square feet), on the parking lots and the location of the demolished building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The addition and new construction will be designed to meet Two Green Globes certification standards.

Rationale: The college has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. The leased academic space does not generate revenue and is disconnected from main campus.

Facility Characteristics: The YMCA Building, constructed in 1964 (61 years old), located at 106 Cumming Street will be demolished. The 99 St. Philip Street building is approximately 65,251 square feet and was constructed in 1985 (40 years old). It was fully renovated in 2022, which was prior to the colleges lease start date. The facilities to be renovated or constructed will be used for residential housing, parking and academics for 1,200 students.

Financial Impact: This increase will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance \$7.48 million at March 17, 2025), and FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$5.52 million at March 17, 2025). The project is expected to result in a decrease of \$2,643,112 (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 \$906 per student per semester, and has not changed between 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: \$164,800,000 (internal). Phase II will be funded from Housing Revenue Bonds. The Phase I amount requested is 5.87% of the estimated cost to complete the project and the additional amount will be used to hire a Construction Manager at Risk, as well as consultants for cultural resource management, mechanical commissioning, building envelope integrity, and a regional historian. The funding increase is also needed to obtain City Board of Architectural Review approvals, rezoning for additional floors, and a multi-step review process by the City's Technical Review Committee.

4. Project: College of Charleston
H15.9677: Stern Student Center Renovation
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated costs to complete some interior and exterior repairs.
- Included in CPIP: No – The need for the increase was unknown at the time of 2024 CPIP submission.
Phase I Approval: April 2022 (estimated at \$35,980,000) (SFAA)
Revise Scope, Change Project Name &
Phase II Approval: August 2022 (estimated at \$42,000,000) (SFAA)
Supporting Details: Pages 65-92

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY16 Capital Reserve (29), (Stern Center Repurposing)		1,750,000	1,750,000		1,750,000
FY19 Capital Reserve (12), (Stern Student Center Conversion)		3,500,000	3,500,000		3,500,000
FY20 Capital Reserve (1), (Stern Center Renovation)		7,000,000	7,000,000		7,000,000
FY22 Appropriated State, Proviso 118.18 (B)(12), (Maintenance, Renovation & Replacement)	72,000	10,729,884	10,729,884		10,729,884
Other, Auxiliary Dining Revenues	828,000	1,449,609	1,521,609		1,521,609
Other, Capital Improvement Project		16,670,507	17,498,507		17,498,507
Other, College Fees Balance Forward				2,000,000	2,000,000
All Sources	<u>900,000</u>	<u>41,100,000</u>	<u>42,000,000</u>	<u>2,000,000</u>	<u>44,000,000</u>

Summary of Work: The project will complete exterior envelope repairs to address water intrusion. The roof will be replaced on areas A and B. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. Interior work will create an interactive lobby, connecting George Street with the Stern Center Courtyard and renovated 100-seat food court. The project will convert the three-level abandoned natatorium to three full levels of multipurpose student services space, gaining 10,137 square feet of usable space within the existing building. Other areas will be reconfigured as needed to improve space efficiency and address programmatic needs. Space reconfigurations allow the college to bring the student fitness center back to the Stern Student Center.

Rationale: The conversion of the natatorium will allow the college to repurpose approximately 19,000 square foot of vacant space in the heart of campus for a better and higher use. The college is currently leasing private space at \$500K per year for the student fitness center. This move will save money and bring traffic and activity to the student union.

- Facility Characteristics: The Stern Student Center is 66,794 square feet and was constructed in 1975 (50 years old). The last major renovation was in 2005, affecting all areas except the pool area. The entire building will be renovated in this project. The Stern Student Center has served as the central hub of campus life and features a food court, lockers, canteen area, game room, theatre, study lounges, recreational lounges, student organization offices, and meeting/programming space for the entire campus community. The building houses offices for the Division of Student Affairs and will repatriate the student fitness center currently in nearby leased space. The project will benefit the entire college community of 11,926 students, 2,095 faculty/staff, clients, visitors, parents, and potential students.
- Financial Impact: This increase will be funded from Other, College Fees Balance Forward Funds (uncommitted balance \$89.20 million at March 12, 2025). Revenue to this fund is generated by the portion of the student bill not specifically earmarked/dedicated for debt service, auxiliary enterprises, or student clubs/activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$763,800 over 30 years. The project is expected to result in a decrease of \$525,460 (year 1), \$541,224 (year 2), and \$568,285 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between 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: \$44,000,000 funded from Capital Reserve, Appropriated State (nonrecurring), Auxiliary Dining Revenue, Capital Improvement Project, and College Fees Balance Forward Funds. Completion of construction is anticipated in December 2026.

5. Project: South Carolina State University
 H24.9671: M. Maceo Nance Hall Renovation
- Request: Establish Phase I Pre-Design Budget to renovate the building.
- Included in CPIP: Yes – 2024 CPIP Priority 5 of 5 in FY26 (estimated at \$10,000,000)
- Supporting Details: Pages 133-140

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Student Housing Improvement				300,000	300,000
All Sources				<u>300,000</u>	<u>300,000</u>

Summary of Work: The project will renovate the exterior of the building to include 1) re-pointing, repairing, and sealing of exterior brickwork, stone or concrete; 2) repairing the existing asphalt paving, re-striping for handicapped parking, and re-grassing areas disturbed during construction; 3) construction of additional sidewalks; 4) full window restoration to include restoration of interior window trim; 5) roof replacement. The interior finishes will be renovated to include 1) main interior corridors and stairwells on all floors; 2) new ceiling grid and tiles will be installed; 3) office finishes will be refreshed; 4) interior doors will be refinished; 5) new paint and flooring; 6) the bottom floor will be built out with new lab space, totaling 11,750 square feet; 7) interior lighting will be replaced with LED lighting fixtures to include emergency lighting. 8) new fire alarm system and sprinkler system will be installed; 9) HVAC will be replaced; 10) electrical will be updated; 11) elevator will be modernized; 12) new plumbing fixtures will be installed, and bathrooms will be updated to meet ADA standards. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The renovation will be designed to meet Two Green Globes certification standards.

Rationale: The College of Agriculture, Family and Consumer Sciences was re-established in July 2021. The academic programs currently housed in the building will be relocated to new academic buildings being constructed on campus, thus freeing up space to house the College of Agriculture.

Facility Characteristics: The M. Maceo Nance Hall Building is 47,200 square feet and was constructed in 1974 (51 years old). The entire building will be renovated in this project. The building will house the College of Agriculture. An estimated 350 students, faculty, and staff are anticipated to utilize the renovated building.

Financial Impact: This phase of the project will be funded from Other, Student Housing Improvement Funds (uncommitted balance \$377K at March 18, 2025). The Student Housing Improvement fund was created with funds gained from the forgiveness of the last Historical Black College and University Capital Financing program by the U.S. Department of Education. The intent behind the creation of the Housing Improvement Fund was for the account to be funded by the excess revenue generated by student housing fees not spent on current maintenance and improvement projects. The project is expected to result in a decrease of \$140,424 (year 1), \$402,379 (year 2), and \$11,328 (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 \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$15,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring) Funds requested in the FY25-26 budget request process. The Phase I amount requested is 2% of the estimated cost to complete the project, and the additional amount will be used to cover a Construction Manager at Risk.

6. Project: South Carolina State University
H24.9664: K.W. Greene Student Center Expansion
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to construct an expansion of the student center.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at \$20,000,000)
- Phase I Approval: December 2023 (estimated at \$20,000,000) (Admin)
- Supporting Details: Pages 141-158

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)(17), (Maintenance, Renovation & Replacement)	250,000		250,000	19,750,000	20,000,000
All Sources	<u>250,000</u>		<u>250,000</u>	<u>19,750,000</u>	<u>20,000,000</u>

Summary of Work: The project will construct a 46,140 square foot expansion of the Kirkland W. Greene Student Center. The expansion will include a new dining facility, gaming areas, study areas, office space, equipment, furnishings, and innovative collaboration areas for students. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: According to the university, the existing facility space is not adequate for the growing university enrollment (Projecting 12% growth over the next 2 years). The University needs new innovative facilities to accommodate the growing academic community. This expansion will allow the university to better recruit, retain, and train students.

Facility Characteristics: The K.W. Greene Student Center is 30,000 square feet and was constructed in 1954 (71 years old). The expansion will be a 46,140 square foot addition to the existing facility. The Student Center houses the Dean of Students Office, Student Life and Leadership Development, the Student Government Association, and the Student Union Board. The center is utilized by approximately 4,000 students, faculty, and staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$22.6 million at March 14, 2025). The building will be constructed to meet Two Green Globes Certification Standards with anticipated energy savings of \$864,000 over 30 years. The project is expected to result in an increase of \$284,000 (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 \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$20,000,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2026 and completion of construction in June 2027.

7. Project: South Carolina State University
H24.9573: James E. Clyburn Transportation Research and Conference Center
Construction
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Increase Phase II Full Construction Budget to construct a Transit Research Center, Transportation Center Entrance, and Research/Conference and Archives Facility.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 12 in FY25 (estimated at \$29,277,926)
- Phase II Approval: November 2002 (estimated at \$34,420,375) (B&C Board)
- Phase II Increase Approval: April 2003 (estimated at \$34,420,375) (B&C Board Staff)
- Change Project Name Approval: April 2004 (estimated at \$34,420,375) (B&C Board Staff)
- Phase II Increase Approval: June 2005 (estimated at \$70,655,178) (B&C Board)
- Phase II Decrease Approval: August 2005 (estimated at \$70,655,178) (B&C Board Staff)
- Phase II Increase Approval: August 2006 (estimated at \$70,655,178) (B&C Board)
- Phase II Decrease Approval: January 2007 (estimated at \$70,655,178) (B&C Board Staff)
- Phase II Decrease Approval: August 2007 (estimated at \$70,655,178) (B&C Board Staff)
- Phase II Increase Approval: August 2007 (estimated at \$70,655,178) (B&C Board)
- Phase II Increase Approval: October 2007 (estimated at \$70,655,178) (B&C Board Staff)
- Phase II Increase Approval: March 2008 (estimated at \$70,655,178) (B&C Board Staff)
- Supporting Details: Pages 159-188

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (9), (Maintenance, Renovation, and Replacement)				2,545,016	2,545,016
Federal, Federal Highway Administrative	8,921,764	11,979,544	20,901,308		20,901,308
Federal, HUD		200,000	200,000		200,000
Other, State Match, (Performance Improvement Pool Allocations)		2,380,693	2,380,693		2,380,693
All Sources	<u>8,921,764</u>	<u>14,560,237</u>	<u>23,482,001</u>	<u>2,545,016</u>	<u>26,027,017</u>

Summary of Work: The project was established to construct a 60,000 square foot Southern Rural Transportation multidisciplinary research and conference center. The revised project scope includes construction of three (3) components. The first component is a Transit Research Center. This component has been fully constructed and completed. The second component is a Transportation Center Entrance. The final design for this component has been completed but the entrance has not yet been constructed. The work includes site demolition

and preparation, paving, fencing, landscaping, and utilities. The third component is a Research, Conference and Archives Facility. The final design for this component has been completed but the facility has not yet been constructed. The new facility will include classrooms, offices, a library, archives and exhibit areas, information cubicles, study areas, computer facilities, laboratories and storage space. Flexibility has been incorporated in the building design so that the complex can be reconfigured in response to changing needs and technology advances.

Rationale: The James E. Clyburn University Transportation Center facility is designed to support research, meetings, training seminars, large lectures, conferences, technology, and support services.

Facility Characteristics: The Transit Research Center constructed is 12,000 square feet and was completed April 2012. The center serves as the research and training facility for all transit activities and programs of the Transportation Center. The Transportation Center Entrance to be constructed will be located on Russell Street. The Research, Conference, and Archives facility to be constructed will be 22,000 square feet. The focus of this facility is intermodal transportation (road, rail, and maritime). Approximately 350 students, faculty and staff will utilize the space daily.

Financial Impact: This increase will be funded from FY22 Capital Reserve (uncommitted balance \$6 million at March 17, 2025). The Research, Conference, and Archives facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$501,943 over 30 years. The project is expected to result in an increase of \$155,793 (year 1), \$153,771 (year 2), and \$155,793 (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 \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$26,027,017 funded from Capital Reserve, Federal Highway Administrative, Housing and Urban Development, and State Match Funds. Contract execution for the Transit Center Entrance and the Research, Conference and Archives Facility is expected in January 2026 and completion of construction in January 2028.

8. Project: SC State University
 H24.9661: Sojourner Truth Hall Renovation
- Request: Change Source of Funds in this renovation project.
- Included in CPIP: No – Change Source of Funds requests are not required to be included in the CPIP.
 Phase I Approval: March 2023 (estimated at \$10,000,000) (JBRC Full)
 Revise Scope,
 Change Source of
 Funds, & Phase II
 Approval: May 2024 (estimated at \$15,000,000) (Admin)
 Supporting Details: Pages 189-194

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (8), (Maintenance, Renovation, & Replacement)		8,000,000	8,000,000		8,000,000
FY23 Appropriated State, Proviso 118.19 (B)(17), (Maintenance, Renovation, & Replacement)		7,000,000	7,000,000	(4,850,000)	2,150,000
Federal, HEERF				4,850,000	4,850,000
Other, Housing Fees	150,000	(150,000)			
All Sources	<u>150,000</u>	<u>14,850,000</u>	<u>15,000,000</u>		<u>15,000,000</u>

Summary of Work: The project was established to renovate the entire 14 story building to include fire suppression, fire alarm, elevator upgrade, HVAC, paint, flooring, and code updates. Interior renovations included bathrooms, lobby, and bedrooms. Subsequently, the scope was revised to add roof replacement to the project. The replacement roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: There are only 132 of 400 beds in Truth Hall being utilized. Out of an abundance of caution, the university made the decision to not utilize the top 7 floors in 2015. This project will ensure the safety of all students housed in the residence hall and allow the university to grow enrollment by providing an additional 268 beds. Per the university, they expect 12% to 18% student growth over the next two years.

Facility Characteristics: Truth Hall is 135,851 square feet and was constructed in 1971 (54 years old). The existing elevator and fire alarm system are original to the building, and the chiller system is 25+ years old. After renovations, it is anticipated that 400 students will reside in the residence hall.

Financial Impact: This change source of funds will remove FY23 Appropriated State (nonrecurring), and add Federal, Higher Education Emergency Relief Funds (uncommitted balance \$4.97 million at April 10, 2025). The project is expected to result in an increase of \$185,000 (years 1 thru 3) in annual operating expenditures. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$15,000,000 funded from Capital Reserve, Appropriated State (nonrecurring), and HEERF Funds. Completion of construction is anticipated in August 2025.

9. Project: University of South Carolina - Upstate
 H34.9560: College of Nursing Center Construction
- Request: Establish Phase I Pre-Design Budget to construct a College of Nursing facility.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 5 in FY28 (estimated at \$74,000,000)
- Supporting Details: Pages 195-206

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (13)(b), (School of Nursing Building)				675,000	675,000
All Sources				<u>675,000</u>	<u>675,000</u>

- Summary of Work: The new building to be constructed will include classrooms, laboratories, meeting and study spaces, and office space. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.
- Rationale: Providing a dedicated location for the nursing program will allow for expansion to train and prepare students for the healthcare workforce.
- Facility Characteristics: The College of Nursing Center building to be constructed will be approximately 76,000 square feet, however, the ultimate square footage of the facility will depend on the budget as supported by appropriated state funding. The facility will house the Mary Black College of Nursing Academic/Programs, Office/Administrative, and Support Services. Approximately 1,000 students, faculty, and staff will utilize the facility.
- Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$5 million at March 18, 2025). The project is expected to result in an increase of \$303,750 (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 \$85 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.
- Full Project Estimate: \$45,000,000 (internal). Phase II will be funded from \$4,325,000 in Capital Reserve, \$13,500,000 in legislatively authorized funds requested in the FY25-26 budget request process, and additional legislatively authorized funds to be requested in future years. The estimated cost to complete the project has decreased from the 2024 CPIP submission because a feasibility study was performed that more accurately defined the project scope and pricing. The Phase 1 effort will also consider a further reduced scope of work that would expand the Health Education Center as an alternative to a new building.

10. Project: University of South Carolina - Upstate
 H34.9561: John M. Rampey Jr. Center Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of a +/- 7,172 square foot building in Spartanburg County.
- Included in CPIP: No – The building was not available during the 2024 CPIP submission process.
- Supporting Details: Pages 207-218

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

Rationale: The building is currently leased by the university and serves as the campus' health services facility. The land upon which the building is sited is owned by Spartanburg County and is not included with the acquisition. Acquiring the building would eliminate the lease agreement with the county on the building.

Characteristics: The John M. Rampey Jr. Center is 7,172 square feet and was constructed in 1995 (30 years old). The building is located at 490 Hodge Drive in Spartanburg. It sits on the northeast portion of campus and contiguous to university owned land. The university will continue to provide health services including counseling, disability support, health education, and health services from this facility for the foreseeable future. The building is being renovated and expanded in project H34-9555 with a total estimated cost of \$3,000,000, with an estimated completion date of January 2026. An estimated 4,750 health science students, faculty, and staff utilize the facility.

Financial Impact: The property is offered by CPF Properties, LLC as a donation. The due diligence activities will be funded from Other, Institutional Funds (uncommitted balance \$198K at March 31, 2025). Revenue to this fund is generated from a variety of sources including tuition and fees and sales and services activities. If acquired, no additional construction will be completed on the property. The project is expected to result in a decrease of \$68,398 (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 \$85 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$20,000 (internal) funded from Institutional Funds.

11. Project: University of South Carolina - Sumter
 H39.9528: Health, Wellness, and Athletics Center
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to construct an expansion of the Nettles Building.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY25 (estimated at \$9,000,000)
- Phase I Approval: June 2023 (estimated at \$9,000,000) (Admin.)
- Supporting Details: Pages 219-244

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)(23), (Health, Wellness, & Athletic Facilities)	1,447,020		1,447,020	6,220,980	7,668,000
All Sources	<u>1,447,020</u>		<u>1,447,020</u>	<u>6,220,980</u>	<u>7,668,000</u>

Summary of Work: The project will construct an approximately 24,150 square foot expansion to the Nettles Building. The work includes construction of new offices, a weight room, support rooms and a warm lit shell gymnasium space. The roof system has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: This project will allow Athletics to be consolidated within the same building instead of being decentralized across campus. The campus spaces that Athletics currently occupies will be reallocated for greater support of the general student population. The college athletics teams are essential for recruitment and Title IX compliance. It has outgrown the current athletic facilities for practice, competition, and administration. The indoor basketball court is 4 decades old (1980's) and was designed strictly for recreational purposes.

Facility Characteristics: The Nettles Building is 40,038 square feet and was constructed in 1985 (40 years old). The expanded building will accommodate health, human performance, athletics, community services, and an education success program. A specific program will have an emphasis on active military and veterans to grow student enrollment. The facility is used by approximately 2,000 students, faculty and staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$7.55 million at March 19, 2025). The new addition will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$53,992 over 30-years. The project is expected to result in an increase of \$126,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$7,668,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in December 2027.

12. Project:	Medical University of South Carolina H51.9855: College of Medicine Office and Academic Building
Request:	Change Source of Funds in this project to construct a seven story, approximately 187,000 square foot building at the corner of President and Bee Streets.
Included in CPIP:	No – Change Source of Funds requests are not required to be included in the CPIP.
Phase I Approval:	April 2022 (estimated at \$172,000,000) (SFAA)
Phase II Approval:	June 2023 (estimated at \$200,000,000) (SFAA)
Supporting Details:	Pages 245-248

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds		85,000,000	85,000,000		85,000,000
FY22 Capital Reserve (22), (Maintenance, Renovation, & Replacement)		6,250,000	6,250,000		6,250,000
FY23 Capital Reserve (18), (Maintenance, Renovation, & Replacement)		25,000,000	25,000,000		25,000,000
FY25 Capital Reserve (20), (College of Medicine Academic Building)				22,000,000	22,000,000
Other, Clinical Revenue	3,440,000	51,310,000	54,750,000	(37,296,111)	17,453,889
Other, Gifts		20,000,000	20,000,000		20,000,000
Other, Deferred Maintenance		9,000,000	9,000,000		9,000,000
Other, Institution Capital Project				15,296,111	15,296,111
All Sources	<u>3,440,000</u>	<u>196,560,000</u>	<u>200,000,000</u>		<u>200,000,000</u>

Summary of Work: The project will construct a seven-story building of which more than 50% of the building will be medical teaching space including the majority of the first three stories. Floors 4-6 are faculty offices and support spaces for students. Approximately 50% of the 7th floor will contain mechanical/electrical rooms with offices in the other half. The roof system has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. Additionally, the project will expand the existing Basic Science Building mechanical room (MRE) to 6,000 square feet and install additional chill water capacity to supply the new College of Medicine Building needs. The existing 6,984 square foot Vince Moseley Building will be demolished as part of this project.

Rationale: The new building will allow the College of Medicine to consolidate faculty, staff, and students at one location to improve efficiency, mentoring of students, and collaboration within the department, per the university.

Facility Characteristics: The new facility (which is not a replacement facility), will be approximately 187,000 square feet and will support the College of Medicine student education activities, to include classrooms, study space, relaxation and wellness areas, a large auditorium, and programmatic teaching adjacencies. The College of Medicine Dean's Office, to include its

education team, will be in this space, to allow for enhanced access by medical students. Several College of Medicine departments, comprised of faculty, staff, and trainees, will also be located within the proposed building. In responding to MUSC's master facility plan over the coming years, those academic departments may include the following: Anesthesia, Dermatology, Medicine, Neurology, Neurosurgery, Ob/GYN, Orthopedics, Otolaryngology, Pathology, Pediatrics, Radiology, Radiation Oncology, Surgery, and Urology. It is anticipated that approximately 1,075 faculty and staff plus students, will utilize the space on a regular basis, with additional faculty and staff utilizing the building on a more ad hoc basis.

Financial Impact: This change source of funds request will remove some Other, Clinical Revenue Funds and replace with FY25 Capital Reserve (uncommitted balance \$22 million at January 21, 2025) and add Other, Institution Capital Project Funds (uncommitted balance \$41.59 million at January 21, 2025). Institution Capital Project revenue is excess debt service funds and remaining balances from closed projects. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$599,068 over 30 years. The project is expected to result in an increase of \$1,400,000 (year 1), and \$2,100,000 (years 2 thru 3), in annual operating expenditures. MUSC does not charge a separate plant improvement fee to the students. No student fees or tuition will be increased as a consequence of the project.

Full Project Estimate: \$200,000,000 funded from Institution Bonds, Capital Reserve, Clinical Revenues, Gifts, Deferred Maintenance, and Institution Capital Project Funds. Construction completion is expected in September 2027.

13. Project: Central Carolina Technical College
 H59.6317: Broad Street Property Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Final Land Acquisition to acquire +/- 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)
- Phase I Approval: October 2024 (estimated at \$20,000) (JBRC)
- Supporting Details: Pages 249-272

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		20,000
All Sources	<u>20,000</u>		<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. 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 (39 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 transferred 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 (37 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.

Financial Impact: The property is offered by Sumter School District through a reverter clause in their promissory note with no cost to the college. The project is expected to result in an increase of \$16,500 (years 1 thru 3), in annual operating expenditures. After acquisition, the three buildings will be demolished as part of a separate project for an estimated cost of \$442,000. The properties could then be potentially redeveloped to expand the Advanced Manufacturing Technology Training Center for an estimated cost of \$15,000,000. 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. An appraisal is not required because the properties are being donated. Phase I Environmental Site Assessments were completed for all three properties and found no evidence of recognized environmental conditions in connection with the properties. Building Condition Assessments are not required because the buildings on the properties will be demolished after acquisition. Letters of support are not required because the properties are owned by a governmental entity, and therefore the property is not included on the tax rolls. 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 between academic years 2020-2021 to 2024-2025.

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

14. Project: Greenville Technical College
H59.6310: Center for Workforce Development
- Request: Establish Phase II Full Construction Budget to construct a new facility on the Brashier Campus.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at \$25,000,000)
- Phase I Approval: June 2024 (estimated at \$25,000,000) (SFAA)
- Supporting Details: Pages 273-290

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)(20)(f), (Center for Workforce Development)	375,000		375,000	14,625,000	15,000,000
FY24 Capital Reserve (18)(e), (Maintenance, Renovation, & Replacement)				5,000,000	5,000,000
Other, College Plant				7,200,000	7,200,000
Other, Workforce Development				2,800,000	2,800,000
All Sources	<u>375,000</u>		<u>375,000</u>	<u>29,625,000</u>	<u>30,000,000</u>

Summary of Work: The project will complete site development and construct a new facility that will include labs, classrooms, lecture and staff office space. The building will also include welding booths, a simulation lab, a fabrication area, testing labs, and a covered outdoor storage space. The building will be state-of-the-art with a focus on welding education and technology. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

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

Facility Characteristics: The Center for Welding and Automation Excellence facility to be constructed will be 40,299 square feet. The will house Workforce Development programs. It will be utilized by approximately 175 students.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$14.62 million at March 17, 2025), FY24 Capital Reserve (uncommitted balance \$6.1 million at March 17, 2025), Other, College Plant (uncommitted balance \$16.14 million at March 17, 2025), and Other, Workforce Development Grant Funds (uncommitted balance \$2.8 million at March 17, 2025). College Plant Funds are derived from excess revenues over expenses from auxiliary services (Bookstore and Café), indirect cost recovery, interest income, and other miscellaneous income. Center for Workforce Development Grant Funds are received from the U.S. Department of Education. The project is expected to result in an increase of \$75,000 (years 1 thru 3), in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$4,096,742 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 \$100 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$30,000,000 funded from Appropriated State (nonrecurring), Capital Reserve, College Plant, and Workforce Development Funds. Contract execution is expected in June 2025 and completion of construction in September 2026.

15. Project: Midlands Technical College
 H59.6162: Midlands – Airport Learning Resource Center Improvements
- Request: Establish Phase II Full Construction Budget for an interior renovation and reallocation of spaces within the Learning Resource Center located in the Academic Center.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY25 (estimated at \$2,500,000)
- Phase I Approval: October 2020 (estimated at \$2,500,000) (SFAA)
- Supporting Details: Pages 291-300

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(i), (Maintenance, Renovation, & Replacement)				1,564,387	1,564,387
Other, County	37,500		37,500	2,462,500	2,500,000
All Sources	<u>37,500</u>		<u>37,500</u>	<u>4,026,887</u>	<u>4,064,387</u>

Summary of Work: The renovation will include a complete transformation of the interior space to allow for better circulation and will include new lighting, carpet, paint, wallpaper, furniture, shelving fixtures, signage, additional electrical and data circuits, redesigned mechanical/HVAC ductwork, and reconfigured walls to create additional staff offices, study rooms, and a large computer classroom.

Rationale: Faculty and student surveys report that the center is inefficient at the current enrollment level. According to the college, with today's advanced information technologies there is an inherent change in the space's purpose and the current center doesn't meet today's student needs. Renovation of the center is consistent with the college's Master Facilities Plan and will address some existing maintenance issues.

Facility Characteristics: The Academic Center is 85,000 square feet and was constructed in 1989 (36 years old). The Learning Resource Center being renovated is 11,275 square feet. The facility is utilized by Academic Affairs, the Learning Resource Center and the Library. Approximately 250,000 visitors are expected to utilize the center each year.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State Funds (nonrecurring) (uncommitted balance \$6.89 million at March 14, 2025), and Other, County Funds (uncommitted balance \$9.31 million at March 14, 2025). County Funds are received for renovations and the operation of the College's physical plant. These funds are received from Richland and Lexington Counties. 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 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$4,064,387 funded from Appropriated State (nonrecurring), and County Funds. Contract execution is expected in December 2025 and completion of construction in July 2026.

16. Project: Spartanburg Community College
 H59.6353: Spartanburg Powers A-Wing Renovations
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to renovate the A-Wing in the Powers Building.

Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process
 Supporting Details: Pages 301-312

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)(27)(o), (Maintenance, Renovation, & Replacement)				45,420	45,420
All Sources				<u>45,420</u>	<u>45,420</u>

Summary of Work: The project will replace the HVAC system from a unit ventilator and fan coil system to a variable air volume (VAV) system. The primary boiler will be replaced with condensing boilers. The ceiling grid/tiles will be replaced, flooring will be replaced, and the lighting will be upgraded to an energy efficient lighting system.

Rationale: According to the college, the project is required to meet acceptable workplace and educational instruction standards. The HVAC system is past its useful life.

Facility Characteristics: The Powers Building is 74,185 square feet and was constructed in 1968 (57 years old). An addition was completed in 1973 (52 years ago). The existing HVAC system is 51 years old. The Powers A-Wing to be renovated is 18,500 square feet. Programs housed in the A-Wing are Associate of Arts and Associate of Science to include faculty and staff offices. Approximately 500 students, faculty, and staff utilize the facility daily.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.36 million at March 19, 2025). The project is expected to result in a decrease of \$23,430 (year 1), \$24,832 (year 2), and \$26,322 (year 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: \$3,028,028 (internal). Phase II will be funded from FY22 and FY23 Appropriated State (non-recurring) Funds.

17. Project: Spartanburg Community College
 H59.6288: Terhune Ground Floor and First Floor Bookstore Renovation
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Revise Scope of Work and increase Phase II Full Construction Budget to renovate the Terhune Building.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase II Approval: February 2024 (estimated at \$2,600,000) (Admin.)
- Supporting Details: Pages 313-324

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, & Replacement)	2,600,000		2,600,000	1,328,274	3,928,274
All Sources	<u>2,600,000</u>		<u>2,600,000</u>	<u>1,328,274</u>	<u>3,928,274</u>

Summary of Work: The project was established to renovate the ground floor and first floor of the Terhune Student Services Building. The original scope of work included wall reconfigurations to include demo, electrical, lighting fixtures, plumbing, HVAC ductwork, flooring, and ceiling tiles. The revised scope of work adds additional square footage of space to renovate, to include two (2) floors of bathrooms to bring them up to code, and the replacement of the mechanical systems.

Rationale: The facility had a major fire suppression water leak in Spring of 2023, which caused approximately 11,000 square feet of major damage. A claim has been settled with the Insurance Reserve Fund, and a payment of \$491,345.73 has been received. The remediation has been completed, but the space needs to become functional again. The bookstore had to move out of the flooded space to a conference room on the first floor. By recommissioning this space, it will consolidate seven (7) departments into one building, allowing better efficiency for the staff and students.

Facility Characteristics: The Terhune Student Services Building is 57,810 square feet and was constructed in 2004 (21 years old). This project will renovate 20,440 square feet. The facility houses campus security, student success, health and wellness, academic advising, career services, student engagement, and the bookstore. The project will benefit all students and 31 staff.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (nonrecurring) (uncommitted balance \$2.11 million at February 7, 2025). The project is expected to result in a decrease of \$1,000 (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: \$3,928,274 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

18. Project: Tri-County Technical College
 H59.6321: Workforce Training Center Acquisition
- Request: Establish Final Land Acquisition to purchase +/- 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.
- Phase I Approval: October 2024 (estimated at \$530,000) (JBRC)
- Supporting Details: Pages 325-348

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	340,000	370,000
All Sources	<u>30,000</u>		<u>30,000</u>	<u>340,000</u>	<u>370,000</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 was constructed in 2018 (7 years old) and is on +/- 2.75 acres. It 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 \$350,000. The acquisition will be funded from Other, College Funds (uncommitted balance \$60.5 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. There are no immediate plans to complete any construction or renovations on the property. An appraisal was completed in February 2025 and valued the property at \$1,300,000. A Phase I Environmental Site Assessment was completed in November 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in December 2024 and found \$110,000 in short term deficiencies to be rectified. 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.

Full Project Estimate: \$370,000 funded from College Funds.

19. Project: Tri-County Technical College
 H59.6334: Anderson Campus Building & Land Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Final Land Acquisition to acquire +/- 38.95 acres and approximately 48,444 square foot of buildings in Anderson County.
- Included in CPIP: No – The decision was made to acquire the property after submission of the 2024 CPIP.
- Phase I Approval: January 2025 (estimated at \$20,000)
- Supporting Details: Pages 349-368

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	5,000	25,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>5,000</u>	<u>25,000</u>

Rationale: The land was acquired in 2005, and a building was constructed by the Tri-County Technical College Foundation with the intent to transfer to the college at the end of a 20-year lease, which is in September 2025.

Characteristics: The property to be acquired is +/- 38.95 acres and 48,444 square feet of building space. The building was constructed in 2007 (18 years old). The buildings and land is the Anderson Campus. The facility is used for Associate in Arts and Associate in Science, Criminal Justice Technology and Early Childhood Development, Technical and Career pathways, Corporate and Community Ed programs, Commercial Truck Driving, Heavy Equipment Operation, and Anderson Quick Jobs. The programs offer a variety of degree and certificate programs. There are approximately 285 students and 30 faculty and staff.

Financial Impact: The property is being offered by the Tri-County Technical College Foundation as a donation. The acquisition will be funded from College Funds (uncommitted balance \$60.5 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 college has paid rent, and all operational costs equal to the costs of land and construction. The project is not expected to result in any change in annual operating expenditures. Although not required, an appraisal was completed in February 2025 and valued the property at \$12,800,000. A Phase I Environmental Site Assessment was completed in December 2024 and found no recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in December 2024 and found \$100,500 in immediate deficiencies to be rectified. Letters of support are not required because the property is owned by the college foundation, and therefore the property is not included on the tax rolls. 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: \$25,000 funded from College Funds. This additional funds being requested are needed to cover the costs of the due diligence activities.

20. Project: Trident Technical College
 H59.6354: Thornley Campus HVAC Improvements
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to replace the HVAC systems and chillers.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 9 in FY25 (estimated at \$6,100,000)
- Supporting Details: Pages 369-384

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)(n)(i), (Maintenance, Renovation, & Replacement)				6,600,000	6,600,000
All Sources				<u>6,600,000</u>	<u>6,600,000</u>

Summary of Work: The project will replace the existing HVAC systems in Buildings 100 and 900 and replace chillers that serve Building 920 on the college's Thornley Campus. The work will include replacement of pumps, HVAC roof-top units, VAV boxes, ductwork, chiller assemblies, and controls.

Rationale: All of the equipment to be replaced has exceeded its useful life and replacement components are either obsolete or difficult to procure. These systems have older control devices and are operated with obsolete software. The units in these buildings break down frequently which leaves the buildings without conditioned air. Scheduled classes, equipment, and administrative operations are impacted by service outages.

Facility Characteristics: Building 100 is 39,200 square feet and was constructed in 1964 (61 years old). The mechanical equipment was installed in 1996 (29 years old). Building 900 is 13,000 square feet and was constructed in 1978 (47 years old). The mechanical equipment was installed in 1988 (37 years old). Building 920 is 232,468 square feet and was constructed in 1973 (52 years old). The chillers were installed in 1997 (28 years old), and 2005 (20 years old). These buildings are used for classes, offices, administrative functions, marketing, finance and the TTC Foundation. Approximately 239 faculty and staff, plus students utilize these buildings.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (nonrecurring) (uncommitted balance \$12.9 million at March 10, 2025). The project is expected to result in a decrease of \$249,572 (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 \$196 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$6,600,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in January 2026 and completion of construction in July 2027.

21. Project: York Technical College
 H59.6356: New Health Science Building
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to build a new Health Science Building on the main campus in Rock Hill.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 7 in FY25 (estimated at \$28,000,000)
- Supporting Details: Pages 385-394

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)(y), (Baxter Hood Center) (redirected in FY25 Proviso 25.8)				700,000	700,000
All Sources				<u>700,000</u>	<u>700,000</u>

Summary of Work: The project will construct a facility that will be equipped with advanced simulation classrooms and a dedicated computer lab. The building will include 10-12 classrooms, several simulation rooms, an exercise science room, meeting rooms, a student commons area, and vending options. There will also be areas designed for student engagement. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: The new building will serve as a modern, state-of-the-art facility, designed to support and elevate the college's expanding health science programs.

Facility Characteristics: The new Health Science Building to be constructed will be two-stories and approximately 37,500 square feet. It will provide modern instructional and administrative space for key programs including Surgical Technology, Radiologic Technology, Medical Assisting, Medical Laboratory Technology, Nursing, Patient Care, and Exercise Science. Approximately 400-500 students and 30-50 faculty/staff are expected to use the facility throughout the year.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$28 million at March 17, 2025). The project is expected to result in an increase of \$198,750 (year 1), \$204,713 (year 2), and \$210,854 (year 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: \$28,000,000 (internal) funded from Appropriated State (nonrecurring) 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 the cost of a Construction Manager at Risk.

22. Project: York Technical College
H59.6303: Renovate K Building
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to renovate the building.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 7 in FY25 (estimated at \$7,478,640)

Phase I Approval: February 2024 (estimated at \$7,478,640) (Admin)

Phase I Increase

Approval: February 2025 (estimated at \$7,478,640) (SFAA)

Supporting Details: Pages 395-420

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (37), (Human Services Building) (redirected in FY19 Proviso 25.9)				1,509,007	1,509,007
FY17 Appropriated State, Proviso 118.16 (B)(23)(bb), (Health & Human Services Building) (redirected in FY19 Proviso 25.9)	112,180	112,180	224,360	675,640	900,000
FY22 Appropriated State, Proviso 118.18 (B)(27)(y), (Student Center)				5,860,049	5,860,049
FY23 Appropriated State, Proviso 118.19 (B)(27)(p), (Maintenance, Renovation, & Replacement)				1,430,944	1,430,944
All Sources	<u>112,180</u>	<u>112,180</u>	<u>224,360</u>	<u>9,475,640</u>	<u>9,700,000</u>

Summary of Work: The project will include a complete modernization of the facility that will include the HVAC, roof, plumbing, fire suppression, and electrical replacement or repair. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The renovation will provide more flexible academic and student support space.

Facility Characteristics: Building K is 17,700 square feet and was constructed in 1974 (51 years old). The electrical systems are original to the building. The roof is 18 years old, and the HVAC systems are approximately 20 to 30 years old. Previously, the facility was used for food services, student activities, and a bookstore. After the renovation, the facility will be used for campus tours, student orientations, student activities, parent /student seminars, student support & enrollment, classes, and campus safety services. Instruction for the new facility includes Mechatronics, CNC, and Welding programs with flexibility to include additional programs in the future. Approximately 5,000 students and 300 faculty and staff will benefit from the project.

Financial Impact: This phase of the project will be funded from FY17 Capital Reserve (uncommitted balance \$1.51 million at March 17, 2025), FY17 Appropriated State (nonrecurring) (uncommitted

balance \$676K at April 2, 2025), FY22 Appropriated State (nonrecurring) (uncommitted balance \$5.86 million at March 17, 2025), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$5 million at March 17, 2025). The renovations will be constructed to meet Two Green Globe certification standards with anticipated energy savings of \$417,665 over 30 years. The project is expected to result in a decrease of \$1,934 (year 1), \$1,992 (year 2), and \$2,052 (year 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: \$9,700,000 to be funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in July 2025 and completion of construction in May 2027.

23. Project: State Board for Technical and Comprehensive Education
 H59.6348: Workforce Development Center HVAC Replacement
- Request: Establish Phase II Full Construction Budget to replace the HVAC units.
- Included in CPIP: No – The agency was unaware that this needed to be established as a PIP during the 2024 CPIP submission process.
- Supporting Details: Pages 421-430

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, ReadySC				1,265,506	1,265,506
All Sources				<u>1,265,506</u>	<u>1,265,506</u>

- Summary of Work: The project will replace six (6) roof top HVAC units to include replacing the 44 variable air volume controllers, system level controller, exhaust fan controller, and tie in the roof top units.
- Rationale: The project is being established as an emergency project because the building cannot be heated or cooled properly. One unit has stopped working. The agency has contacted the State Engineers Office to establish this as an emergency procurement. The existing units are at the end of their useful life and need to be replaced.
- Facility Characteristics: The Workforce Development Center is 60,000 square feet and was constructed in 2005 (25 years old). The HVAC units are original to the building. The center is used for readySC training. Approximately 100 staff utilize the facility daily.
- Financial Impact: The project will be funded from Other, ReadySC Funds (uncommitted balance \$1.26 million at January 15, 2025). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,265,506 (internal) funded from ReadySC Funds.

24. Project: State Board for Technical and Comprehensive Education
 H59.6357: Scout Training Center Land Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 5.68 acres in Richland County.
- Included in CPIP: No – The agency was unaware that this needed to be established as a PIP during the 2024 CPIP submission process.
- Supporting Details: Pages 431-442

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

- Rationale: This acquisition will fulfill the obligation of the economic development agreement to Scout Motors to build an onsite training center.
- Characteristics: The parcel has been subdivided into Lot A, and has been rezoned as Light Industrial Research Park, which is the required zoning for the training center to be constructed.
- Financial Impact: The property is offered by Richland County Economic Development Foundation as a donation. The due diligence activities will be funded from Other, ReadySC Funds (uncommitted balance \$20K at December 4, 2024). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$20,000 (internal) funded from ReadySC Funds.

25. Project: Department of Administration
 D50.6153: Calhoun Building - Replace Operable Windows

Request: Establish Phase II Full Construction Budget to replace the windows.

Included in CPIP: Yes – 2024 CPIP Priority 5 of 27 in FY25 (estimated at \$4,084,909)

Phase I Approval: June 2024 (estimated at \$1,283,669) (SFAA)

Supporting Details: Pages 443-450

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				2,584,754	2,584,754
Other, Depreciation Reserve	50,000		50,000	1,647,718	1,697,718
All Sources	<u>50,000</u>		<u>50,000</u>	<u>4,232,472</u>	<u>4,282,472</u>

Summary of Work: The project will replace all the operable windows in the building. The work will include general abatement, interior finishes at openings, and mechanical ventilation tie in at the windows.

Rationale: The windows are past their useful life and leaking in multiple areas.

Facility Characteristics: The Calhoun Building is approximately 97,672 square feet and was constructed in 1926 (99 years old). The windows are original to the building. The building is utilized by approximately 190 Judicial Branch personnel and various annual visitors.

Financial Impact: The project will be funded from FY25 Appropriated State (uncommitted balance \$7.52 million at March 12, 2025), and Other, Depreciation Reserve Funds (uncommitted balance \$6.28 million at March 14, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,282,472 funded from Appropriated State, and Depreciation Reserve Funds. Contract execution is expected in December 2025 and completion of construction in June 2027.

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

Request: Establish Phase II Full Construction Budget to replace a chiller.

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

Phase I Approval: October 2024 (estimated at \$400,000) (SFAA)

Supporting Details: Pages 451-458

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	8,000		8,000	945,563	953,563
All Sources	<u>8,000</u>		<u>8,000</u>	<u>945,563</u>	<u>953,563</u>

Summary of Work: The project will replace Chiller #1. The work will include demolition, pipe, valves, and fittings, as well as, insulation, electrical, and controls.

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 (26 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 \$7.52 million at March 12, 2025). The project is expected to result in a decrease of \$2,996 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$953,563 funded from Appropriated State Funds. Contract execution is expected in December 2025 and completion of construction in June 2027. The estimated cost to complete the project has increased from the 2024 CPIP and the Phase I estimate due to current market conditions and rising construction costs.

27. Project: Department of Administration
 D50.6161: SC Data Center – Replace VAV Boxes and Controls

Request: Establish Phase II Full Construction Budget to replace the Variable Air Volume (VAV) boxes.

Included in CPIP: Yes – 2024 CPIP Priority 13 of 27 in FY25 (estimated at \$650,000)

Phase I Approval: October 2024 (estimated at \$650,000) (SFAA)

Supporting Details: Pages 459-466

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	12,750		12,750	1,270,919	1,283,669
All Sources	<u>12,750</u>		<u>12,750</u>	<u>1,270,919</u>	<u>1,283,669</u>

Summary of Work: The project will replace obsolete VAV boxes, associated controls, investigate ductwork conditions, and replace ductwork as needed. The work will include demolition, insulation, electrical and ceiling work.

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 (26 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 \$7.52 million at March 12, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,283,669 funded from Appropriated State Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

28. Project: Department of Administration
 D50.6164: Wade Hampton Building – Replace Electrical Panelboards
- Request: Establish Phase II Full Construction Budget to replace the electrical panelboards in the building.
- Included in CPIP: Yes – 2024 CPIP Priority 20 of 27 in FY25 (estimated at \$215,000)
- Phase I Approval: September 2024 (estimated at \$215,000) (Admin)
- Supporting Details: Pages 467-474

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				508,042	508,042
Other, Depreciation Reserve	8,225		8,225		8,225
All Sources	<u>8,225</u>		<u>8,225</u>	<u>508,042</u>	<u>516,267</u>

Summary of Work: The project will replace the existing electrical panelboards and assess the electrical wiring. The work includes replacement of the existing panelboards and circuit breakers on each floor of the building and will include an assessment of the electrical wiring.

Rationale: The panelboards and circuit breakers have exceeded their useful life expectancy, are obsolete, and a potential fire hazard, per the agency.

Facility Characteristics: The Wade Hampton Building is 121,141 square feet and was constructed in 1938 (87 years old). The panelboards and circuit breakers are original to the building. The Wade Hampton Building is utilized by the following Agencies: 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 State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various annual visitors.

Financial Impact: This phase of the project will be funded from Appropriated State Funds (uncommitted balance \$7.92 million at December 10, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$516,267 funded from Appropriated State and Depreciation Reserve Funds. Contract execution is expected in November 2025 and completion of construction in December 2026. The estimated cost to complete the project has increased from the Phase I estimate due to current market conditions and rising construction costs.

29. Project: Department of Administration
D50.6171: Wade Hampton Building - 3rd Floor Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to renovate and update finishes in the Comptroller General's Office.
- Included in CPIP: No – The funding for this project was received after the 2024 CPIP submission process.
- Phase I Approval: December 2024 (estimated at \$1,250,000) (SFAA)
- Supporting Details: Pages 475-482

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, FY25 Appropriated State, Proviso 118.20 (B)(58), (E12-Comptroller General Office Modernization)	18,750		18,750	1,231,250	1,250,000
All Sources	<u>18,750</u>		<u>18,750</u>	<u>1,231,250</u>	<u>1,250,000</u>

- Summary of Work: The project will replace flooring and wall finishes, reconfigure office spaces for additional staff, replace current lighting with LED lighting, replace ceiling grid and tiles, create a break room for office staff, and abate hazardous materials as required.
- Rationale: The 3rd floor has not been renovated in the last thirty (30) years and the flooring finishes are a trip hazard to staff.
- Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (87 years old). Approximately 14,571 square feet on the 3rd floor will be renovated. This space is utilized by approximately 40 staff members plus various visitors of the SC Comptroller General's Office.
- Financial Impact: The project will be funded from Other, FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.23 million at March 5, 2025). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,250,000 funded from FY25 Appropriated State (nonrecurring) Funds. Contract execution is expected in November 2025 and completion of construction in June 2026.

30. Project: Department of Administration
 D50.6180: SC State House - Exterior Waterproofing

Request: Establish Phase II Full Construction Budget to complete targeted exterior waterproofing.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 27 in FY25 (estimated at \$500,000)

Phase I Approval: April 2025 (estimated at \$991,000) (SFAA)

Supporting Details: Pages 483-492

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	14,865		14,865	976,135	991,000
All Sources	<u>14,865</u>		<u>14,865</u>	<u>976,135</u>	<u>991,000</u>

Summary of Work: The project will complete targeted exterior waterproofing. This waterproofing will primarily take place on the exterior of the 2nd floor working downward. The work will include repointing of the mortar and replacement of the existing sealants in select areas.

Rationale: The sealant in the joints of the exterior blue granite has deteriorated over time and some areas have been compromised.

Facility Characteristics: The SC State House Building is 164,880 square feet and was constructed in 1851 (174 years old). The building was completely renovated in 1997 (28 years ago). The building is utilized by Senate, House of Representatives, Legislative Audit Council, Legislative Information Systems, Governor's Office, Department of Public Safety, and Parks Recreation and Tourism. The State House receives an estimated 110,000 visitors annually.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$6.28 million at March 14, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$991,000 funded from Depreciation Reserve Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

31. Project: Department of Administration
D50.6175: Governor's Mansion - Roof & HVAC Replacement
- Request: Revise Scope and Establish Phase II Full Construction Budget to replace the roof system along with all associated HVAC equipment and duct system.
- Included in CPIP: Yes – 2024 CPIP Priority 18 to 27 in FY25 (estimated at \$1,160,000)
- Phase I Approval: February 2025 (estimated at \$1,296,628) (SFAA)
- Supporting Details: Pages 493-506

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	19,449		19,449		19,449
FY25 Appropriated State, Proviso 118.20 (B)(57)(d), (Rent Increase for State-Owned Buildings)				1,000,000	1,000,000
Other, Depreciation Reserve				1,287,562	1,287,562
All Sources	<u>14,865</u>		<u>14,865</u>	<u>2,287,562</u>	<u>2,307,011</u>

Summary of Work: The project was established to replace the roof, re-flash the existing skylights and exterior parapet wall, replace the air handler units (AHU) #4 and #5, and replace the hot water boiler. The revised scope will add the replacement of AHU #1, #2, and #3, and the associated chiller and boiler. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. No building features or any part of the exterior appearance will be altered as a result of this project. All guidelines outlined by the SC State Historic Preservation office will be followed.

Rationale: The warranty on the roof has expired and the HVAC equipment is near the end of its useful life.

Facility Characteristics: The Governor's Mansion is 16,161 square feet and was constructed in 1842 (183 years old) as the Arsenal Military Academy. It was transformed into the Governor's Mansion in 1869 (156 years ago). The building has gone through several renovations throughout the years. The existing roof system was installed in 2000 (25 years ago). The HVAC equipment was installed in 2004 (21 years ago). The mansion is utilized by approximately 15 family members, staff, and hundreds of visitors daily.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (non-recurring) (uncommitted balance \$1 million at March 14, 2025), and Other, Depreciation Reserve Funds (uncommitted balance \$6.28 million at March 14, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,307,011 funded from Appropriated State, Appropriated State (nonrecurring), and Depreciation Reserve Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

32. Project: Department of Administration
 D50.6111: Sumter Street Arts Commission First Floor Renovation
- Request: Increase Phase II Full Construction Budget to complete first floor repairs in the SC Arts Commission renovated space.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase I Approval: December 2022 (estimated at \$992,751) (JBRC)
- Phase II Approval: May 2023 (estimated at \$1,005,393) (JBRC)
- Supporting Details: Pages 507-512

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Arts Commission (Operating)	18,656	986,737	1,005,393		1,005,393
Other, Depreciation Reserve				52,355	52,355
All Sources	<u>18,656</u>	<u>986,737</u>	<u>1,005,393</u>	<u>52,355</u>	<u>1,057,748</u>

Summary of Work: The project will renovate approximately 6,066 square feet and includes renovation of the storefront entry, bathroom and kitchen to accommodate educator and public workshops, and new office spaces. The work includes required ceiling, lighting, HVAC, plumbing and life safety modifications. Additionally, flex space will be created for workshops and gallery space.

Rationale: Over the last two fiscal years the Arts Commission increased staff from 15 to 27 due to program growth and expanded statewide reach. Due to the expansion of programs, staff require additional office/flex space to provide training and workshop opportunities for educators and community non-profit groups statewide. The recently renovated space was damaged from a contractor caused flood event that occurred on June 26, 2024, and this budget increase will fund the repairs to sheet rock, flooring and lighting. A claim has been submitted to the Insurance Reserve Fund and the agency is working with legal to recoup the costs of the damages.

Facility Characteristics: The Sumter Street Building is approximately 37,501 square feet and was constructed in 1923 (102 years old). Approximately 6,066 square feet of the building will be renovated. The space is utilized by approximately 30 SC Arts Commission staff and various visitors annually.

Financial Impact: The increase will be funded from Depreciation Reserve Funds (uncommitted balance \$6.28 million at March 14, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,057,748 funded from SC Arts Commission Operating, and Depreciation Reserve Funds. Completion of construction is expected in June 2025.

33. Project: Office of the Adjutant General
E24.9854: RC/FMS Parking Improvements (Annualized)

Request: Establish Phase II Full Construction Budget to repave the vehicle parking areas at various armories across the state.

Included in CPIP: Yes – 2024 CPIP priority 10 of 20 FY25 (estimated at \$1,992,500)

Phase I Approval: January 2024 (estimated at \$681,000) (JBRC)

Phase I Increase

Approval: June 2024 (estimated at \$2,052,250) (JBRC)

Supporting Details: Pages 513-520

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	10,500	3,750	14,250	618,547	632,797
Federal, National Guard Bureau		3,750	3,750	618,547	622,297
All Sources	<u>10,500</u>	<u>7,500</u>	<u>18,000</u>	<u>1,237,094</u>	<u>1,255,094</u>

Summary of Work: This annualized project will demolish what remains of the existing military (MIL) vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact sub-grade, apply asphalt overlays and re-stripe. Additionally, additional authorized parking space to include new utilities and storm water fixtures, along with any required site work to include sidewalk removal to add ADA compliant parking spaces and ramps will be constructed. Work will be completed at various armories across the state with repairs occurring based on conditions. These armories are anticipated to be Fort Mill, Anderson, Camden, Field Maintenance Shop 11, Clinton, Chester, Greer, Manning, Walterboro, Andrews, West Columbia, and Moncks Corner. This phase of the project will address Anderson and Fort Mill. This request will begin repaving the civilian vehicle parking lot at the Anderson Readiness Center. The Fort Mill Readiness Center pre-design has not yet been completed and is being held due to other considerations for necessary space requirements for the unit's equipment. The property presents challenges based on the initial assessments and needs. It is anticipated that construction of Fort Mill will be add next fiscal year once the design requirements are refined.

Rationale: The paved parking areas at numerous armories are in disrepair and/or are in complete failure and cannot be utilized for assigned military equipment or soldier or public parking. Repairs and/or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking areas will provide the unit with an adequate area for parking its assigned Military Equipment or the additional POVs used by the soldiers now assigned to the unit.

Facility Characteristics: After reconstruction and expansion, the Anderson Readiness Center parking will be expanded to a total of 15,989 square yards. The parking is utilized by approximately 223 Missile Defense and 119 Air Defense staff /soldiers. After reconstruction and expansion, the Fort Mill Readiness Center motor pool space will be expanded to 2,380 square yards, and parking for privately owned vehicles will be expanded to 340 square yards. The parking is utilized by approximately 119 1222 Engineering Company staff/soldiers.

Financial Impact: This phase of the project will be funded from Appropriated State, Operating (uncommitted balance \$1.6 million at February 15, 2025), and Federal, National Guard Bureau Funds

(uncommitted balance \$4 million at February 15, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,255,094 funded by Operating, and National Guard Bureau Funds. Contract execution for the Anderson Readiness Center parking lot is August 2025 with construction completion in November 2025. The total estimated cost to complete all 12 armories is \$9,482,250.

34. Project: Office of the Adjutant General
 E24.9843: Joint Armed Force Reserve Center Supply Storage, Part 1
- Request: Revise Scope and establish Phase II Full Construction Budget to construct a prefabricated metal building at the Joint Armed Forces Reserve Center.
- Included in CPIP: Yes – 2024 CPIP Priority 11 of 11 in FY26 (estimated at \$945,818)
- Phase I Approval: December 2022 (estimated at \$945,818) (JBRC)
- Supporting Details: Pages 521-528

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	3,563		3,563	422,918	426,481
Federal, National Guard Bureau	10,687		10,687	1,268,754	1,279,441
All Sources	<u>14,250</u>		<u>14,250</u>	<u>1,691,672</u>	<u>1,705,922</u>

Summary of Work: The project was established to construct an approximately 5,000 square foot prefabricated metal building to provide supply and arms storage for units operating out of the Joint Armed Forces Reserve Center. Additionally, the project includes electrical, plumbing and mechanical systems to support operations within the building. The revised scope will add an additional 1,000 square feet to accommodate larger arms vaults. The roof to be installed on the new building has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing Joint Armed Force Reserve Center houses multiple units, but only consists of one supply and one electronically monitored arms vault. The new supply building will provide supply storage and arms vaults for two additional units utilizing the Joint Armed Force Reserve Center.

Facility Characteristics: The new pre-engineered metal storage buildings to be constructed will be approximately 6,000 square feet and 1,000 square feet with concrete slab foundations. Approximately 300 soldiers will utilize the space.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$1.6 million at February 15, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$4 million at February 15, 2025). Revenue to the National Guard Bureaus 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 \$3,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,705,922 funded from Operating and National Guard Bureau Funds. Contract execution is expected in August 2025 and completion of construction in April 2026.

35. 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 Mullins, and Georgetown.
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)
Phase II Increase Approval:	October 2024 (estimated at \$5,178,843 for all 17 facilities) (SFAA)
Supporting Details:	Pages 529-536

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	1,224,061	1,519,863	435,658	1,955,521
Federal, National Guard Bureau	37,500	2,771,543	3,658,980	1,306,974	4,965,954
All Sources	<u>50,000</u>	<u>3,841,634</u>	<u>5,178,843</u>	<u>1,742,632</u>	<u>6,921,475</u>

Summary of Work: The project was established to renovate and expand 17 existing female latrines in various readiness centers across the state. After subsequent changes, the revised group includes Batesburg, North Charleston, Edgefield, Marion, Mullins, Rock Hill, Saluda, Walterboro, Newberry, Kingstree, West Columbia, Wellford, Hartsville, Abbeville, Eastover, Varnville, and Georgetown. The North Charleston, Edgefield, Rock Hill, Saluda, Walterboro, Newberry, Kingstree, West Columbia, Batesburg, Wellford, Abbeville and Hartsville facilities have been completed. Construction is currently in progress for Eastover, Marion, and Varnville. This request will begin construction of Mullins and Georgetown. The work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.

Rationale:	Due to the rising number of female soldiers, adequate latrine space is needed. Per National Guard Pamphlets 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 (36 years to 67 years old).
Financial Impact:	This increase will be funded from Appropriated State, Operating Funds (uncommitted balance \$1.6 million at February 15, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$4.0 million at February 15, 2025). Revenue to the National Guard Bureaus 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 \$3,000 (years 1 thru 3), in annual operating expenditures.
Full Project Estimate:	\$6,921,475 funded from Operating and National Guard Bureau Funds. Construction completion for Eastover, Marion, and Varnville is expected in May 2025. Contract execution for Mullins, and Georgetown is expected in June 2025 with construction completion in February 2026.

36. 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)
- Phase II Increase Approval: October 2024 (estimated at \$3,283,097) (SFAA)
- Supporting Details: Pages 537-546

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	1,030,662	1,164,373	121,610	1,285,983
Federal, National Guard Bureau	4,994	915,265	2,118,724	404,473	2,523,197
All Sources	<u>6,658</u>	<u>1,945,926</u>	<u>3,283,097</u>	<u>526,083</u>	<u>3,809,180</u>

Summary of Work: The project was established to construct and install stand-by generators with automatic transfer switches at various locations across the state. After subsequent changes, the revised group include Georgetown, Marion, Mullins, Walterboro, North Charleston, Beaufort, Varnville RC, Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment system, and Anderson (installation only). The design and construction for Anderson, Beaufort, Marion, Mullins, Georgetown, and Varnville RC are all completed. The design for Varnville FMS, Manning RC, McCrady Training Center Fire Station, and McCrady Training Center Water Treatment System have all been completed. The construction for Manning RC is ongoing. Construction for McCrady Training Center Fire Station, McCrady Training Center Water Treatment System, and Varnville FMS has not yet begun. This request will add additional construction funds to complete Varnville FMS and add construction funds to complete North Charleston and Walterboro. 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 (uncommitted balance \$1.6 million at February 15, 2025) and Federal, National Guard Bureau Funds (uncommitted balance \$4 million at February 15, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$1,000 (years 1 thru 3) in annual operating expenditures.
Full Project Estimate:	\$3,809,180 funded by Operating and National Guard Bureau Funds. Contract execution for the McCrady Training Center Fire Station, McCrady Training Center Water Treatment System, Varnville FMS, North Charleston, and Walterboro Readiness generators is May 2025 with construction completion in December 2025.

37. Project: Office of the Adjutant General
E24.9845: Museum Greenspace

Request: Increase Phase II Full Construction Budget to cover increased cost estimates for the construction of a greenspace at the SC Military Museum.

Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.

Phase I Approval: June 2023 (estimated at \$340,547) (Admin.)

Phase II Approval: May 2024 (estimated at \$447,303) (Admin.)

Supporting Details: Pages 547-554

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)(e), (SC Military Museum Public Outreach for SC National Guard History)	5,110	442,193	447,303		447,303
Appropriated State, Operating				349,497	349,497
All Sources	<u>5,110</u>	<u>442,193</u>	<u>447,303</u>	<u>349,496</u>	<u>796,800</u>

Summary of Work: The project includes the demolition of the existing asphalt parking area and the construction of a new greenspace consisting of static military vehicle displays on concrete pads, a covered pavilion, sidewalks, and landscaping to include a grassed area, trees, shrubs, and benches. The pavilion will be constructed of steel posts and a nylon cover for shade. It will not be a hard structure with an actual roof.

Rationale: The estimated cost to complete the project has increased due to inflation, additional excavation, irrigation, landscaping, and paving that is required. The proposed greenspace will provide visitors with the opportunity to gain a greater vision of the history of the South Carolina National Guard (SCNG). Additionally, the covered pavilion will provide an outdoor classroom type setting for visiting student classes to learn about the SCNG. This space will enhance the museum's capability to provide public outreach opportunities and programs.

Facility Characteristics: The new greenspace will be approximately 21,370 square feet along 50 feet of the entrance elevation of the Military Museum. The greenspace will include a 40' x 20' covered pavilion. The area being converted to greenspace will be utilized by the SC Military Museum for static displays, public areas, a pavilion for K-12 classes, and workshops. The SC Military Museum provides tours to local K-12 schools and the public. There are 5 full-time Museum employees, one who specializes in K-12 education and outreach, both on-site and at schools. The museum averages approximately 1,000 visitors and 120 students per month.

Financial Impact: This increase is funded from Appropriated State, Operating Funds (uncommitted balance \$1.6 million at February 15, 2025). The project is expected to result in an increase of \$500 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$796,800 funded from Appropriated State (nonrecurring), and Operating Funds. Contract execution is expected in August 2025 and completion of construction in December 2025.

38. Project: Governor's School for Science and Math
H65.9522: Cooling Tower Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Change Source of Funds and increase Phase II Full Construction Budget to cover higher increased bid costs to replace a cooling tower.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY25 (estimated at \$370,000)
Phase I Approval: May 2021 (estimated at \$292,440) (JBRC)
Phase II Approval: January 2024 (estimated at 320,800) (JBRC)
Supporting Details: Pages 555-562

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)(7)(a), (Cooling Tower Replacement)				320,000	320,000
Other, Operating Revenue	800	320,000	320,800	(52,011)	268,789
All Sources	<u>800</u>	<u>320,000</u>	<u>320,800</u>	<u>267,989</u>	<u>588,789</u>

Summary of Work: The project will remove the existing single celled cooling tower and replace it with a new two cell tower. The new cooling tower will include two independent circuits that can be isolated in case of failure in one cell or for routine maintenance. Piping will be modified at the tower to split to two cells. Isolation valves will be provided at the towers. Controls will be modified to allow two cell operating and variable air flow operation. New electrical connections to the two fan motors are included from the existing electrical service.

Rationale: The cooling tower is an integral component of the institution's HVAC system, supplying the air conditioning for the entire building, including the residence hall rooms occupied by students year-round. The current setup features a single-cell tower estimated to be running at half capacity due to the age of the unit, which is in a general state of disrepair and beyond its serviceable life.

Facility Characteristics: The existing cooling tower was installed in 2003 (22 years old). It serves academic and office space on campus which includes 428 staff and students.

Financial Impact: The increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$320K at April 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$588,789 funded by Appropriated State (nonrecurring), and Operating Revenue Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

39. Project: Department of Mental Health
 J12.9876: Bryan Psychiatric Hospital Soffit and Siding Replacement
- Request: Establish Phase I Pre-Design Budget to replace the soffit and siding on the lodges.
- Included in CPIP: Yes – 2024 CPIP Priority 9 of 28 in FY25 (estimated at \$357,000)
- Supporting Details: Pages 563-570

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				5,355	5,355
All Sources				<u>5,355</u>	<u>5,355</u>

Summary of Work: The project will replace the soffit and siding on eight (8) lodges at the Bryan Psychiatric Hospital (BPH). The work will include complete removal and replacement of the existing soffit assembly, replacement of the siding panel system and repairs to the flashing. There is no actual roof work associated with the project. During phase I all eight (8) lodges will be accessed.

Rationale: The siding panel system above the roof line appears to have inadequate flashing between the wall system and roof system allowing moisture intrusion into the lodges. Some of the buildings have experienced substantial delamination of the tap joints. The replacement of the siding system and repairs to the flashing is recommended to prevent future moisture intrusion to preserve the integrity of the interior and maintain a safe environment for the patients.

Facility Characteristics: The Bryan Psychiatric Hospital lodges total 162,301 square feet and were constructed in 1977 (48 years old). The hospital lodges have 250 employees, with 200 licensed beds for patients, and current operating capacity of 131 beds.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$357,000 (internal) funded from Capital Improvement and Maintenance Funds.

40. Project: Department of Mental Health
 J12.9837: Bryan Psychiatric Hospital - Installation of Anti-Ligature Hardware
- Request: Revise Scope and Increase Phase I Pre-Design Budget to address the wall and floor finishes, and to install anti-ligature door hardware and bathroom fixtures.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 28 in FY25 (estimated at \$750,000)
- Phase I Approval: January 2023 (estimated at \$750,400) (SFAA)
- Supporting Details: Pages 571-578

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	11,256		11,256	33,216	44,472
All Sources	<u>11,256</u>		<u>11,256</u>	<u>33,216</u>	<u>44,472</u>

Summary of Work: The project was established to install anti-ligature door hardware and bathroom fixtures. The work includes retrofitting all doors in eight (8) lodges with anti-ligature hardware including door handles and hinges. Bathrooms will be retrofitted with new sinks, toilet flush valve covers, and shower/tub control valves. The revised scope of work will add updating wall and floor finishes to include ceramic tile, and replacement of existing shower water-barriers.

Rationale: This work must be completed to maintain accreditation, per the agency. The existing ceramic tile has been patched and repaired since the facility was constructed and is becoming more costly to maintain. The existing shower water-barriers have failed in multiple locations creating water intrusion into and under the facility. A new water barrier system will ensure proper installation from the shower walls to the floor drains.

Facility Characteristics: Bryan Psychiatric Hospital is 213,279 square feet and was constructed in 1977 (48 years old). The facility provides inpatient psychiatric care for 200+ patients and has 500 full time staff.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,482,400 (internal) funded from Capital Improvement & Maintenance Funds. The Phase I amount requested is 3% of the estimated cost to complete the project and the additional amount will be used to procure the required Phase I services.

41. Project: Department of Mental Health
 J12.9809: Harris Anti-Ligature Bathroom Renovations
- Request: Establish Phase II Full Construction Budget to replace the patient bathroom hardware with anti-ligature fixtures.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 28 in FY25 (estimated at \$3,600,000)
- Phase I Approval: January 2022 (estimated at \$2,310,000) (SFAA)
- Supporting Details: Pages 579-586

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	34,650		34,650	3,225,530	3,260,180
All Sources	<u>34,650</u>		<u>34,650</u>	<u>3,225,530</u>	<u>3,260,180</u>

Summary of Work: The project will replace all trim and hardware that contain potential attachment points, including sinks, showers, toilets, and door hardware in the Acute Pods in Lodges A, G, H, J, and K, totaling 12 bathrooms and over 50 doors. A prototype bathroom has been approved by Hospital Risk Management staff.

Rationale: To get Centers for Medicare/Medicaid federal funding, Patrick B. Harris Psychiatric Hospital must maintain licensing, certification, and accreditation from Department of Public Health, Centers for Medicare & Medicaid Services, and The Joint Commission. Currently, the hospital is not in compliance with Anti-Ligature safety requirements.

Facility Characteristics: The Patrick B. Harris Psychiatric Hospital is 162,301 square feet and was constructed in 1985 (40 years old). The fixtures being replaced are original to the building. The hospital is an acute inpatient psychiatric hospital with 200 licensed beds and current operating capacity of 131 beds. The hospital serves 626 students, 311 staff, and 777 clients.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,260,180 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in December 2025 and completion of construction in July 2026.

42. Project: Department of Mental Health
 J12.9867: Lexington MHCs HVAC Replacement
- Request: Establish Phase II Full Construction Budget to replace the split system heat pump units for two Lexington Mental Health Facilities.
- Included in CPIP: Yes – 2024 CPIP Priority 14 of 28 in FY25 (estimated at \$450,000)
- Phase I Approval: October 2024 (estimated at \$450,000) (SFAA)
- Supporting Details: Pages 587-594

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	6,750		6,750	938,980	945,730
All Sources	<u>6,750</u>		<u>6,750</u>	<u>938,980</u>	<u>945,730</u>

- Summary of Work: The project will replace the split system heat pump units totaling 61 tons.
- Rationale: The existing systems run on R-22, which is becoming more costly and difficult to find as the production of the refrigerant is being phased out.
- Facility Characteristics: The Lexington Community Mental Health Center is 15,465 square feet and the satellite facility is 8,917 square feet. Both buildings were constructed in 1998 (27 years old). They provide Adult and Child treatment, IPS, Housing, Access to Mobile Crisis, and other intensive community outreach programs. Other programs take place outside of this building (school mental health, law enforcement outreach, and ICS), and these patients occasionally must come to the facility if they cannot be served in the community. Combined, the centers have 74 staff and serve 2,327 patients on average per month.
- Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.
- Full Project Estimate: \$945,730 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in December 2025 and completion of construction in August 2026.

43. Project: Department of Mental Health
 J12.9967: Aiken MHC Pharmacy and Kitchen Renovation
- Request: Establish Phase II Full Construction Budget to renovate the pharmacy and kitchen.
- Included in CPIP: Yes – 2024 CPIP Priority 18 of 28 in FY25 (estimated at \$275,000)
- Phase I Approval: September 2024 (estimated at \$250,000) (Admin.)
- Supporting Details: Pages 595-604

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	10,000		10,000	381,480	391,480
All Sources	<u>10,000</u>		<u>10,000</u>	<u>381,480</u>	<u>391,480</u>

Summary of Work: The project will renovate, upgrade, and reconfigure the Aiken MHC pharmacy and kitchen break area to accommodate additional office space. Patient registration will be centralized in this area. This will provide a better experience for patients and better flow as it will be more convenient for staff to take vitals and will prevent patients from being unescorted in the facility. Telehealth offices up will be added for the multiple telehealth providers and current operational needs. The kitchen was originally designed for the operational needs of program-specific activities with patients that is no longer in use. It will be remodeled and used for a 24-hour crisis stabilization program to accommodate the needed office spaces.

Rationale: According to the agency, the existing large spaces used for pharmacy do not meet needs.

Facility Characteristics: The Aiken-Barnwell Mental Health Center is 27,804 square feet and was constructed in 1997 (28 years old). The areas to be renovated are original to the building. The renovation will impact 3,000 square feet of the facility. The renovated space in this project will be utilized by Mental Health Administrative, Treatment, Therapy programs, and Crisis Stabilization. The building is utilized by approximately 50-60 staff and serves over 4,000 clients annually.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$391,480 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in January 2026 and completion of construction in June 2026.

44. Project: Department of Public Safety
K05.9625: SCDPS /DMV Headquarters Parking Lot Expansion
- Request: Establish Phase I Pre-Design Budget to expand the parking lot at SCDPS/DMV Headquarters.
- Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 605-612

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building Fund				6,500	6,500
All Sources				<u>6,500</u>	<u>6,500</u>

Summary of Work: The project will add a new parking lot at the SCDPS /DMV Headquarters. The work will include the expansion of the existing water retention area to accommodate the new parking lot, new parking lot lighting, and landscaping.

Rationale: A nearby private school has purchased the adjacent building and property. Some of the parking lots on the property are currently being used by SCDPS /DMV employees and visitors. The new owners are taking over those parking spots.

Facility Characteristics: The new parking lot will provide approximately 338 additional spaces to the SCDPS /DMV Headquarters. The project will benefit SCDMV and DMV employees to include administrative staff, highway patrol, state transport police, highway safety, and regional telecommunications. Approximately 795 employees, and 1,150 visitors will utilize the parking lot monthly.

Financial Impact: The project will be funded from Other, Department of Public Safety Building Funds (uncommitted balance \$3.36 million at February 1, 2025). Revenue to this fund is collected from late penalty fees by DMV on vehicle registrations. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,428,988 (internal) funded from Department of Public Safety Building Funds.

45. Project: Department of Corrections
 N04.9802: Kirkland CI Replace Shingles on 7 Housing Units
- Request: Establish Phase I Pre-Design Budget to replace shingles on seven (7) housing units at Kirkland Correctional Institution.
- Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 613-620

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Insurance Reserve				7,500	7,500
All Sources				<u>7,500</u>	<u>7,500</u>

- Summary of Work: The project will replace roof shingles on seven (7) housing units located at Kirkland Correctional Institution. The work will include demolition, possible wood replacement, and thermal and moisture protection. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.
- Rationale: According to the agency, the roofs of all seven (7) housing units were damaged by Hurricane Helene.
- Facility Characteristics: The seven (7) housing units are 7,920 square feet each and were constructed in 1994 (31 years old). The existing roof systems are original to the building. Each facility houses 128 inmates.
- Financial Impact: This phase of the project will be funded from Other, Insurance Reserve Funds (uncommitted balance is \$638K at March 11, 2025). A claim was settled for \$322K with the Insurance Reserve Fund for the damage sustained to the seven (7) housing units. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$1,044,200 (internal). Phase II will be funded from \$744,200 in Appropriated State Operating, and \$292,500 in Insurance Reserve Funds.

46. Project: Department of Juvenile Justice
 N12.9639: Infirmary
- Request: Establish Phase I Pre-Design Budget to construct a new infirmary.
- Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
- Supporting Details: Pages 621-628

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)(50)(c), (Master Plan Implementation)				225,000	225,000
All Sources				<u>225,000</u>	<u>225,000</u>

Summary of Work: The project will replace the existing infirmary, the dental modular, and infirmary annex with a new larger up-to-date building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: This new infirmary aligns with the recommendation of the agency's most recent master plan completed in May 2024. The new facility will allow services to be consolidated into a single structure located on the secure side of the Broad River Road Complex. It will also enable the agency to replace three outdated and inadequate buildings currently in use and allow two of those buildings to be available to be upgraded and used for office space in the future.

Facility Characteristics: The existing infirmary, dental, and infirmary annex total 9,472 square feet and were constructed between 1972 (53 years old) and 2008 (17 years old). The new facility to be constructed will be approximately 15,000 to 18,000 square feet. It will be utilized for clinical examinations, dental care, patient assessments, first aid, basic treatment, provide a place for the rest and recovery of youth patients, and office space for medical and clerical staff. Approximately 33 staff will occupy the new facility.

Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance is \$15 million at March 10, 2025). The project is expected to result in additional annual operating expenditures, but that amount has not yet been determined.

Full Project Estimate: \$15,000,000 funded from Appropriated State (nonrecurring) Funds.

47. Project: Department of Juvenile Justice
N12.9628: BRRC Safety and Security Improvements

Request: Revise Scope and increase Phase II Full Construction Budget to cover additional cost to complete the original project scope and to add the remodel of three additional buildings to the project.

Included in CPIP: No – Building assessments were not completed prior to the 2024 CPIP submission process.
Phase II Approval: June 2023 (estimated at \$22,569,871) (Admin.)
Supporting Details: Pages 629-640

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Carryforward	2,137,000		2,137,000		2,137,000
FY24 Appropriated State, Carryforward				6,669,250	6,669,250
Appropriated State, Operating				3,330,750	3,330,750
FY23 Appropriated State, Proviso 118.19 (B)(58)(b), (Facilities Management – Maintenance and Security Upgrades)	8,000,000		8,000,000		8,000,000
Other, Law Enforcement	5,600,000		5,600,000		5,600,000
Other, Traffic Ed	400,000		400,000		400,000
Other, Juvenile Detention Services	2,050,000		2,050,000		2,050,000
Other, JT Child Communications	4,382,871		4,382,871		4,382,871
All Sources	<u>22,569,871</u>		<u>22,569,871</u>	<u>10,000,000</u>	<u>32,569,871</u>

Summary of Work: The project was established to address safety and security issues identified at the Broad River Road Complex, mainly within four (4) juvenile living units and the recreation areas associated with them. This work includes upgrading the security controls and modernizing the locking control systems, repairs, and upgrading various outside physical and social areas. Site issues to be addressed include drainage, road repair, and additional security fencing at select locations to enhance physical security. The remaining scope of work will involve lighting, bathrooms, finishes and minor exterior repairs to the support buildings. The revised scope of work will remodel the Willow Lane Gym, the John G. Gym, and Willow Lane Human Resource Building.

Rationale: The project addresses safety and security issues that have been identified on the complex. The living and recreational areas are in their original configuration and are not conducive to the juvenile's safety. The shortfall of funding to complete the original scope of work is due to increasing the linear footage of the security fencing originally quoted and altering the work on the dorms to ensure they are both conducive to a rehabilitative environment and as secure as possible. The three (3) additional buildings being added to the project are currently vacant and in need of work before they can be used again. The Willow Lane Gym

will be used for training. The John G. Gym will be used as a staff wellness center and break area. The Willow Lane Human Resource Building will be used for additional office space to continue with moving staff from the agency's leased building.

Facility Characteristics: The Broad River Road Complex is 180 acres. The Catawba Housing Unit, Magnolia Housing unit, Myrtle Housing unit, and Evergreen housing unit total 25,516 square feet and were constructed in the mid 1970's (approximately 55 years old). The Palmetto Building is 7,150 square feet. The BRRC Administration Building is 2,500 square feet. The Birchwood Gym is 9,682 square feet. These buildings were constructed in the mid 1970's (approximately 55 years old). Willow Lane Gym, the John G. Gym, and Willow Lane Human Resource Building total 21,850 square feet and were constructed between 1972 (53 years old), and 1990 (35 years old). The entire DJJ staff at the BRRC and all juveniles housed within the complex will benefit from the project.

Financial Impact: This increase will be funded from FY24 Appropriated State, Carryforward (uncommitted balance is \$6.67 million at March 18, 2025), and FY25 Appropriated State, Operating (uncommitted balance \$34.58 at March 18, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$32,569,871 funded from Carryforward, Operating, Appropriated State (nonrecurring), Law Enforcement, Traffic Ed, Juvenile Detention Services, and JT Child Communications Funds. Completion of construction for the original scope is expected in December 2026. Contract execution for the additional scope is expected in July 2025 with completion of construction in December 2026.

48. Project: Forestry Commission
 P12.9610: Beech Hill Project

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1,643 acres in Dorchester County.

Included in CPIP: No – The property was not available until after the 2024 CPIP submission process.
 Supporting Details: Pages 641-652

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue				170,000	170,000
All Sources				<u>170,000</u>	<u>170,000</u>

Rationale: This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area is in imminent danger of being lost to development. If acquired, the property will be managed by the Forestry Commission for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.

Characteristics: The property is located near the community of Givhans and is adjacent to Edisto River Wildlife Management Area and other private owned protected land that extends down into the ACE Basin and just south of Givhans Ferry State Park between Hwy 61 and Hwy 17 Alternate South.

Financial Impact: The property is being offered by Davis Land & Timber to Open Space Institute Land Trust, LLC for the proposed purchase price of \$11,350,000. Open Space Institute is offering Forestry Commission 1,043 acres of this property as a donation. Open Space Institute is offering Forestry Commission 600 acres of this property for the proposed purchase price of \$3,875,000. The due diligence activities will be funded by Other, Timber Sales Revenue Funds (uncommitted balance \$7.43 million at March 18, 2025). 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: \$11,520,000 (internal). The Final Land Acquisition will be funded from Land Sales Revenue, Timber Sales Revenue, and Carryforward Funds. The budget amount requested exceeds \$20,000 and the additional amount will be used to procure Phase I activities that are anticipated to exceed that amount.

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.

49. Project: Forestry Commission
P12.9611: Chelsea Plantation Project
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 2,723 acres and two buildings in Jasper County.
- Included in CPIP: No – The property was not available until after the 2024 CPIP submission process.
- Supporting Details: Pages 653-664

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue				120,000	120,000
All Sources				<u>120,000</u>	<u>120,000</u>

Rationale: This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area is in imminent danger of being lost to development. Acquisition of this property will provide protection to approximately 600 acres of saltwater marsh with 1.5 miles of marsh along Hazard Creek that empties into the Port Royal Sound. This property will also provide water for water protection for the adjacent Beaufort-Jasper Water and Sewer Authority facility and water canal. If acquired, the property will be managed by the Forestry Commission for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.

Characteristics: The property is located near the community of Okatie.

Financial Impact: The property is being offered by Chelsea Plantation to The Nature Conservancy for the proposed purchase price of \$32,000,000. The Nature Conservancy is offering Forestry Commission the property for the proposed purchase price of \$32,000,000. The due diligence activities will be funded by Other, Timber Sales Revenue Funds (uncommitted balance \$7.43 million at March 18, 2025). 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: \$32,120,000 (internal). The Final Land Acquisition will be funded from Department of Defense Forest Legacy Program IRA, Beaufort County, Jasper County, SC Conservation Bank, The Nature Conservancy and Forestry Commission funds. The budget amount requested exceeds \$20,000 and the additional amount will be used to procure Phase I activities that are anticipated to exceed that amount.

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.

50. Project: Department of Agriculture
P16.9525: CSFM – Retention Pond Reconfiguration
- Request: Establish Phase II Full Construction Budget to reconfigure the retention pond and basins at the SC State Farmers Market located in Columbia.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY28 (estimated at \$40,000,000) (This portion estimated at \$2,443,269).
- Supporting Details: Pages 665-674

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)(b), (Greenville Orangeburg State Farmers Market Buildings)				1,139,188	1,139,188
FY24 Appropriated State, Proviso 118.19 (B)(34)(d), (Statewide Farmers Market Upgrades and Safety Improvements)				598,855	598,855
Other, State Farmers Market Escrow				705,226	705,226
All Sources				<u>2,443,269</u>	<u>2,443,269</u>

- Summary of Work: The project will reconfigure the retention pond and basins.
- Rationale: The agency recently completed a comprehensive Master Plan for the Columbia State Farmers Market, which identified the need for this reconfiguration to better accommodate future development on the market.
- Facility Characteristics: The Columbia State Farmers Market spans 174 acres in West Columbia and includes both private and public ownership. The Department of Agriculture owns and operates various facilities, including the Phillips Market Center, Consumer Protection Laboratory, Metrology Laboratory, Retail Food Inspections building, The Buddy Jennings Training Facility, The Market Restaurant, four Farmers Market Sheds, an Administrative office, along with two warehouses leased to private companies. The agency employs 85 full-time staff across the market. Additionally, the market serves as the base for approximately 1,200 state employees from the Department of Natural Resources and the Department of Education, both of which have headquarters there. The site sees an estimated daily footfall of 400-600 visitors. The Department of Agriculture organizes two major annual events—the spring and fall plant and flower festivals—each drawing around 45,000 attendees over two separate four-day periods.
- Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$1.73 million March 18, 2025), and Other, State Farmers Market Escrow Funds (uncommitted balance \$705K at March 18, 2025). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$2,443,269 funded from Appropriated State (non-recurring) and State Farmers Market Escrow Funds. Contract execution is expected October 2025 and construction completion in September 2026.

51. Project: South Carolina Department of Agriculture
 P16.9526: PDSFM – Paving and Facilities Upgrades

Request: Establish Phase II Full construction Budget to complete paving and facility upgrades for the Pee Dee State Farmers Market.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY26 (estimated at \$10,000,000) (This portion estimated at \$1,129,938).

Supporting Details: Pages 675-692

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)(34)(b), (DHEC Food Protection Restructuring)				129,938	129,938
FY25 Appropriated State, Proviso 118.20 (B)(34)(c), (Pee Dee State Farmers Market RV Park and Paving)				1,000,000	1,000,000
All Sources				<u>1,129,938</u>	<u>1,129,938</u>

Summary of Work: The project will repave the roadway and make facility enhancements to the Pee Dee Farmers Market. The work will include transforming a gravel drive and parking areas into paved lined roadways and parking lots. It will convert existing restrooms into family style ADA complaint facilities. It will add an additional restroom in the Market Restaurant.

Rationale: According to the agency, the project addresses the need for a family-style ADA compliant restroom and the improved drive and parking areas will ease the burden on visitors.

Facility Characteristics: The Pee Dee Tourism Visitors Center is 750 square feet. The Market Restaurant is 1,000 square feet. The current age of the buildings is unknown.

Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.38 million March 19, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,129,938 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected October 2025 and construction completion in May 2026.

52. Project:	Department of Natural Resources P24.6124: Berkeley-Dennis Wildlife Center HVAC Replacement
Request:	Establish Phase II Full Construction Budget to replace the HVAC system in the Berkeley-Dennis Wildlife Center.
Included in CPIP:	Yes – 2024 CPIP Priority 6 of 17 in FY27 (estimated at \$3,000,000) (This component is estimated at \$373,950)
Phase I Approval:	January 2025 (estimated at 200,000) (Admin.)
Supporting Details:	Pages 693-700

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Carryforward	3,000		3,000	370,950	373,950
All Sources	<u>3,000</u>		<u>3,000</u>	<u>370,950</u>	<u>373,950</u>

Summary of Work: The project will replace the HVAC system in the Dennis Wildlife Center. The project also includes asbestos abatement, carpet replacement, paint, electrical, and ceiling work all related to the replacement of system components.

Rationale: Renovations since construction of the facility have been minimal, and the ductwork and HVAC units no longer provide adequate climate control to the building. The replacement of this system is considered an emergency as interior offices and lab spaces easily generate stifling heat and temperatures during warm days.

Facility Characteristics: The Dennis Wildlife Center is 78,000 square feet and was constructed in 1976 (49 years old). The last renovation was in 1989 (36 years ago). The building houses regional wildlife, regional freshwater, hatchery, and law enforcement operations. Approximately 30 staff members utilize the facility daily.

Financial Impact: The project will be funded from Appropriated State, FY24 Carryforward Funds (uncommitted balance \$2.06 million at March 31, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$373,950 funded from Carryforward Funds. Contract execution is expected in June 2025 and completion of construction in September 2025. The estimated cost to complete the project has increased from the Phase I estimate due to required asbestos abatement, and the failure of both HVAC systems on the front and rear sections of the building, which was also unexpected.

53. Project: Department of Natural Resources
P24.6052: Beaufort – Waddell Mariculture Maturation Ponds Maintenance

Request: Increase Phase II Full Construction Budget to renovate the maturation ponds at the Waddell Mariculture Center in Bluffton.

Included in CPIP: Yes – 2024 CPIP Priority 10 of 62 in FY25 (estimated at \$7,584,800)

Phase II Approval: December 2021 (estimated at \$3,500,000) (Admin)

Phase II Increase

Approval: September 2024 (estimated at \$7,584,800) (SFAA)

Supporting Details: Pages 701-710

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)(52)(f), (Waddell Fish Hatchery – Deferred Maintenance /Upgrades)	3,500,000		3,500,000	61,196	3,561,196
FY23 Appropriated State, Proviso 118.19 (B)(44)(g), (Infrastructure Needs)		1,088,000	1,088,000		1,088,000
FY15 Appropriated State, Proviso 118.16 (B)(48)(d), (Waddell Center Infrastructure) (transferred from P24-9942)				400	400
FY25 Appropriated State, Proviso 118.20 (B)(84)(c), (Waddell Mariculture Center Hatchery Support)				250,000	250,000
Other, Marine Resources, Saltwater Fishing License		2,996,800	2,996,800	85,000	3,081,800
All Sources	<u>3,500,000</u>	<u>4,084,800</u>	<u>7,584,800</u>	<u>396,596</u>	<u>7,981,396</u>

Summary of Work: The project will address re-contouring the existing ponds to allow for replicated research. Repairs include concrete water control structures, basins, walkways, pond liners, electrical upgrades, pond pipes and valve replacements. The project will also renovate the saltwater/freshwater holding tower that allows for gravity flow of water to hatchery, ponds, outdoor tank systems, and greenhouse systems. This will include inflow and outflow pipes, valves, refurbishment of the saltwater and freshwater compartments and the addition of valves to allow the flushing of sediment from the tower. The current maturation building will be deconstructed and replaced with a 3,000 square foot pole barn set over the existing foundation for outdoor tanks. A greenhouse system will be added to provide thermal stability in cold months to allow flounder to be grown outside. IT infrastructure will be installed allowing remote monitoring of ponds.

Rationale: The additional funds being added to the project will allow additional ponds to be renovated. This project will allow for replicated research, gravity flow of water to hatchery, ponds, outdoor tank systems, and greenhouse systems. The valves to allow the flushing of sediment will reduce buildup that leads to water loss from leaks.

Facility Characteristics: The Maturation Building is 3,000 square feet, and along with the current Waddell Mariculture Center Hatchery was constructed in 1984 (41 years old). The Hatchery supports the agency's Marine Resources Research and Monitoring - Flounder Restocking Program and is utilized by 10 staff daily.

Financial Impact: This increase will be funded from FY15 Appropriated State (nonrecurring) (uncommitted balance \$400 at March 21, 2025), FY22 Appropriated State (nonrecurring) (uncommitted balance \$61K at March 21, 2025), FY25 Appropriated State (nonrecurring) (uncommitted balance \$250K at March 21, 2025), and Other, Marine Saltwater Fishing License Funds (uncommitted balance \$85K at March 21, 2025). Revenue received for the Marine Resources Saltwater Fishing Licenses is received from the sale of recreational fishing licenses. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$7,981,396 funded by Appropriated State (nonrecurring), and Marine Resources, Saltwater Fishing License Funds. Completion of construction is expected in February 2026.

54. Project: Department of Natural Resources
P24.6127: Aiken - Gopher Branch HP Land Acquisition (Mixon Tract)
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1 acre in Aiken County.
- Included in CPIP: No – The property was not available during the 2024 CPIP submission process.
- Supporting Details: Pages 711-726

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 expand the current Gopher Branch Heritage Preserve Wildlife Management Area. Due to the significant cultural resources on the site, it will be placed into the corpus of the Heritage Trust Program. If acquired, the property will be open to the public for outdoor recreational activities.
- Characteristics: The property contains the water pile and dragon kiln associated with the early 19th century alkaline glaze stoneware manufacturing site of Reverend John Landrum. This is the earliest known site that the now famous enslaved potter David Drake or “Dave the slave” worked.
- Financial Impact: The property is offered by Helen Mixon of Aiken, SC for the proposed purchase price of \$50,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$38.24 million at February 28, 2025). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$4,500 (year 1), and \$500 (year 2), in annual operating expenditures.
- Full Project Estimate: \$70,000 (internal) funded from Heritage Land Trust Funds.
- Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

55. Project: Department of Natural Resources
 P24.6098: Lancaster Forty Acre Rock HP-WMA Land Donation (Rock Farm)
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Final Land Acquisition to acquire +/- 97 acres in Lancaster County.
- Included in CPIP: Yes – 2024 CPIP Priority 55 of 62 in FY25 (estimated at \$20,000)
- Phase I Approval: February 2025 (estimated at \$20,000) (JBRC)
- Supporting Details: Pages 727-744

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

Rationale: The property is adjacent to Forty Acre Rock Heritage Preserve Wildlife Management Area. Acquisition of the site will increase the size of, and serve as a buffer for, the existing HP/WMA and enhance the outdoor recreational opportunities available to the public, including hunting, nature observation, birdwatching, and hiking. The property could also serve as an experimental reintroduction site for the smooth purple coneflower, reestablishing the species in Lancaster County.

Characteristics: The property consists mainly of a loblolly pine plantation and boasts a variety of scrub oaks, including turkey, bluejack, blackjack, and others typical of sandhill ecosystems. Rare plant species could be present on the site, most notably the federally endangered smooth purple coneflower (*Echinacea laevigata*), a plant that is native to the area. Typical game and nongame species are present on the site, along with a pond, creeks, and granite rock formations. The creek bottoms are dominated by dry-medic oak-hickory forests that appear to have not been logged in several decades.

Financial Impact: The property is offered by Open Space Institute of New York, New York, as a donation. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), \$5,000 (year 2), \$3,000 (year 3), in annual operating expenditures. An appraisal is not required because this is a donation. A Phase I Environmental Site Assessment was completed in March 2025 and found no evidence of recognized environmental conditions in connection with the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property.

Full Project Estimate: \$20,000 (internal) funded from 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 acquisition.

56. Project: Department of Natural Resources
 P24.6111: Horry - Waites Island HP Land Donation (Boyce)
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Final Land Acquisition to acquire +/- 260 acres in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 54 of 62 in FY25 (estimated at \$20,000)

Phase I Approval: January 2025 (estimated at \$20,000) (JBRC)

Supporting Details: Pages 745-762

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

Rationale: The property is the only undeveloped coastal fringe habitat in the 22 miles from Myrtle Beach to the North Carolina boundary line. Protection of Waites Island is critical to the long-term health of high value ecosystems and the species which rely on them. The island has had populations of one such dependent plant species, the federally threatened seabeach amaranth (*Amaranthus pumilus*). This protected species depends on healthy beach dune ecosystems and sites like Waites Island will be critical to the long-term viability and recovery of the species. The island also serves as an oasis for birds providing a long stretch of coastline that consists of undeveloped and undisturbed beaches. These undeveloped and undisturbed beaches are necessary for providing nesting habitat for imperiled wildlife, including but not limited to, the federally threatened loggerhead sea turtle (*Caretta caretta*) and the federally threatened piping plover (*Charadrius melodus*). Portions of the beach front on the northeastern and southwestern ends are designated as critical habitat by the U.S. Fish and Wildlife Service (USFWS) for the piping plover. The property also provides habitat for the threatened least tern in South Carolina.

Characteristics: Waites Island is located just south of the Little River Inlet and is the northernmost barrier island of the SC coast. The property consists of a mosaic of ecologically significant plant communities associated with an undeveloped barrier island, a lagoonal tidal marsh, and coastal uplands between the lagoon and the Little River.

Financial Impact: The property is offered by Open Space Institute of New York, New York, as a donation. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), \$5,000 (year 2), and \$1,000 (year 3), in annual operating expenditures. An appraisal is not required because this is a donation. A Phase I Environmental Site Assessment was completed in January 2025 and found no evidence of recognized environmental conditions in connection with the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property.

Full Project Estimate: \$20,000 funded from 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 acquisition.

57. Project: Department of Parks, Recreation, and Tourism
 P28.9867: Cheraw State Park Boardwalk

Request: Establish Phase I Pre-Design Budget to renovate the boardwalk.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 5 in FY27 (estimated at \$200,000)

Supporting Details: Pages 763-768

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

Summary of Work: The project will renovate the Cheraw State Park Boardwalk over Lake Juniper. The work will include a complete re-decking and repairs to its support structures. The work will also include site preparation for the sidewalk, demolition of the old boardwalk, and concrete work for the boardwalk trail.

Rationale: The existing boardwalk has had minimal repairs and board replacement since its construction and is due for a complete re-decking and repairs to its support structures. According to the agency, continuing to operate the boardwalks and observation decks as is will ultimately result in increasing maintenance costs, reduced visitor experience, and potential losses in revenue.

Facility Characteristics: The boardwalk is a half mile trail that was constructed in 2001 (24 years old). The boardwalk trail crosses the dam spillway at Cheraw State Park. It is a popular walking trail for day use visitors, but also for campground guests that use the boardwalk as a foot path to the rest of the park. The park has an estimated 570,000 visitors annually.

Financial Impact: This phase of the project will be funded from Other, Park Revenue Funds (uncommitted balance \$12.87 million at January 21, 2025). 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: \$1,000,000. Phase II will be funded from Park Revenues, Land Water Conservation Fund Grant Funds.

58. Project: Department of Parks, Recreation & Tourism
P28.9846: Kings Mountain CCC Bathhouse Renovation
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Revise Scope and establish Phase II Full Construction Budget to complete critical repairs needed to the Civilian Conservation Corps (CCC) Bathhouse.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 5 in FY27 (estimated at \$3,000,000)
- Phase I Approval: June 2024 (estimated at \$3,000,000) (SFAA)
- Supporting Details: Pages 769-780

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) (77), (Kings Mountain State Park Upgrades)	45,000		45,000	205,000	250,000
FY23 Appropriated State, Proviso 118.18 (B) (93) (ttt), (Kings Mountain State Park)				250,000	250,000
FY20 Appropriated State, Proviso 118.16 (B) (11) (f), (Parks Revitalization)				71,099	71,099
All Sources	<u>45,000</u>		<u>45,000</u>	<u>526,099</u>	<u>571,099</u>

Summary of Work: The repairs will consist of the covered entry column repair/replacement, asbestos and lead paint abatement, structural repairs, securing windows and adding sheathing/moisture barriers.

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

Facility Characteristics: The existing bathhouse is 3,450 square feet and was constructed in 1935 (90 years old). Approximately 20,000 campers are anticipated to utilize the renovated facility.

Financial Impact: This phase of the project is funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$205K at February 11, 2025), FY23 Appropriated State (nonrecurring) (uncommitted balance \$250K at February 11, 2025), and FY20 Appropriated State (nonrecurring) Funds (uncommitted balance \$100K at February 11, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$571,099 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in June 2026.

59. Project: Department of Parks, Recreation & Tourism
 P28.9803: Calhoun Falls State Park Marina Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Increase Phase II Full Construction Budget to cover increased costs to complete the marina replacement.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 5 in FY27 (estimated at \$1,010,000)
- Phase I Approval: January 2022 (estimated at \$1,000,000) (Admin.)
- Supporting Details: Pages 781-788

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)(77), (Calhoun Falls Marina)	1,000,000		1,000,000		1,000,000
FY25 Appropriated State, Proviso 118.20 (B)(38)(b), (Calhoun Falls Marina Replacement)				1,350,000	1,350,000
All Sources	<u>1,000,000</u>		<u>1,000,000</u>	<u>1,350,000</u>	<u>2,350,000</u>

Summary of Work: The project will upgrade the existing marina at Calhoun Falls State Park. The work includes replacing the entire marina with a higher quality structure, adding additional slips, and replacing all utilities.

Rationale: According to the agency, the existing structure has many issues and needs constant repairs. It has become a source of complaints from leaseholders and the boardwalks and slips are becoming a safety concern due to years of use, making this project a priority. The increase will cover increased costs of materials due to inflation.

Facility Characteristics: The Calhoun Falls Marina was constructed in 1990 (35 years old) and has a total of 30 rentable marina-slips. The current plan is to have over 40 slips with the replacement.

Financial Impact: This increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.35 million at March 26, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,350,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in July 2025 and completion of construction in December 2026.

60. Project: Department of Parks, Recreation, and Tourism
 P28.9850: Croft State Park - Boy Scouts /Equestrian
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to build a new equestrian campground.
- Included in CPIP: Yes – 2024 CPIP Priority 37 of 37 in FY25 (estimated at \$750,000)
- Phase I Approval: May 2024 (estimated at \$750,000) (Admin.)
- Supporting Details: Pages 789-800

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)(86) (kkk), (Croft State Park Boy Scouts /Equestrian)	11,250		11,250	738,070	749,320
All Sources	<u>11,250</u>		<u>11,250</u>	<u>738,070</u>	<u>749,320</u>

Summary of Work: The project will construct a new equestrian campground at Croft State Park. The work will include site clearing, a gravel access drive, concrete sidewalks, a premanufactured restroom building, water, sewer, and electrical utilities, gravel campsites, site amenities (fire ring, picnic tables, equestrian tie rails), a potable well, and on-site septic.

Rationale: According to the agency, Croft State Park is becoming busier with the growth of Spartanburg and various park improvements, and equestrian users find it increasingly difficult to rent a campsite. Furthermore, the closest campground to the horse stalls is roughly 1/2 mile away. Over the last couple of years, the park has added three equestrian sites beside the horse stalls, which have generated significant excitement among visitors.

Facility Characteristics: Croft State Park is 7,000 acres of wooded terrain and is located a few miles from downtown Spartanburg. The park offers over 20 miles of biking and hiking trails, a playground, picnicking and camping, as well as fishing and boating in one of two lakes. Croft State Park is also known for its equestrian facilities, including 51 horse stalls and an arena. It regularly hosts shows in its arena. The project is expected to provide new opportunities to an estimated 10 million state park visitors annually.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$749K at March 17, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$749,320 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected July 2025 and construction completion in June 2027.

61. Project: Department of Parks, Recreation & Tourism
P28.9860: Property Acquisition – Waites – Jackie Boyce

Request: Establish Final Land Acquisition to purchase +/- 209.47 acres and a house in Horry County.

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

Phase I Approval: February 2025 (estimated at \$8,075,000) (SFAA)

Supporting Details: Pages 801-832

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		75,000
Other, SC Office of Resilience				8,000,000	8,000,000
All Sources	<u>75,000</u>		<u>75,000</u>	<u>8,000,000</u>	<u>8,075,000</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 (8 years old).

Financial Impact: The property is offered by Jackie Boyce for \$8,000,000. The acquisition will be funded by SC Office of Resilience Funds (uncommitted balance \$8 million at March 18, 2025). The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$21,165,000. A Phase I Environmental Site Assessment was completed in March 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in March 2025 and found \$500 in immediate costs to rectify deficiencies. Letters of support have been received from Horry County and Horry County School District.

Full Project Estimate: \$8,075,000 funded from SC Office of Resilience Funds. 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.

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

Request: Establish Final Land Acquisition to purchase +/- 114.93 acres in Horry County.

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

Phase I Approval: October 2024

Supporting Details: Pages 833-854

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
Other, SCCB, (National Coastal Wetland Conservation Grant Program)				1,000,000	1,000,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</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 +/- 14.93 acres. This property is undeveloped.

Financial Impact: The property was sold by Rebecca (Becky) Work to Open Space Institute for \$8,000,000 in November 2024. Open Space Institute is offering the property for \$1,000,000. The acquisition will be funded from Other, National Coastal Wetland Conservation Grant Funds awarded to the SC Conservation Bank (uncommitted balance \$1 million at August 1, 2024). The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$19,320,000. A Phase I Environmental Site Assessment was completed in June 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Horry County and Horry County School District.

Full Project Estimate: \$1,020,000 funded from National Coastal Wetland Conservation Grant Program 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.

AGENCY: Department of Administration
Clemson University

SUBJECT: Student Health Partnership
Clemson University
Proposed Lease and Medical Office Building

Clemson University requests review of its proposal to lease real property to the Medical University Hospital Authority (MUHA) and to establish Phase II full design and construction for a new campus health center, which the University proposes to acquire at the end of the lease term.

Proposed Lease. The University proposes to lease real property located at C-1 Parking, Hunnicutt Creek in Clemson to the Medical University Hospital Authority¹ for the purpose of constructing and occupying a building containing approximately 90,000 square feet to serve as a new campus health center. The current Redfearn Health Center is over 40 years old and no longer meets the needs of the campus population. The new facility will also support human performance research involving faculty and students from both universities.

The term of the proposed lease is 30 years. The rental rate is \$1 a year. At the end of the lease term, title to the facility will transfer to the University. Should the lease terminate early, the University has a purchase option at a value based on a predetermined schedule.

Permanent Improvement Project. The University request is to establish the full construction budget at \$73,000,000 to be funded by \$11.5 million in two Federal Health Resources & Services Administration grants, \$3 million in Maintenance & Stewardship funds, and a \$58.5 million contribution to the project by the Medical University Hospital Authority.

The project will authorize the Medical University Hospital to construct a medical office building to replace the existing Redfearn Health Center on the Clemson campus. The facility will offer a wide range of clinical services and include necessary support departments such as laboratory services, radiology, and a retail pharmacy.

An Executive Oversight Committee & Joint Operating Committee have been established to oversee the partnership and to ensure joint decision-making for the building and all service offerings. The University has agreed not to increase student health costs for 5 years as a condition of the undertaking.

Contract execution is expected in January 2026 and completion of construction in July 2027.

COMMITTEE ACTION:

1. Review and make recommendation regarding the proposed 30-year lease from Clemson to the Medical University Hospital Authority for construction of a new health center facility, and the permanent improvement project for the eventual acquisition by Clemson of the facility at the end of the lease term.

¹ An agency of the State of South Carolina pursuant to § SC Code 59-123-60.

-
2. Review and make recommendation regarding the University's request to establish the full design and construction budget for the permanent improvement project.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services and Executive Budget Office, Agenda Item Worksheet.
2. Letter dated March 12, 2025, of Mr. Richard Petillo, Chief Financial Officer, Clemson University.
3. MUSC Clemson Partnership Information and Supporting Documentation

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 3, 2025

Regular Agenda

1. Submitted by:

(a) Agency: Department of Administration

(b) Authorized Official Signatures:

Ashlie Lancaster

Ashlie Lancaster, Director, FMPS

Kevin Etheridge

Kevin Etheridge, Acting Office Director, EBO

2. Subject: Clemson University and MUSC Student Health Partnership 30-year ground lease from Clemson to MUHA, Permanent Improvement Project to construct a 90,000 square foot building, and Permanent Improvement Project (PIP) acquisition by Clemson of the facility to be constructed by MUHA at the end of the lease term

3. Summary Background Information:

Clemson University (Clemson) requests approval to lease that certain real property located at C-1 Parking, Hunnicutt Creek in Clemson to the Medical University Hospital Authority (MUHA) for the purpose of constructing and occupying a building containing approximately 90,000 square feet to serve as a new campus health center. The current Redfearn Health Center is over 40 years old and no longer meets the needs of the campus population. The new facility will also support human performance research involving faculty and students from both universities.

An Executive Oversight Committee (EOC) & Joint Operating Committee (JOC) have been developed to oversee the partnership between MUSC and Clemson University and to ensure joint decision-making for the building and all service offerings.

The term of the lease will be thirty (30) years with consideration for the lease being \$1/year as well as the Inter-Institutional Affiliation Agreement. The total estimated project cost is \$73M, inclusive of \$61M construction cost, \$9M for equipment, and \$3M. for site improvements. \$58.5M of the project will be self-financed by MUHA using its cash and operating funds, Clemson will contribute \$6M in federal grant funds towards construction, \$5.5M in additional federal grant funds towards equipment, and \$3M for site improvements. MUHA will operate the facility as well as take on the financial risk of the clinical operations. Clemson will also continue to provide the same financial support for Student Health & Counseling Services for a period of 5 years. Additionally, Clemson plans to lease some health-related academic space from MUHA within the new building. At the end of the lease term, title to the facility will transfer to Clemson. Should the lease terminate early, Clemson has the option to purchase based on the attached predetermined schedule.

4. What is the JBRC asked to do? Approve the proposed 30-year ground lease from Clemson to MUHA, PIP to construct a 90,000 square foot building, and PIP acquisition by Clemson of the facility to be constructed by MUHA at the end or early termination of the lease term.

-
- 5. What is recommendation of the submitting agency involved** Approve the proposed 30-year ground lease from Clemson to MUHA, PIP to construct a 90,000 square foot building, and PIP acquisition by Clemson of the facility to be constructed by MUHA at the end or early termination of the lease term.
-

6. List of Supporting Documents:

- (a) Letter from Clemson
- (b) MUSC Clemson Partnership Information
- (c) PIP Construction Project Worksheet
- (d) Inter-Institutional Affiliation Agreement
- (e) Ground Lease Early Termination Prepayment Calculations



May 12, 2025

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

SUBJECT: Clemson University Ground Lease to MUHA on Clemson's Main Campus

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 June 3 and June 10, respectively, for a ground lease between Clemson University and the Medical University Hospital Authority (MUHA) for a portion of property located in the C-1 Parking Lot on Clemson University's main campus (see enclosed Exhibit A).

Finance and Operations

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

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

Over the last several years, Clemson has been evaluating its current health facility, Redfern Health Facility, and determined that it is past its useful life and no longer meets the needs of the University's campus population. During this process, the University engaged with the Medical University of South Carolina (MUSC) about a collaboration for MUSC to provide health and wellness services for the campus population which would be focused on innovation and holistic well-being and will also support human performance health and research involving faculty and students from both Clemson and MUSC.

As a result of the collaboration, Clemson and MUHA would like to enter into a thirty (30) year ground lease for \$1.00 per year in exchange for MUHA developing and constructing an approximately 90,000 square foot facility to serve as Clemson University's new campus health center which will be operated by MUSC.

This request to ground lease the property to MUHA and subsequently acquire the facility at the end of the lease, is part of the Clemson University/MUSC Student Health Partnership Project which has been submitted to SFAA.

Once approved, please have executed and return to my office for distribution. If you should have any questions or need any further documentation, please do not hesitate to contact me or Angie Leidinger.

Kindest regards,

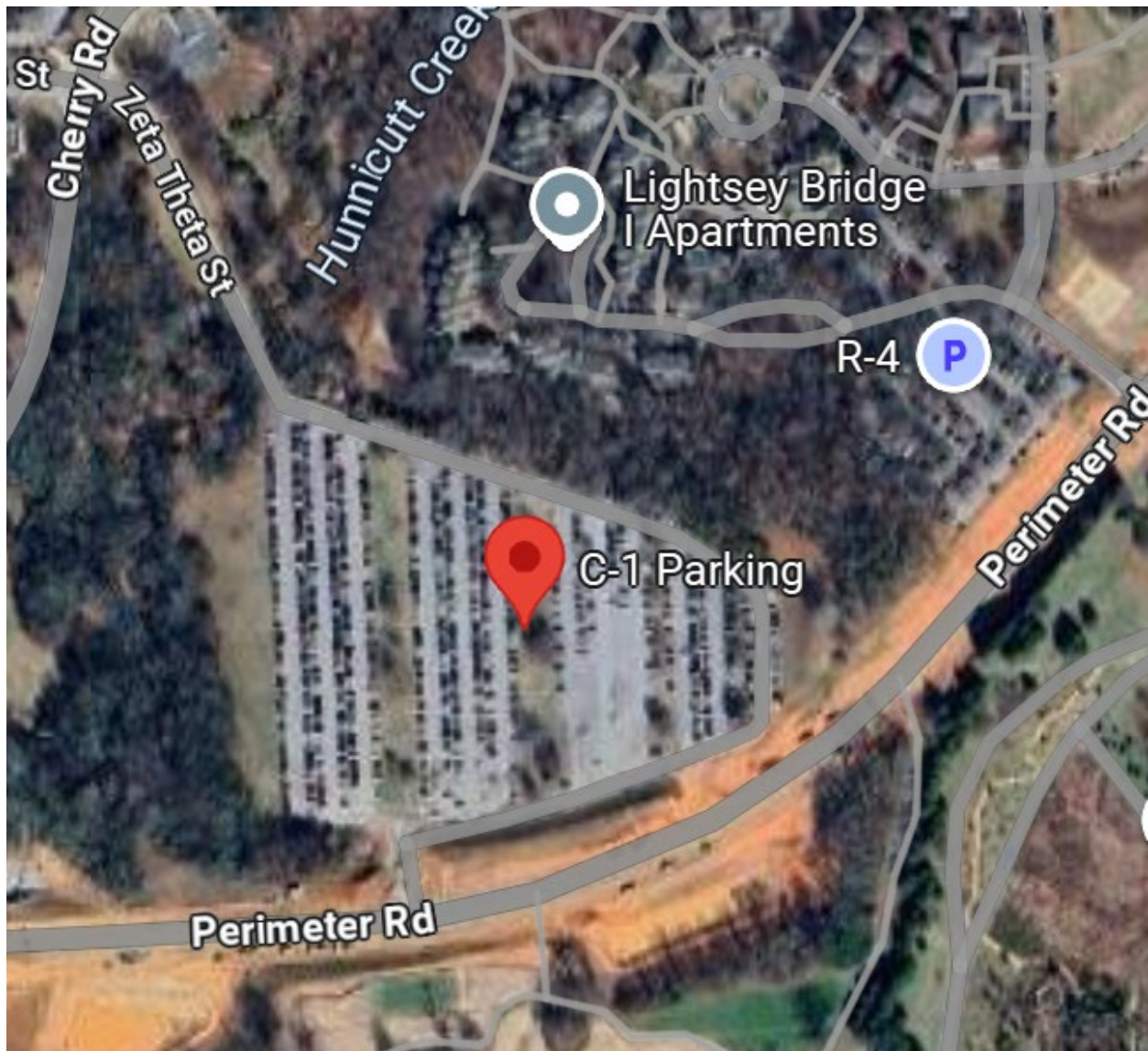
A handwritten signature in black ink, appearing to read "R. Petillo", written over a horizontal line.

Richard Petillo
SVP Finance & Operations & CFO

Enclosure

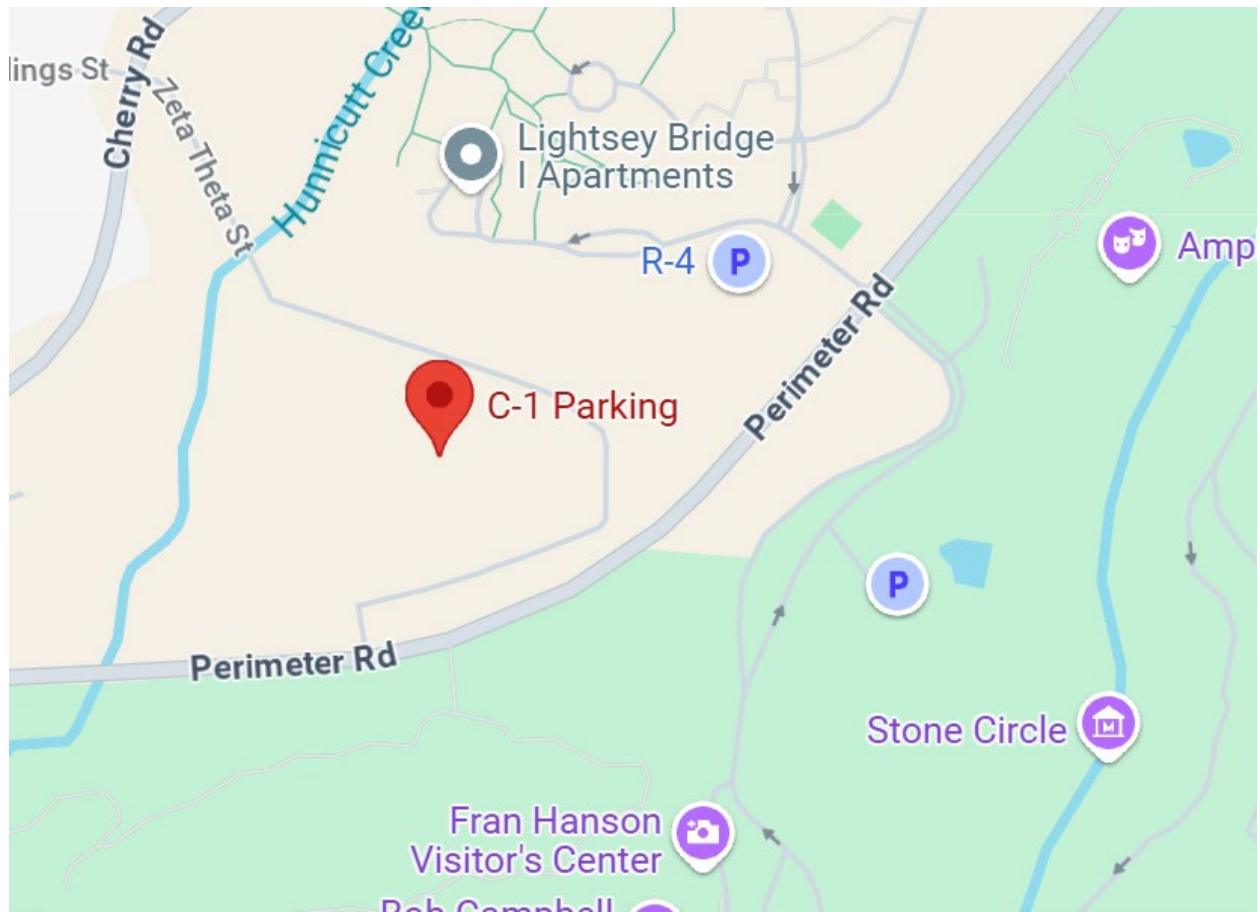
Cc: Kathy Coleman
Angie Leidinger
Laura Stoner

Exhibit A



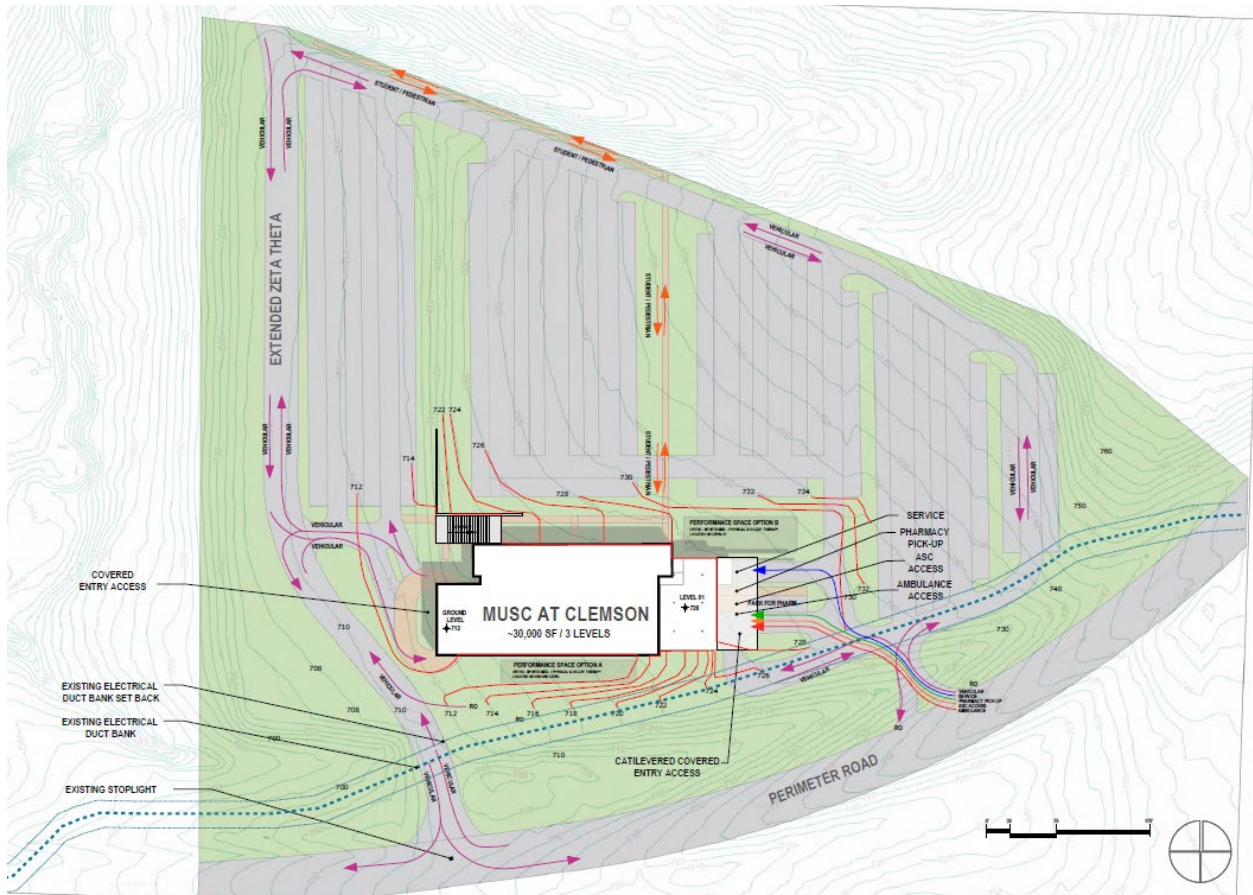
C-1 Parking Lot, Satellite View

Exhibit A Continued



C-1 Parking Lot, Map View

Exhibit A Continued



Proposed conceptual siting of facility within C-1 Parking Lot.



Clemson[®]Elevate

MUSC Health & Clemson University Medical Office Building
Partnership Information

Table of Contents

Existing Partnership	3
Student Health	3
Research	3
Academics.....	4
Collaborations	4
Project Overview.....	5
Project Goal	5
Project Vision	5
Construction & Land	6
Joint & Executive Oversight.....	6
Business Model.....	6
Project Details	6
Planned Service Offerings	6
Planned Square Footage	7
Project Site & Development.....	7
Estimated Project Cost	7
Lease Terms (Ground Lease & Academic Space Utilization)	8
A/E & CM Selection & Contracts	8
Timeline.....	9
Appendix.....	9
1 – Assignable & Gross Square Footage.....	9
2 – Project Site Map	10
3 – Finance and Lease Details	11

Existing Partnership

MUSC through MUHA or another affiliate (collectively referred to as “MUSC”) and Clemson University have a mutually beneficial partnership that has been in place for many years. The partnership can be categorized into four areas with this project representing the fifth and next step into enhancing the lives of students, faculty, staff, and South Carolinians.

Student Health

- Business Operations & Insurance Billing
 - Revenue Cycle support and staffing
- Operational Oversight
 - Assessment, Recommendations, Leadership
 - Physician and Staff recruitment, Hiring support/staffing
- Mental Health (CAPS)
 - MUSC Psychiatrist
 - Tele-psychiatry
- Telehealth specialty clinics and physician consults (MUSC Specialists)
- Virtual Urgent Care for students (& Faculty/Staff)

Research

- Alzheimer's Disease Research
- AI Research Hub
- South Carolina Bioengineering Alliance, James E. Clyburn Research Center (MUSC Campus)
- Statewide outreach programs in chronic disease management (diabetes and hypertension) education and prevention, milk bank services, school wellness checklist, health fair partnerships
- SmartState Center of Economic Excellence in Regenerative Medicine (Dr. Jeremy Gilbert)
- SmartState Center of Economic Excellence in Advanced Tissue Biofabrication (Dr. Zhi Bruce Gao)
- SCRA Medical Device Alliance - SCRA: South Carolina Research Authority
- Clemson SC TRIMH COBRE (CU, MUSC, Prisma Health – Orthopedics Research), MUSC / CU Artificial Intelligence (AI) Research Collaborative; Clemson BIOE faculty serving as PI on MUSC R01 grant and MUSC T32 grant; Collaborative NIH funded research in cardiovascular, neuroscience, dental and orthopedics
- Research and infrastructure are the NIH COBRE centers:
 - SC BioCRAFT (<https://www.clemson.edu/centers-institutes/scbiocraft/>)
 - started in 2009 Clemson led Collaborative with MUSC.
 - SC TRIMH (<https://www.clemson.edu/centers-institutes/sc-trimh/>)
 - Clemson led Collaborative with MUSC

- NIH T32 training grant in Craniofacial and Oral Health Research (T-COHR, <https://gradstudies.musc.edu/research-innovation/training-grants>)
 - MUSC led Collaborative with Clemson -includes joint student participation.
 - BDSI (Biomedical Data Science and Informatics) program (<https://web.musc.edu/about/news-center/2022/05/25/scbids4health>).
- CDC-funded DMA-PRIME
 - Clemson led Collaborative with MUSC (includes components with rural health)
- NSF ADAPT center (<https://www.scbio.org/south-carolina-launches-program-to-advance-ai-in-healthcare/>)
 - Clemson led Collaborative with MUSC.

Academics

- Accelerated Pathways (Clemson Seniors complete 1st year Graduate School curriculum while at Clemson)
- Joint Doctoral Programs
- Biomedical Engineering Partnership
 - BIOE Laboratory Space (research & degree programs, on MUSC Campus)
 - Undergraduate to graduate accelerated pathway degree programs: MD, DMD, PharmD, DPT, MHA, MPH
 - Joint Biomedical Data Science and Informatics doctoral program (MUSC / CU)
 - Clemson-MUSC Bioengineering Joint Program (since 2003); 35 MUSC faculty hold Faculty Adjunct Appointments in Clemson Bioengineering Department;
 - Bioengineering Capstone Design – BIOE Seniors work with MUSC faculty (clinics) on medical technology innovation
- Biomedical Data Science and Informatics (BDSI) joint degree program.

Collaborations

Rural Health (serving rural and underserved populations of South Carolina)

- MUSC provides Epic Community Connect: Installation and support (low cost)
- Revenue Cycle billing support services through MUSC
- Rural Health Outreach Partnership: Healthy Me Healthy SC Collaborative

Clemson Athletics

- Medical and training Consultative and Advisory relationship
- MUSC provides Chief Medical Officer for Clemson Athletics

Future Planned Collaborations:

Human Performance Research: This proposal, will enhance the MUSC & Clemson University partnership to collaborate and develop a nationally recognized Human Performance Research Center that will combine the strengths of both organizations to research, develop, and implement new technologies in all aspects of Human Performance.

Health Care Services: In addition, this next step will further strengthen our existing relationship and allow the Students, Faculty & Staff, and community of Clemson to have access to the #1 Healthcare provider in the State on the Clemson campus.

Project Overview

Clemson University and the MUSC, will work together to deliver the **#1 student health and wellness experience in the nation** and transform how the entire Clemson Family experiences comprehensive health care on campus. This collaboration will also facilitate human performance research involving faculty and students from South Carolina's two largest research universities.

Project Goal

MUSC & Clemson University aims to deliver all currently offered healthcare services to Clemson University students and expand access to care for students, faculty/staff, and the broader community through added service offerings. MUSC is committed to a four-pronged approach to creating innovative & flexible centers for patient care to deliver the needs of today, tomorrow, and the future: Patient Experience, Quality Infrastructure, Time to Market, and Cost to Build.

Project Vision

MUSC aims to transform the Clemson Health experience with Clemson University. Together success would:

- Combine the success of South Carolina's #1 academic institution for student experience with the state's #1 health care system.
- Facilitate and expand opportunities for NIH-level funding among innovative teams of Clemson University & MUSC doctors/faculty scientists/students.
- Create new revenue streams and reinvestment opportunities to mitigate rising healthcare costs and expand services, while maintaining the #1 student experience.
- Fully leverage MUSC's expertise, skill set, and healthcare delivery experience.
- Identify opportunities for additional joint degree/certificate programs and academic space.

Construction & Land

On the site chosen by Clemson University (Parking Lot C-01). MUSC proposes a long-term lease (assumes a \$1 long-term lease) of the land from Clemson University and utilizes the MUHA procurement process for the construction of the building.

Construction will be completed by MUSC in collaboration with the Clemson University planning, design, and construction team. MUSC will lead the construction efforts and bring their clinical knowledge and building expertise to the Clemson campus to design, develop, and operate a Medical Office Building on the Clemson main campus.

Joint & Executive Oversight

An Executive Oversight Committee (EOC) & Joint Operating Committee (JOC) have been developed to oversee the partnership between MUSC and Clemson University and to ensure joint decision-making for the building and all service offerings. Membership of the EOC consists of equal representation from both institutions (6 total members, 3 from each) for the following roles: president, executive leader, and a delegate from the Board of Trustees. Membership of the JOC consists of equal representation from both institutions (6 total members, 3 from each) for the following areas: operations, finance, and student health.

Business Model

MUSC would finance the construction of the building and take on the financial risk of the clinical operations. MUSC will model their existing relationship with The Citadel, and bill for clinical services rendered to students, faculty/staff, and the community, in a manner that does not burden Clemson students or their families but is expected to generate additional revenue that will offset increasing costs. Any positive revenue generated over expenses will be reinvested back into Clemson Health at the direction of EOC & JOC. Clemson University would continue to provide financial support for Student Health & Counseling Services by its contribution of student health services fees and other internal transfers to cover operating expenses, which may periodically increase due to rising healthcare costs (after the initial 5 years of operation of the health services building) Clemson University would opt to lease health-related academic space within the new building, including research.

Project Details

Planned Service Offerings

- Clinical:
 - Allergy & Immunization
 - Laboratory
 - Pharmacy

- Radiology
- Telehealth
- Nutrition/Dietary
- Physical Therapy/Occupational Therapy
- Occupational Health/Employee Health
- Rapid Access
- Student Health
- Counseling and Psychological Services (CAPS)
- Ambulatory Surgery Center (Future Growth)
- Research:
 - Human Performance

Planned Square Footage

Currently, MUSC is targeting to construct an approximately 90,000-square-foot¹ medical office building/ambulatory surgery facility that will support Clemson University’s students, faculty/staff, and community members. Given that the design phase has not commenced, the allotted square footage is likely to change, additionally, MUSC is planning to include space for future growth that will be shelled. Build-out and programmatic elements of the shelled space will be decided by the EOC and executed by the JOC.

¹ See appendix for estimated square footage by service.

Project Site & Development

A comprehensive feasibility study was conducted with large teams from both Clemson University and MUSC in 2024 that included a very robust site selection process and targeted the clinical and academic programming for this project. In this process, the Clemson University Board of Trustees acknowledged and approved the parking lot designated Lot C-01² as the primary site for this project. This lot is located on the south portion of Clemson’s main campus on Perimeter Rd., west of Cherry Rd and east of Newman Rd.

² See the appendix for the project site map.

Estimated Project Cost

The anticipated cost is \$61,000,000 for construction and \$9,000,000 for equipment. MUSC will self-finance the project, with a 5% cost of capital. Clemson will contribute approximately \$11,500,000 to the project from existing grant funding, and Clemson and MUSC will pursue potential philanthropic or other outside funding. By expanding the partnership between Clemson University and MUSC, both state agencies will benefit, where Clemson will leverage MUSC clinical operations expertise and healthcare building design with the note that the planned funding will not utilize Clemson tuition dollars while

allowing Clemson to benefit from a much-needed state-of-the-art facility primarily focusing on Student Health. If Clemson were to pursue this alone, the cost would be passed to students.

In addition to the facility construction, Clemson University and MUSC will partner to control rising healthcare costs to the benefit of Clemson University students. Student healthcare costs have been escalating since the pandemic at an average rate of 6% per year. Through the proposed partnership with MUSC, both parties have agreed to a commitment that during the first 5-years of student health operations MUSC will hold student health costs flat. In order to achieve this commitment in collaboration with the JOC, MUSC will leverage their clinical & operational expertise to enhance and improve efficiencies in the student health space to better control costs while delivering the #1 student health and well-being experience in the nation. In this model, all students will continue to have access to student healthcare regardless of their financial status, and this will replace Clemson's current archaic billing model that directly impacts student's ability to register and graduate. Additionally, this model and partnership will introduce new clinical revenue streams that Clemson cannot execute on without a clinical partner.

Lease Terms (Ground Lease & Academic Space Utilization)

Clemson will lease the site to MUSC for thirty years at \$1 per year³. If the parties exit the relationship before the end of the lease term, Clemson can buy the building back at a price determined by a thirty-year amortization schedule. Clemson can also acquire the equipment at a price determined on an eight-year depreciation schedule. The grant funding and any other outside funding will be accounted for in the amortization and depreciation schedules, to reduce Clemson's potential purchase price. The facility will only be used to provide healthcare services or for other academic, research, or clinical uses approved by the parties. MUSC will not have the ability to assign or sublet the entire facility without Clemson's consent. Clemson will approve any subleases of the property.

³ See the appendix for finance & lease details.

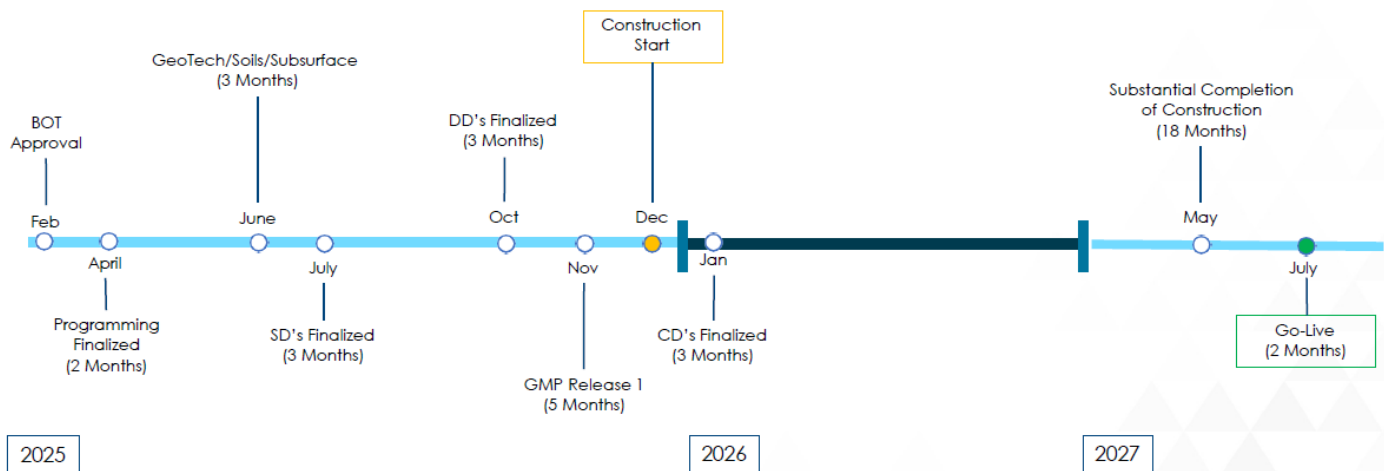
A/E & CM Selection & Contracts

At MUSC's February Board of Trustees meeting, McMillan Pazdan Smith with Perkins+Will & Rogers with Thompson Turner were selected as the architect/engineer and construction firm at risk, respectively.

Contracts for the firms listed above are not to be issued until MUSC's General Counsel obtains clearance from SFAA/JBRC.

Timeline

Clemson MOB/Student Health Center Timeline



Appendix

1 – Assignable & Gross Square Footage

Service	MUSC Proposed Assignable Square Footage	MUSC Proposed Gross Square Footage
Allergy	1,476	1,771
Lab	2,066	2,479
Pharmacy	2,660	3,192
Radiology	3,935	4,722
Telehealth	932	1,118
PT/OT	2,889	3,467
Occ Health/Rapid Access/ Faculty & Staff CAPS	5,119	6,143
Student Health	16,344	19,613
Counseling and Psychological Services (CAPS)	10,039	12,047
ASC (Shelled Space) 1	6,450	7,740
Orthopedics (Shelled Space)	4,474	5,369
Human Performance	5,877	7,052
Common Space	2,750	3,300
Administration, Staff Commons, Building Support	9,718	11,662
Total	74,729	89,675

2 – Project Site Map



3 – Finance and Lease Details

Building (\$ millions)					Equipment (\$ millions)					Total		
Construction cost		\$61.000	1000		Equipment Cost		\$9.000			\$70.000		
Clemson contribution		\$5.500			Clemson contribution		\$6.000			\$11.500		
Net Cost		\$56			Net Cost		\$3			\$59		
Interest Rate		5%			Interest Rate		5%					
Financing Horizon		30			Financing Horizon		8					
	Building Prepayment Value (millions)					Equipment Prepayment Value (millions)					Total Purchase Price (millions)	
	Lease Payment					Lease Payment					Lease Payment	
	Initial	Amortized	Purchase	Option on			Amortized	Purchase	Option on		Total	Lease
Year	Principal	Debt	Price	Termination		Net Cost	Debt	Price	Termination		Purchase Price	Option on
1	\$55.500	\$0.835	\$54.665	\$3.610		\$3.000	\$0.314	\$2.686	\$0.464		\$57.350	\$4.075
2	\$55.500	\$1.712	\$53.788	\$3.610		\$3.000	\$0.644	\$2.356	\$0.464		\$56.143	\$4.075
3	\$55.500	\$2.633	\$52.867	\$3.610		\$3.000	\$0.990	\$2.010	\$0.464		\$54.876	\$4.075
4	\$55.500	\$3.600	\$51.900	\$3.610		\$3.000	\$1.354	\$1.646	\$0.464		\$53.545	\$4.075
5	\$55.500	\$4.616	\$50.884	\$3.610		\$3.000	\$1.736	\$1.264	\$0.464		\$52.148	\$4.075
6	\$55.500	\$5.682	\$49.818	\$3.610		\$3.000	\$2.137	\$0.863	\$0.464		\$50.681	\$4.075
7	\$55.500	\$6.801	\$48.699	\$3.610		\$3.000	\$2.558	\$0.442	\$0.464		\$49.141	\$4.075
8	\$55.500	\$7.977	\$47.523	\$3.610		\$3.000	\$3.000	\$0.000	\$0.464		\$47.523	\$4.075
9	\$55.500	\$9.211	\$46.289	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$46.289	\$3.610
10	\$55.500	\$10.507	\$44.993	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$44.993	\$3.610
11	\$55.500	\$11.868	\$43.632	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$43.632	\$3.610
12	\$55.500	\$13.296	\$42.204	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$42.204	\$3.610
13	\$55.500	\$14.797	\$40.703	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$40.703	\$3.610
14	\$55.500	\$16.372	\$39.128	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$39.128	\$3.610
15	\$55.500	\$18.026	\$37.474	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$37.474	\$3.610
16	\$55.500	\$19.762	\$35.738	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$35.738	\$3.610
17	\$55.500	\$21.586	\$33.914	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$33.914	\$3.610
18	\$55.500	\$23.501	\$31.999	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$31.999	\$3.610
19	\$55.500	\$25.511	\$29.989	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$29.989	\$3.610
20	\$55.500	\$27.622	\$27.878	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$27.878	\$3.610
21	\$55.500	\$29.838	\$25.662	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$25.662	\$3.610
22	\$55.500	\$32.166	\$23.334	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$23.334	\$3.610
23	\$55.500	\$34.609	\$20.891	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$20.891	\$3.610
24	\$55.500	\$37.175	\$18.325	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$18.325	\$3.610
25	\$55.500	\$39.869	\$15.631	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$15.631	\$3.610
26	\$55.500	\$42.698	\$12.802	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$12.802	\$3.610
27	\$55.500	\$45.668	\$9.832	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$9.832	\$3.610
28	\$55.500	\$48.787	\$6.713	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$6.713	\$3.610
29	\$55.500	\$52.062	\$3.438	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$3.438	\$3.610
30	\$55.500	\$55.500	\$0.000	\$3.610		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$3.610
31	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
32	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
33	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
34	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
35	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
36	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
37	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
38	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
39	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000
40	\$55.500	\$55.500	\$0.000	\$0.000		\$3.000	\$3.000	\$0.000	\$0.000		\$0.000	\$0.000

STATE FISCAL ACCOUNTABILITY AUTHORITY AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 10, 2025

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 – MUSC Health & Clemson University Medical Office Building

3. Summary Background Information:

1. Project: JBRC Separate Item: Clemson University
H12.9975: MUSC Health & Clemson University Medical Office Building
- Request: Establish Phase II Full Construction Budget to construct a medical office building on Clemson's campus, and to acquire the building at the end of the lease term.
- Included in CPIP: Yes – 2024 CPIP Priority 8 of 9 in FY25 (estimated at \$60,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Health Resources & Services Administration Grant				5,500,000	5,500,000
Federal, Health Resources & Services Administration Grant				6,000,000	6,000,000
Other, Medical University Hospital Authority				58,500,000	58,500,000
Other, Maintenance & Stewardship				3,000,000	3,000,000
All Sources				<u>73,000,000</u>	<u>73,000,000</u>

Summary of Work: The project will authorize the Medical University Hospital Authority to construct a medical office building to replace the existing Redfern Health Center on the Clemson campus. The facility will offer a wide range of clinical services and include necessary support departments such as laboratory services, radiology, and a retail pharmacy.

Rationale: Redfern Health Center was constructed in 1969 (56 years old), when the university had a student population of approximately 6,700. Per the university, since construction, enrollment has increased four-fold, but Redfern has not been significantly expanded or renovated since it was constructed. An expanded and more modern health center will enable the university to deliver the highest level of service for the expanding student body to implement additional services and programs as needed. This move will also support the long-range strategy to use the central part of the campus for academic needs.

Facility Characteristics: This replacement facility will be approximately 90,000 square feet and will be constructed on the designated Lot C-01. The facility will offer a wide range of clinical services, including primary care, mental health counseling, radiology,

pharmacy, physical therapy, and telehealth. Additionally, the facility will house the Human Performance Research Center. The facility will be accessible to students, faculty, staff, and the broader community.

- Financial Impact:** The project will be funded from Federal, Health Resources & Services Administration Grant (uncommitted balance \$11.5 million at May 16, 2025), Other, Medical University Hospital Authority (uncommitted balance \$58.5 million at May 16, 2025), and Other, Maintenance & Stewardship Funds (uncommitted balance \$108.19 million at May 16, 2025). The Health Resources & Services Administration Grants were awarded to the university for the construction of this facility. The Medical University Hospital Authority will self-finance using its cash and operating funds. The Maintenance and Stewardship funds are comprised of tuition, matriculation and other debt retirement and plant fund revenues that are restricted to support capital investment and are not formally obligated to fund debt service in the current period. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$2,599,797 over 30 years. 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 between academic 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:** \$73,000,000 funded from Health Resources & Services Administration Grant, Medical University Hospital Authority, and Maintenance & Stewardship Funds. Contract execution is expected in January 2026 and completion of construction in July 2027.

4. What is SFAA 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 SFAA review.

6. List of Supporting Documents:

1. Permanent Improvement MUSC Health & Clemson University Medical Office Building

INTER-INSTITUTIONAL AFFILIATION AGREEMENT

THIS INTER-INSTITUTIONAL AFFILIATION AGREEMENT (“**Agreement**”) is executed effective as of this _____ day of _____, 20____ (the “**Effective Date**”) by and among Clemson University, a public university of the State of South Carolina (“**Clemson**”) and the Medical University of South Carolina, a political subdivision of the State of South Carolina (“**MUSC**”), and the Medical University Hospital Authority, an authority of the State of South Carolina (“**MUHA**”). “**Party**” shall refer to an individual entity that is a party to this Agreement, and “**Parties**” shall refer collectively to, Clemson, MUSC and MUHA. “**MUSC Parties**” shall mean MUSC and MUHA.

RECITALS:

WHEREAS, Clemson is a nationally recognized public land grant university committed to providing the Number 1 Student Experience in the nation;

WHEREAS, MUSC is a nation-leading, comprehensive academic medical center with a tripartite mission of education, research and patient care, and leads health innovation and changes what is possible in healthcare by leveraging all three missions and establishing enterprise partnerships with other innovative and prominent organizations and serves as a national resource for basic research, clinical research and disciplinary approaches to patient treatment and a community resource through teaching, outreach and communication efforts;

WHEREAS, MUHA operates general medical/surgical hospitals in furtherance of MUSC's educational, scientific, medical and charitable purposes, to provide a wide variety of inpatient and outpatient hospital services and a variety of other medical services to persons, including economically disadvantaged persons, throughout South Carolina and beyond;

WHEREAS, the MUSC Parties, together with certain other affiliates, collectively operate a joint clinical enterprise known as “**MUSC Health**”;

WHEREAS, Clemson provides to members of its student body (the “**Students**”) primary care and lower-level acute care services as further described in Exhibit C (“**Current Clemson Services**”) and promotes health education and wellness services;

WHEREAS, Clemson desires to maintain high-quality health care services and further improve the quality of health care services available to its Students, and other patients eligible for services in accordance with Clemson’s policies and as approved by the Executive Oversight Committee (“**EOC**”) (“**Eligible Patients**”), while reducing costs and expanding access to care, and seeks to obtain services from the MUSC Parties as herein contemplated to assist in accomplishing those goals;

WHEREAS, the MUSC Parties desire to provide primary care, lower-level acute care, wellness, and other administrative services, as further described herein (the “**Services**”), to Clemson’s Students and Eligible Patients;

WHEREAS, the Parties believe they can best effectuate their mutual goals through a formal affiliation that will enable them to offer a best-in-class health and wellness experience through the creation of a campus health center that is focused on innovation and holistic well-being for Clemson students, and to create a world class performance health and research center; and,

WHEREAS, the Parties may jointly adopt in the future additional statements of work, which if adopted shall be incorporated as a part of this Agreement by reference, to further define, clarify, expand or otherwise modify the Affiliation, as more particularly defined in Section 1, or their relationship.

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by this reference, and the mutual promises herein made and exchanged, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Scope and Limitations of the Agreement.** This Agreement is a master agreement that commits the Parties to work together to support the delivery of healthcare at the Facilities (“Affiliation”) but is expressly not intended to create a merger, a joint venture, or other partnership arrangement between any of the MUSC Parties and Clemson. The respective MUSC Parties’ Boards of Trustees/Directors shall exercise final control over the assets and operation of the MUSC Parties, and Clemson University Board of Trustees shall exercise final control over the assets and operations of Clemson. The Parties each expressly disclaim any intent to form a partnership, association, or any other entity, or to become joint venturers in the operation of their respective facilities for tax or other purposes by virtue of the execution of this Agreement. Notwithstanding any other provision of this Agreement, in the performance of the obligations of this Agreement, each Party is acting and performing as an independent contractor with respect to the other Parties.

2. **Executive Oversight Committee.** Promptly following the execution of this Agreement, MUSC and Clemson shall establish a six (6)-member Executive Oversight Committee (“EOC”) comprised of three (3) representatives appointed by the MUSC Parties and three (3) representatives appointed by Clemson. The EOC members may from time to time invite guests from their respective organizations to attend EOC meetings in order to share their subject matter or other expertise; provided, that decision-making shall ultimately rest with the EOC. The EOC’s roles and responsibilities shall be:

- a. to approve the strategy and priorities of the Affiliation established by this Agreement, including a timeline and milestones for the construction of the building and the transition to Services by MUSC;
- b. to approve the design of the building and any material changes to the design;
- c. to establish a transition process for the transfer of student health operations from Clemson to the MUSC Parties, including the setting of a date when MUSC shall be responsible for the provision of Services pursuant to this Affiliation;
- d. to establish metrics and other methods to monitor quality and overall performance of the Affiliation;

- e. to monitor and oversee execution of these strategies and priorities, the performance of the Affiliation versus the EOC's metrics, and the overall performance of the Affiliation;
- f. to approve any changes to the scope of Services;
- g. to approve any changes to the use of the building or the categories of Eligible Patients who can be treated in the building; and,
- h. to resolve any disputes among the Parties.

The EOC may establish its own meeting schedule and rules of order. At each meeting of the EOC, the presence of two (2) of the Voting Representatives (as hereinafter defined) from each Party shall constitute a quorum for the transaction of business and approval of EOC actions and shall be determined in accordance with the following procedures. Each Party's three (3) individual appointees to the EOC shall be authorized to vote for such Party (each individual being hereinafter referred to as a Party's "Voting Representative" and collectively as the "Voting Representatives"). Each Voting Representative shall possess one (1) vote. The EOC will strive for unanimous vote on all matters and shall act only on (i) majority vote of all Voting Representatives at a duly called meeting with a quorum present; or (ii) the unanimous written action in lieu of a meeting signed by all Voting Representatives. To the extent the EOC's action requires action on a Party's behalf, any such action shall be subject to review and approval by senior administration and including its governing body in accordance with applicable bylaws, policies, and procedures. Each Party's governing board retains full authority over their respective Party.

2.1 Joint Operating Committee. Promptly following the execution of this Agreement, MUSC and Clemson shall also establish a six (6)-member Joint Operating Committee ("JOC") comprised of three (3) representatives appointed by the MUSC Parties and three (3) representatives appointed by Clemson. In addition, the JOC members may from time to time invite guests from their respective organizations to attend JOC meetings in order to share their subject matter or other expertise; provided, that decision-making shall ultimately rest with the JOC.

2.1.1 Purpose. The function of the JOC is to (i) ensure open communication between the Parties to carry out the purpose of this Agreement and the Affiliation, including by identifying resources needed from each Party; (ii) advise the EOC on strategic objectives and goals for the Affiliation and direct the Services that it determines are necessary to achieve the goals and objectives; (iii) develop and oversee the implementation of the processes by which the goals of the Affiliation shall be accomplished; and (iv) monitor and report to the EOC and the Parties on a periodic basis the Parties' performance of their respective responsibilities hereunder and under any contractual arrangement contemplated hereby. The JOC shall meet to discuss the processes, periodic reports, and progress of the Parties with respect to achieving the goals and the purposes stated herein. Meetings of the JOC and any subcommittees or working groups shall be considered ongoing negotiations of the contractual relationship between the Parties. At no time may the JOC take any action exceeding the scope of the authority of each Party as set forth in Section 1 herein.

2.1.2 Meetings; Voting. Meetings of the JOC will be held no less than four (4) times per year, or as often as may be reasonably requested by the Parties. Meetings may be open to

professional advisors and guests as invited by any Party, and as agreed upon by all the Parties and identified in the agenda. At each meeting of the JOC, the presence of two (2) of the Voting Representatives (as hereinafter defined) from each Party shall constitute a quorum for the transaction of business and approval of JOC actions shall be determined in accordance with the following procedures. Each Party's three (3) individual appointees to the JOC shall be authorized to vote for such Party (each individual being hereinafter referred to as a Party's "Voting Representative") and collectively as the "Voting Representatives"). Each Voting Representative shall possess one (1) vote. The JOC will strive for unanimous vote on all matters and shall act only on (i) majority vote of all Voting Representatives at a duly called meeting with a quorum present; or (ii) the unanimous written action in lieu of a meeting signed by all Voting Representatives. To the extent the JOC's action requires action on a Party's behalf, any such action shall be subject to review and approval by each Party's governing body and/or its senior executive as appropriate in accordance with applicable bylaws, policies, and procedures. Any JOC decision is not binding on the EOC or the governing body of any Party.

3. Services.

3.1 Clinical Services. The MUSC Parties shall provide student health primary care, lower-level acute care, and additional services as further described in Exhibit A attached hereto (the "Clinical Services") to Eligible Patients. Any revisions to Exhibit A shall be made and documented by the JOC.

3.2 Administrative Services. In furtherance of furnishing the Clinical Services, the MUSC Parties shall establish and operate an outpatient clinic in the Building on Clemson's campus (the "Clinic") and take the steps necessary to replace Clemson as the registrant and permittee for Clemson's current Pharmacy as regulated by the U.S. Drug Enforcement Agency, the South Carolina Department of Public Health ("DPH") effective as of the date the Pharmacy is transitioned to the MUSC Parties, and the South Carolina Board of Pharmacy (the "Pharmacy") (with the Clinic and the Pharmacy collectively referred to as the "Facilities"), and shall furnish the administrative, management, and consulting services as further described in Exhibit B attached hereto ("Administrative Services," and, collectively with the Clinical Services, the "Services").

3.3 Ancillary and Future Services. The Parties may, by amendment to this Agreement or a separate agreement, establish academic or research collaborations related to this Affiliation, or provide additional services to another Party or Parties, including, but not limited to, security, environmental safety and monitoring, waste disposal, parking, and utilities.

3.4 Facilities Lease. The Parties shall enter into a real estate lease agreement (the "Lease Agreement") in the form attached hereto as Exhibit D for the ground at the location of the building which will be constructed to house the Clinic and the Pharmacy and other facilities supporting this Affiliation. The Parties acknowledge that this Agreement and the Lease Agreement go hand and hand and each constitutes a material consideration for the other between the Parties and that termination of this Agreement shall serve as grounds for the termination of the Lease Agreement, in accordance with the terms and conditions set forth therein and a termination of the Lease Agreement shall serve as grounds for the termination of this Agreement in accordance with the terms and conditions set forth herein.

3.5 **Professionals.** The MUSC Parties shall furnish physicians and allied health professionals and staff (the “Professionals”) to provide the Services at the Facilities. Prior to the commencement of the provision of Clinical Services pursuant to this Agreement, the MUSC Parties shall offer employment (subject to any standard drug and related employment screening and background checks) at comparable compensation and benefits levels to all employees then employed by Clemson and working in the Redfern Student Health Clinic. Nothing herein shall be deemed to affect or limit in any way normal management prerogatives of the MUSC Parties with respect to employees or to create or grant to any such employees third party beneficiary rights or claims of any nature.

3.6 **Non-Interference.** In the performance of the Services pursuant to this Agreement, the MUSC Parties and the Professionals shall at all times be acting and performing as independent contractors of Clemson and Clemson shall not impose any contractual duties or constraints of any kind that would require the MUSC Parties or any Professional to violate any professional or ethical standards of the medical profession, or any applicable federal or state laws. Therefore, nothing in this Agreement is intended, or shall be construed, to interfere in any way with, as applicable, the MUSC Parties’ or each Professional’s ability to independently exercise professional and ethical judgment in their performance of Services under this Agreement.

3.7 **Insurance.** All Services rendered shall be by employees and/or agents of the MUSC Parties and shall be within the scope of their employment and/or arrangement with the MUSC Parties and all employees and/or agents shall be covered by the South Carolina Tort Claims Act and insured by the South Carolina Insurance Reserve Fund.

3.8 **Fees.** In consideration of the MUSC Parties’ performance of the Services, Clemson shall pay to the MUSC Parties fees for the Services as set forth Exhibit C (“Services Fee”). Clemson shall provide the MUSC Parties with a true and accurate count of its student population per semester, specifying which students will be required to pay fees to support the payments specified in Exhibit C, plus additional allocations (including but not limited to E&G allocations) provided in support of student health services in the fiscal year prior to the Effective Date of this Agreement, on a schedule established by the EOC. The Services Fee shall be billed each September 1st, January 20th, and June 1st or at such interval established by the EOC and payable within thirty (30) days from the date invoiced. The MUSC Parties shall prepare a single invoice and allocate receipts among themselves, in each case as they shall in their sole discretion determine. Disputes regarding payment shall be addressed as provided in Section 6 below, but in any case, Clemson shall pay any undisputed portion of any disputed invoice in accordance with this Section 3.4.

3.9 **Compensation Based on Fair Market Value.** The Parties expressly acknowledge that the amounts payable to the MUSC Parties hereunder were reached in arm’s length negotiations between the Parties, has not been determined in a manner that takes into account the volume or value of any referrals or business otherwise generated between the Parties, and is to the Parties’ best knowledge consistent with fair market value for the services to be rendered. The Parties agree to reassess the compensation in light of fair market value as part of the EOC’s periodic review pursuant to Section 4.1 herein. In the event the parties cannot agree upon a Services Fee consistent with fair market value at renewal, such Services Fee shall be based on the fair market value as

determined by an agreed upon third party or in accordance with the dispute resolution procedures set forth in Section 6 below. Further, the parties acknowledge and agree that the Services Fee has been negotiated based in part on the scope and frequency of the Current Clemson Services furnished to Students as of the Effective Date of this Agreement, which the parties do not anticipate to be materially increased or decreased between the Effective Date and the date upon which the MUSC Parties commence providing the Clinical Services. Notwithstanding anything in this Section 3.9, Section 4.3, Section 4.4, or other provisions of this Agreement, in the event that the scope and/or frequency of the Current Clemson Services are materially increased or decreased between the Effective Date and the date upon which the MUSC Parties commence providing the Clinical Services, the parties shall promptly and in good faith renegotiate the Services Fee in such a manner that will preserve, in all material respects, the underlying economic, financial and business relationship between the Parties.

3.10 **Reinvestment into Student Health and Well-being.** Any surplus realized by the MUSC Parties arising out of this Agreement is intended to be reinvested into the Affiliation. The MUSC Parties will maintain an account for all operations related to this Agreement. For purposes of this Agreement, surpluses or deficits will be determined on a cumulative basis. In addition, Clemson will reinvest any philanthropy received in support of student health in the project in a manner determined by the EOC.

3.11 **External Financial Support.** Clemson shall lead any efforts to obtain external support (e.g., fundraising, appropriations, grants, contracts, naming rights) for the Affiliation, the building or the services provided via the Affiliation, subject to the review and approval of the JOC, provided that it is in accordance with Clemson policy and procedures, and provided that Clemson does not make any commitment on behalf of an MUSC Party.

4. **Term and Termination.**

4.1 **Term.** The term of this Agreement shall commence as of the Effective Date and continue for a period of seven (7) years (“Initial Term”), subject to earlier termination as herein provided. At the end of the Initial Term of this Agreement, the Parties agree that the Term of this Agreement shall automatically renew for up to five (5) successive five (5) year periods thereafter (each a “Renewal Term”), subject to earlier termination as herein provided and provided that the Parties satisfy the terms and conditions in this Section 4.1. Notwithstanding the foregoing, as a precondition to each Renewal Term, and subject to the requirements set forth in Section 3.9 herein, the EOC shall perform a review of this Agreement and make recommendations for revisions, if any, to the provisions of this Agreement to Clemson and the MUSC Parties prior to the expiration of the Initial Term or applicable Renewal Term. For avoidance of doubt, if the EOC fails to perform a review prior to the expiration of the Initial Term or applicable Renewal Term, this Agreement shall expire and not renew. Nothing herein prohibits the EOC from performing a review of this Agreement more frequently than as required in this Section 4.1.

4.2 **Termination for Cause**

4.2.1 **Termination Failure to Meet Performance Goals.** The EOC shall consider as of June 1st of each year during the Term or any renewal thereof (“Check Point”) whether

the Facilities and Services are operating as desired, including by giving consideration to the satisfaction of any mutually agreed performance goals for the Facilities and Services. If any Party in good faith determines that such goals have not been satisfied (or are not on track to be satisfied) or that they believe the Affiliation is no longer in such Party's best interest, and the EOC members are unable to develop a mutually acceptable remediation plan within a reasonable period of time, then any Party, not later than one hundred and twenty (120) days prior to the end of the next Fall or Spring Semester, may give notice of termination to be effective on the last day of the Fall or Spring Semester. By way of example, if a Party elects to give notice of termination with the intent of such termination being effective at the end of the Fall Semester (e.g., December 15th), the terminating Party must give notice no later than 120 days prior to the last day of the Fall Semester (e.g., August 16th).

4.2.2 Termination for Material Breach. Any Party may terminate this Agreement upon written notice: (a) for a material breach by the other Party that remains uncured for thirty (30) days following written notice of such breach; or (b) immediately upon written notice for any act exposing the other Parties to liability for personal injury or property damage, or any breach that by its nature cannot be cured.

4.2.3 Termination of the Lease Agreement. Any termination of the Lease Agreement between MUHA and Clemson shall also terminate this Agreement which the effective date of such termination being concurrent with the effective date of the termination of the Lease Agreement.

4.3 Termination Without Cause. Either Party may terminate this Agreement for any reason upon one (1) year advance written notice.

4.4 Termination for Adverse Regulatory Event. In addition, any Party may terminate this Agreement immediately on written notice in the event of an Adverse Regulatory Event with respect to any other Party. As used herein, "Adverse Regulatory Event" means, with respect to a Party (or any entity which it controls, is controlled by or is under common control with), the occurrence of any circumstance which results in such entity or any of its employees or contractors being or becoming (A) sanctioned, proposed for exclusion, excluded, debarred, suspended or otherwise determined ineligible to participate in any federal health care programs or in federal procurement or non-procurement programs, e.g. Medicare or Medicaid (collectively referred to as "Government Programs"); (B) convicted of any crime, including a crime that falls within the ambit of 42 U.S.C. Sections 1320a-7(a) or 1320a-7(b)(1)-(3) relating to any Government Programs; or (C) debarred or threatened to be debarred, indicted or convicted of a crime, or otherwise engaged in conduct for which a person can be debarred under 21 U.S.C. Section 335a. Each Party agrees to appropriately screen its employees and contractors for excluded status and shall notify the other Parties immediately in the event of an Adverse Regulatory Event.

4.5 Modification of Agreement to Comply with Law. In the event of (a) the subsequent passage of any law (state or federal), (b) promulgation of any regulation by a governmental agency or authority, (c) issuance of any ruling or interpretation of any statute or

regulation by any governmental agency having jurisdiction over the subject matter of the Affiliation, or (d) the decision or interpretation of any court of competent jurisdiction, governmental agency, or board that would render any provision hereof violative of any federal or state law or regulation (any of the foregoing, a “Change in Law”), the Parties agree to negotiate in good faith a modification reasonably necessary to avoid such violation or bring this Agreement into compliance with such law, regulation, ruling, or decision or interpretation and in such a manner that will preserve, in all material respects, the underlying economic, financial and business relationship between the Parties. If the Parties are unable to agree on such modification within thirty (30) days of the commencement of negotiations (or such earlier date as may be necessary to avoid any penalty, fine, or adverse action to other Parties), any Party shall have the right to terminate this Agreement (or impacted portion of the Services or Facilities) effective on the earlier of the giving of thirty (30) days prior written notice or the date immediately prior to which a Party would be subjected to a fine, penalty, or other material adverse action.

4.6 **Effective Date of Expiration or Termination.** Notwithstanding any other provision herein, if the effective date of the expiration or termination of this Agreement, by operation of the applicable provision(s) contained herein, would be earlier than the last day of a Fall or Spring Semester at Clemson, then the effective date of such expiration or termination shall be the immediately following last day of the applicable Fall or Spring Semester at Clemson unless otherwise agreed upon by Clemson and MUHA.

4.7 **Effects of Expiration or Termination.** On the expiration or other termination of this Agreement as provided herein, no Party shall have any further obligations hereunder except for (i) obligations accruing prior to the date of expiration or termination, and (ii) obligations, promises, or covenants set forth herein that are expressly made to extend beyond the Term. Termination of this Agreement does not terminate other agreements between the Parties entered into as a result of the collaboration fostered by this Agreement except as therein specifically provided to the contrary.

5. **Covenants.**

5.1 **Confidentiality.**

(a) Each Party acknowledges that it shall from time to time have access to and be provided with confidential and proprietary information regarding the business of the other Parties, which may include market, strategic planning, technical, financial and other information. Any fact or information (whether furnished or obtained orally or in writing) concerning any aspect of the business or operations of any Party heretofore or hereafter disclosed to any other Party or any of its representatives, shall be deemed to be “Proprietary Material.” Proprietary Material shall be contractually subject to protection under this Agreement whether or not it otherwise would be regarded or legally considered “confidential,” and without regard to whether such information is protectable at law or in equity as a trade secret.

(b) Unless otherwise specifically authorized in writing, each Party shall, with respect to the other Parties’ Proprietary Material, (i) hold the Proprietary Material in strict confidence and secrecy, (ii) not use any such Proprietary Material for any purpose other than carrying out the terms

of this Agreement, and (iii) not disclose any such Proprietary Material to any individual, firm, group, association, organization or entity other than as expressly permitted herein.

(c) Notwithstanding anything to the contrary herein, a Party's Proprietary Material does not include: (i) any information that the Party claiming material was not proprietary can demonstrate was within its possession before it was disclosed by the Party claiming ownership of such information; (ii) any information that was in the public domain before it was disclosed to the other Party or Parties or that comes into the public domain through no fault of the receiving Party or its representatives; (iii) any information that is disclosed to the receiving Party on a non-confidential basis by a third party with rightful possession of such information; and (iv) any information independently developed by the receiving Party without use of or reliance on any information disclosed by the Party claiming ownership of the information.

(d) Upon termination of this Agreement for any reason, then (i) each of the covenants and agreements contained in this Section, and each of the rights granted herein, shall survive any such termination, and (ii) each Party shall within ten (10) days after written request, return to the disclosing Party (or destroy), and cause its representatives to return to the disclosing Party (or destroy), all of the disclosing Party's Proprietary Material which is in the possession or control of such Party or its representatives, including without limitation all documents created by one Party or its representatives that incorporate or reflect any Proprietary Material of the disclosing Party. In addition, any Proprietary Material that is not written shall remain subject to the terms of this Agreement and shall not be reduced to writing at any time after any such request for return of such Proprietary Material.

(e) In the event that any Party or any of their representatives become legally compelled to disclose any of the Proprietary Material of any other Party, the Party compelled to disclose shall, unless prohibited by law, provide the Party owning the Proprietary Material with prompt prior written notice of such requirement so that the Party owning the Proprietary Material may (i) seek a protective order or other appropriate remedy and/or (ii) waive compliance with the terms of this Agreement. In the event that such protective order or other remedy is not obtained, the requirements of this Section shall be deemed waived and the disclosing Party may disclose such Proprietary Material without liability hereunder, provided that such Party discloses only such portions of the Proprietary Material as it is legally required to disclose.

(f) The Parties further recognize and acknowledge that as governmental entities, the entities comprising MUSC and Clemson may be subject to the South Carolina Freedom of Information Act ("FOIA") (set forth at S.C. Code Ann. §§ 30-4-10, et seq.) FOIA provides that certain information received by a public entity subject to its provisions may be exempt from disclosure and, in that regard, each entity comprising MUSC and Clemson covenants that all Proprietary Material received from any other Party hereunder shall be protected from disclosure to the fullest extent allowed by law. The provisions of this Paragraph shall survive termination of this Agreement.

(g) No remedy available hereunder is intended to be exclusive of any other remedy, and each and every such remedy shall be in addition to, and not in limitation of or substitution for, every other remedy available at law or in equity, or by statute or otherwise, including any remedies

under trade secret, unfair business practices or similar laws. Without limiting the above, it is agreed that a breach of this Section by a Party will cause irreparable harm to the other Parties for which there will be no adequate remedy at law, and that in addition to all other rights and remedies which may be available to the non-breaching Party, it shall have the right to seek specific performance or injunctive relief, as applicable, in the event of any such breach or threatened breach. The provisions of this Section 5 are in addition to any other non-disclosure or similar agreement between the Parties or their affiliates and the rights and obligations hereunder and thereunder shall be cumulative.

5.2 **Compliance.** Nothing in this Agreement is to be construed to restrict any Professional's professional judgment when performing clinical and professional services to refer any patient to any health care facility which such Professional believes is necessary or desirable in order for a patient to obtain proper and appropriate treatment or to comply with the wishes of the patient or patient's family. The MUSC Parties and Clemson covenant with each other that in carrying out their respective duties and obligations under this Agreement, they will comply with all applicable laws, rules, regulations, ordinances, and statutes, including but not limited to those relating to Medicare and Medicaid. The Parties specifically intend to comply with all applicable laws, rules, and regulations, including: (1) the federal anti-kickback statute, 42 U.S.C. § 1320a-7(b), and the safe harbor regulations, and (2) the Ethics in Patient Referrals Act, also referred to as the "Stark Law," 42 U.S.C. §1395nn, and the implementing regulations. No consideration is being given to any Party for the referral of any patient or the recommending or arranging for the referral of business or the ordering of items or services; nor are the payments intended to induce illegal referrals or business. **Referrals of patients and/or business are not required by this Agreement.**

5.3 **Privacy.** In performing under this Agreement, each Party agrees to comply with the applicable provisions of HIPAA, and the requirements of any regulations promulgated thereunder, including without limitation the federal privacy regulations as contained in 45 C.F.R. Parts 160 and 164, the Electronic Transaction Standards (45 C.F.R. Parts 160 and 162), and the Security Standards (45 C.F.R. Parts 160, 162, and 164).

Additionally, the Parties agree that they are subject to the Family Educational Rights and Privacy Act, 20 U.S.C. section 1232g ("FERPA") with respect to any educational records and treatment records (as defined by FERPA in 34 C.F.R. §99.3) maintained by the Parties and to that end agree (a) the Services that the MUSC Parties are providing include institutional services that Clemson would otherwise have to provide for itself using faculty and staff; (b) each Party has a legitimate educational interests in the relevant student education records and (c) the MUSC Parties are under the direct control of Clemson with respect to the use and maintenance of information from Clemson student education records. The Parties agree that any Party, including a "school official," that receives student education records as otherwise enumerated in this Agreement acknowledges that the student education record is confidential in accordance with FERPA. The Parties agree that school officials employed by any Party may use information from education records in accordance with those officials' educational interests and may share such information with any other school officials with a legitimate educational interest in accordance with FERPA. The Parties specifically understand and agree that student education records may be shared with the Office of the President and such other school officials as Clemson, in its sole discretion, may determine have a legitimate educational interest in such information in accordance with FERPA

and other applicable laws. The Parties agree that school officials may not re-disclose information from student educational records to any third party without prior written consent from the student and Clemson in accordance with FERPA and other applicable laws. Furthermore, the Parties agree to work together to share student education records in a manner that best assures the protection of student education records from disclosure. For clarity, any patient information included in the MUSC Parties' electronic health record is Protected Health Information as defined under HIPAA, and not considered educational or treatment records under FERPA.

5.4 **Access to Records.** Each Party will allow the Comptroller General of the United States, the Secretary of Health and Human Services, and their duly authorized representatives access to this Agreement and any books, documents, and records, as defined in 42 C.F.R. 420.301, until the expiration of four (4) years after Services are rendered under this Agreement, or any longer period as may be required by law. In addition, the Parties shall make available subject to ongoing obligations of confidentiality under Section 5.1 above, such other financial, accounting, reimbursement, administration, employee, and other records as shall be necessary to enable the other Party to fulfill any contractual commitments, legal requirements, or defend or prosecute any claim by or against a third party. Each Party shall notify the other Parties immediately of the nature and scope of any request for access to books and records described in this Section and, to the extent not prohibited by law, shall provide copies of any books, records, or documents to the other Party prior to the provision of same to any governmental agent to give such other Party an opportunity to lawfully oppose such production of documents. Nothing herein shall be deemed to be or require a waiver of any applicable privilege (such as the attorney-client privilege) by any Party.

6. **Dispute Resolution.**

6.1 **EOC.** The Parties shall, through the EOC, attempt in good faith to promptly resolve any dispute arising out of or relating to this Agreement. Any Party may give any other Party written notice of any dispute not resolved by the EOC within thirty (30) days of the matter first being raised in writing with the EOC. Within fifteen (15) days after delivery of the notice, the receiving Party shall submit to the notifying Party a written response. The notice and response shall include with reasonable particularity (i) a statement of the Party's position and a summary of arguments supporting that position, and (ii) the name and title of the executive who will represent that Party and of any other person who will accompany the executive. Within thirty (30) days after delivery of the notice, the executives of MUSC Health and Clemson shall meet at a mutually acceptable time and place to attempt to resolve the dispute ("First Meeting"). To the extent the EOC's action requires additional actions on any Party's behalf, any such actions may be subject to appropriate reviews and approvals by such Party in accordance with the Party's policies or procedures. Each Party's governing board retains ultimate authority over their respective entity. All offers, promises, conduct, and statements, whether oral or written, made in the course of the negotiation by the Parties, their agents, employees, experts, and attorneys are confidential, privileged, and inadmissible for any purpose, including impeachment, in arbitration or other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the negotiation.

6.2 **Procedures.** At no time prior to the First Meeting shall either side initiate litigation related to this Agreement except to pursue a provisional remedy that is authorized by law or by agreement of the Parties. However, this limitation is inapplicable to a Party if any other Party refuses to comply with the requirements of Section 6.1 above. All applicable statutes of limitation and defenses based on the passage of time shall be tolled while the procedures specified in this Section 6 are pending and for fifteen (15) days thereafter. The Parties shall take such action, if any, required to effectuate such tolling. If the matter is not resolved by negotiation pursuant to this Section 6, then the Parties may pursue any available remedy.

7. **Joint Marketing.** The Parties may promote their Affiliation through mutually agreed upon joint mailings, press releases, and other mutually agreed upon promotional efforts in furtherance of the goals of this Agreement. The Parties shall refrain from individual promotional efforts referencing the Parties' collaboration without the knowledge and express consent of the other Parties. Clemson shall own and register the trademark(s) agreed upon by the JOC and shall provide an unlimited license to use such marks to MUSC ("Licensing Agreement") that permits agreed upon co-branding, including the co-branded Facilities name, and other joint activities.

8. **Miscellaneous.**

8.1 **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of South Carolina. Sole jurisdiction for any legal action among the Parties arising out of this Agreement shall rest with the state courts of the State of South Carolina.

8.2 **Waiver.** Waiver by any Party of any term or provision of this Agreement shall not constitute a continuing waiver thereof nor of any further or additional rights such Party may hold under this Agreement.

8.3 **Entire Agreement.** This Agreement, together with the Lease Agreement and Licensing Agreement, is the complete and exclusive statement among the Parties relative to the subject matter hereof, and supersedes all prior understandings, communication, or representations, either oral or written, among the Parties regarding the same matters.

8.4 **Amendment.** This Agreement may not be modified or altered except by written instrument duly executed by authorized signatories of the Parties.

8.5 **Time of Essence.** Time is and shall be of the essence of this Agreement.

8.6 **Assignment.** This Agreement shall not be assigned by any Party hereto without the prior written consent of the other Parties.

8.7 **Counterparts.** This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement.

8.8 **Notices.** All notices hereunder shall be in writing, delivered personally, by certified or registered mail, return receipt requested, or by overnight courier, and shall be deemed to have been duly given when delivered personally or when deposited in the United States mail, postage prepaid, or deposited with the overnight courier, addressed as follows:

To Clemson:

Clemson University
201 Sikes Hall
Clemson, SC 29634
Attn: President

With a copy to:

Clemson University
Office of General Counsel
209 Sikes Hall
Clemson, SC 29634
Attn: General Counsel

To the MUSC Parties:

MUSC
Medical University of South Carolina
171 Ashley Avenue
Charleston, SC 29425
Attn: President

With a copy to:

Medical University of South Carolina
Office of General Counsel
22 WestEdge Street
Charleston, SC 29403
Attn: General Counsel

MUHA
Medical University Hospital Authority
c/o MUSC Health
22 WestEdge Street, Suite 300
Charleston, SC 29403
Attention: CEO

With a copy to:

Medical University of South Carolina
Office of General Counsel
22 WestEdge Street
Charleston, SC 29403
Attn: General Counsel

8.9 **Exhibits**. The Exhibits are hereby fully incorporated into this Agreement by reference. In the event of any conflicts between the Agreement and the Exhibits, the Agreement shall control unless explicitly stated otherwise.

8.10 **Costs**. Each Party shall bear its own internal and external costs and expenses (including, without limitation, legal fees and costs) related to this Agreement.

8.11 **Severability**. In the event a provision of this Agreement is held to be invalid, illegal, or unenforceable, then the invalidity, illegality, or unenforceability of such specific provision shall not be held to invalidate any other provision, which other provisions shall remain in force and effect unless the removal of the invalid, illegal, or unenforceable provision destroys the legitimate purposes of this Agreement, in which event this Agreement shall be null and void.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the dates identified below.

Clemson:

CLEMSON UNIVERSITY

By: _____

Name: _____

Title: _____

Date: _____

MUSC:

**THE MEDICAL UNIVERSITY OF SOUTH
CAROLINA**

By: _____

Name: _____

Title: _____

Date: _____

MUHA:

**MEDICAL UNIVERSITY HOSPITAL
AUTHORITY**

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

CLINICAL SERVICES

The MUSC Parties shall provide the following Clinical Services:

1. Clinical Services – establishment and operation of an outpatient Clinic, Lab and Pharmacy, including:
 - Scheduled visits for primary care
 - Walk-in clinic for urgent care
 - Gynecology
 - Sports Medicine
 - Allergy & Immunizations
 - Pharmacy
 - Lab
 - Imaging/Radiology, including but not limited to X-ray and a 3T MRI
 - Telehealth
 - Counseling and Psychological Services, including Psychiatry
 - Physical Therapy and Occupational Therapy
 - Ambulatory Surgery

The Clinical Services shall include the usual duties and responsibilities that are expected of primary care physicians and other health care providers, consistent with applicable professional standards of care, including but not limited to examining, testing (including interpreting tests), diagnosing, treating, and prescribing treatment and referrals for Students and Eligible Patients.

EXHIBIT B
ADMINISTRATIVE SERVICES

1. The MUSC Parties shall also perform such administrative and management duties as are required of a professional health provider and facility operator, including turn-key management, administrative, and staffing services for the Clinic.
2. Professional and administrative services in support of a performance health center, and other academic and research collaborations agreed to by the Parties in writing.
3. Consulting Services – supporting student health and wellness, including but not limited to:
 - Advising Clemson on policies and practices that affect student health
 - Serving as a member of Clemson’s Behavioral Intervention Team and advising on emergency and crisis management
 - Upon request by Clemson, participating in Clemson’s administrative processes such as those for student or employee discipline, for accommodating disabilities, and for managing excused absences.
 - Advising Clemson on Wellness

EXHIBIT C

FEES

1. **Health Services Fees.** In exchange for the operation, management, and staffing of the Facilities, and provision of the Services rendered to Clemson and any Student or other Eligible Patient who presents to the Facilities, Clemson shall, each semester, pay the MUSC Parties the amount of:
 - \$182.00/Student or Eligible Patient paying the applicable fee for Fall or Spring Semester
 - \$66.00/Student or Eligible Patient paying the applicable fee for each Summer Session
 - Additional allocations (including but not limited to E&G allocations) provided in support of student health services in the fiscal year prior to the Effective Date of this Agreement

The foregoing are referred to herein as the “Health Services Fees.” In consideration of Clemson’s continued responsibility for associated expenses in its own operations prior to such date, Clemson shall not be liable to pay the Health Services Fees to the MUSC Parties until they begin providing Clinical Services on the date established by the EOC.

2. **Third Party Reimbursement.** The MUSC Parties shall charge each patient’s insurance in accordance with and pursuant to their standard billing and insurance processes, following student health insurance requirements, and shall provide Students and Eligible Patients with advance notice of any material changes to billing practices. In exercising its authority under Chapter 119 of Title 59 of the South Carolina Code of Laws, Clemson has determined, in order to promote access to care to members of its community and thereby support learning and generally promote the activities of the University, to collect applicable fees from Students and other Eligible Patients (the “Clemson Fees”) and, from the Clemson Fees that it collects, to pay to the MUSC Parties the Health Services Fees described in Section 1 of this Exhibit. The MUSC Parties shall apply the Health Services Fees to pay applicable deductibles or co-pays owed by Students or other Eligible Patients who have paid Clemson Fees to Clemson. Notwithstanding the foregoing, Students or other Eligible Patients (or another responsible party) may be charged for deductibles and co-pays for laboratory, pharmacy, and radiology services as well as other services outside the scope of the Current Clemson Services, which services Clemson has not determined to support financially through the Health Services Fees. The MUSC Parties may charge deductibles and co-pays directly to any Student or other Eligible Patient (or another responsible party) who has not paid the applicable Clemson Fees, provided that MUSC shall first verify with Clemson the fee-paying status of such individual as a fee-paying Student or other Eligible Patient.

3. Current Clemson Services.

- In-person primary care services, including but limited to routine and preventive care, including physicals, immunizations, chronic condition management, treatment of common non-urgent conditions, and basic behavioral health screenings and referrals.
- In-person and virtual urgent care services, including but not limited to evaluation and treatment of non-life-threatening acute issues such as infections, minor injuries, or allergic reactions.
- Counseling and psychological services, including individual and group sessions, workshops, online treatment programs, case management, and crisis intervention.
- Surveillance and reporting of infectious disease threats.
- Emergency planning and response.
- Campus public health policy consultation.

Exhibit D

Ground Lease

(To be provided upon execution of the Ground Lease).

Equipment (\$ millions)	
Equipment Cost	\$9,000
Clemson contribution	\$6,000
Net Cost	\$3,000
Interest Rate	5%
Financing Horizon	8

[illegible]143

AGENCY: South Carolina Department of Commerce

SUBJECT: Quarterly Report Pursuant to Act 3 of 2023

Act 3 of 2023 provided for among other things appropriations to the Department of Commerce in the amounts of \$1,091,082,986 to defray the cost of certain infrastructure and other improvements, and \$200,000,000 as a loan to the project sponsor for additional soil stabilization, each in support of Project Connect, now publicly known as Scout Motors, Inc.

The Act further provides that the Department of Commerce must furnish a quarterly project status report to the Joint Bond Review Committee until all of the funds have been expended, and the Secretary of Commerce has certified that all project obligations have been met.

Responsive to these provisions, the South Carolina Department of Commerce has provided to the Committee its project status report for the period ending March 31, 2025, which reflects expenditures for the period of \$46.2 million, and total expenditures to date of \$508.3 million.

The report also provides a general status update for the project covering activities and developments during the reporting period.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Project Connect Quarterly Status Report for the period ending March 31, 2025.



Report: Project Connect (Scout) Quarterly Status Report

Report Date: April 7, 2025

Required By: Act No. 3 of the 2023-2024 Appropriations Act (H3504)

Funds Expended through March 31, 2025:

Designated Recipient and Purpose	Amount Designated	Prior Periods	Current Period	Remaining Balance
Richland County				
Grant	831,082,986			355,973,949
Land Acquisition		28,894,379	28,916	
Site Improvements		187,604,152	30,773,314	
Mitigation		45,982,838	3,452,056	
Soil Stabilization		83,056,976	5,294,946	
Reimbursements- Scout		90,021,460		
Loan	200,000,000			200,000,000
Soil Stabilization				
SC Technical College	25,000,000	4,500,000	4,000,000	16,500,000
Training Center				
SC Department of Transportation	200,000,000	8,426,596		191,573,404
Other Recipients				
City of Columbia	35,000,000	13,597,878	2,654,371	18,747,751
Totals to Date	1,291,082,986	462,084,279	46,203,603	782,795,104

General Updates and Developments:

- Five of the main Scout buildings are currently under construction.
- Construction of the rail bridge over I-77 and rail spur has begun.
- Community Road Expansion Phase I (Blythewood Road to new interchange) mobilized during the reporting period.
- Groundbreaking for new interchange was held on 2/3/2025.
- Construction of the on-site training center began during the quarter.

AGENCY: Patriots Point Development Authority

SUBJECT: Annual Report Regarding Lease to Patriots Annex, LLC

At its meetings on June 6, 2017, and August 15, 2017, the Joint Bond Review Committee approved a request by Patriots Point Development Authority to lease 61.75 acres to Patriots Annex, LLC, and directed Patriots Point to submit a report prior to March 31 each year regarding the status of the Lease. Patriots Point made a timely submission of the 2025 report on March 24, 2025.

Patriots Point reports that monthly lease payments have been due and payable for the last 12 months. Minimum Rent and Additional Rent due in the 12 months from April 2024 through March 2025 totaled \$649,948, all of which has been paid. Patriots Point estimates that rent totaling \$850,514 will be collected for the period April 1, 2025, through March 31, 2026, as calculated pursuant to the terms of the Lease, including an increase in the percentage of Fair Market Rent payable to 80% during the period, and adjusted for an increase in estimated CPI.

No revenue-producing investments have been completed that would generate sales or hospitality taxes; however, the tenant has paid a total of \$28,407.19 in property taxes, storm water, and solid waste disposal fees.

The Conceptual Master Plan unanimously approved by the Patriots Point Board on March 15, 2019, was amended and approved by the Board on October 30, 2024. The Plan includes 3 hotels, a convention and conference facility, 1 large office building, a parking lot, an amphitheater, retail buildings with residential apartments above the retail spaces, and a public boardwalk. The development is expected to be undertaken in phases over a period of about 10-15 years.

The tenant has previously received approval from the Town of Mt. Pleasant for Waterfront Gateway District zoning. The Town also has approved the impact assessment, building heights within the premises, a development agreement, and a fee-in-lieu-of-taxes agreement for certain elements of the Conceptual Master Plan. The tenant has received conceptual approval for the Conceptual Master Plan, the Master Infrastructure Plan, and the Seafair Village Plan. Seafair Village, including the first hotel, retail and restaurant space, has received final design approval, and the Master Infrastructure Plan has been approved by the Town of Mount Pleasant Design Review Team and is awaiting final approval from DES and Mount Pleasant Waterworks.

Construction has been completed for the new visitor parking lot with 351 spaces. The former visitor parking lot was designated as a temporary parking lot and Patriots Point will share in the parking revenue received. The clearing, grading, and infrastructure construction for the entire site encompassing the Conceptual Master Plan is anticipated within the next 12 months.

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

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Annual Report of Patriots Point Development Authority as of March 2025.

PATRIOTS POINT
NAVAL & MARITIME
MUSEUM

March 24, 2025

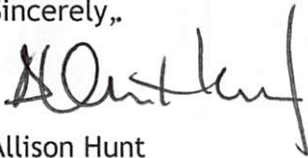
Mr. F. Richard Harmon, Jr.
Director of Research; SFAA Liaison
Joint Bond Review Committee
Gressette Building; Room 109
Columbia, SC 29201

Dear Mr. Harmon,

The Joint Bond Review Committee approved a lease agreement between Patriots Point Development Authority and Patriots Annex LLC contingent on Patriots Point providing an annual report, prior to March 31st each year, on the status of the development. The attached document is the annual report due by March 31, 2025. The report is in the format previously provided by JBRC staff with our updates annotated after each item.

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

Sincerely,,



Allison Hunt
Executive Director

cc:

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

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

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

Annual Report to JBRC and SFAA
Lease Between Patriots Point Development Authority and Patriots Annex, LLC
(as of March 2025)

I. Financial Information

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

- (1) The amount of Minimum Rent received; and
- (2) The amount of Percentage Rent received, broken down into the various categories of Percentage Rent. The Percentage Rent will be further broken down to show how much Percentage Rent is being generated by each improvement on the property
- (3) PPDA's use/expenditure of the revenue received in the prior 12 months, including carry-forward balances.

PPDA Response: In accordance with the provisions of the Lease and applicable time tables, monthly rent payments have been due and payable for the last 12 months. Minimum Rent and Additional Rent due in the 12 months from April 2024 through March 2025 total \$649,948.61, all of which has been paid at the time of this report. Monthly Rent in this stage of the Lease is Minimum Rent based on Fair Market Rent with no Percentage Rent being payable until the applicable percentages of Gross Sales from the Premises exceed Minimum Rent. At this point, the only Gross Sales are parking revenues, and percentage rents generated by Gross Sales do not exceed Minimum Rent. All Rents received by PPDA under the Lease with Patriots Annex, LLC are being used in the general budget for ongoing Patriots Point operations and ship maintenance.

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

PPDA Response: Per the terms of the Lease, rent is currently being paid at 70% of Fair Market Rent (FMR) for the year October 5, 2024 through October 4, 2025. FMR was pre-determined through formal appraisals and is adjusted

annually with CPI increases. For the 6-month period April 1 – September 30, 2025, rent will be due at a rate of \$57,832.93 per month. On October 1, 2025, Fair Market Rent will be increased by the change in CPI, anticipated to be approximately 2.5%. Minimum Rent for the period October 1, 2025 – September 30, 2026 will be paid at 80% of Fair Market Rent. The resulting monthly payments of \$66,536.74 will be due for the 6-month period October 1, 2025 – March 31, 2026. Rent generated through fee-sharing for the Temporary Visitor Parking Lot is estimated to be approximately \$10,000.00 per month. The combined total rent expected to be received over the 12-month period April 1, 2025 – March 31, 2026 is estimated to be \$850,514.42. (This is Base Minimum Rent solely from current Patriots Annex acreage comprised in Premises for rent calculation)

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

PPDA Response: No revenue-producing Gross Sales have occurred on the Premises that would generate sales or hospitality taxes. Property taxes have been paid in the amount of \$22,100.00, along with Storm Water Fees of \$4,877.19 and Solid Waste Disposal Fees of \$1,430.00, all for the period January 1, 2024 – December 31, 2024.

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

PPDA Response: Five employees are associated with Palmetto Parking with parking operations.

II. Development

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

PPDA Response: The Conceptual Master Plan that was prepared in accordance with the Lease and unanimously approved by the PPDA Board on March 15, 2019 was amended and approved unanimously by the PPDA Board on October 30, 2024. No subdivision of the Premises occurred.

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

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

PPDA Response: The Town of Mount Pleasant has previously approved Waterfront Gateway District zoning, impact assessment, building heights within the Premises, a Development Agreement, and a fee-in-lieu-of-taxes agreement for elements of the Conceptual Master Plan. Patriots Annex, LLC has received conceptual approval from Town of Mount Pleasant Design Review Board (“DRB”) for the Conceptual Master Plan, the Master Infrastructure Plan and the Seafair Village Plan. Seafair Village, including the first hotel, retail and restaurant space, has received final design approval from DRB. The Master Infrastructure Plan has been approved by Town of Mount Pleasant Design Review Team and is awaiting final approval from DHEC and Mount Pleasant Waterworks.

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

PPDA Response: Construction of a new visitor parking lot with the first 351 spaces was completed and put into operation on September 16, 2024. Simultaneously, the former Patriots Point visitor parking lot was designated as a Temporary Parking Lot and PPDA will share in parking revenue received for this Temporary Parking Lot. Construction of the new visitor parking lot and designation of the Temporary Parking Lot was a necessary first phase to make room for site work, infrastructure and the construction of buildings to follow.

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

PPDA Response: The new visitor parking lot was completed and put into operation on September 16, 2024.

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

PPDA Response: None.

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

PPDA Response: None.

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

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

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

The "Minimum Rent Commencement Date" was October 5, 2020.

The deadline for "Commencement of Construction" was January 17, 2023 and construction commenced in October, 2022.

- D. Milestones expected in the upcoming 12 months.

PPDA Response: PPDA expects Patriots Annex, LLC to commence clearing and grading for the primary site encompassing the Conceptual Master Plan by April 2025 and begin new infrastructure work by June 2025. Construction of the first buildings is anticipated to begin by the end of 2025.

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

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: PPDA continues to use a portion of the Premises for the operation and support of its museums and administrative functions. At Lease Commencement, the portions of the property used by PPDA for its operations were excluded from the Premises, and Patriots Annex, LLC is not responsible for paying rent with regard to that land. Patriots Annex, LLC's initial plans will include construction of infrastructure systems to support the overall development plan for Patriots Annex, LLC. Prior to commencement of construction, Patriots Annex, LLC will give PPDA a required notice, after which time PPDA will be obligated to relocate the specific use, and that portion of the Premises will be added to the leased Premises. Any relocation by PPDA to other portions of the Premises will cause those portions of the Premises to be deleted for rent purposes. PPDA and Patriots Annex, LLC are having ongoing dialogue regarding expectations for anticipated notices and property releases. Discussions include transition from the current Temporary Parking Lot to a newly designated Temporary Parking Lot, release of the current Temporary Parking Lot and Gift Shop Pavilion, as well as alternative locations and options for PPDA facilities.

Current Primary Landlord Facility. PPDA must vacate the Current Primary Landlord Facility within 60 days of the "Current Landlord Facility Vacancy Deadline" (CLFVD). The CLFVD is 3 months after the Commencement of Construction provided that 12 months notice has been given prior to the Commencement of Construction. Effectively, these terms allow 17 months to vacate the premises after Patriots Annex, LLC gives PPDA notice of the Commencement of Construction. Patriots Annex, LLC must give PPDA a 12-month prior notice of the anticipated date for commencement of construction and update this estimate quarterly. PPDA has not received the 12-month prior notice of the anticipated date for commencement of construction.

Pier Facility. PPDA's current pier facility is located at the head of the pier leading to the Yorktown. PPDA's new pier facility will be located in approximately the same location and will also include some of the land between the head of the pier and the PPDA's new primary facility. The Landlord Pier Boardwalk is the only new element of the PPDA's pier facilities. If the Conceptual Master Plan and the Master Plan include the Tenant Pier Boardwalk and the Landlord Pier Boardwalk, PPDA has 30 days from receipt of the notice of the anticipated date for the Commencement of Construction of the first phase of improvements to be constructed on the Premises to commence the process required by South Carolina law for PPDA to obtain approval from the applicable State authorities for PPDA to construct the Landlord Pier Boardwalk. PPDA shall have constructed the Landlord Pier

Boardwalk as of the later of (i) six (6) months after the Current Primary Landlord Facility Vacancy Deadline, (ii) twelve (12) months after PPDA receives approval for construction of the Landlord Pier Boardwalk, or (iii) a later date agreed to by PPDA and Patriots Annex, LLC to coordinate Landlord's construction of the Landlord Pier Boardwalk with Patriots Annex, LLC's construction schedule. PPDA has not received a 12-month prior notice of the anticipated date for commencement of construction.

PPDA's storage and maintenance facility and PPDA's Vietnam Support Base exhibit. These two facilities are going to be relocated onto a portion of Parcel 2A, most of which is currently subject to a conservation easement with South Carolina Department of Natural Resources. A recent agreement released a portion of Parcel 2A from the easement for use as a relocation site for the PPDA storage and maintenance facility as well as the PPDA Vietnam Experience. There has been no change in the prior 12 months.

PPDA's personnel parking and PPDA's visitor parking. Patriots Annex, LLC completed construction of the first 351 spaces of a new visitor parking lot and took possession of the Current Visitor Lot site designating it as the Temporary Visitor Parking Lot. The PPDA personnel parking area will be relocated to a portion of Parcel 2A that has been released from the conservation easement. The relocation of the PPDA personnel parking has not yet commenced though the location has been designated.

III. Legal/Miscellaneous.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: No loans are currently in place.

AGENCY: South Carolina State Housing Finance and Development Authority

SUBJECT: Annual Report of State Housing Tax Credits

Section 12-6-3795(C)(4) of the South Carolina Code of Laws provides that the State Housing Authority must furnish no later than January 31 of each year an annual report of South Carolina housing tax credits, which must include for the preceding calendar year the total amount of South Carolina housing tax credits allocated, and for each project, the project name and location, the amount of the South Carolina housing tax credits allocated to the project, project ownership, total number of units assisted, and the public benefit achieved by the project. The annual report must be furnished to the President of the Senate, the Speaker of the House of Representatives, the Chairman of the Senate Finance Committee, the Chairman of the House of Representatives Ways and Means Committee, the Joint Bond Review Committee, and the State Fiscal Accountability Authority. The State Housing Authority provided a timely report on January 31, 2025.

The report reflects that, of the state tax credits authorized for availability during calendar year 2024, the State Housing Authority made preliminary determinations for 19 developments totaling \$18.9 million.

The State Housing Authority further reported that 21 developments were placed in service during calendar year 2024, with final determinations of state tax credits totaling \$16.3 million.

In accordance with the statute, \$20.3 million in undesignated state tax credits will be carried forward for availability in calendar year 2025. Together with the statutory \$20 million in state tax credits available for allocation in the calendar year 2025, a total of \$40.3 million in state tax credits will be made available for allocation in calendar year 2025. Of this amount, up to \$16.1 million or 40% is expected to be made available for allocation to qualified projects utilizing the federal 9% tax credit, and \$24.2 million or 60% is expected to be made available for allocation to qualified projects utilizing the federal 4% tax credit.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated January 31, 2025, of Mr. Richard A. Hutto, Executive Director, South Carolina State Housing Finance and Development Authority.
2. Preliminary Determination Amount of Annual State Tax Credits – 2024.
3. Final Amount of Annual State Tax Credits Issued at Placed in Service – 2024.
4. State Tax Credit Allocation Summary.



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: 803.896.9001 TTY: 803.896.8831

SCHousing.com

C. Todd Latiff
Chairman

Richard A. Hutto
Executive Director

January 31, 2025

The Honorable Thomas C. Alexander
President of the Senate
213 Gressette Bldg.
Columbia, SC 29201

The Honorable G. Murrell Smith, Jr.
Speaker of the House of Representatives
506 Blatt Bldg.
Columbia, SC 29201

Dear Senator Alexander and Representative Smith,

According to S.C. Code § 12-6-3795, SC Housing is to provide an annual report of South Carolina housing tax credits allocated each calendar year no later than January 31st. The annual report has been broken out into two reports.

The first report is a list of developments that received a preliminary determination letter of state tax credits. Act 202 allows for an annual amount of \$20,000,000 in state tax credits to be allocated each year. In 2024, SC Housing allocated \$7,984,404.00 in annual state tax credits in the Bond program and \$10,943,772.00 in annual state tax credits to developments awarded in the 9% Low Income Housing Tax Credit program.

S.C. Code § 12-6-3795 (B)(5)(b) allows any recaptured, revoked, canceled or otherwise recovered state tax credits to roll over for future years. The unused portion and the recovered portion of state tax credits total \$20,287,566.93, which will be rolled over to use in 2025.

The second report contains a list of placed-in-service developments that were issued the final amount of annual tax credits totaling \$16,316,824.00.

Please let me know if you have any questions or need anything further.

Sincerely,

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

Richard A. Hutto, CPA
Executive Director

Enclosures

Cc: The Honorable Harvey S. Peeler, Jr., Chairman, Senate Finance Committee, Joint Bond Review Committee
The Honorable Bruce W. Bannister, Chairman, House of Representatives Ways and Means Committee
Mr. S. Grant Gillespie, Executive Director, State Fiscal Accountability Authority

Preliminary Determination Amount of Annual State Tax Credits - 2024

Date STC Letter Sent	Year of QAP	Program	ID	Development Name	City	County	Developer	Amount of Annual Tax Credits on STC Letter	TC Units	Public Benefit
1 6/10/2024	2024	TEB	52303	A.C.T.S. Community Apartments	Abbeville	Abbeville	Bruce Baird, RDOOR Housing	\$ 350,000.00	40	New Construction of 40 older person units at 50% AMI. 40 - 1 bedroom.
2 6/10/2024	2024	TEB	52308	Poplar Square	Sumter	Sumter	Craig Cobb, DGA Capital, LLC	\$ 750,000.00	100	Rehab of 100 family units at 60% AMI. 8 - 1 bedroom, 60 - 2 bedroom, 32 - 3 bedroom
3 6/10/2024	2024	TEB	52311	Avery Landing	Greenville	Greenville	Katessa Archer, Dominionium	\$ 2,065,500.00	153	New Construction of 153 family units at 60% AMI. 18 - 1 bedroom, 72 - 3 bedroom, 63 - 4 bedroom
4 6/10/2024	2024	TEB	52315	Oak Grove Apartments	Columbia	Richland	Renee Sandell, Paces Foundation	\$ 670,000.00	96	New Construction of 96 family units at 60% AMI. 8 - 1 bedroom, 48 - 2 bedroom, 34 - 3 bedroom, 6 - 4 bedroom
5 6/10/2024	2024	TEB	52319	Willowbrook at Wateree	Columbia	Richland	Renee Sandell, Paces Foundation	\$ 748,733.00	102	New Construction of 102 older persons units at 60% AMI. 51 - 1 bedroom, 51 - 2 bedroom
6 6/10/2024	2024	TEB	52321	Edgewood School Apartments	Ninety Six	Greenwood	Alex Walker, DreamKey Partners	\$ 537,154.00	75	New Construction of 75 elderly unit at 50% AMI. 75 - 1 bedroom units
7 6/10/2024	2024	TEB	52324	Livewell Terrace Apartments	Bluffton	Beaufort	Parker Zee, Woda Cooper Development, Inc.	\$ 1,912,010.00	120	New Construction of 120 family units, 30 units at 40% AMI, 60 at 60% AMI and 30 units at 80% AMI. 30 - 1 bedroom, 60 - 2 bedroom, 30 - 3 bedroom
8 6/10/2024	2024	TEB	52327	Pinehaven Villas	Columbia	Richland	Jackson Reed, Vitus	\$ 951,007.00	80	Rehab of 80 family units at 60% AMI. 10 - 1 bedroom, 52 - 2 bedroom, 18 - 3 bedroom
9 11/15/2024	2024	9% - Rural	24023	Indigo	Orangeburg	Orangeburg	Wiley A. Tucker, III, Prestwick Companies	\$ 1,066,584.00	40	New Construction of 40 family units, 4 units at 20% AMI, 36 units at 60% AMI. 8 - 1 bedroom, 20 - 2 bedroom, 12 - 3 bedroom
10 11/15/2024	2024	9% - Rural	24055	Oak Place	Anderson	Anderson	Holly Douglas	\$ 838,584.00	56	Rehabilitation of 56 family units at 60% AMI. 40 - 2 bedroom, 16 - 3 bedroom
11 11/15/2024	2024	9% - Non Rural	24001	Danbury Commons	Spartanburg	Spartanburg	Kevin Connelly, Connelly Development'	\$ 445,515.00	48	New Construction of 48 older person units, 5 units at 20% AMI, 1 units at 50% AMI, 41 units art 60% AMI, 1 unit at 70% AMI. 16 - 1 bedroom, 32 - 2 bedroom
12 11/15/2024	2024	9% - Non Rural	24003	Magnolia Arbor	Sumter	Sumter	Kevin Connelly, Connelly Development'	\$ 389,421.00	50	New Construction of 50 family units, 5 units at 20% AMI, 15 units at 50% AMI, 17 units at 60% AMI, 13 units at 70% AMI. 6 - 1 bedroom, 32 - 2 bedroom, 12 - 3 bedroom
13 11/15/2024	2024	9% - Non Rural	24010	The Franklin	Anderson	Anderson	Wiley A. Tucker, III, Prestwick Companies	\$ 941,674.00	68	New Construction of 68 family units, 8 units at 20% AMI, 6 units at 50% AMI, 54 units at 60% AMI. 20 - 1 bedroom, 24 - 2 bedroom, 24 - 3 bedroom
14 11/15/2024	2024	9% - Non Rural	24030	Davis Pointe	Sumter	Sumter	Gregg Bayard, Parallel Housing	\$ 541,117.00	58	New Construction of 58 units, 6 units at 20% AMI, 6 units at 40% AMI, 34 units at 60% AMI, 12 units at 70% AMI. 24 - 1 bedroom, 24 - 2 bedroom, 14 - bedroom.
15 11/15/2024	2024	9% - Non Rural	24031	Sawmill Crossing	Summerville	Dorchester	Parker Zee, Woda Cooper Development, Inc.	\$ 390,037.00	42	New Construction of 42 family units, 5 units at 20% AMI, 4 units at 30% AMI, 33 units at 60% AMI. 6 - 1 bedroom, 25 - 2 bedroom, 11 - 3 bedroom
16 11/15/2024	2024	9% - Non Rural	24037	Cooper Crest Apartments	North Charleston	Charleston	Jay Bernstein, Fitch Irick	\$ 3,000,000.00	101	New Construction of 101 family units, 11 units at 20% AMI. 10 units at 40% AMI, 15 units at 50% AMI, 50 units at 60% AMI, 15 units at 70% AMI. 24 - 1 bedroom, 50 - 2 bedroom, 24 - 3 bedroom, 3 - 4 bedroom.

Preliminary Determination Amount of Annual State Tax Credits - 2024

17	11/15/2024	2024	9% - Non Rural	24059	The Alliance	Greenville	Greenville	Taylor Davis, NHE Inc.	\$ 1,399,780.00	100	New Construction of 100 family units, 10 units at 20% AMI, 11 units at 30% AMI, 68 units at 60% AMI, 11 units at 70% AMI. 12 - studio, 31 - 1 bedroom, 29 - 2 bedroom, 28 - 3 bedroom
18	11/15/2024	2024	9% - Non Rural	24095	The Poinsette Senior Apartments	Charleston	Charleston	Tracy Doran Drew Schaumber, Schaumber Development, LLC	\$ 389,990.00	88	New Construction of 88 older person units, 20 units at 20% AMI, 23 units at 50% AMI, 20 at 60% AMI, 25 units at 80% AMI. 12 - studio, 56 - 1 bedroom, 20 - 2 bedroom
19	11/15/2024	2024	9% - Rural	24042	Belle Haven	Gaffney	Cherokee		\$ 1,541,070.00	64	New Construction of 64 family units, 7 units at 20% AMI, 57 units at 60% AMI. 12 - 1 bedroom, 23 - 2 bedroom, 29 - 3 bedroom

Bond STC Issued: \$ 7,984,404.00

9% - Rural Issued: \$ 1,905,168.00

9% - Non-Rural Issued: \$ 9,038,604.00

Total STC Issued: \$ 18,928,176.00

Final Amount of Annual State Tax Credits Issued at Placed-in-Service - 2024

Date STC Letter Sent	Year of QAP	Program	ID	Development Name	City	County	Developer	Amount of Annual Tax Credits on STC Letter	TC Units	Public Benefit	Credits Issued at PIS	Credits Issued Date	PIS Date
112/1/2021	2020	9%	20020	Parkside at Butler	Mauldin	Greenville	Taylor Davis, NHE Inc.	\$ 756,403.00	72	New Construction of 72 family units. 7 u its at 30% AMI, 15 units at 50% AMI, 50 units at 60% AMI. 18 1 bedroom, 36 - 2 bedroom, 18 - 3 bedroom.	\$ 756,403.00	1/4/2024	2/28/2023
26/30/2021	2021	4%	42105	Lawsons Ridge	Spartanburg	Spartanburg	Kevin Connelly, Connolly Development	\$ 1,940,935.00	228	New Construction of 228 family units. 50 units at 40% AMI, 122 units at 60%, 56 units at 70% AMI. 60 - 1 bedroom, 96 - 2 bedroom, 54 - 3 bedroom, 18 - 4 bedroom.	\$ 1,940,935.00	1/17/2024	5/26/2023
311/13/2020	2020	9%	20007	Springfield Apartments	Darlington	Darlington	Michael Delev, Weaver Investment	\$ 324,763.00	72	Rehab of 72 family units at 60% AMI. 28 - 1 bedroom, 44 - 2 bedroom.	\$ 324,763.00	1/19/2024	11/29/2022
410/22/2021	2021	9%	21057	Swansgate III	Myrtle Beach	Horry	Drew Schaumber, LLC	\$ 628,385.00	64	Rehab of 64 older person units at 60% AMI. 58 - 1 bedroom, 6 - 2 bedroom	\$ 628,385.00	1/30/2024	7/20/2023
58/18/2021	2021	Bond/Act 88	52113	The Sullivan	Greenville	Greenville	Drew Schaumber, LLC	\$ 1,893,101.00	180	New Construction of 180 family units at 60% AMI. 45 - 1 bedroom, 69 - 2 bedroom, 51 - 3 bedroom, 15 - 4 bedroom	\$ 1,889,573.00	1/30/2024	5/19/2023
612/1/2021	2020	9%	20019	May River Village III	Bluffton	Beaufort	David Bennett, BBR Development	\$ 294,153.00	24	New Construction of 24 family units at 60% AMI. 4 - studio, 12 - 1 bedroom, 2 - 2 bedroom, 6 - 3 bedroom	\$ 292,135.00	2/14/2024	9/12/2023
712/1/2021	2020	9%	20012	Bay Pointe III	Myrtle Beach	Horry	Brad Queener, Bradley Developers	\$ 798,841.00	70	New Construction of 70 family units at 60% AMI. 34 - 2 bedroom, 36 - 3 bedroom	\$ 798,841.00	3/14/2024	4/11/2023
89/24/2021	2021	9%	19023	Creekside Village	Easley	Pickens	Mark Richardson, Greenway Residential Development	\$ 630,803.48	60	New Construction of 60 family units. 12 units at 50% AMI, 48 units at 60% AMI. 42 - 2 bedroom, 18 - 3 bedroom.	\$ 621,674.00	4/10/2024	12/12/2022
911/13/2020	2020	9%	20002	Willow Creek Apartments	McCormick	McCormick	Thompson Kurrie, Hallmark Development	\$ 192,086.00	24	Rehab of 24 elderly person units at 60% AMI. 24 - 1 bedroom	\$ 192,086.00	4/19/2024	8/9/2023
1012/1/2021	2020	9%	20008	Westview Terrace	Spartanburg	Spartanburg	Adrian Iglesias, GH Development	\$ 588,305.00	48	New Construction of 48 family units at 60% AMI. 24 - 2 bedroom, 24 - 3 bedroom	\$ 588,305.00	4/25/2024	7/26/2023
1112/1/2021	2020	9%	20025	Brushy Creek	Easley	Pickens	Max Elbe, Lowcountry Housing Communities	\$ 751,318.00	60	New Construction of 60 older person units at 60% AMI. 24 - 1 bedroom, 36 - 2 bedroom	\$ 751,318.00	5/9/2024	4/25/2023
123/5/2021	2021	9%	19022	Forest Glen	Clinton	Clinton	Mark Richardson, Greenway Residential Development	\$ 705,676.00	60	New Construction of 60 family units. 12 units at 50% AMI, 48 units at 60% AMI. 42 - 2 bedroom, 18 - 3 bedroom.	\$ 705,676.00	8/5/2024	9/27/2023
1311/9/2021	2021	4%/Act 88	42114	Abbott Arms	Cayce	Lexington	Craig Cobb, DGA Capital, LLC	\$ 1,322,089.00	100	Rehab of 100 family units at 60% AMI. 20 - 1 bedroom, 60 - 2 bedroom, 20 - 3 bedroom	\$ 1,322,089.00	8/6/2024	1/9/2023
1410/22/2021	2021	9%	21036	West End Manor	Union	Union	George Baker, Cahec Management	\$ 184,676.00	28	Rehab of 28 elderly person units at 60% AMI. 28 - 1 bedroom	\$ 184,676.00	8/23/2024	12/29/2023
1510/22/2021	2021	9%	21037	Pembroke Apartments	Pamplico	Florence	George Baker, Cahec Management	\$ 174,572.00	24	Rehab of 24 family units at 60% AMI. 8 - 1 bedroom, 16 - 2 bedroom.	\$ 174,572.00	8/23/2024	11/27/2023
1610/22/2021	2021	9%	21038	Lincoln Apartments	Waterboro	Colleton	Gerald Krueger, American Community Developers, Inc.	\$ 566,123.00	64	Rehab of 64 family units at 60% AMI. 16 - 1 bedroom, 24 - 2 bedroom, 16 - 3 bedroom, 8 - 4 bedroom.	\$ 566,123.00	8/29/2024	12/31/2023
1712/1/2020	2020	Bond	51903	Waters at West Ashley	Charleston	Charleston	Michael Nguyen, Atlantic Housing Foundation	\$ 701,306.00	99	Rehab of 99 family units at 60% AMI. 6 - studio, 7 - 1 bedroom, 34 - 2 bedroom, 42 - 3 bedroom, 10 - 4 bedroom.	\$ 701,306.00	8/30/2024	4/26/2023
1812/1/2021	2020	9%	20011	Gentry Place	Pickens	Pickens	Hollis Fitch, Fitch Irick	\$ 641,266.00	60	New Construction of 60 family units. 5 units at 30% AMI, 15 units at 50% AMI, 40 units at 60% AMI. 42 - 2 bedroom, 18 - 3 bedroom.	\$ 641,266.00	10/17/2024	6/23/2023
1912/22/2021	2021	4%	42136	Shannon Park	Goose Creek	Berkeley	Thomas Attridge, Standard Companies	\$ 1,011,720.27	96	Rehab of 96 family units at 60% AMI. 26 - 1 bedroom, 44 - 2 bedroom, 24 - 3 bedroom, 2 - 4 bedroom.	\$ 1,011,720.00	10/23/2024	1/1/2023
209/23/2021	2021	4%	42120	Bluehouse Commons	Ladson	Charleston	Brad Queener, Bradley Developers	\$ 1,329,756.00	120	New Construction of 120 family units at 60% AMI. 12 - 1 bedroom, 69 - 2 bedroom, 39 - 3 bedroom.	\$ 1,329,756.00	12/2/2024	5/7/2024
219/22/2020	2020	Bond/Act 88	51907	Eastside Apartments	Charleston	Charleston	Charlie Irick, Fitch Irick	\$ 895,222.00	64	New Construction of 64 family units. 16 units at 50% AMI and 48 units at 60% AMI. 32 - 2 bedroom, 16 - 3 bedroom, 16 - 4 bedroom	\$ 895,222.00	12/30/2024	2/17/2024
Total Awarded: \$ 16,331,499.75									Total Issued: \$ 16,316,824.00				

State Tax Credit Allocation Summary

2022	
2022 Allotment	\$ 20,000,000.00
SCT Allocated 2022	\$ (14,524,869.00)
STC Remaining 2022	<u>\$ 5,475,131.00</u>
2023	
2023 Allotment	\$ 20,000,000.00
STC Remaining 2022	<u>\$ 5,475,131.00</u>
2023 Total Available	<u>\$ 25,475,131.00</u>
STC Allocated 2023 - Bonds	\$ (8,558,254.00)
*Remaining 2023 - unused from Act 88	\$ 16,916,877.00
**Recovered -S.C. Code § 12-6-3795 (B)(5)(b)	<u>\$ 2,287,718.18</u>
Total Remaining 2023	<u>\$ 19,204,595.18</u>
2024	
2024 Allotment	\$ 20,000,000.00
STC Remaining 2023	<u>\$ 19,204,595.18</u>
2024 Total Available	<u>\$ 39,204,595.18</u>
STC Allocated 2024 - Bonds	\$ (7,984,404.00)
STC Allocated 2024 - 9% - Rural	\$ (1,905,168.00)
STC Allocated 2024 -9% - Non Rural	<u>\$ (9,038,604.00)</u>
Total STC Allocated 2024	<u>\$ (18,928,176.00)</u>
**Recovered -S.C. Code § 12-6-3795 (B)(5)(b)	<u>\$ 11,147.75</u>
Total Remaining 2024	<u>\$ 20,287,566.93</u>
2025	
2025 Allotment	\$ 20,000,000.00
STC Remaining 2024	<u>\$ 20,287,566.93</u>
2025 Total Available	<u>\$ 40,287,566.93</u>
2025 TEB STC Amount (60%)	\$ 24,172,540.16
2025 9% STC Amount (40%)	\$ 16,115,026.77

* Act 88 consisted of \$16,916,877 (remaining from 2023) and \$12,889,152 (1.B.1 List) totaling \$29,806,029. STCs allocated under Act 88 total \$10,997,150.92. Pursuant to S.C. Code §12-6-3795 (B)(5)(b), the total amount of unallocated 2023 tax credits is included in this line item. However, unallocated tax credits from Act 202's 1.B.1. list have not been included in this line item due to Act 202's restrictions.

**Recovered STC - For 2024, \$11,147.75 unused at PIS (May River Village III \$2,018; Creekside Village \$9,129.48 & Shannon Park \$0.27). For 2023, \$2,204,359 (Garden Park) and \$83,359.18 unused at PIS (Filbin Creek \$69,243; Woodford Trace \$2,001; The Refinery \$7,359; Waterford Pointe \$0.18 & Waters at Ribaut \$4,756)

AGENCY: South Carolina Office of State Treasurer

SUBJECT: Notice of Intent to Utilize Debt Service Funds

Proviso 112.2 of the Fiscal Year 2024-25 Appropriations Act provides that excess debt service funds available in Fiscal Year 2024-25 may be expended in the fiscal year to pay down general obligation bond debt for which the State (1) is paying the highest rate of interest; (2) will achieve relief in constrained debt capacity; or (3) [will] reduce the amount of debt issued. Prior to the use of these funds, the Office of State Treasurer must notify the Chairman and Vice Chairman of the Joint Bond Review Committee.

In accordance with the Proviso, the Office of State Treasurer has notified the Chairman and Vice Chairman of its intent to utilize \$108 million of current year excess debt service to partially fund currently approved economic development projects.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letter dated May 2, 2025, of Jackie D. Hipes, Director, Debt Management Division, South Carolina Office of State Treasurer.
2. Letter dated March 26, 2025, of Secretary of Commerce Harry M. Lightsey, III, South Carolina Department of Commerce.
3. Debt Service Budget Estimate dated November 26, 2024.



THE HONORABLE CURTIS M. LOFTIS, JR.
State Treasurer

May 2, 2025

The Honorable Harvey S. Peeler Jr.
Senate Finance Committee, Chairman
111 Gressette Building
Columbia, SC 29201

The Honorable Bruce W. Bannister
House Ways and Means Committee, Chairman
525 Blatt Building
Columbia, SC 29201

Dear Senator Peeler and Representative Bannister,

Per Fiscal Year 2024-25 Proviso 112.2, please accept this letter as notification that the Office of the State Treasurer intends to utilize current year excess debt service in the amount of \$108,000,000.00 to partially fund currently approved economic development projects. The use of these funds will reduce the amount of debt to be issued for the currently approved projects.

Additionally, I have attached copies of my initial email to Catherine Hart, the current debt service budget and a letter of support from the Department of Commerce.

Please let me know if you have any questions or need additional information.

Kind Regards,

Jackie D. Hipes

Jackie D. Hipes
South Carolina Treasurer's Office
Director Debt Management Division

CC: Catherine Hart, Director Joint Bond Review Committee

From: [Hipes, Jackie](#)
To: catherinehart@scsenate.gov
Cc: [Kelly, Shelly](#); [Quentin Hawkins](#); meredithross@schouse.gov; [O'Brien, Kevin](#)
Subject: Fiscal Year 2024-25 Proviso 112.2 Excess Debt Service
Date: Tuesday, April 1, 2025 4:01:00 PM
Attachments: [2025-26 Debt Service Budget Estimate 11.26.2024 FINAL.pdf](#)
[Harry Lightsey - Curtis Loftis - 03.26.2025 COMMERCE.pdf](#)

Good afternoon, Catherine,

Per Fiscal Year 2024-25 Proviso 112.2, please accept this email as notification to the Honorable Harvey S. Peeler, Chairman of the Joint Bond Review Committee, and the Honorable Bruce W. Bannister, Vice Chairman of the Joint Bond Review Committee, that the Office of State Treasurer intends to utilize current year excess debt service in the amount of \$108,000,000.00 to partially fund currently approved economic development projects. The use of these funds will reduce the amount of debt to be issued for the currently approved projects.

Additionally, I have attached the current debt service budget and a letter of support from the Department of Commerce.

Please let me know if you have any questions or need any additional information.

Regards,

Jackie D. Hipes | Director Debt Management Division

South Carolina Treasurer's Office
1200 Senate Street, Suite 214
Wade Hampton Bldg., Columbia, SC 29201
803-734-1391 | jackie.hipes@sto.sc.gov

DEBT SERVICE BUDGET ESTIMATE

EXISTING LAW - EXCLUDES POTENTIAL IMPACT OF PROPOSED LEGISLATION

CATEGORY	FISCAL YEAR 2024-25		FISCAL YEAR 2025-26			FUTURE YEARS	
	APPROPRIATED	APPROPRIATION NEEDED	CURRENT OUTSTANDING (AT 6/30/24)	NEW ISSUES (AFTER 6/30/24)	TOTAL NEEDED	2026-27	2027-28
Capital Improvement Bonds	\$ 39,343,728	\$ 10,010,000 ¹	\$ 10,010,000 ¹	\$ -	\$ 10,010,000 ¹	\$ 10,010,000 ¹	\$ 10,010,000 ¹
State School Facilities Bonds	12,050,289	-	-	-	-	-	-
Air Carrier Hub Bonds	4,308,400	4,317,750	-	-	-	-	-
Economic Development Bonds 11-41-50C	41,703,309	2,331,000	-	-	-	-	-
Total 5% Constitutional Limit	\$ 97,405,726	\$ 16,658,750	\$ 10,010,000	\$ -	\$ 10,010,000	\$ 10,010,000	\$ 10,010,000
Economic Development Bonds 11-41-50A	4,224,175	4,224,175	4,224,300	18,556,125 ⁴	22,780,425	28,973,850	28,966,900
Research Universities Bonds	24,220,344	4,801,250	1,356,575	-	1,356,575	1,359,200	1,359,000
Agricultural College Stock-Interest	11,508	11,508	11,508	-	11,508	11,508	11,508
Clemson Perpetual Stock-Interest	3,513	3,513	3,513	-	3,513	3,513	3,513
Economic Development Bonds 11-41-50B	18,049,500	18,049,500	-	-	-	-	-
Total other classes of budgeted debt	\$ 46,509,040	\$ 27,089,946	\$ 5,595,896	\$ 18,556,125	\$ 24,152,021	\$ 30,348,071	\$ 30,340,921
FY24-25 - Carryforward	9,477,803	-	-	-	-	-	-
Economic Development - Proviso 112.2	-	108,000,000 ³	-	-	-	-	-
TOTAL DEBT SERVICE FROM GENERAL FUND	\$ 153,392,569	\$ 151,748,696	\$ 15,605,896	\$ 18,556,125	\$ 34,162,021	\$ 40,358,071	\$ 40,350,921
Potential Appropriation Lapse for FY24-25	\$	1,643,873					

Notes and Assumptions

- ¹ Fees, expenses, reimbursements, and contingencies included in CIB.
- ² Appropriation (\$63,976,984) allocated based on percentage of appropriation needed after separation of Economic Development Bond Classes.
- ³ Excess Debt Service application per Proviso 112.2
- ⁴ Estimated Economic Development Bond Debt Service.

Office of State Treasurer
11/26/2024



Henry McMaster
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Harry M. Lightsey III
Secretary

March 26, 2025

Via Hand Delivery

The Honorable Curtis M. Loftis, Jr.
State Treasurer
1200 Senate Street
Columbia, SC 29201

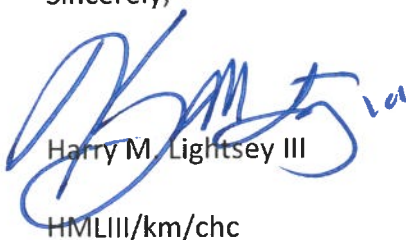
Dear Treasurer Loftis:

When available, using cash rather than issuing bonds to defray the costs of infrastructure associated with economic development projects that qualify for funding pursuant to the State General Obligation Economic Development Bond Act is a great result for the State of South Carolina. The state not only saves interest costs but using cash in lieu of issuing bonds also leaves bonding capacity available for future qualifying projects, capacity that S.C. Commerce relies on in the agency's ongoing recruitment efforts.

Accordingly, we respectfully request that the Office of the State Treasurer consider using excess debt service funds for the current fiscal year pursuant to Proviso 112.2 to reduce the amount of debt issued for outstanding economic development projects. Doing so will maximize this important recruitment tool available to the Department of Commerce.

As always, we appreciate your support and the support and professionalism of your staff.

Sincerely,



Harry M. Lightsey III
HMLIII/km/chc

AGENCY: Medical University of South Carolina

SUBJECT: Clinical Trial for Investigational Drug Proposed for Treatment of
COVID-19 Progress Report

Act 135 of 2020 among other things directed the transfer of \$175 million from the 2018-19 Contingency Reserve Fund, with \$155 million designated for establishment of the COVID-19 Response Reserve Account for certain purposes. The Act further provides that any recipient of funds from the COVID-19 Response Reserve account must provide an accounting of the expenditures to the Governor and the Joint Bond Review Committee.

In addition to the foregoing, Proviso 117.185 of the General Appropriations Act for the Fiscal Year 2022-2023 permits a transfer in an amount not exceeding \$27,650,000 to the Medical University of South Carolina to conduct a clinical trial for an investigational drug to be used in the treatment of COVID-19. The University must provide the Governor and the Joint Bond Review Committee with an accounting of the expenditures for each phase of the clinical trial.

Funding is to be made in two phases, Phase I of which must be limited to an amount not to exceed \$13,063,639, and Phase II of which must be limited to an amount not to exceed \$14,586,361. These transfers are subject to direction by the Governor, and review and comment by the Joint Bond Review Committee, for each phase of the clinical trial. Without limitation, funding for Phase I of the clinical trial is contingent upon establishment of outcome measures against which efficacy of the treatment will be assessed, and which must be included in the University's request to the Governor for consideration of the proposed expenditure. Without limitation, funding for Phase II of the clinical trial is contingent upon outcomes clearly demonstrating success of Phase I of the clinical trial. The University may collaborate with other public and private entities in conducting the clinical trial; provided, however, that the University must reserve its sole accountability and responsibility for conduct of the clinical trial and management of the funding to ensure that funds are expended only for the public purpose of promoting the health, safety, and welfare of the citizens of this State. The University must establish a schedule of expenditure projections for each phase of the clinical trial and must provide periodic reports to the Governor and the Joint Bond Review Committee in such form and at such times as each may prescribe. If any funds remain unexpended at the conclusion of either phase of the clinical trial, this authorization must lapse to the extent of the unexpended funds, and such unexpended funds must revert to their original funding source, with availability for expenditure in accordance with their original statutory purpose.

By letter dated January 21, 2023, Governor McMaster requested Committee action pursuant to the Act for a proposed expenditure of an amount not to exceed \$13,063,639 for Phase I of the clinical trial, of which amount the University proposed distribution of the funds pursuant to two distinct and sequential draws designated as Phase I-a in the amount of \$8,304,659, and Phase I-b in the amount of \$4,758,980.

The University described the principal focus of Phase I of the clinical trial as establishing drug safety in humans. Funding provided pursuant to Phase I-a was to be used to support development of the efficacy standards of the finished dosage form of the drug formulation, and funding provided pursuant to Phase I-b is to be used to support development of safety and efficacy signals in human volunteers.

At its meeting on May 28, 2024, the Committee received information that all Phase I-a milestones have been successfully met, including requisite Investigational New Drug approval from the U.S. Food and Drug Administration, and execution of contracts with a research organization for human trial enrollment. Additionally, the Committee reviewed and provided comment regarding the University's request for the Phase I-b draw in the amount of \$4,758,980 to support the phase of the clinical trial focused on establishment of safety and efficacy signals in human volunteers, with specific milestones of determining plasma drug levels and concentrations, safety, and dose range.

The University has provided the Committee with its status report on Phase I-b milestones, which include enrollment of the first patient on February 17, 2025, with more patients enrolled in the following months. Phase I expenditures to date total \$9,377,442.05 with \$3,686,196.95 remaining. The University reports that an additional year is required to complete the Phase I-b patient enrollment and safety evaluation.

The University reports that the study design for Phase 2 will be influenced by ongoing research, real-world data, and FDA guidance to optimize patient selection criteria and treatment protocols. Key considerations will include dosage optimization, long-term safety monitoring, and clinical trial design. The budget for Phase 2 will be refined accordingly, with a focus on scalability, efficiency, and compliance with federal and state regulatory standards. The request to obtain the remaining monies in Proviso 117.185 through the 2023 Budget of the State of South Carolina will be submitted following completion of the Phase 1 protocol.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated May 14, 2025, of Dr. Charlie Strange, M.D., Division of Pulmonary and Critical Care Medicine, Medical University of South Carolina.

14MAY2025

Project Update- MUSC Development with OCI Biotechnology

The funding for this Phase 1 project was granted by the State of South Carolina through the Joint Bond Review Committee (JBRC) and Proviso 117.185 through the 2023 Budget of the State of South Carolina on 22NOV2022. Grants, Contracts, and Scope of Work have continued since that time. MUSC's administrative policies necessitate periodic budgetary reviews and extensions to access remaining funds. This progress report is designed to be that document and will be shared with the JBRC.

OCI Biotech

The investigational drug developed by OCI Biotech is designed to modulate key cellular pathways involved in immune response and inflammation, providing a novel therapeutic approach for viral respiratory infections. By targeting specific intracellular signaling mechanisms, this drug has demonstrated potential to reduce disease severity and improve recovery outcomes. Early-stage studies suggest a favorable safety profile, paving the way for further clinical evaluation in both healthy volunteers and affected patient populations.

Milestones

This update on our project status is designed to provide a progress report on the milestones that were enumerated in the *OCI-MUSC-State of South Carolina – Statement of Work #1* at project funding date in 2023. A contingency budget was established for phase 1A at this time to accommodate cost adjustments to any individual milestone of \$840,860 with unused monies rolled into Phase 1B that had an additional contingency budget of \$117,980. Charges to contingency funds require an MUSC contract amendment.

Phase 1A focused on the foundational components necessary for clinical trial execution. Milestones were associated with grant payments when each was achieved:

Milestone	Invoice and Budget payments	Date of Completion	Comments
1) IND Application Oversight	\$100,000	28APR2023	
2)MUSC-FDA IND Review	\$50,000	15JAN2024	
3) Manufacturing of 1 st micronized and sterile batch drug	\$1,000,000	02MAY2023	
4) IND Approval	\$0	23FEB2024	IND approval validated
5) Manufacturing of 2 nd and 3 rd	\$1,000,000	13JUN2023	Second batch

micronized and sterile batch drug	\$1,000,000	14FEB2024	Third batch
6) Establish raw material supply chain through Nephron Pharmaceutical Corporation	\$2,590,000	06MAY2024	
7) Drug Inspection and Packaging	\$917,000 \$93,594	09APR2024 Contract amendment executed on 01MAY2024	Budget at requested schedule Cost overrun of \$93,594 charged to contingency fund to cover pocket nebulizer supply costs as well as shipping costs of material and samples between service providers
8) IRB Engagement	\$100,000	15DEC2023	
9) Startup Fees to Engage Velocity	\$300,000 \$48,050	15DEC2023 Contract amendment executed on 01MAY2024	Budget at requested schedule Cost overrun of \$48,050 charged to contingency to cover vendor fees.
MUSC Management Fee (\$671,935 from \$406,799)	\$406,799 \$265,136	 Contract amendment executed on 01MAY2024	Management budget at requested schedule Cost overrun of \$265,136 charged to contingency fund to manage additional months of the project required by OCI.
Total 1A Funds Remaining	\$0	28MAY2024	All moneys spent, continuation to Phase 1B per scope of work
Total 1A Contingency Funds Remaining		28MAY2024	\$434,080 transferred to Phase 1B contingency fund.

Key achievements for Phase 1A included:

- 1) Regulatory Approvals: The Investigational New Drug (IND) application was approved by the FDA, and the Institutional Review Board (IRB) granted protocol approval.
- 2) The FDA awarded this drug and project a Fast-Track designation.
- 3) Contract Research Organization (CRO) Agreements: Partnerships were secured with Rymedi for clinical trial execution and oversight.
- 4) Sufficient drug in final packaging is on hand to finish all phases of the human study.

Phase 1B focused on execution of the Phase 1 clinical trial in healthy human volunteers. Milestones were associated with grant payments when each was achieved:

Milestone	Invoice payments	Date of Completion	Comments
10) Administrative Oversight of FDA Phase I study	\$100,000	27JUL2024	
11) Velocity Management of Phase I Trial in 8 subinvoices	\$151,745 \$45,784.75 \$197,219.23 \$134,467.62 \$877,646.45	27AUG2024 16SEP2024 10OCT2024 15NOV2024 20DEC2024	Partial Execution by Sub-Milestones Continues. Current expenditures to date total \$1,406,863.05 The balance of \$1,508,260.95 for this \$2,915,124 milestone remains. Cost estimates were downwardly adjusted from original statement of work through CRO negotiations.
12) Generation of FDA Study Report	\$0		Pending Execution of this \$380,000 milestone
Total 1B Funds Remaining			\$3,252,116.95 Remaining
Contingency Funds Transferred from 1A			\$434,080
Total Contingency Funds available on 25FEB2025			\$552,060 (addition of \$117,980 scheduled for 1B)
Total Available Monies on 25FEB2025	\$9,377,442.05 expended		\$3,686,196.95 remaining (72% of the total budget has been expended.)

Key achievements for Phase 1B include:

- 1) First patient enrolled on 17FEB2025
- 2) Negotiated clinical trial expenditures on track for cost savings in Milestone 11 managed by Rymedi compared to original statement of work
- 3) Budget monies are available for study completion
- 4) Contingency fees are available for unanticipated cost overruns.

The end of Phase 1B concludes with an FDA dataset on the drug safety and pharmacokinetics from normal human volunteers dosed with study drug. This FDA Phase 1 study enrolled the first patient on 17FEB2025 with follow-up for the 16 patients to be enrolled for 3 months. This would put the last patient, last visit to occur on approximately 01AUG2025. The FDA report would follow and require payment after the current date of the MUSC award period.

No Cost Extension Granted by MUSC

The previous budget period was scheduled to end on 28FEB2025. A one-year no-cost extension has been granted by MUSC, allowing the study to continue through 28FEB2026. The overall cost of the project remains unchanged.

Institutional policies at the Medical University of South Carolina (MUSC) impose a 12-month fiscal cycle on grants and budgets, even when the original funding source does not require such restrictions. The full scope of the project continues without changes to our milestones. The OCI Biotech project has made significant progress in regulatory approvals, manufacturing, and early-phase clinical trial execution.

Phase 2- Future Plans

The study design for Phase 2 will be influenced by ongoing research, real-world data, and FDA guidance to optimize patient selection criteria and treatment protocols. Key considerations will include dosage optimization, long-term safety monitoring, and clinical trial design. The budget for Phase 2 will be refined accordingly, with a focus on scalability, efficiency, and compliance with federal and state regulatory standards. The request to obtain the remaining monies in Proviso 117.185 through the 2023 Budget of the State of South Carolina will be submitted following completion of the Phase 1 protocol.

Sincerely,



Charlie Strange, M.D.

Professor

Division of Pulmonary and Critical Care Medicine

96 Jonathan Lucas Street, 812 CSB, MSC 630

Medical University of South Carolina,

Charleston, SC, 29425

Email: strangec@musc.edu

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 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.

At its meeting on October 8, 2024, the Committee reviewed the Plan submitted by the Department and established an expectation of calendar quarterly reporting on the progress of the Plan.

Responsive to this expectation, the Committee has received a timely status report for the period ending March 31, 2025, which reflects expenditures for the period of \$15,535. Total commitments to date total \$925,194.

During the period, the Department reviewed architect-engineering service proposals and entered into professional services agreements, prioritizing projects at the Coastal Center. The Department reports that construction at the Coastal Center began May 16, 2025.

The Department is currently reviewing architect and engineering proposals for projects remaining at the Pee Dee, Saleeby, and Whitten Centers.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated May 13, 2025, of Constance Holloway, State Director, South Carolina Department of Disabilities and Special Needs.
2. Quarterly Status Report for the period ended March 31, 2025.

Constance Holloway, Esq.

State Director

Courtney Crosby

Chief of Staff

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



**South Carolina
Department of Disabilities
and Special Needs**

May 13, 2025

Ms. Catherine Hart
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, South Carolina 29201

Dear Ms. Hart:

Pursuant to Proviso 36.14 of the annual appropriation act, the Department of Disabilities and Special Needs ("DDSN") hereby submits its progress report on the Comprehensive Regional Center Renovation Plan ("Renovation Plan") for the quarter ended March 31, 2025.

Thank you for the opportunity to provide this status update on the Renovation Plan. DDSN welcomes any feedback or suggestions on its implementation. Please let me know if we can offer any further information.

Sincerely,

Constance Holloway
State Director

Enclosure

**Comprehensive Regional Center Renovation Plan
Implementation Progress Report (Update #2)
For the Quarter Ended March 31, 2025**



In our initial progress report, the Department of Disabilities and Special Needs (“DDSN”) reported the agency began implementation of the Comprehensive Regional Center Renovation Plan (“Renovation Plan”) by working with the Office of State Engineer to procure architect-engineering (“A/E”) services for two vacant dormitories at the Coastal Center (Highlands 110 and Hillside 620) and one vacant dormitory at the Pee Dee Center (Mulberry 302). Additionally, the agency reported the receipt of A/E services proposals for all remaining Priority 1 and Priority 2¹ buildings for all five Regional Centers.

During the quarter ended March 31, 2025, DDSN reviewed A/E services proposals and entered into the following professional services agreements², prioritizing projects at the Coastal Center in accordance with Proviso 36.14.

Coastal Center – Caplea Coe Architects, Inc.				
Building Name	Project Number	Estimated Cost ³	Actual Cost	Contract Date
Highlands 310	J16-N015-CB-C	\$252,760	\$193,017	February 19, 2025
Hillside 220	J16-N015-CB-D	193,581	151,345	January 24, 2025
Highlands 710	J16-N015-CB-E	90,083	73,704	March 1, 2025
Highlands 810	J16-N015-CB-F	90,191	73,793	March 1, 2025
Highlands 910	J16-N015-CB-G	89,855	73,517	March 21, 2025
Hillside 520	J16-N015-CB-H	137,191	109,752	March 23, 2025
Highlands 510	J16-N015-CB-I	302,905	228,555	March 23, 2025
Hillside 320	J16-N015-CB-J	158,364	109,415	March 23, 2025
Hillside 420	J16-N015-CB-K	153,623	122,899	March 23, 2025

Additionally, DDSN requested and received the following proposals during the quarter:

Project Name	Proposal Type	Contractor	Date Received	Dated Accepted
Coastal Center Priorities 1 & 2	Construction Services	Trident Construction	March 14, 2025	March 31, 2025
Coastal Center Priorities 1 & 2	Asbestos & Lead Assessments	S&ME, Inc.	March 6, 2025	March 28, 2025
Pee Dee Center Priorities 1 & 2	Construction Services	Ajax Building Company, LLC	February 14, 2025	Pending Review
Saleeby Center Priorities 1 & 2	Construction Services	Ajax Building Company, LLC	March 11, 2025	Pending Review
Whitten Center Priorities 1 & 2	Asbestos Inspections	Crossroads Environmental, LLC	March 10, 2025	Pending Review

We are excited to announce that DDSN will break ground at the Coastal Center on Friday, May 16, 2025. Accordingly, future implementation progress reports will provide greater detail as more comprehensive activities commence.

¹ Priority 1 and Priority 2 buildings include residential and program areas.

² AIA Document B101, Standard Form of Agreement Between Owner and Architect

³ As included in Renovation Plan

Summary of Commitments and Expenditures		
	Commitments	Expenditures
Prior Period	\$457,870	-
Quarter Ended March 31, 2025	<u>467,324</u>	<u>\$15,535</u>
Total	<u>925,194</u>	<u>15,535</u>

AGENCY: South Carolina Office of Resilience

SUBJECT: Waites Island Land Acquisition
Disaster Relief and Resilience Reserve Fund Reimbursement

Proviso 118.19(B)(61) of the Fiscal Year 2023-24 Appropriations Act made provision for an appropriation of \$200,000,000 to the Disaster Relief and Resilience Reserve Fund established within the South Carolina Office of Resilience.

On December 5, 2023, the Committee reviewed the Office's request to transfer \$14,950,000 from the Disaster Relief and Resilience Reserve Fund to the South Carolina Conservation Bank to reimburse and facilitate the acquisition of three parcels of real property located on Waites Island in Horry County. The Office proposed that \$8,000,000 of the transfer be used to provide funding as a partially reimbursable grant to acquire 107.02 acres located at 6000 Little River Neck Road, Little River, South Carolina, from Merrill Boyce.

At its meeting on May 28, 2024, the Committee reviewed the Department of Parks, Recreation, and Tourism request to establish Phase II Final Land Acquisition to purchase the property from Open Space Institute utilizing \$4,000,000 in funding from Federal Coastal Zone Management Grant funds.

By letter dated May 16, 2025, the Office reported that the Department was awarded the NOAA Coastal Zone Management Habitat Protection and Restoration grant and will close on the property the week of June 2, 2025. At closing, \$4,000,000 will be returned to the Office of Resilience's land acquisition sub-fund, allowing further coordination with resource agency partners.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Letter dated May 16, 2025, of Mr. Benjamin I. Duncan, II, Chief Resilience Officer

May 16, 2025

Via Email Only

Catherine Hart
Director of Research
Joint Bond Review Committee
312 Gressette Senate Office Building
Columbia, SC 29201

Re: \$4 Million Grant Secured to Reduce State Cost on JBRC Previously Approved Merrill Boyce's Waties Island Tracts

Dear Director Hart,

Our office, along with the Conservation Bank and SCPRT, is pleased to report that the State of South Carolina has been awarded a **\$4,000,000 federal grant**, which reduces the previously approved cost of acquiring the Merrill Boyce tracts on Waties Island.

At the December 2023 JBRC meeting, the Committee approved an **\$8,000,000 transfer** from SCOR's Resilience Reserve Fund to the South Carolina Conservation Bank (SCCB). This transfer enabled SCCB to issue a **partially reimbursable grant** to the Open Space Institute (OSI) for the acquisition of **107.02 acres** on Waties Island, owned by Merrill Boyce.

This acquisition is part of a highly coordinated, multi-agency effort involving SCCB, the SC Department of Parks, Recreation, and Tourism (SCPRT), the SC Department of Natural Resources (SCDNR), SCOR, Coastal Carolina University, and OSI to acquire and permanently protect various Boyce family tracts on Waties Island. Waties Island is the largest remaining pristine and undeveloped—but largely unprotected—barrier island on the South Carolina coast.

SCOR committed to providing a follow-up report to the Committee on efforts to secure non-state funding. Following JBRC's approval, SCCB issued the reimbursable grant, and OSI successfully acquired and protected the property in **December 2023**, pending SCPRT's federal funding and final state approvals. SCPRT obtained Phase II approvals in **June 2024**.

In **May 2025**, SCPRT was awarded a **\$4,000,000 NOAA Coastal Zone Management Habitat Protection and Restoration grant**. SCPRT has drawn down the funds and intends to **close on the property the week of June 2, 2025**, utilizing the federal grant. At closing, **\$4,000,000 will be returned to SCOR's land acquisition sub-fund**, allowing for further coordination with our resource agency partners.

This outcome means that the State was able to acquire barrier island tracts with a **fair market value exceeding \$13,000,000 for a net cost of \$4,000,000.**

On behalf of all agencies involved, we sincerely appreciate JBRC's support and approval of this acquisition strategy. Your flexibility enabled a timely acquisition and allowed the state to reduce its financial investment by leveraging outside funding sources.

Please don't hesitate to contact me should you have any questions.

Sincerely,



Benjamin I. Duncan II
Chief Resilience Officer
SC Office of Resilience

Cc: Raleigh West, Director, SCCB
Duane Parrish, Director, SCPRT
Thomas S. Mullikin, Director, SCDNR
Micheal T. Benson, President, CCU
Maria Whitehead, V.P. and Dir. of Land Southeast, OSI

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, August 26, 2025.

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																										

COMMITTEE ACTION:

Schedule next meeting.