

Capital Improvements
Joint Bond Review Committee

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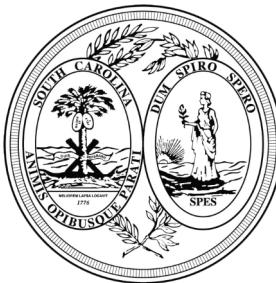
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 803-212-6677



JOINT BOND REVIEW COMMITTEE MEETING

January 28, 2026 – 10:00 a.m.
 105 Gressette Building

AGENDA

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AGENCY: South Carolina Department of Commerce

SUBJECT: Proposed Funding to Support Economic Development Project

Chapter 41 of Title 11 of the South Carolina Code of Laws, the State General Obligation Economic Development Bond Act, provides among other things for the issuance of General Obligation State Economic Development Bonds to finance infrastructure for economic development projects. By letter dated December 17, 2025, the Department of Commerce has requested Committee review of a proposed issuance of economic development bonds in an amount not exceeding \$85,000,000, to defray the costs of certain improvements and infrastructure in connection with an economic development project in Orangeburg County known as “Project Panther.”

In accordance with Section 11-41-70 of the Code of Laws, Secretary of Commerce Lightsey has certified, among other things, that the improvements to be financed with proceeds of the bonds constitute infrastructure as defined in the Act; that the project consists of an investment by the project sponsor of not less than \$400 million and the creation of no fewer than 400 new jobs; that the construction of the infrastructure will enhance the recruitment and facilitate the operation and growth of industry and business to the state; that benefits of the project outweigh costs of the infrastructure; and that the bonds will serve a public purpose by fostering economic development and increasing employment in the state.

The estimated term of the bonds is 20 years. A preliminary draw schedule is provided as Attachment A-2 to the Secretary’s certification, and a schedule of debt service for all economic development bonds currently outstanding, including the proposed bonds on a pro forma basis, is provided in the Bond Information Report.

The Bonds will be general obligations of the state, and the full faith and credit of the state will be pledged to their repayment.

COMMITTEE ACTION:

Review and make recommendation regarding the issuance, of not exceeding \$85,000,000 General Obligation State Economic Development Bonds pursuant to the State General Obligation Economic Development Bond Act.

ATTACHMENTS:

1. Letter dated December 17, 2025, of Ms. Karen Blair Manning, Chief Legal Counsel, South Carolina Department of Commerce.
2. Certificate of the Secretary, South Carolina Department of Commerce.
3. Bond Information Report.

AVAILABLE:

1. Draft Resolution, as amended and restated, providing for the issuance and sale of not exceeding \$85,000,000 General Obligation State Economic Development Bonds.



Henry McMaster
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Harry M. Lightsey III
Secretary

December 17, 2025

Ms. Catherine Hart.
Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

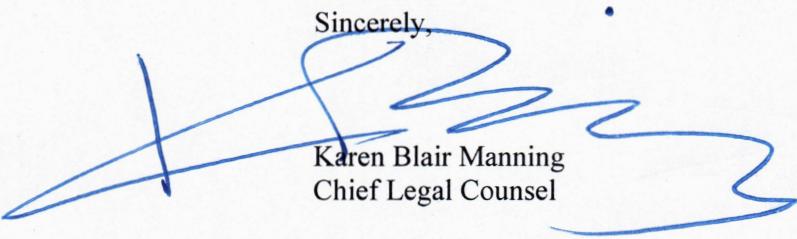
Mr. Delbert Singleton
State Fiscal Accountability Authority
1200 Senate Street
Columbia, SC 29201

Dear Catherine and Delbert:

The purpose of this letter is to notify the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA) of a request by the Department of Commerce ("Commerce") to authorize and approve the proposed issuance of State General Obligation Economic Development Bonds in an amount not to exceed \$85,000,000 (excluding costs of issuance) in connection with a significant economic development project that consists of job creation and investment in the State of South Carolina by a manufacturer engaged in food or beverage production packaging, and distribution (the "Project").

Attached is the certification by Secretary Harry Lightsey that the Project meets all statutory requirements of the State General Obligation Economic Development Bond Act and includes a description of the costs of infrastructure that the bond proceeds will be used to defray. Commerce additionally requests the JBRC and SFAA include a provision for reimbursement from proceeds of the Economic Development Bonds or notes, as the case may be, should Commerce use other agency funds available on a short-term basis to fund eligible times of infrastructure prior to the issuance of the bonds.

If you have any questions or require further information, please let me know.

Sincerely,

Karen Blair Manning
Chief Legal Counsel

KBM
Attachment

cc: Theodore B. DuBose, Esquire

1201 Main Street, Suite 1600, Columbia, SC 29201
Tel: (803) 737-0400 ■ www.sccommerce.com

**CERTIFICATE OF THE SECRETARY
SOUTH CAROLINA DEPARTMENT OF COMMERCE**

I, the undersigned, Harry M. Lightsey III, Do Hereby Certify as Follows:

1. I am, as of this date, the duly qualified and acting Secretary of Commerce of the State of South Carolina. I am authorized to execute this certificate on behalf of the South Carolina Department of Commerce (the "Department"), and I am knowledgeable with respect to the matters set forth herein.

2. Pursuant to Section 11-41-70 of the Code of Laws of South Carolina, 1976, as amended, the Department hereby notifies the Joint Bond Review Committee and the State Fiscal Accountability Authority of the State of South Carolina of its request to authorize the issuance of General Obligation State Economic Development Bonds (the "Economic Development Bonds") in connection with an economic development project known as "Project Panther", which consists of an investment in Orangeburg County in the State of South Carolina (the "State") by a firm or firms (the "Sponsor") engaged in food or beverage production, packaging, and distribution (the "Project").

3. Based upon my independent inquiry and review, I hereby certify that the improvements to be financed with the proceeds of the Economic Development Bonds requested by this Certificate for the benefit of the Project constitutes "infrastructure" as defined in Section 11-41-30(3) of the Code of Laws of South Carolina, 1976, as amended (the "Infrastructure"). The Infrastructure is further described in Attachment A-1 hereto.

4. The amount hereby requested for allocation to the Department to defray the costs of the Infrastructure, including contingency funds against inflation and cost overruns, and costs of issuance is Eighty-five Million Dollars (\$85,000,000).

5. Based upon my independent inquiry and review, I hereby certify that the Project consists of an "investment" (as defined in Section 11-41-30(4) of the Code of Laws of South Carolina, 1976, as amended) by the Sponsor in the Project of a total of not less than Four Hundred Million Dollars (\$400,000,000), and the creation at the Project by the Sponsor of a total of no fewer than four hundred (400) "new jobs" (as defined in Section 11-41-30(7) of the Code of Laws of South Carolina, 1976, as amended). A tentative time schedule setting forth the period of time during which the sum requested hereby is to be expended is shown in Attachment A-2 hereto.

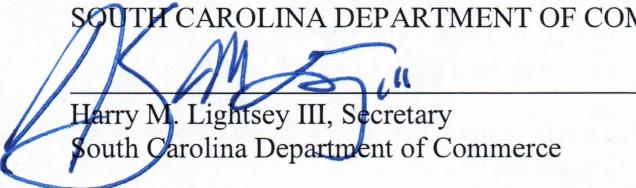
6. A table showing the aggregate annual principal and interest requirements for all General Obligation State Economic Development Bonds outstanding is shown at Attachment A-3(i). Attachment A-3(ii) shows the same, categorized by applicable provisions of Section 11-41-50, together with pro forma annual principal and interest requirements, as of the date hereof, for the bonds hereby requested for issuance. Shown in Attachment A-3(iii) for purposes of information are the aggregate annual principal and interest requirements for all General Obligation State Economic Development Bonds outstanding, pro forma annual principal and interest requirements, as of the date hereof, for the bonds hereby proposed for issuance, and pro forma annual principal and interest requirements, as of the date hereof, for General Obligation State Economic Development Bonds approved by the State Fiscal Accountability Authority but not yet issued.

7. As of the date hereof, General Obligation State Economic Development Bonds have previously been authorized and issued under the General Obligation State Economic Development Bond Act in an aggregate principal amount of \$776,910,000.

9. Based on my independent investigation and review of the Project, the proposed Infrastructure and the Sponsor, I hereby certify: that I have determined that the construction of the Infrastructure for the benefit of the Project enhances the recruitment of industry and business to the State, facilitates the operation and growth of industry and businesses in the State, and thereby provides significant and substantial direct and indirect benefits to the State and its residents, including employment and other opportunities; that such benefits outweigh the costs of the Infrastructure; that such benefits are reasonably expected to be realized and are not speculative; and that for such reasons it is in the best interest of the State to authorize the issuance of the Economic Development Bonds; and that the Economic Development Bonds, issued for such purpose, serve a public purpose in directly fostering economic development and increasing employment in the State. I further certify that the primary beneficiaries of the issuance of the Economic Development Bonds and the construction of Infrastructure for the Project are the State of South Carolina and its residents.

IN WITNESS WHEREOF, I have set my hand this 17 day of December, 2025.

SOUTH CAROLINA DEPARTMENT OF COMMERCE


Harry M. Lightsey III, Secretary
South Carolina Department of Commerce

DESCRIPTION OF INFRASTRUCTURE

Infrastructure Eligible under S.C. Code § 11-41-30(3):

<u>Description</u>	<u>Projected Costs (in Millions)</u>
Land Acquisition.....	\$5.0
Wastewater Pre-Treatment Facility.....	13.0
Off-site Wastewater System Improvements.....	15.0
Environmental Mitigation	10.0
Off-site Road Improvements.....	6.0
Site Preparation	19.0
On-site Road Improvements	8.0
Rail Spur	4.0
Cost Overruns for above items.....	5.0
TOTAL.....	\$85.0

**TENTATIVE TIME SCHEDULE
SETTING FORTH THE PERIOD OF TIME DURING WHICH
THE SUM REQUESTED IS TO BE EXPENDED**

PRELIMINARY – SUBJECT TO CHANGE

<u>Period</u>	<u>Expected Expenditures</u>
January 1, 2026-March 30, 2026	\$12 million
April 1, 2026-June 30, 2026	10 million
July 1, 2026-September 30, 2026	11 million
October 1, 2026-December 31, 2026	12 million
January 1, 2027-March 30, 2027	14 million
April 1, 2027-June 30, 2027	9 million
July 1, 2027-September 30, 2027	8 million
October 1, 2027-December 31, 2027	4 million
January 1, 2028-March 30, 2028	2 million
April 1, 2028-June 30, 2028	2 million
July 1, 2028 – September 30, 2028	1 million

Department of Commerce Bond Information Report

Prepared in Connection with the Proposed Authorization of

Not Exceeding \$85,000,000 of State of South Carolina General Obligation
Economic Development Bonds, Series 2026

January 28, 2026 Joint Bond Review Committee Meeting

Amount and Type of Bonds. The South Carolina Department of Commerce (the “Department”) has requested the South Carolina State Fiscal Accountability Authority (“SFAA”) to approve the issuance of not exceeding \$85,000,000 of State of South Carolina General Obligation Economic Development Bonds, Series 2026 (the “Series 2026 Bonds”), in order to defray the cost of certain items of infrastructure in Orangeburg County (the “County”) in connection with an economic development project, which consists of an investment in Orangeburg County in the State of South Carolina (the “State”) by a firm or firms (the “Sponsor”) engaged in food or beverage production, packaging and distribution (the “Project”). Bond-financed infrastructure includes a land acquisition, site preparation, on and off-site road improvements, wastewater pre-treatment facilities and system improvements, environmental mitigation, and a rail spur. (collectively, the “Infrastructure”). A portion of the proceeds of the Series 2026 Bonds will be applied to issuance costs.

The Department has submitted a request for the issuance of the Series 2026 Bonds, including a resolution whereby the SFAA may approve the issuance of State General Obligation Economic Development Bonds to defray the cost of all items defined as Infrastructure above.

Revenues Pledged to Pay the Series 2026 Bonds. The Series 2026 Bonds will be general obligations of the State, secured by its full faith, credit and taxing power. No revenues derived from the Project are pledged to secure the Series 2026 Bonds.

Debt Limit. The Series 2026 Bonds will be issued pursuant to Article X, Section 13(6)(c) of the South Carolina Constitution and Chapter 41, Title 11 of the Code of Laws of South Carolina, 1976, as amended (the “Enabling Act”). The General Assembly in 2002 and pursuant to Section 11-41-20(3) of the Enabling Act increased the debt limitation imposed by Article X, Section 13(6)(c) on general obligation debt from five percent (5.0%) of the general revenues of the State (excluding revenues which are authorized to be pledged for state highway bonds and state institution bonds) to five and one-half percent (5.5%) of such revenues, with the additional 0.5% debt service capacity available at any time as a consequence of such increase available only for the repayment of Economic Development Bonds. The Series 2026 Bonds will be issued pursuant to Section 11-41-50(A) of the Enabling Act and thus subject both to the additional 0.5% limitation enacted in 2002 and the aggregate 5.5% limitation. The attached Exhibits have been provided by the Office of the State Treasurer.

Exhibit A hereto shows debt service on all Economic Development Bonds issued pursuant to the Enabling Act presently outstanding.

Exhibit B hereto shows debt service on all outstanding Economic Development Bonds issued pursuant to the Enabling Act, as shown in Exhibit A, and projected debt service on the Series 2026 Bonds, which will be issued pursuant to Section 11-41-50(A) of the Enabling Act, and thus subject to the 5.5% and 0.5% limitations. There are no longer outstanding (i) Economic Development Bonds issued pursuant to Section 11-41-50(B) of the Enabling Act, or (ii) Economic Development Bonds issued pursuant to Section 11-41-50(C) of the Enabling Act. Economic Development Bonds previously issued pursuant to Section 11-41-50(B) of the Enabling Act were not subject to any percentage debt limitation. Economic Development Bonds previously issued pursuant to Section 11-41-50(C) of the Enabling Act are subject to the original 5.0% debt limitation, but not to the 0.5% limitation.

Exhibit C hereto shows debt service on outstanding Economic Development Bonds issued pursuant to the Enabling Act, projected debt service on the Series 2026 Bonds, and, in addition, projected debt service on additional Economic Development Bonds heretofore authorized by SFAA for Project “Drift”, but not yet issued, net of such amounts that have to date been previously applied to Project “Drift” from other State sources (the “Approved Bonds”).

Assuming that the Series 2026 Bonds and Approved Bonds are issued in the second quarter of 2026, bear interest at average rates not significantly in excess of prevailing and anticipated rates as reflected in **Exhibit C**, the maximum annual debt service on all Economic Development Bonds subject to the 0.5% limitation will be \$17,995,404. Based upon estimated general revenues of the State for fiscal year ended June 30, 2025 (excluding revenues authorized to be pledged for state highway bonds and state institution bonds and subject to audit) of not less than \$12,900,042,902, the maximum permitted annual debt service under the 0.5% limit is \$64,500,214, providing a margin of not less than \$46,504,810.

December 26, 2025

EXHIBIT A

DEBT SERVICE SCHEDULE FOR THE GENERAL OBLIGATION STATE ECONOMIC DEVELOPMENT BONDS CURRENTLY OUTSTANDING

Fiscal Year Ending	Debt Service*			Total Debt Service
	Principal	Interest		
June 30, 2026	\$ 3,615,000	\$ 609,300		\$ 4,224,300
June 30, 2027	3,790,000	437,350		4,227,350
June 30, 2028	3,910,000	318,650		4,228,650
June 30, 2029	4,105,000	123,150		4,228,150
Total	<u>\$ 15,420,000</u>	<u>\$ 1,488,450</u>		<u>\$ 16,908,450</u>

* Subject to adjustment through optional redemption hereafter.

EXHIBIT B

**DEBT SERVICE SCHEDULE FOR ALL GENERAL OBLIGATION STATE
ECONOMIC DEVELOPMENT BONDS CURRENTLY OUTSTANDING AND
THE PROPOSED NOT EXCEEDING \$85,000,000 PRINCIPAL AMOUNT
GENERAL OBLIGATION STATE ECONOMIC DEVELOPMENT BONDS
AT PREVAILING AND ANTICIPATED RATES OF INTEREST**

General Obligation Economic Development Bonds - Composite Debt Service*

Fiscal Year	Existing Debt Service			Proposed Issue			Composite Debt Service
	11-41-50A	11-41-50B	11-41-50C	Principal	Interest		
June 30, 2026	\$ 4,224,300	\$ -	\$ -	\$ 550,000	\$ 476,260	\$ 5,250,560	
June 30, 2027	4,227,350	-	-	3,385,000	2,891,968	10,504,318	
June 30, 2028	4,228,650	-	-	3,470,000	2,807,004	10,505,654	
June 30, 2029	4,228,150	-	-	3,560,000	2,719,213	10,507,363	
June 30, 2030	-	-	-	3,650,000	2,629,145	6,279,145	
June 30, 2031	-	-	-	3,740,000	2,535,705	6,275,705	
June 30, 2032	-	-	-	3,840,000	2,437,343	6,277,343	
June 30, 2033	-	-	-	3,945,000	2,333,279	6,278,279	
June 30, 2034	-	-	-	4,055,000	2,224,397	6,279,397	
June 30, 2035	-	-	-	4,170,000	2,109,641	6,279,641	
June 30, 2036	-	-	-	4,290,000	1,987,877	6,277,877	
June 30, 2037	-	-	-	4,425,000	1,851,884	6,276,884	
June 30, 2038	-	-	-	4,575,000	1,702,319	6,277,319	
June 30, 2039	-	-	-	4,735,000	1,540,364	6,275,364	
June 30, 2040	-	-	-	4,910,000	1,365,169	6,275,169	
June 30, 2041	-	-	-	5,100,000	1,175,152	6,275,152	
June 30, 2042	-	-	-	5,305,000	970,642	6,275,642	
June 30, 2043	-	-	-	5,525,000	751,015	6,276,015	
June 30, 2044	-	-	-	5,760,000	516,202	6,276,202	
June 30, 2045	-	-	-	6,010,000	265,642	6,275,642	
Totals	\$ 16,908,450	\$ -	\$ -	\$ 85,000,000	\$ 35,290,216	\$ 137,198,666	

* Preliminary, subject to change.

EXHIBIT C

DEBT SERVICE SCHEDULE FOR ALL GENERAL OBLIGATION STATE ECONOMIC DEVELOPMENT BONDS CURRENTLY OUTSTANDING, THE PROPOSED NOT EXCEEDING \$85,000,000 PRINCIPAL AMOUNT

**GENERAL OBLIGATION STATE ECONOMIC DEVELOPMENT BONDS, AND \$226,000,000
PRINCIPAL AMOUNT GENERAL OBLIGATION STATE ECONOMIC DEVELOPMENT BONDS
PREVIOUSLY AUTHORIZED BUT NOT YET ISSUED AT PREVAILING AND ANTICIPATED
RATES OF INTEREST**

General Obligation Economic Development Bonds - Composite Debt Service*											
Fiscal Year	Existing Debt Service			Authorized but Unissued **				Proposed Issue			Composite Debt Service
	11-41-50A	11-41-50B	11-41-50C	\$	\$	\$	\$	\$	\$	\$	
June 30, 2026	\$ 4,224,300	\$ -	\$ -	\$ 550,000	\$ 476,260	\$ 5,250,560					
June 30, 2027	4,227,350	-	-	5,619,000	3,385,000	2,891,968	16,123,318				
June 30, 2028	4,228,650	-	-	7,489,750	3,470,000	2,807,004	17,995,404				
June 30, 2029	4,228,150	-	-	7,486,500	3,560,000	2,719,213	17,993,863				
June 30, 2030	-	-	-	7,491,000	3,650,000	2,629,145	13,770,145				
June 30, 2031	-	-	-	7,487,500	3,740,000	2,535,705	13,763,205				
June 30, 2032	-	-	-	7,486,000	3,840,000	2,437,343	13,763,343				
June 30, 2033	-	-	-	7,486,000	3,945,000	2,333,279	13,764,279				
June 30, 2034	-	-	-	7,487,000	4,055,000	2,224,397	13,766,397				
June 30, 2035	-	-	-	7,488,500	4,170,000	2,109,641	13,768,141				
June 30, 2036	-	-	-	7,490,000	4,290,000	1,987,877	13,767,877				
June 30, 2037	-	-	-	7,491,000	4,425,000	1,851,884	13,767,884				
June 30, 2038	-	-	-	7,486,000	4,575,000	1,702,319	13,763,319				
June 30, 2039	-	-	-	7,489,750	4,735,000	1,540,364	13,765,114				
June 30, 2040	-	-	-	7,486,250	4,910,000	1,365,169	13,761,419				
June 30, 2041	-	-	-	7,490,250	5,100,000	1,175,152	13,765,402				
June 30, 2042	-	-	-	7,485,750	5,305,000	970,642	13,761,392				
June 30, 2043	-	-	-	7,487,500	5,525,000	751,015	13,763,515				
June 30, 2044	-	-	-	7,489,500	5,760,000	516,202	13,765,702				
June 30, 2045	-	-	-	7,486,000	6,010,000	265,642	13,761,642				
June 30, 2046	-	-	-	7,486,500	-	-	7,486,500				
Totals	\$ 16,908,450	\$ -	\$ -	\$ 147,889,750	\$ 85,000,000	\$ 35,290,216	\$ 285,088,416				

Preliminary, subject to change.

** \$226,000,000 million of General Obligation Economic Development Bonds remain authorized but unissued.

Inasmuch as funds have been made available for project costs from other sources, only \$92,639,000 par amount of authorized but unissued bonds remain necessary and are included above.

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Department of Veterans' Affairs
Office Space at 1800 Saint Julian Place, Columbia

The South Carolina Department of Veterans' Affairs requests review of its proposal to lease 16,458 square feet of office space located at 1800 Saint Julian Place, Suites 301, 304, and 305 in Columbia from 1800 St. Julian, LLC.¹ The lease will continue to support the agency's headquarters. The agency has leased space at this location since 2021, and its current lease will expire on October 31, 2026.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 9 responsive offers.

The term of the proposed lease is 7 years beginning on or about November 1, 2026. The rental rate for the first year of the term is \$228,437 or \$13.88 per square foot. Rent includes taxes, insurance, and operating expenses.

The rental rate will increase by 1.5% annually beginning in year 2. Total rent over the term is expected to be \$1,672,843. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from State Appropriations; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$16.75 to \$22.00 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 December 8, 2025, of Todd B. McCaffrey, Major General (Retired), the South Carolina Department of Veterans' Affairs.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective June 19, 2003. W. James Kitchens, Jr. of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET

Meeting Scheduled for: **January 28, 2026**

Regular Agenda

1. Submitted by:

2. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: South Carolina Department of Veterans' Affairs Lease of 1800 Saint Julian Place, Suites 301, 304, 305, Columbia, SC

3. Summary Background Information:

The South Carolina Department of Veterans' Affairs (Agency) requests approval to continue to lease sixteen thousand four hundred fifty-eight (16,458) square feet of office space at 1800 Saint Julian Place in Columbia from 1800 St. Julian, LLC. The Agency has been located at suite 301 since 2021. The Agency leased additional space, suites 304 and 305, in 2025 to accommodate the staffing for the State Veteran Home Enterprise. The current leases average at a rate of \$13.63 per square foot (rounded) and expire on October 31, 2026. This lease will continue to provide space for the Agency's headquarters.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for commercial space for various lease terms. There were a total of nine (9) proposals received. The selected location was the lowest option.

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

The rent for the first year of the term will be \$228,437.04 or \$13.88 per square foot (rounded) including operating expenses, taxes and insurance. Beginning in year two, the rental rate shall escalate 1.5% annually over the term. 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	11/1/2026-10/31/2027	\$19,036.42	\$228,437.04	\$13.88
YEAR 2	11/1/2027-10/31/2028	\$19,321.97	\$231,863.60	\$14.09
YEAR 3	11/1/2028-10/31/2029	\$19,611.80	\$235,341.55	\$14.30
YEAR 4	11/1/2029-10/31/2030	\$19,905.97	\$238,871.67	\$14.51
YEAR 5	11/1/2030-10/31/2031	\$20,204.56	\$242,454.75	\$14.73

YEAR 6	11/1/2031-10/31/2032	\$20,507.63	\$246,091.57	\$14.95
YEAR 7	11/1/2032-10/31/2033	\$20,815.25	\$249,782.94	\$15.18

The total rent to be paid over the term is \$1,672,843.12.

The following chart represents comparable lease rates of similar space in the Columbia area, all of which were proposals received in response to the solicitation:

Tenant	Location	Rent per SF*
Vacant	1628 Browning Road, Columbia	\$16.75
Vacant	1600 Williams Street, Columbia	\$19.90
Vacant	700 Gervais Street, Columbia	\$22.00

*All subject to rent escalations

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 203 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on December 15, 2025. Lease payments will be funded through State Appropriations.

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

4. What is the JBRC asked to do? Approve the proposed seven-year lease for the South Carolina Department of Veterans' Affairs of sixteen thousand four hundred fifty-eight (16,458) square feet of office space at 1800 Saint Julian Place, Suites 301, 304, 305 in Columbia from 1800 St. Julian, LLC.

5. What is recommendation of the submitting agency involved Approve the seven-year lease for South Carolina Department of Veterans' Affairs of sixteen thousand four hundred fifty-eight (16,458) square feet of office space at 1800 Saint Julian Place, Suites 301, 304, 305 in Columbia from 1800 St. Julian, LLC.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Map and Street view of Premises



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

December 8, 2025

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

RE: Lease for 1800 Saint Julian Place
(Suites 301, 304, and 305)

Dear Ms. Lancaster:

The South Carolina Department of Veterans' Affairs requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a seven-year lease with 1800 St. Julian, LLC for 16,458 rentable square feet of office space at 1800 Saint Julian Place, Suites 301, 304, and 305. The South Carolina Department of Veterans' Affairs' current lease at 1800 Saint Julian Place, Suites 301, 304, and 305 expires on 31 October 2026. We have been in Suite 305 since November 2021, expanding to Suites 304 and 305 in 2025 to accommodate the staffing increase that occurred as a result of the transfer of the State Veteran Home enterprise from the South Carolina Department of Mental Health.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and nine proposals were received. After careful consideration, 1800 Saint Julian Place, Suites 301, 304, and 305 was selected primarily because it is the least expensive option. The cumulative cost of the lease during the term is \$1,672,843.12.

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

Sincerely,

A handwritten signature in black ink, appearing to read "T. B. McCaffrey".

Todd B. McCaffrey
Major General (Ret), U.S. Army
South Carolina Secretary of Veterans' Affairs

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Medical University of South Carolina
Hagood and Line Streets Surface Parking Lot, Charleston

The Medical University of South Carolina requests review of its proposal to lease 140 parking spaces located at the Intersection of Hagood and Line Street, commonly known as Hagood-Line surface lot from Rushmark Horizon, LLC.¹ The lease will provide parking for MUSC employees and students. The University has leased space at this location since 2015, and the current lease expires October 31, 2026.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 4 responsive offers. The selected location, although not the lowest priced option, was chosen by the University because the location is walkable to campus and is on the MUSC transportation network

The term of the proposed lease is 2 years beginning on or about November 1, 2026. The rental rate for the first year of the term is \$336,000 or \$200 per space. The University will be responsible for trash pick-up and security which is estimated to be \$12,000.00 annually.

The rental rate will increase by 3% annually beginning in year 2. Total rent over the term is expected to be \$682,080. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from parking revenue; and the University's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar space available in the area range from an average rate of \$85 to \$150 per month per 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 November 7, 2025, of Carly Callaghan, Director of Leasing, Medical University of South Carolina.

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

JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET

Meeting Scheduled for: **January 28, 2026**

Regular Agenda

1. Submitted by:

2. 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 Hagood and Line Streets Surface Parking Lot, Charleston, SC

3. Summary Background Information:

The Medical University of South Carolina (Agency) requests approval to continue to lease one-hundred forty (140) parking spaces at the Intersection of Hagood and Line Streets commonly known as Hagood-Line surface lot from Rushmark Horizon, LLC in Charleston. The Agency has been located at this space since 2015. The current lease is at a rate of \$177.00 per space per month, and it expires on October 31, 2026. This lease will continue to provide parking for MUSC employees and students. This lease was approved by the MUSC Board of Trustees.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for parking spaces for various lease terms. There were a total of four (4) proposals received. The selected location, while not the lowest priced option, was chosen by the Agency because the location is walkable to campus and is on the MUSC transportation network.

The requested lease term is two (2) years and is expected to commence on or about November 1, 2026.

The rent for the first year of the term will be \$336,000.00 or \$200.00 per space, per month (rounded) including taxes and insurance. The Agency will be responsible for trash pick-up and security which is estimated to be \$12,000.00 annually. Beginning in year two (2), the rental rate shall escalate 3%. 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 SPACE/PER MONTH</u>
YEAR 1	11/1/2026-10/31/2027	\$28,000.00	\$336,000.00	\$200.00
YEAR 2	11/1/2027-10/31/2028	\$28,840.00	\$346,080.00	\$206.00

The total rent to be paid over the term is \$682,080.00.

The following chart represents comparable lease rates of similar space in the Charleston area, all of which were proposals received in response to the solicitation:

Tenant	Location	Per Space Per Month
Vacant	1142 Morrison Drive, Charleston	\$150.00
Vacant	3600 Rivers Avenue, North Charleston	\$100.00*
Vacant	5001 Lacross Road, North Charleston	\$85.00*

*Subject to rent escalations.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on December 8, 2025. Lease payments will be funded through parking revenue.

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

4. What is the JBRC asked to do? Approve the proposed two-year lease for the Medical University of South Carolina of one hundred forty (140) parking spaces at the Hagood-Line surface lot in Charleston from Rushmark Horizon, LLC.

5. What is recommendation of the submitting agency involved Approve the two-year lease for the Medical University of South Carolina of one hundred forty (140) parking spaces at the Hagood-Line surface lot in Charleston from Rushmark Horizon, LLC..

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Map and Street view of Premises



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

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

November 7, 2025

RE: Lease for the Intersection of Line Street and Hagood Avenue [Parking Lot],
Charleston, SC, 29403

Dear Ms. Lancaster:

The Medical University of South Carolina (MUSC) requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter a Two (2) year lease with Rushmark Horizon, LLC for 140 Parking Spaces at Intersection of Line Street and Hagood Avenue Parking Lot. The Medical University of South Carolina's current lease at Line Street and Hagood Avenue[Parking Lot]Charleston, SC 29403 expires on October 31, 2026.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited commercial space and Four (4) proposals were received. After careful consideration, (the Line Street and Hagood Avenue Parking Lot) was selected because the Tenants are currently occupying the space and the parking lot count fit the needs of the group. The current location is walkable to the main campus and is already on the MUSC transportation system bus route. The current location was selected over the other locations due to their unsuitability based on the parking and transportation teams requirements regarding additional needs for buses, Bus Drivers, and the additional needs of adding schedules and routing to the current MUSC transportation network. The cumulative cost of the lease during the Two (2) Year term is \$682,080.00.

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

Sincerely,

Carly Callaghan
Director of Leasing
Medical University of South Carolina
System Operations
Real Estate Services- Leasing
Direct: 843-870-1935

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Lander University
Student Housing, Greenwood

Lander University requests review of its proposal to lease up to 160 beds located at various locations in Greenwood¹ for students during the 26/27 academic year from CORT Business Services Corporation (CORT)² through a Corporate Guest Accommodation Agreement to address its current student housing deficit.³ The lease is needed to continue to provide housing support for students while the University continues the process of investigating building additional student housing on their campus.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 1 responsive offer.

The term of the proposed lease is 1 academic year with the option to renew for up to 3 years for a total of 4 academic years beginning on or about August 1, 2026. Rent for the first year of the term will not exceed \$1,584,360 including operating expenses, taxes and insurance. The increase for each additional term will not exceed 4% per academic year. The maximum total rent to be paid over the term if all extensions are exercised is \$6,740,916.

The University plans to charge students the rates collected from students for similar housing. The University may also be required to pay additional fees if there are excess energy utilities, smoking, extraordinary cleaning, missing items, unauthorized pets and service cancellation fees, which fees will be charged to the students whose actions resulted in such fees. While the lease does not guarantee specific bed rates, the university has committed to not lease any beds exceeding an average rate of more than \$10,000 per bed per academic year in the first year, increasing by 4% per year in the extended years. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from student housing funds; and the University's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar space available in the area range from an average rate of \$10,995 to \$13,992 per bed.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

¹ The proposed locations are Cardinal Glenn at 1524 Parkway; Hamilton Park at 101 Hamilton Park Circle; 411 Durst Avenue West; and 311 Ponder Place Circle.

² A Delaware corporation in good standing registered with the SC Secretary of State effective October 23, 1995. CT corporation System is registered agent.

³ At its meeting on June 3, 2025, the Committee reviewed a proposal for the University to enter into one or more leases for up to 200 beds at a cost per semester not to exceed \$800,000 for the 25/26 academic year to address the housing deficit. The University began the 25/26 academic year by leasing 97 beds from CORT and is estimated to end the 25/26 the academic year with 87 beds. The total 25/26 academic year spend is anticipated to be \$861,570.00, representing an average of approximately \$9,393 per bed.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated December 18, 2025, of Joseph Greenthal, Vice President for Finance and Administration, Lander University.

JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 28, 2026

Regular Agenda

1. Submitted by:

2. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Lander University Student Housing, Greenwood SC

3. Summary Background Information:

Lander University (University) requests approval to lease up to one-hundred and sixty (160) beds for students during the 26/27 academic year from CORT Business Services Corporation (CORT) through a Corporate Guest Accommodation Agreement. In June of 2025, the Joint Bond Review Committee and the State Fiscal Accountability Authority approved Lander University entering into one or more leases for up to 200 beds at a cost per semester not to exceed \$800,000 for the 25/26 academic year to address Lander's student housing deficit. The University began the 25/26 academic year by leasing ninety-seven (97) beds from CORT and is estimated to end the 25/26 the academic year with eighty-seven (87) beds. The total 25/26 academic year spend is anticipated to be \$861,570.00, representing an average of approximately \$9,393 per bed. The University is again projecting housing shortages and, while Lander has begun the process of investigating building additional student housing on their campus, this lease is needed to continue to provide housing support for students until that time.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for student housing. The selected proposal was the only offer received. Additionally, the arrangement with CORT has worked well for the University as it allows for significant flexibility in reducing or adding beds based on student demand, at no additional cost to the University, and the locations with which CORT has relationships have been unwilling to contract directly with the University on similarly favorable terms. The lease currently contemplates the use of the same four (4) properties utilized in the 25/26 academic year; however, CORT has the right to provide comparable accommodations at alternate facilities. Furthermore, while the lease does not guarantee specific per bed rates, Lander has committed to not lease any beds exceeding an average rate of more than \$10,000 per bed per academic year in the first year, increasing by 4% per year in the extended years.

The requested lease term is one (1) academic year with the option to renew for up to three (3) additional academic years for a total of four (4) academic years. The lease expected to commence on or about August 1, 2026.

The rent for the first year of the term will not exceed \$1,584,360.00 (rounded) including operating expenses, taxes and insurance. The increase for each additional term will not exceed 4% per academic year. The University plans to charge students the rates collected from students for similar housing. The University may also be required to pay additional fees if there is excess energy utilities, smoking, extraordinary cleaning, missing items, unauthorized pets and service cancellation fees, which fees will be charged to the students whose actions resulted in such fees.

The maximum total rent to be paid over the term if all extensions are exercised is \$6,740,916.36.

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

Tenant	Location	Average Annual Rate Per Bed*
Independent Renters	101 Hamilton Park Circle, Greenwood	\$13,992.00
Independent Renters	101 Bevington Court, Greenwood	\$12,123.00
Independent Renters	120 Edinborough Circle, Greenwood	\$10,995.00

*Rates according to Apartments.com for 1-2 bedroom apartments in the area as of December 2025. Above rates may be subject to base rent and/or operating expense escalations.

The lease has adequate parking on the premises.

The University has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on December 19, 2025. Lease payments will be funded through student housing funds.

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

This lease was approved by the Lander University Board of Trustees in advance of this meeting.

4. What is the JBRC asked to do? Approve the proposed lease agreement including extended terms for a total of up to four (4) academic years for up to one-hundred sixty (160) beds per academic year for Lander University from CORT Business Services Corporation in Greenwood.

5. What is recommendation of the submitting agency involved Approve the lease agreement including extended terms for up to four (4) academic years for up to one-hundred sixty (160) beds per academic year for Lander University from CORT Business Services Corporation in Greenwood.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Draft Corporate Guest Accommodation Agreement



OFFICE OF FINANCE & ADMINISTRATION

December 18, 2025

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

RE: Leasing for Apartments in the Greenwood Area for Expanded Student Housing

Dear Ms. Lancaster:

Lander University requests approval from the Department of Administration, Facilities Management and Property Services (FMPS) to enter a one-year lease, with up to three one-year renewals, with CORT Business Services Corporation (dba CORT) for apartment locations in the Greenwood area. The lease will cover up to 37 units across four complexes, housing up to 160 students. Specific locations will be detailed in the final agreement.

As in the 2025–26 academic year, we anticipate increased housing demand for 2026–27. While the institution continues to move forward with the efforts to construct a new residence hall, these leases provide a temporary solution to meet student needs. Current estimates mirror last year’s demand, and securing housing now ensures adequate capacity.

The Department solicited proposals for temporary housing; two were received, one for hotel accommodations and one for continuing and expanding the current lease arrangement, which successfully housed 97 students in 2025–26. With no comparable alternatives, Lander seeks to renew with CORT. The first-year cost is expected to be no more than \$1,584,360, with reasonable increases in subsequent years.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Greenenthal".

Joseph Greenenthal, Vice President for Finance and Administration
Lander University

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Office of the State Auditor
Office Space at 1901 Main Street, Columbia

The Office of the State Auditor requests review of its proposal to lease 14,768 square feet of office space located at 1901 Main Street, Suites 625 and 950, in Columbia from AgFirst Farm Credit Bank.¹ The agency is currently located at 1401 Main Street but must relocate prior to the expiration of its current lease on October 31, 2026. The lease will provide support for the audit function for the State of South Carolina.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 13 responsive offers. The selected location is the third lowest priced option and was chosen by the agency because of location, overall cost including travel, training space needs, and the ability to recruit and retain staff.

The term of the proposed lease is 10 years beginning on or about August 1, 2026. The rental rate for the first year of the term is \$221,520.00 or \$18.00 per square foot. The first year of the lease term includes 2 free months of rent. Rent includes taxes, insurance, and operating expenses.

The rental rate will increase by 3% annually beginning in year 2. Total rent over the term is expected to be \$3,003,070. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from State Appropriations; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$13.00 to \$23.50 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 December 29, 2025, of Sue F. Moss, CPA, interim State Auditor, South Carolina Office of the State Auditor.

¹ A federally chartered instrumentality of the United States of America.

JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET

Meeting Scheduled for: January 28, 2026

Regular Agenda

1. Submitted by:

2. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Office of the State Auditor Lease of 1901 Main Street, Suites 625 & 950, Columbia, SC

3. Summary Background Information:

The Office of the State Auditor (Agency) requests approval to lease fourteen thousand seven hundred sixty-eight (14,768) square feet of office space at 1901 Main Street in Columbia from AgFirst Farm Credit Bank. The Agency has been located at 1401 Main Street, Columbia since 1989. The current lease is at a rate of \$19.29 per square foot, and it expires on December 31, 2026. The Agency has been asked by the Landlord to relocate prior to the end date, accordingly, the lease for 1401 Main Street, Columbia will terminate upon Agency vacating. This lease will provide support for the audit function for the State of South Carolina.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were thirteen (13) responsive proposals received. The selected location is the third (3rd) lowest priced option and was chosen by the Agency because of location, overall cost including travel, training space needs, and the ability to recruit and retain staff.

The requested lease term is ten (10) years and is expected to commence on or about August 1, 2026.

The rent for the first year of the term will be \$221,520.00* or \$18.00 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning in year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

*Takes into account two (2) free months of rent during the first year of the lease term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	8/1/2026-7/31/2027	\$22,152.00	\$221,520.00*	\$18.00
YEAR 2	8/1/2027-7/31/2028	\$22,816.56	\$273,798.72	\$18.54
YEAR 3	8/1/2028-7/31/2029	\$23,501.06	\$282,012.68	\$19.10
YEAR 4	8/1/2029-7/31/2030	\$24,206.09	\$290,473.06	\$19.67
YEAR 5	8/1/2030-7/31/2031	\$24,932.27	\$299,187.25	\$20.26

YEAR 6	8/1/2031-7/31/2032	\$25,680.24	\$308,162.87	\$20.87
YEAR 7	8/1/2032-7/31/2033	\$26,450.65	\$317,407.76	\$21.49
YEAR 8	8/1/2033-7/31/2034	\$27,244.17	\$326,929.99	\$22.14
YEAR 9	8/1/2034-7/31/2035	\$28,061.49	\$336,737.89	\$22.80
YEAR 10	8/1/2035-7/31/2036	\$28,903.34	\$346,840.03	\$23.49

The total rent to be paid over the lease term is \$3,003,070.25.

The following chart represents comparable lease rates of similar space in the Columbia area, all of which were proposals received in response to the solicitation:

Tenant	Location	Rent per SF*
Vacant	200 Arbor Lake Drive, Columbia	\$20.00
Vacant	810 Dutch Square Boulevard, Columbia	\$13.00
Vacant	500 Taylor Street, Columbia	\$23.50

* All subject to rent escalations.

The lease has adequate parking on the premises at an estimated annual cost of \$31,200.00 for 65 parking spaces. The lease also meets the State space standards with a density of approximately 166 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on December 31, 2025. Lease payments will be funded through state appropriations.

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

4. What is the JBRC asked to do? Approve the proposed ten-year lease for the Office of the State Auditor of fourteen thousand seven hundred and sixty-eight (14,768) square feet of office space at 1901 Main Street in Columbia from AgFirst Farm Credit Bank.

5. What is recommendation of the submitting agency involved Approve the ten-year lease for the Office of the State Auditor of fourteen thousand seven hundred and sixty-eight (14,768) square feet of office space at 1901 Main Street in Columbia from AgFirst Farm Credit Bank.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Map and Street view of Premises



SOUTH CAROLINA OFFICE OF THE STATE AUDITOR

SOUTH CAROLINA OFFICE OF THE STATE AUDITOR
1401 Main Street, Suite 1200 • Columbia, SC 29201

December 29, 2025

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

RE: Lease for 1901 Main Street, Columbia, SC 29201

Dear Ms. Lancaster:

The SC Office of the State Auditor requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a ten (10) year lease with AgFirst Farm Credit Bank for 14,768 rentable square feet of office space at 1901 Main Street, Suites 625 and 950, Columbia, SC 29201.

The Office of the State Auditor (OSA) serves as the independent audit function for the State of South Carolina. Our major responsibilities include the audit of the Annual Comprehensive Financial Report, the Annual Federal Single Audit, annual Agency engagements, Medicaid Examinations, Internal Audit, and County/Municipal Court audits. OSA is organized into four service delivery divisions: State Agency, Medicaid, Audit Services and Internal Audit Services, and is supported by an Administration division. As well, our agency serves as a training space for other agencies and outside CPA firms.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and thirteen (13) responsive proposals were received of which only ten offered a ten-year term.

After careful consideration, 1901 Main Street, Suite 950 and Suite 625, Columbia, SC was selected because it is centrally located to the agencies we work with downtown daily and the most cost effective for the agency when considering travel costs. The rejected properties did not provide space adequate for our needs or the same proximity to agencies we work with. Remaining downtown would give our staff the ability to walk to locations requiring fieldwork.



803-253-4160



803-343-0723

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OSA.SC.GOV

Additionally, we evaluated each proposed space not just in terms of the space itself but also in the terms of how well the building location and surrounding environment contribute to a positive vibe for our current and future employees. Analysis shows that Millennials, a critical component of our workforce, place high value on professional office space and surrounding environment. While we struggle to compete for talent on base compensation, we can better retain our high performing employees and win sought after prospects by offering a strong benefits package and work balance. Also offering a working environment in a vibrant, desirable, and centrally located location with the excitement of being in the center of state government can keep us in the game for top talent. Of the locations under consideration, 1901 Main Street possesses the strongest combination of these attributes. The cumulative cost of the lease during the 10-year term is \$3,003,070.

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

Sincerely,



Sue F. Moss, CPA
Interim State Auditor

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 58 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H12 - Clemson University	1	270,000,000	3,400,000	273,400,000
H17 - Coastal Carolina University	1	-	150,000	12,850,000
H18 - Francis Marion University	2	-	5,108,500	27,663,500
H59 - Greenville Technical College	1	-	675,000	45,000,000
H59 - Horry Georgetown Technical College	2	-	5,920,000	13,800,000
H59 - Northeastern Technical College	1	-	20,000	20,000
H59 - Spartanburg Community College	2	65,420	2,835,858	19,401,278
H59 - Trident Technical College	1	49,500	3,250,500	3,300,000
Higher Education Total	11	270,114,920	21,359,858	395,434,778
Agencies				
D50 - Department of Administration	10	1,024,750	2,588,040	5,051,408
E24 - Office of the Adjutant General	1	1,896,985	1,808,000	3,704,985
E26 - Department of Veterans Affairs	4	13,500	931,353	10,297,853
H64 - Governor's School for the Arts and Humanities	3	5,235,900	6,141,975	19,352,875
H73 - Vocational Rehabilitation Department	2	-	40,000	1,200,000
J12 - Department of Behavioral Health & Development	4	91,130	6,585,977	7,244,467
K05 - Department of Public Safety	1	-	2,400,000	2,400,000
N04 - Department of Corrections	2	1,030,223	1,225,157	2,255,380
P12 - Forestry Commission	3	4,215,000	205,000	48,928,361
P16 - Department of Agriculture	1	-	-	-
P24 - Department of Natural Resources	10	4,061,626	3,043,593	31,370,195
P28 - Department of Parks, Recreation & Tourism	3	4,963,499	2,007,500	6,970,999
P36 - Patriots Point Development Authority	1	-	2,318,470	2,318,470
R60 - Department of Employment and Workforce	2	11,877	1,259,016	1,787,993
Agencies Total	47	22,544,490	30,554,081	142,882,986
Grand Total	58	292,659,410	51,913,939	538,317,764

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 4-2026 covering the period September 19, 2025,
through October 31, 2025.

1. Project: Clemson University
 H12.9965: Harvey S. Peeler, Jr. College of Veterinary Medicine

Request: Revise Scope, Change Project Name and Increase Phase II Full Construction Budget to add funds to construct a Pavilion structure in the green space and to support accreditation/utility needs for the facilities in this project.

Phase I Approval: March 2023 (estimated at \$285,000,000) (SFAA)

Partial Phase II Approval: April 2024 (estimated at \$285,000,000) (SFAA)

Phase II Increase: August 2025 (estimated at \$270,000,000) (SFAA)

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Supporting Details: Pages 1-45

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds		50,000,000	50,000,000		50,000,000
FY25 Capital Reserve (5) (College of Veterinary Medicine)		47,000,000	47,000,000		47,000,000
FY24 Appropriated State, Proviso 118.19 (B)(10)(a), (College of Veterinary Medicine)		75,000,000	75,000,000		75,000,000
Appropriated State, Operating (FY23 Proviso 14.1), (College of Veterinary Medicine)	10,000,000		10,000,000		10,000,000
FY25 Appropriated State, Proviso 118.20 (B)(9), (College of Veterinary Medicine)		78,000,000	78,000,000		78,000,000
Other, FY23 Lottery Expenditure Account	10,000,000		10,000,000		10,000,000
Other, Gift				2,000,000	2,000,000
Other, Maintenance & Stewardship				1,400,000	1,400,000
All Sources	<u>10,000,000</u>	<u>260,000,000</u>	<u>270,000,000</u>	<u>3,400,000</u>	<u>273,400,000</u>

Summary of Work: The project was established to construct a teaching complex, research laboratories and clinical spaces. The university completed a comprehensive feasibility study to develop a detailed implementation and program plan. This project has utilized this study to conduct site selection and engage architectural/engineering firms and a Construction Manager at Risk to provide schematic design of the facilities. Clemson will construct the main teaching building and labs but will partner with private clinics for clinical experiences. This increase will support the construction of a Pavilion structure in the green space behind the three main buildings on the campus. Additionally, utility needs identified as part of the accreditation

process for the facilities are being added that were not initially identified in the feasibility study.

Rationale: A donation was received to support the construction of a Pavilion structure. Accreditation and utility needs were part of the design process, but as the project developed with input from the American Veterinary Medicine Association (AVMA) accreditation team and the user group additional utility requirements were identified to meet the accreditation and timely enroll the first class.

Facility Characteristics: The Harvey S. Peeler, Jr. College of Veterinary Medicine to be constructed will total 222,344 square feet. Per the university, the feasibility study recommended use of a Distributed Model of Veterinary Education and a class size of 80 students per year. Once constructed, the College of Veterinary Medicine is expected to be utilized by 40 faculty, 51 staff, 19 part-time faculty, and 320 students over a four-year period.

Financial Impact: This increase will be funded from Other, Gifts (\$2 million at October 30, 2025) and Other, Maintenance and Stewardship Funds (uncommitted balance \$160.86 million at October 21, 2025). Maintenance and Stewardship Funds are comprised of tuition, matriculation and other debt retirement and plant fund revenues that are restricted to support capital investment but not formally obligated to fund debt service in the current period. These funds are planned for maintenance and renovation needs and are transferred to and managed by the State Treasurer until the time the State Treasurer approves a qualified use of these funds. The project is expected to result in an increase of \$2,655,000 (year 1), \$2,708,100 (year 2), and \$762,300 (year 3) in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$5,710,000 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 \$1,005 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. Currently pledged for debt service is \$380 of the \$1,005. The remainder of the fee, \$625, funds ongoing capital projects and maintenance.

Full Project Estimate: \$273,400,000 funded from Institution Bonds, Capital Reserve, Appropriated State (nonrecurring), Appropriated State (operating), Lottery Expenditure Account, Gifts, and Maintenance and Stewardship Funds. Completion of construction for the College of Veterinary Medicine is anticipated in August 2026. Contract execution for the Pavilion is expected in April 2026 and completion of construction in November 2026.

2. Project:	Coastal Carolina University H17.9633: Student Intramural Fields and Track Facility				
Request:	Establish Phase I Pre-Design Budget to construct new student intramural fields and a track facility on the East Campus.				
Included in CPIP:	Yes – 2025 CPIP Priority 5 of 9 in FY26 (estimated at \$8,000,000)				
Supporting Details:	Pages 46-55				
Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax				150,000	150,000
All Sources				<u>150,000</u>	<u>150,000</u>
Summary of Work:	The proposed complex to be constructed will include artificial turf fields and regulation track and field event areas to replace the existing track. A field house building will also be constructed and will provide restrooms, changing rooms, and storage for equipment. All roofing material options will be evaluated during the Phase I process.				
Rationale:	Relocating the track and field facility to the East Campus will allow for construction of the Health and Human Performance Building and detached parking garage on its current site. This new complex will complement existing athletic and recreational facilities on the East Campus, including the soccer stadium, tennis complex, and beach volleyball courts. The artificial turf fields will allow for year-round use, expand offerings, improve safety, and reduce maintenance costs. The existing intramural fields are heavily overused, resulting in deteriorating field conditions and limited recovery time for natural grass.				
Facility Characteristics:	The East Campus site encompasses approximately 26 acres, and it is anticipated that the majority of this property will be used to construct the new complex. The field house to be constructed will be approximately 10,000 square feet. The new fields will provide space for outdoor intramural sports such as soccer and flag football. Detailed sizing and layout will be determined following completion of the Phase I pre-design. The new track facility will be used daily during the season by the university's track teams for practices, conditioning, and technical training. The university anticipates hosting 5–10 meets annually, each drawing hundreds of athletes and spectators. Beyond intramurals, the complex will also serve over 1,000 students involved in club sports, such as lacrosse, rugby and soccer. It will be used for warm-ups, fitness testing, and cross-training, maximizing its utility as a multi-purpose recreational and competitive space. Additionally, the public will have access to the track for recreational use and will be able to rent field space to further enhance community engagement and generate revenue opportunities.				
Financial Impact:	The project will be funded from Other, Penny Sales Tax Funds (uncommitted balance \$19.08 million at September 30, 2025). The Penny Sales Tax was approved in November 2008 and started March 1, 2009 and was effective until 2024 (15 years). The legislation guaranteed that the university will receive 13.3% of the sales tax collections. The Penny Sales tax was renewed on November 8, 2022 and will be effective for an additional 15 years (until 2039). The project is expected to result in an increase of \$30,000 (year 1) and \$160,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$210 (in-state), per student per semester, and \$475 (out-of-state), per student per semester, and has decreased from \$505 between academic years 2021-2022 to 2025-2026. Currently, \$140 (in-state) and \$290 (out-of-state), is pledged for debt service per student per semester. The remainder of the fee, \$70 (in-state) and \$185 (out-of-state), funds ongoing capital projects and maintenance.				
Full Project Estimate:	\$12,850,000 funded from Penny Sales Tax Funds.				

3. Project: Francis Marion University
 H18.9594: Hyman Fine Arts Center Building Renovation

Request: Establish Phase II Full Construction Budget to complete renovations and upgrades to the fine arts center.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$5,000,000)

Supporting Details: Pages 56-64

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(14)(b), (Hyman Fine Arts Center Building Renovation)				5,000,000	5,000,000
All Sources				<u>5,000,000</u>	<u>5,000,000</u>

Summary of Work: The project will modernize performance spaces through upgrades to the theater, music hall, and studio areas with new lighting, sound, and multimedia systems. Facility renovations will improve classrooms, studios, and galleries to enhance functionality and adaptability. Infrastructure upgrades will replace outdated mechanical systems.

Rationale: The university anticipates that the new systems will reduce energy consumption and annual maintenance costs, resulting in long-term operational savings. Infrastructure upgrades will improve energy efficiency, air quality, and climate control. The upgrades will bring the facility up to current fire, electrical, and accessibility codes, ensuring compliance with modern safety standards. These improvements will extend the facility's useful life and ensure it remains a vital resource for academic instruction and artistic performance.

Facility Characteristics: The Peter D. Hyman Fine Arts Center is 53,738 square feet and was constructed in 1980 (46 years old). The entire building will be renovated in the project and the building systems are original to construction. The Art, Art Education, Theatre, and Graphic Design instructional programs are housed in the center. Approximately 300 students, faculty, staff, and clients utilize the space annually.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$5 million to be released February 20, 2026). The project is expected to result in a decrease of \$175,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$100 per student per semester, and a Facility Fee of \$100 per semester, neither of which have changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$5,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. Contract execution is expected in August 2026 and completion of construction in December 2027.

4. Project: Francis Marion University
 H18.9595: Duck Ponds Land Transfer

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 8,460 acres in Florence and Darlington Counties.

Included in CPIP: No – The property was not available for purchase until after the 2025 CPIP submission process.

Supporting Details: Pages 65-81

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Maintenance Reserve				108,500	108,500
All Sources				<u>108,500</u>	<u>108,500</u>

Rationale: If acquired, the property will serve as a field training environment for the university's Forestry program and Environmental Sciences. It will enhance the Forestry, Environmental Science, and Freshwater Ecology programs.

Characteristics: The "Duck Ponds" property includes four separate parcels. One parcel, totaling 246 acres, is located in Darlington County. Three other parcels, totaling 8,214 acres, are located in Florence County. There are no buildings located on the property. The property is located near the university's main campus and Freshwater Ecology Center (FEC). It spans 8 miles along the Great Pee Dee River and provides a vast outdoor classroom and laboratory for hands-on learning in forest management, ecological monitoring, and interdisciplinary research. Proximity reduces travel costs and supports frequent fieldwork, while integration with the FEC advances river ecosystem studies. Per the university, by blending education, research, and public recreation, the university aims to create a model of academic innovation and sustainable management for the Pee Dee Region.

Financial Impact: The property is offered by Open Space Institute Land Trust for not more than the appraised value, which is anticipated to be \$22,555,000. The due diligence activities will be funded from Other, Capital Maintenance Reserve Funds (uncommitted balance \$11.68 million at October 25, 2025). Revenue to the Capital Maintenance Reserve Fund is generated from a \$100 base tuition rate allocation and a \$100 facility fee charged to full-time students per semester. If acquired, the possibility of constructing an equipment storage shelter will be investigated. The land acquisition is expected to result in an increase of \$120,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$100 per student per semester, and a Facility Fee of \$100 per semester, neither of which have changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$22,663,500 (internal). The acquisition will be funded from Federal, Climate Pollution Reduction Grant Funds to be administered by the South Carolina Office of Resilience. This is a large tract of land that has few visual boundary indicators and requires a complete survey. This survey work will settle any federal grant requirements, access, or boundary issues. The cost of the survey was derived by considering the size, complexity, and scope as well as comparing to recent work on tracts the state is acquiring.

Other: Francis Marion University 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.

5. Project: Greenville Technical College
 H59.6373: Center for Cybersecurity and AI

Request: Establish Phase I Pre-Design Budget to complete renovations to Building 103 on the Benson Campus.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 2 in FY27 (estimated at \$45,000,000)

Supporting Details: Pages 82-91

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(27)(i)(i), (Center for Industrial Cyber Security and AI)				675,000	675,000
All Sources				<u>675,000</u>	<u>675,000</u>

Summary of Work: The project will renovate and expand the existing facility to accommodate a new center named Center for Cybersecurity and Artificial Intelligence. The project will address the maintenance and age of the existing mechanical, plumbing, and electrical systems as well as the structural condition of the facility. The extent of the renovation to the mechanical, electrical, and plumbing systems will be finalized once selective demolition is completed so the systems' relative conditions can be determined. All interior finishes will be refreshed. The renovations will create a more open floor plan. Glazed classroom and lab entrances will offer visibility, enabling "learning on display." Wider circulation areas will include flexible meeting spaces for impromptu collaboration or research review. The renovations to the existing facility and the addition will be designed to meet Two Green Globes certification standards.

Rationale: The renovated and expanded facility will provide an opportunity to integrate the study and practice of Artificial Intelligence and Cybersecurity into the curriculum and fill the growing need of emerging careers and technological advancements within this field. The state-of-the-art facility will educate and train students through hands-on, real-world experiences to harness the power of AI and safeguard against cyber threats across the industrial business cycle by filling open related job opportunities across the state.

Facility Characteristics: The existing ET 103 Engineering Technologies Building is 141,000 square feet and was constructed in 1964 (62 years old). This project will renovate 108,000 square feet of this building. An 8,000 square foot expansion will also be constructed. The existing building systems are original to the building. After renovation and expansion, the building will be utilized by the School of Business and Technology, Arts and Sciences, Library/Advising, Engineering Technology, Cybersecurity and Artificial Intelligence. Approximately 500 students, faculty, and staff will utilize the building.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$16 million to be released February 20, 2026). The project is expected to result in an increase of \$150,000 (year 1), \$75,000 (year 2), and \$50,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$45,000,000 (internal). Phase II will be funded from \$15,325,000 in FY26 Appropriated State (nonrecurring) (27)(i)(i) and \$6,000,000 in FY26 Appropriated State (nonrecurring) (27)(i)(ii), and \$23,000,000 in College Plant Funds.

6. Project:	Horry Georgetown Technical College H59.6375: Renovation of Grand Strand Campus Speir Building 1000				
Request:	Establish Phase I Pre-Design Budget to renovate the interior of the building.				
Included in CPIP:	Yes – 2025 CPIP Priority 1 of 2 in FY26 (estimated at \$10,000,000)				
Supporting Details:	Pages 92-99				
Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				120,000	120,000
All Sources				120,000	120,000
Summary of Work:	The project will redesign and renovate the interior of the building. The work will include removing interior walls (some which may be load bearing) and reconfiguring those spaces to accommodate increased enrollment capacity. Reconfiguring existing mechanical, HVAC, electrical, information technology, and plumbing systems will also be completed. The renovations are also intended to upgrade the teaching, learning spaces and related equipment to accommodate modern instructional methods to reflect the high-tech equipment used in local hospitals, dental offices, and healthcare facilities.				
Rationale:	Renovations are needed to optimize capacity and modernize the current classroom and laboratory environments to better meet modern instructional requirements and expectations from area hospitals and dental clinics. This renovation is part of the college's board approved strategic plan to double its enrollment in its healthcare programs over the next 4 years.				
Facility Characteristics:	The original Speir Building constructed on the Grand Strand Campus included 55,000 square feet and was constructed in 1955 (71 years old). The building was renovated in 2008 (18 years ago). A 24,000 square foot addition was constructed in 2012 (14 years ago). The expanded building totals 79,000 square feet. Approximately 20,000 square feet will be renovated in this project. The building is utilized for Imaging Services (Radiological Technology, Ultrasound/Diagnostic Medical Sonography, Electro Cardio Technology, and Cardiology Technician), Dental Hygiene, and Dental Assisting. The building supports 350 faculty, staff, and students.				
Financial Impact:	This phase of the project will be funded from Other, College Plant Funds (uncommitted balance \$108.41 million at October 1, 2025). College Plant Funds are an excess of revenues over expenses, accumulated over time for the purpose of funding building and infrastructure improvements. The project is expected to result in an increase of \$15,000 (year 1) and \$20,000 (years 2 thru 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:	\$8,000,000 (internal). Phase II will be funded from \$6,000,000 in FY26 Appropriated State (nonrecurring) and \$1,880,000 in College Plant Funds.				

7. Project:	Horry Georgetown Technical College H59.6374: Interior Renovation of Conway Building 5100				
Request:	Establish Phase II Full Construction Budget to renovate the interior of the building.				
Included in CPIP:	Yes – 2025 CPIP Priority 2 of 2 in FY26 (estimated at \$7,500,000)				
Supporting Details:	Pages 100-111				
Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				5,800,000	5,800,000
All Sources				<u>5,800,000</u>	<u>5,800,000</u>
Summary of Work:	The project will demolish some existing walls, re-enforce concrete floor systems where needed, install new flooring, reconfigure and construct new walls, reconfigure interior mechanical and electrical systems, construct simulation labs, and add a student café and conference center. The renovations also include upgrading the existing restrooms to ensure they are code compliant and constructing mandatory Information Technology (IT) and mechanical equipment rooms. The renovations are not required to be designed/constructed to meet LEED Silver or Two Green Globe certification standards, per the Office of the State Engineer. This is due to the total project cost compared to the value of the building.				
Rationale:	The property was acquired in December 2024 for \$5,020,000 to expand the college's nursing and health sciences programs to address local needs and the statewide healthcare worker shortage. Using current construction costs from independent contractors, the estimated cost to construct a facility of this size would be more than \$24 million. Prior to acquiring the property, a "construct vs. renovate" analysis was completed by the college, and it supported acquiring the property and making the necessary renovations. This renovation will provide students with state-of-the-art facilities.				
Facility Characteristics:	Building 5100 at the M. Fore Health Professions Training Complex is 32,025 square feet and was constructed in 1997 (29 years old). The entire interior of the building will be renovated in this project. The space will be used to support the college's Nursing, Occupational Therapy, and Physical Therapy programs. The space will also contain several larger anatomy and physiology labs to support students in other healthcare and related fields. The building will be utilized by 146 students and 14 faculty and staff.				
Financial Impact:	The project will be funded from Other, College Plant Funds (uncommitted balance \$108.41 million at October 1, 2025). College Plant Funds are an excess of revenues over expenses, accumulated over time for the purpose of funding building and infrastructure improvements. The project is expected to result in an increase of \$37,500 (year 1) and \$150,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.				
Full Project Estimate:	\$5,800,000 funded from College Plant Funds. Contract execution is expected in July 2026 and completion of construction in May 2027. The project is being requested for establishment at Phase II, because the project was originally anticipated to be less than \$2,500,000. The Phase I pre-design and the final schematic designs have been completed. The construction/final drawings have not been completed or submitted to the State Engineer. The cost increases were due to including Anatomy & Physiology labs in the scope of the project (which necessitate substantial water, sewer, and gas connections that are not currently in place), improvements to the HVAC duct systems, and comprehensive upgrades to the Information Technology Infrastructure. This cost escalation was also a function of dramatic increases in commercial building materials driven by tariff and global supply-demand challenges.				

8. Project: Northeastern Technical College
 H59.6376: McBee Campus Land Acquisition

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 28.68 acres in Chesterfield County.

Included in CPIP: No – The McBee campus development was included in the 2025 CPIP but acquisition of the property was not because the college did not originally intend to acquire the property from the Foundation at the time of the 2025 CPIP submission process.

Supporting Details: Pages 112-126

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

Rationale: Multiple industry partners have expressed workforce training needs in McBee, and several new industries are relocating to McBee. If acquired, the property will be developed into an additional campus for the college. The new campus will provide workforce training in welding, CDL, and heavy equipment.

Characteristics: The property includes two adjacent parcels. One parcel is +/- 13.67 acres and the other is +/- 15.01 acres.

Financial Impact: The property is offered by Northeastern Technical College Foundation as a donation. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance \$144 million at December 4, 2025). College Plant Funds are generated from the student Capital Fee, a locally controlled revenue used for capital purposes. Statutory authority for applying these funds to capital projects including investigative land studies, is provided by S.C. Code Ann. § 59-53-53(1), which authorizes the use of institutional funds derived from tuition, student fees, county funds, or earned income for property acquisition and related needs. This provision establishes that capital fee revenues may be used for property-related expenses such as investigative land studies and associated legal costs. If acquired, a campus will be developed on the property with a total estimated cost of \$3,000,000. Funding for this campus was received as FY24 Appropriated State (nonrecurring) Funds. The acquisition 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 \$10 per credit hour per student per semester and has increased from \$7 per credit hour per student per semester between academic years 2021-2022 to 2025-2026.

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

9. Project: Spartanburg Community College
 H59.6353: Spartanburg Powers A-Wing Renovations

Request: Establish Phase II Full Construction Budget to renovate the HVAC systems and upgrade finishes.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 7 in FY26 (estimated at \$3,028,028)

Phase I Approval: June 2025 (estimated at \$3,028,028) (SFAA)

Supporting Details: Pages 127-138

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	1,610,850	1,656,270
FY23 Appropriated State, Proviso 118.19 (B)(27)(k), (Maintenance, Renovation, & Replacement)				1,208,758	1,208,758
All Sources	<u>45,420</u>		<u>45,420</u>	<u>2,819,608</u>	<u>2,865,028</u>

Summary of Work: The project will replace the HVAC system from a 2-pipe to 4-pipe variable air volume (VAV) system with digital controls. The primary boiler will be replaced with condensing boilers. The ceiling grid/tiles and flooring will be replaced, and the lighting will be upgraded to an energy efficient lighting system.

Rationale: The HVAC system is past its useful life and is not efficient. Per the college, the project is required to meet acceptable workplace and educational instruction standards.

Facility Characteristics: The Jack A. Powers Building is 74,185 square feet and was constructed in 1968 (58 years old). An 18,500 square foot addition (the A Wing) was constructed in 1973 (53 years ago) and is being renovated in this project. The existing HVAC system is 52 years old. 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) (uncommitted balance \$1.61 million at October 30, 2025) and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.54 million at October 30, 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: \$2,865,028 funded from FY22 and FY23 Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2026 and completion of construction in October 2026.

10. Project:	JBRC Item 10: Spartanburg Community College H59.6361: Industrial Spark Building Acquisition
Request:	Increase Preliminary Land Acquisition Budget to add funds needed for earnest money in this project established to purchase +/- 13.11 acres and a building in Spartanburg County.
Included in CPIP:	Yes – 2025 CPIP Priority 3 of 7 in FY26 (estimated at \$18,020,000)
Phase I Approval:	August 2025 (estimated at \$18,020,000) (SFAA)
Supporting Details:	Pages 139-163

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)(m), (Spark Centers)	20,000		20,000	16,250	36,250
All Sources	<u>20,000</u>		<u>20,000</u>	<u>16,250</u>	<u>36,250</u>

Rationale: The due diligence activities were completed in October 2025 at a cost of \$16,250; however, the final land acquisition is not being requested at this time because the College and the seller are continuing to negotiate the terms of the proposed sale, including a potential leaseback to seller through December 2027. The parties have been operating under a non-binding Letter of Intent. To ensure the property is not lost to another buyer while terms are negotiated, the College wants to secure a contract binding the seller. To do so, the seller is requiring an earnest money deposit of \$20,000, thus resulting in this budget increase request. The contract will provide that if JBRC and SFAA approval are not granted for the final land acquisition, the College can terminate and receive a full refund of its earnest money. Based on the large composition of manufacturing industries in the community, there is a large need for industrial training such as Mechatronics, Robotics, Automotive & Diesel Technicians and Welding. The current space on the Giles Campus in Spartanburg is at max capacity making the college unable to grow these programs. Acquisition of this property will allow the college to consolidate the current industrial programs to the new facility and expand the number of students trained in these disciplines.

Characteristics: The property is located at 191 Parkway West in Duncan. The building is comprised of approximately 30,000 square feet of office and approximately 143,000 square feet of warehouse, totaling approximately 173,000 square feet. It is located less than 2 miles from the Tyger River Campus.

Financial Impact: The property is offered by ZF Chassis Systems Duncan, LLC for not more than appraised value of \$16,500,000. This increase will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$24.98 million at October 28, 2025). A Phase I Environmental Site Assessment was completed in September 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in October 2025 and found \$479,250 in immediate and short-term deficiencies to be rectified. If acquired, a separate project will be established thereafter to address issues noted in the building condition assessment and will potentially include renovation costs related to classrooms or other internal changes such as labs. The total estimated cost of the renovation project is approximately \$2,589,250 with \$589,250 allocated for items noted in the building condition assessment (escalated from \$479,250 to account for inflation) and up to \$2,000,000 for internal renovations. The acquisition is expected to result in an increase of \$640,000 (years 1 thru 3) in annual operating expenditures. Letters of support have been received from Spartanburg County Council and Spartanburg District Five authorizing the removal of the property from 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: \$16,536,250 funded from Appropriated State (nonrecurring) Funds.

11. Project: Trident Technical College
H59.6364: Thornley Campus Building 920 Roof Replacement

Request: Establish Phase II Full Construction Budget to replace part of the roof system on Building 920.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 4 in FY26 (estimated at \$3,300,000)

Supporting Details: Pages 164-176

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(l), (Maintenance, Renovation, & Replacement)	49,500		49,500	3,250,500	3,300,000
All Sources	<u>49,500</u>		<u>49,500</u>	<u>3,250,500</u>	<u>3,300,000</u>

Summary of Work: The project will replace approximately 110,000 square feet of the east side roof on the building. The existing low-sloped, smooth surfaced asphalt built-up roof system will be replaced with a modified low-sloped roof membrane system. The 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: Due to limited funding, the complete roof replacement will need to be phased. According to the college, the existing roof has exceeded its useful life and is leaking in many areas causing moisture intrusion. The complexity of the original construction and existing HVAC equipment prohibits successful spot repair.

Facility Characteristics: The Thornley Campus Building 920 is 232,463 square feet and was constructed in 1973 (53 years old). The existing roof was installed in 2005 (21 years old). The facility houses Nursing, Industry Mechanics, Manufacturing and Maintenance, Electrical Line Worker, Culinary, Networking, Cybersecurity, Mathematics, Business Technology, and General Education programs. It has a large flexible training space and hosts workforce training, student recruiting, and public service events. It also houses the campus Data Center, as well as administrative and faculty offices. The project will benefit an estimated 960 students and 120 faculty and staff.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.4 million at October 30, 2025). The project is expected to result in a decrease of \$24,000 (year 1), \$27,000 (year 2), and \$30,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized for this project, a portion of tuition is designated for capital improvements, currently \$208 per student per semester, and has increased from \$196 between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$3,300,000 funded from Capital Reserve Funds. While this project is fully funded from legislatively authorized funds, it is required to follow the Phase I/Phase II submission process per the JBRC roof policy. Contract execution is expected in August 2026 and completion of construction in March 2027.

12. Project: Department of Administration
 D50.6201: Brown Building - Renovate SCALC Court Rooms

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

Included in CPIP: No – The need for the project was unknown during the 2025 CPIP submission process.

Supporting Details: Pages 177-181

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SCALC FY25 Appropriated State, Carryforward				11,150	11,150
All Sources				<u>11,150</u>	<u>11,150</u>

Summary of Work: The project will renovate Court Rooms 1, 2, & 3 utilized by the SC Administrative Law Court (SCALC), located in the Brown Building. The work includes replacement of flooring and wall finishes, court room benches, desks, seating, associated electrical work, wood wrapping the column in the 3rd floor reception area, and hazardous material abatement, as needed.

Rationale: The court rooms are outdated and showing wear and tear on the finishes. The wallpaper is separating from the wall, moldings are falling off the doors and wainscoting. The judge's bench and court reporter's stand are starting to separate and have deep scratches.

Facility Characteristics: The Brown Building is 156,182 square feet and was constructed in 1976 (50 years old). Court Rooms 1, 2, and 3 have a combined square footage of 1,974 square feet. The court rooms were last renovated around 2009 (17 years ago). The renovated space will be utilized by the South Carolina Administrative Law Court. It will be utilized by approximately 76 staff and various visitors annually.

Financial Impact: The project will be funded from Other, SCALC FY25 Appropriated State, Carryforward Funds (uncommitted balance \$4.11 million at October 9, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$410,000 (internal) funded from Appropriated State Carryforward Funds. The Phase I amount requested is 2.71% of the estimated cost to the complete the project and the additional amount will be used to cover hazardous materials testing.

13. Project:	Department of Administration D50.6202: McEachern Parking Facility - Re-striping & Minor Repairs
Request:	Establish Phase I Pre-Design Budget to make repairs and improvements to the parking facility.
Included in CPIP:	Yes – 2025 CPIP Priority 15 of 32 in FY26 (estimated at \$596,481)
Supporting Details:	Pages 182-189

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				5,433	5,433
All Sources				<u>5,433</u>	<u>5,433</u>

Summary of Work: The project will re-stripe and complete minor repairs to the McEachern Parking Facility. The work will involve re-striping all traffic markers, parking stripes, vehicle assignment numbers, and columns. Minor repairs at identified areas will also be completed.

Rationale: The parking space division lines and wayfaring are fading and there are areas requiring minor repairs.

Facility Characteristics: The McEachern Parking Facility is approximately 714,000 square feet and was constructed in 1969 (57 years old). The tenants of the State House Complex include the Attorney General, Legislative Council, Revenue & Fiscal Affairs, Senate, House of Representatives, Parks Recreation and Tourism, Department of Administration, Secretary of State, Administrative Law Court, Board of Financial Institutions, Judicial Department, Bureau of Protective Services, Office of the State Treasurer, Department of Agriculture, Comptroller General's Office, Governor's Office, and the State Fiscal Accountability Authority. The parking facility contains approximately 1800 parking spaces.

Financial Impact: This phase of the project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$839k at October 29, 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: \$362,216 (internal). Phase II will be funded from Appropriated State and Depreciation Reserve Funds. The total estimated cost of the project has decreased from the 2025 CPIP submission because minimal repair work is required.

14. Project: Department of Administration
D50.6203: Mills /Jarrett Building - Elevator Modernization

Request: Establish Phase I Pre-Design Budget to modernize the passenger elevators in the Mills/Jarrett Building.

Included in CPIP: Yes – 2025 CPIP Priority 25 of 32 in FY26 (estimated at \$308,985)

Supporting Details: Pages 190-195

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will modernize the passenger elevators in the Mills/Jarrett Building. The work will include the replacement/upgrade of the elevator controls and modernization of the elevator cabs.

Rationale: The elevators and control systems have exceeded their life expectancy and need modernization to bring them into compliance with current governing codes and regulations. The elevators experience frequent interruption of service due to their age and repair parts are difficult to find and often must be fabricated, thus extending the periods when the elevator(s) are offline and out of service.

Facility Characteristics: The Mills/Jarrett Building is 103,781 square feet. The Mills Building was constructed in 1825 (201 years old), and the Jarrett Building was constructed in 1987 (39 years old). The elevators have not been updated since 1996 (30 years ago). The Mills/Jarrett Building is utilized by the South Carolina Office of Resilience. Approximately 80 staff plus varying numbers of employees and visitors utilize the building.

Financial Impact: The project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$308,985 (internal) funded from Appropriated State Funds. The Phase I amount requested is 4.85% of the estimated cost to the complete the project and the additional amount will be used to cover an elevator consultant and ACM investigation services. An elevator consultant is required to assist in the analysis, design and specifications of the complex systems, machinery and safety requirements of the project.

15. Project: Department of Administration
D50.6204: Supreme Court Building - Bathroom Renovations

Request: Establish Phase I Pre-Design Budget to renovate the bathrooms in the Supreme Court Building.

Included in CPIP: Yes – 2025 CPIP Priority 23 of 32 in FY26 (estimated at \$400,000)

Supporting Details: Pages 196-201

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State				11,000	11,000
All Sources				<u>11,000</u>	<u>11,000</u>

Summary of Work: The project will renovate the bathrooms in the Supreme Court Building. The work will include new wall and flooring finishes, new bathroom fixtures, new lighting, associated plumbing and electrical work, and hazardous material abatement, as needed.

Rationale: The bathrooms finishes are worn, and the flooring is in disrepair. The plumbing fixtures have rusted and need replacing.

Facility Characteristics: The Supreme Court Building is 63,896 square feet and was constructed in 1921 (105 years old). The bathrooms being renovated are 1,200 square feet. They were renovated over 30 years ago. The Supreme Court Building is utilized by approximately 50 Judicial Branch staff and various visitors annually.

Financial Impact: The project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$400,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.75% of the estimated cost to the complete the project and the additional amount will be used to cover hazardous material testing.

16. Project: Department of Administration
 D50.6184: Brown Building - HVAC Pumps Replacement Project

Request: Establish Phase II Full Construction Budget to replace the HVAC pumps in the building.

Included in CPIP: Yes – 2025 CPIP Priority 20 of 32 in FY26 (estimated at \$290,000)

Phase I Approval: August 2025 (estimated at \$290,000) (SFAA)

Supporting Details: Pages 202-208

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State	9,350		9,350	280,650	290,000
All Sources	<u>9,350</u>		<u>9,350</u>	<u>280,650</u>	<u>290,000</u>

Summary of Work: The project will replace secondary chilled water pumps, hot water pumps and condensate receivers inside the building's mechanical room. The work includes associated plumbing and electrical, automation controls, insulation, and hazardous material abatement, as needed.

Rationale: The pumps and receivers have exceeded their life expectancy and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1972 (54 years old). The water pumps being replaced are original to the building. The condensate receiver is 40 years old. The building is utilized by the following entities: 1. Administrative Law Court, 2. Attorney General, 3. Commission for the Blind, 4. Department of Public Safety, 5. Department of Administration, 6. Judicial Branch, 7. Medical University of SC, 8. Parks, Recreation & Tourism, 9. Secretary of State, 9. Department of Natural Resources, 10. Procurement Review Board, 11. Senate, 12. Children's Advocacy, 13. Education Oversight, and 14. State Board of Financial Institutions. Approximately 150 state employees and various visitors utilize the building daily.

Financial Impact: The project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is expected to result in a decrease of \$3,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$290,000 funded from Appropriated State Funds. Contract execution is expected in July 2026 and completion of construction in June 2027.

17. Project: Department of Administration
D50.6186: SC Archives & History Building - Clean Steam Boiler Replacement

Request: Establish Phase II Full Construction Budget to replace the Clean Steam Boiler at the Archives & History Building.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 32 in FY26 (estimated at \$460,000)

Phase I Approval: August 2025 (estimated at \$460,000) (SFAA)

Supporting Details: Pages 209-215

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State	10,000		10,000	448,126	458,126
All Sources	<u>10,000</u>		<u>10,000</u>	<u>448,126</u>	<u>458,126</u>

Summary of Work: The project will replace the existing Clean Steam Boiler.

Rationale: The Clean Steam Boiler has exceeded its useful life expectancy, is inefficient, and continues to have operational issues.

Facility Characteristics: The Archives & History Building is 143,709 square feet and was constructed in 1997 (29 years old). The Clean Steam Boiler is original to the building. The building is utilized by approximately 85 staff and various annual visitors.

Financial Impact: This project will be funded from FY26 Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$458,126 funded from Appropriated State Funds. Contract execution is expected in June 2026 and completion of construction in June 2027.

18. Project: Department of Administration
D50.6187: SC Data Center - Parking Lot Repairs and Resurfacing

Request: Establish Phase II Full Construction Budget to repair and resurface the pavement.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 32 in FY26 (estimated at \$340,000)

Phase I Approval: August 2025 (estimated at \$340,000) (SFAA)

Supporting Details: Pages 216-222

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State	23,000		23,000	456,160	479,160
All Sources	<u>23,000</u>		<u>23,000</u>	<u>456,160</u>	<u>479,160</u>

Summary of Work: The project will repair and resurface the parking lot pavement at the Data Center.

Rationale: The asphalt has exceeded its life expectancy, is in poor condition, and is a trip hazard to the visitors and employees that utilize the building daily.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (27 years old). The asphalt parking lot is original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$479,160 funded from Appropriated State Funds. Contract execution is expected in August 2026 and completion of construction in June 2027. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I estimate due to market conditions, rising costs, and current site conditions that were discovered during the Phase I process.

19. Project: Department of Administration
D50.6188: SC Data Center - Replace ATS #3 & 7 and Emergency Breaker Retrofit

Request: Establish Phase II Full Construction Budget to replace Automatic Transfer Switches (ATS) units 3 & 7.

Included in CPIP: Yes – 2025 CPIP Priority 16 of 32 in FY26 (estimated at \$840,000)

Phase I Approval: August 2025 (estimated at \$840,000) (SFAA)

Supporting Details: Pages 223-229

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology	17,300		17,300	515,455	532,755
All Sources	<u>17,300</u>		<u>17,300</u>	<u>515,455</u>	<u>532,755</u>

Summary of Work: The project will replace ATS units 3 and 7 at the SC Data Center. The work will also include replacing the emergency source circuit breakers.

Rationale: The ATS units are essential for maintaining the continuous operation of the facility and ensuring all life safety equipment functions properly. The components have exceeded their life expectancy, replacement parts are unavailable, and the manufacturer no longer provides support.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (27 years old). The ATS units and the emergency source circuit breakers are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$8.17 million at October 13, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$532,755 funded from SC Division of Technology Funds. Contract execution is expected in July 2026 and completion of construction in June 2027.

20. Project: Department of Administration
D50.6189: SC Data Center - Replace CRAC Units 3, 7, 8, and 9

Request: Establish Phase II Full Construction Budget to replace the computer room air conditioning (CRAC) units 3, 7, 8, and 9.

Included in CPIP: Yes – 2025 CPIP Priority 17 of 32 in FY26 (estimated at \$685,000)

Phase I Approval: August 2025 (estimated at \$685,000) (SFAA)

Supporting Details: Pages 230-236

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology	15,100		15,100	667,298	682,398
All Sources	<u>15,100</u>		<u>15,100</u>	<u>667,298</u>	<u>682,398</u>

Summary of Work: The project will replace the CRAC units 3, 7, 8, and 9 at the SC Data Center.

Rationale: The CRAC units have exceeded their life expectancy and are required to keep the SC Data Center's Server Room operating at a set temperature to ensure the proper functioning of all server equipment.

Facility Characteristics: The SC Data Center is 76,021 square feet and was constructed in 1999 (27 years old). The CRAC units are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$8.17 million at October 13, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$682,398 (internal) funded from SC Division of Technology Funds. Contract execution is expected in July 2026 and completion of construction in June 2027.

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

Request: Increase Phase II Full Construction Budget to fund the continued variable air volume (VAV) replacement in the building.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 17 in FY27 (this component estimated at \$754,000)

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

Phase II Approval: May 2024 (estimated at \$950,000) (JBRC)

Supporting Details: Pages 237-242

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State		143,488	143,488		143,488
FY26 Appropriated State				177,768	177,768
Other, Depreciation Reserve	14,250	792,262	806,512		806,512
All Sources	<u>14,250</u>	<u>935,750</u>	<u>950,000</u>	<u>177,768</u>	<u>1,127,768</u>

Summary of Work: The project was established to address the VAVs and associated controls throughout the Marion Gressette Building. Additionally, the associated ceiling and lighting systems will be completely demoed and replaced.

Rationale: The VAV systems frequently require repairs, and parts are becoming obsolete. As funding becomes available, additional VAV replacements will be added to the project.

Facility Characteristics: The Marion Gressette Building is 81,737 gross square feet and was constructed in 1976 (50 years old). The VAV systems are original to the building. The building houses SC State Senate offices, conference, and meeting rooms. The building is utilized by 166 employees and visitors daily.

Financial Impact: This increase will be funded from Appropriated State Funds (uncommitted balance \$9.43 million at October 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,127,768 funded by Appropriated State and Depreciation Reserve Funds. This phase is now estimated at \$661,120. The project has an uncommitted balance of \$483,352, which is why only \$177,768 is being added. Contract execution is expected in January 2026 and completion of construction in December 2026.

22. Project:	Office of the Adjutant General E24.9860: Training Sites TT Enlisted Barracks Replacement				
Request:	Increase Phase II Full Construction Budget for construction of Barracks #2.				
Included in CPIP:	Yes – 2025 CPIP Priority 22 of 23 in FY26 (Barracks #1 estimated at \$1,896,985)				
Phase I Approval:	December 2024 (Barracks #1 & #2 estimated at \$4,026,000) (SFAA)				
Phase II Approval:	August 2025 (Barracks #1 estimated at \$1,896,985) (SFAA)				
Supporting Details:	Pages 243-252				
Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	50,850	1,846,135	1,896,985	1,808,000	3,704,985
All Sources	<u>50,850</u>	<u>1,846,135</u>	<u>1,896,985</u>	<u>1,808,000</u>	<u>3,704,985</u>
Summary of Work:	This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at the McCrady Training Center (MTC) Army National Guard Training Site. This project will complete four barracks (MTC #1, MTC #2, MTC #3, and MTC #4) from FY2025 thru FY2028. Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. The previously approved Phase I included the design for Barracks #1 and #2. The initial Phase II establishment added the construction of Barracks #1. This request will add the construction of Barracks #2. 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 barracks to be replaced are no longer sufficient for housing soldiers because the structures are not insulated properly; the roofs are cost prohibitive to repair; there is no latrine; the windows are single pane; and the light fixtures are old and energy inefficient.				
Facility Characteristics:	The current McCrady Training Center site has four barracks that total 4,000 square and were moved from Fort Jackson in 1970 (56 years ago). Each new barrack to be constructed will be 3,200 square feet. These barracks support approximately 380 Army National Guard soldiers.				
Financial Impact:	The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$1.8 million at October 31, 2025). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.				
Full Project Estimate:	\$3,704,985 for this stage of the project, funded from National Guard Bureau Funds. The total estimated cost of all four barracks is \$10,469,795. The 2025 CPIP submission did not include this increase because at the time the CPIP was prepared, funding for Barracks #2 had not been provided by the National Guard Bureau. Contract execution for Barracks #1 and Barracks #2 is expected in February 2026 and completion of construction in December 2026.				

23. Project: Department of Veterans Affairs
E26.9907: Campbell Backup Power Docking Station

Request: Establish Phase I Pre-Design Budget to install a backup power docking station.

Included in CPIP: Yes - 2025 CPIP Priority 6 of 6 in FY26 (estimated at \$300,000)

Supporting Details: Pages 253-258

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				9,000	9,000
All Sources				<u>9,000</u>	<u>9,000</u>

Summary of Work: The project will add a docking station for a backup generator at the nursing home.

Rationale: The nursing home currently has a life safety/critical emergency generator system that meets regulatory requirements during power interruptions. However, regulations for nursing homes do not require the emergency generator to support the cooling system of the facility during power interruptions. The addition of the backup power docking station will allow the facility to hookup a portable generator to cover the power load of the entire facility during primary power interruptions that occur during the warmer months.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The electrical system is original to the building. The facility is home to 220 long-term residents and 250 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$94.35 million at September 30, 2025). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the agency. The project is expected to result in an increase of \$500 (year 1), and \$600 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$300,000 (internal) funded from Deferred Maintenance Funds. The Phase I amount requested is 3% of the estimated cost to the complete the project and the additional amount will be used to ensure adequate funding is available for the selected firm to evaluate the existing electrical system.

24. Project:	Department of Veterans Affairs E26.9908: Campbell Boilers Replacement
Request:	Establish Phase I Pre-Design Budget to replace three (3) boilers in the main mechanical room.
Included in CPIP:	Yes - 2025 CPIP Priority 1 of 6 in FY26 (estimated at \$300,000) (Ray Pack Gas Boiler) 2025 CPIP Priority 1 of 6 in FY27 (estimated at \$450,000) (Cleaver Brooks Gas Boilers)
Supporting Details:	Pages 259-264

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				10,500	10,500
All Sources				<u>10,500</u>	<u>10,500</u>

Summary of Work: The project will replace three (3) boilers in the main mechanical room of the maintenance building for the nursing home.

Rationale: One boiler is a Ray Pack Gas Boiler (1,825,600 BTU/HR) which supplies the required regulatory temperatures to clean and sanitize the resident's linens in the facilities laundry room. The other two boilers are Cleaver Brooks Gas Boilers (2,511,000 BTU/HR each) which provide climate-controlled heat throughout the facility. All three boilers are past their expected useful life (EUL) and are no longer operating at maximum efficiency requiring extensive services to maintain the desired regulatory temperatures.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The Ray Pack Gas Boiler was added during the 1998 laundry building addition and is 28 years old. The two (2) Cleaver Brooks Gas Boilers are original to the building and are 36 years old. The facility is home to 220 long-term residents and 250 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$94.35 million at September 30, 2025). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the department. The project is expected to result in a decrease of \$4,000 (year 1), \$4,200 (year 2), and \$4,400 (year 3) in annual operating expenditures.

Full Project Estimate: \$700,000 (internal) funded from Deferred Maintenance Funds. The Cleaver Brooks boilers are being addressed at this time because the agency determined it would be advantageous to combine the boiler projects together in the same maintenance area and both projects will require the same level of LLR contractor licensing to perform the work.

25. Project:	Department of Veterans Affairs E26.9909: Stone Veterans Nursing Home Improvements				
Request:	Establish Phase I Pre-Design Budget to address various interior maintenance issues.				
Included in CPIP:	Yes - 2025 CPIP Priority 6 of 6 in FY27 (estimated at \$8,500,000)				
Supporting Details:	Pages 265-271				
Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (23), (Stone VA Nursing Home)				127,500	127,500
All Sources				<u>127,500</u>	<u>127,500</u>
Summary of Work:	The project will make various interior improvements to the nursing home. The work includes replacing domestic hot water piping, chilled water piping, fire sprinkler system, modifications /replacement of the existing HVAC system, LED fixture upgrades, fire alarm system, emergency power back-up generator, kitchen equipment replacement /improvements, flooring, and ceiling.				
Rationale:	The plumbing, mechanical, fire sprinkler piping, fused connection unit (FCU) and air handler units (AHU) are passed their expected useful life. The chillers for the HVAC system are owned and operated by the Office of Mental Health (OMH), and this project will include adding a dedicated cooling system (cooling tower & chiller) for the Stone Pavilion facility on the Stone Pavilion property. With the new cooling tower and chiller, the facility will be able to install a full power back-up generator. Installation of LED fixtures will be more energy efficient. Upgrading the fire alarm system will provide code required coverage for the new mechanical system. The Stone Pavilion currently has a prep-reheat kitchen and is contracted with OMH to provide meals. The kitchen equipment replacement and improvements will allow for Stone to be licensed through DPH as a full-service kitchen for inpatient care and will allow for residents to receive fresh prepared meals, instead of frozen reheated meals prepared off site.				
Facility Characteristics:	The Stone Pavilion is a 45,684 square feet and was constructed in 1971 (55 years old). The plumbing, mechanical, and fire sprinkler piping are original to the facility, and the FCUs and AHUs were replaced in the early 2000s. The facility is licensed for 90 long-term nursing care of military veterans along with 120 staff and support personnel.				
Financial Impact:	This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$5 million at October 31, 2025). The project is expected to result in a decrease of \$456,000 (year 1), \$493,000 (year 2), and \$532,000 (year 3) in annual operating expenditures.				
Full Project Estimate:	\$8,500,000 (internal). Phase II will be funded from \$4,872,500 in Capital Reserve, \$2,000,000 in Appropriated State, and \$1,500,000 in Deferred Maintenance Funds.				

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

Request: Establish Phase II Full Construction Budget to repair shower rooms in the nursing home.

Included in CPIP: Yes - 2025 CPIP Priority 2 of 6 in FY26 (estimated at \$900,000)

Phase I Approval: October 2024 (estimated at \$900,000) (SFAA)

Supporting Details: Pages 272-280

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(61)(c) (Veteran Homes – Capital Improvements)	13,500		13,500		13,500
Other, Capital Improvement & Maintenance				784,353	784,353
All Sources	<u>13,500</u>		<u>13,500</u>	<u>784,353</u>	<u>797,853</u>

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

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

Facility Characteristics: The nursing home is 92,210 square feet and was constructed in 1991 (35 years old). The equipment being replaced is original to the building. The nursing home has 220 VA long-term nursing residents and 250 staff and support personnel.

Financial Impact: This phase of the project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$94.32 million at September 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$797,853 funded from Appropriated State (nonrecurring) and Capital Improvement & Maintenance Funds. Contract execution is expected in August 2026 and completion of construction in February 2027.

27. Project:	Governor's School for the Arts and Humanities H64.9604: Gallery Flexible Instructional Space
Request:	Establish Phase I Pre-Design Budget to construct an art gallery and flexible instructional space.
Included in CPIP:	Yes - 2025 CPIP Priority 2 of 2 in FY26 (estimated at \$1,000,000)
Supporting Details:	Pages 281-289

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(8)(b), (Gallery/Flexible Instructional Space)				25,000	25,000
All Sources				<u>25,000</u>	<u>25,000</u>

Summary of Work:	The project will construct a multi-use space for classrooms, particularly for film classes, and will include a sound stage, editing bays, lab learning space, lobby space and potentially a public safety office space for guests to check in when entering campus. The addition to be constructed will be designed to meet LEED Silver or Two Green Globes certification standards. All roofing material options will be evaluated during the Phase I process.
Rationale:	To remain consistent with recent campus safety and security initiatives, the agency would like to relocate the current gallery programming to a more publicly accessible location near the front of campus. This space would also provide collaborative instructional space for the new Film Program as well as flexible design to accommodate an on-campus venue for creative writing readings and community events. Constructing this dedicated space would support exhibitions of student, faculty, and guest artists' work.
Facility Characteristics:	The current gallery located in classroom Building E was created from classroom space in 2013 (13 years old) and is 1,250 square feet. This space will be converted back into a teaching classroom for the Visual Arts Department. The proposed approximate 13,010 square foot addition will be constructed attached to Building C, which currently totals 58,996 square feet and was constructed in 1999 (27 years old).
Financial Impact:	This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$1 million to be released February 20, 2026). The project is expected to result in an increase of \$15,000 (years 1 thru 3) in annual operating expenditures.
Full Project Estimate:	\$8,000,000 (internal). Phase II will be funded from \$975,000 in Appropriated State (nonrecurring) and legislatively authorized funds requested during the FY26-27 budget request process.

28. Project:	Governor's School for the Arts and Humanities H64.9600: Dining Hall Renovation
Request:	Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to renovate and expand the dining space.
Included in CPIP:	No – The need for the increase was unknown during the 2025 CPIP submission process.
Phase II Approval:	January 2023 (estimated at \$1,235,900) (SFAA)
Phase II Increase Approval:	June 2024 (estimated at \$1,235,900) (SFAA)
Supporting Details:	Pages 290-302

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(9), (Dining Hall Expansion and Furniture Replacement)	512,950		512,950		512,950
FY24 Appropriated State, Proviso 118.19 (B)(6)(a), (Dining Hall Expansion and Furniture Replacement)		512,950	512,950		512,950
Appropriated State, FY25 Carryforward				116,975	116,975
Other, Aramark Contract Commitment	210,000		210,000		210,000
All Sources	<u>512,950</u>	<u>722,950</u>	<u>1,235,900</u>	<u>116,975</u>	<u>1,352,875</u>

Summary of Work:	The renovation portion of this project includes demolishing several non-load bearing walls, relocating serving lines, installing new flooring, and replacing the furniture. The dining hall will be expanded by enclosing a covered outdoor space by adding walls and windows.
Rationale:	The existing dining hall is only rated to accommodate 90 occupants and the current dining facilities are not readily usable by students with mobility challenges and do not meet current standards for accessibility.
Facility Characteristics:	The Dining Hall is 3,648 square feet and was constructed in 1999 (27 years old). No significant renovations have been completed since construction. An additional 1,037 square feet will be added under the outside arcade by adding walls and windows to enclose the space. The renovated and expanded space will increase occupancy from 90 to 164-174. The facility is used to serve all meals for students, staff, and for special events such as parent weekends, orientation, and any other large student events. There are 238 students and 100 staff that dine there daily.
Financial Impact:	The increase will be funded from FY25 Appropriated State, Carryforward Funds (uncommitted balance \$1.5 million at November 17, 2025). The project is not expected to result in any change in annual operating expenditures.
Full Project Estimate:	\$1,352,875 funded from Appropriated State (nonrecurring), Appropriated State Carryforward, and Aramark Contract Commitment Funds. Completion of construction is expected in May 2026.

29. Project: Governor's School for the Arts and Humanities
 H64.9603: Residence Hall Renovation

Request: Increase Phase II Full Construction Budget to add additional funds to complete the project.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 2 in FY26 (estimated at \$10,000,000)

Phase II Approval: October 2023 (estimated at \$4,000,000) (Admin.)

Supporting Details: 303-310

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)(6)(d), (Residence Hall Renovations)	4,000,000		4,000,000	1,000,000	5,000,000
FY25 Capital Reserve (3), (Residence Hall Renovation and Upgrades - Phase II)				5,000,000	5,000,000
All Sources	<u>4,000,000</u>		<u>4,000,000</u>	<u>6,000,000</u>	<u>10,000,000</u>

Summary of Work: The project will completely renovate the 238-room residence hall. The work includes upgrading the bathrooms to include new fixtures and removal of all tubs, upgrading the HVAC for each room, new furnishings for each room (beds and desks), and upgrading common areas to include furnishings and floor coverings. Additionally, utilities are being moved to add the elevator to the backup generator and landscaping with site development will also be completed.

Rationale: In 2022 a study of potential renovations to the residence hall was completed which resulted in possible options for renovations to clarify costs. The Phase I Pre-Design process provided two options to complete the project. One was a simple functional renovation, and the other presented aspirational options. The simple renovation was selected to align with funding availability. Due to changes in best practices for student housing, constant use, and general wear and tear, the building needs significant upgrades and renovations. Sections of the building, including student bathrooms and common areas, have outlasted their functional lifespan.

Facility Characteristics: The Smith Residence Hall is 74,554 square feet and was constructed in 1998 (28 years old). Some renovations were completed in 2001 (25 years old). Approximately 238 students, and 100 employees and guests will benefit from the project daily.

Financial Impact: This increase will be funded from FY24 Appropriated State (non-recurring) (uncommitted balance \$1 million at November 21, 2025) and FY25 Capital Reserve Funds (uncommitted balance \$5 million at November 21, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$10,000,000 funded from Appropriated State Funds (non-recurring) and Capital Reserve Funds. Contract execution is expected in July 2026 and completion of construction in March 2027.

30. Project:	Vocational Rehabilitation Department H73.9633: Evaluation Center / State Office Repaving
Request:	Establish Phase I Pre-Design Budget to repair and resurface parking areas, loading areas, and access roads.
Included in CPIP:	Yes - 2025 CPIP Priority 5 of 7 in FY26 (estimated at \$600,000)
Supporting Details:	Pages 311-316

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will repair and resurface parking areas, loading areas, and access roads at the State Office building and Evaluation Center. The work includes demolition, striping, lighting, and landscaping.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The State Office building is 34,511 square feet and Evaluation Center building is 22,203 square feet and both were constructed in 1984 (42 years old). Between both buildings the parking areas, loading areas, and access roads total 9,400 square yards. These areas were last patched in 1992. The Evaluation Center provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 140 staff and 55 to 65 clients daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant (uncommitted balance \$68.88 million at October 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$600,000 (internal). Phase II will be funded from \$430,000 in State Vocational Rehabilitation Services Grant and \$150,000 in Appropriated State (nonrecurring) Funds. The Phase I amount requested is 3.3% of the estimated cost to complete the project and the additional amount will be used to complete topographical surveys and soil borings that will be required to determine the paving design and the estimated repaving costs.

31. Project: Vocational Rehabilitation Department
 H73.9634: ITTC / Rehabilitation Engineering Building Repaving

Request: Establish Phase I Pre-Design Budget to repair and resurface parking areas and access roads at two buildings.

Included in CPIP: Yes - 2025 CPIP Priority 4 of 7 in FY26 (estimated at \$600,000)

Supporting Details: Pages 317-322

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will repair and resurface parking areas and access roads at the ITTC / Rehabilitation Engineering Building. The work includes demolition, striping, lighting, landscaping, and gate/fencing.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The Information Technology Training Center (ITTC) building is 9,400 square feet and was constructed in 1987 (39 years old). The Rehabilitation Engineering building is 11,706 square feet and was constructed in 1987 (39 years old). Between both buildings the parking areas, loading areas, and access roads total 8,010 square yards. These areas were last patched in 1992. The buildings house Rehabilitation Engineering, ITTC classrooms, Finance, Facilities Management, MDC (swimming pool & physical therapy) and the Human Resource Development Conference Center. The facilities provide vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 75 staff and 60 to 70 clients daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant (uncommitted balance \$68.88 million at October 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$600,000 (internal). Phase II will be funded from \$430,000 in State Vocational Rehabilitation Services Grant and \$150,000 in Appropriated State (nonrecurring) Funds. The Phase I amount requested is 3.3% of the estimated cost to complete the project and the additional amount will be used to complete topographical surveys and soil borings that will be required to determine the paving design and the estimated repaving costs.

32. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
J12.9885: Bryan Psychiatric Hospital - Administration Building Elevator Modernization

Request: Establish Phase I Pre-Design Budget to modernize the elevator in the building.

Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process.
A 2025 CPIP was not submitted due to the dissolution of DMH.

Supporting Details: Pages 323-329

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				8,640	8,640
All Sources				<u>8,640</u>	<u>8,640</u>

Summary of Work: The project will modernize the hydraulic passenger elevator in the two-story administration building.

Rationale: The majority of the mechanical, electrical, and control systems are beyond their useful life, causing frequent equipment outages of increasing duration, resulting in noncompliance with the Americans with Disabilities Act.

Facility Characteristics: The Bryan Psychiatric Hospital Building is 20,973 square feet and was constructed in 1975 (51 years old). The elevator and component are original to the building. The building houses the hospital administration offices including medical records, admissions and discharge. Approximately 250 staff utilize the building.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$22.41 million at November 21, 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 expenses.

Full Project Estimate: \$576,000 (internal) funded from Capital Improvement & Maintenance Funds.

33. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9872: Beaufort MHC Parking Lot Expansion

Request: Revise Scope and Establish Phase II Full Construction Budget to repave and expand the existing parking lot.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 20 in FY26 (estimated at \$550,000)
 A 2025 CPIP was not submitted due to the dissolution of DMH.

Phase I Approval: February 2025 (estimated at \$550,000) (SFAA)

Supporting Details: Pages 330-336

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Capital Improvement & Maintenance	8,250		8,250	971,657	979,907
All Sources	<u>8,250</u>		<u>8,250</u>	<u>971,657</u>	<u>979,907</u>

Summary of Work: The project was established to add approximately 12,000 square feet of asphalt/concrete to expand parking from 69 spaces to 84 spaces. The expansion will also accommodate parking for a mobile clinic the center uses for community outreach events and patient needs in the surrounding areas. This revise scope request will add the repaving of the existing lot to the project.

Rationale: Beaufort Mental Health Center has limited parking and due to growing clientele and staff, additional parking is needed.

Facility Characteristics: The Beaufort Mental Health Center is approximately 16,766 square feet and was constructed in 1995 (31 years old). The center provides emergency services, case management, outpatient counseling, and psychiatric treatment for children, adolescents, adults, and families in Beaufort County and surrounding areas. The center currently has 84 staff and serves an average of 2,500 patients a year.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$22.41 million at November 21, 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 expenses.

Full Project Estimate: \$979,907 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in November 2026 and completion of construction in December 2027. The estimated cost to complete the project has increased from the 2024 CPIP estimate and the Phase I amount because of inflation, increasing the size and relocating the detention pond to meet local regulatory requirements, the addition of a retaining wall to accommodate the relocation of the underground detention system, and the addition of milling and paving the existing parking lot to address safety concerns.

34. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9878: Morris Village Underground Chilled Water Piping Replacement

Request: Establish Phase II Full Construction Budget to replace the existing underground chilled water pipeline.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 20 in FY26 (estimated at \$1,650,000)
 A 2025 CPIP was not submitted due to the dissolution of DMH.

Phase I Approval: August 2025 (estimated at \$3,152,097) (SFAA)

Supporting Details: Pages 337-343

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	47,281		47,281	2,597,258	2,644,539
All Sources	<u>47,281</u>		<u>47,281</u>	<u>2,597,258</u>	<u>2,644,539</u>

Summary of Work: The project will replace the existing underground chilled water pipeline from the Bryan Psychiatric Hospital Energy Plant to the Morris Village Campus loop.

Rationale: A recent leak in the existing underground chilled water pipeline was identified and an emergency procurement was established to install a temporary above ground chilled water line. The above ground temporary chilled water pipe will provide the needed cooling to the Morris Village Campus while the underground chilled water piping replacement follows PIP policies and procedures for establishment.

Facility Characteristics: The Morris Village Alcohol and Drug Addiction Treatment Center is 89,191 square feet and was constructed in 1975 (51 years old). The underground chilled water piping is original to the building. The facility houses administration, support, alcohol, and drug addiction programs. The campus has 130 staff serving approximately 1,200 patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$23.34 million at October 17, 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: \$2,644,539 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in June 2026 with construction completion in June 2028.

35. Project:	Department of Behavioral Health & Developmental Disabilities (Office of Mental Health) J12.9881: CFSH Bldg. 29 Cooler & Freezer Replacement
Request:	Establish Phase II Full Construction Budget to replace the cooler and freezer.
Included in CPIP:	Yes – 2024 CPIP Priority 24 of 28 in FY25 (estimated at \$175,000) A 2025 CPIP was not submitted due to the dissolution of DMH.
Phase I Approval:	October 2025 (estimated at \$2,373,250) (SFAA)
Supporting Details:	Pages 344-350

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	35,599		35,599	3,008,422	3,044,021
All Sources	<u>35,599</u>		<u>35,599</u>	<u>3,008,422</u>	<u>3,044,021</u>

Summary of Work: The project will replace the walk-in coolers and freezers at Building 29's kitchen located on the Crafts Farrow State Hospital (CFSH) Campus. This will include lighting and fire protection sprinkler heads in each new compartment.

Rationale: The existing walk-in coolers and freezers are beyond their useful life. Their insulated walls and floor system are failing at the doors, jambs, panels, and thresholds. Each cooler and freezer have indoor evaporators with respective condensing units that utilize R-22 refrigerant. The R-22 is no longer used in new equipment. Availability is costly when needed for service and repairs. Additionally, the existing cooler/freezers do not meet contemporary fire-protection or interior lighting standards.

Facility Characteristics: Building 29 is 50,570 square feet and was constructed in 1960 (66 years old). The existing walk-in coolers and freezers are original to the building. Building 29's kitchen provides meals to all agency operated inpatient facilities throughout the state. There are 30 full-time staff that utilize the cooler and freezers.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$23.34 million at October 17, 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 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$3,044,021 funded from Capital Improvement and Maintenance Funds. The estimated cost to complete the project has increased significantly from the 2024 CPIP estimate because it was originally thought that the condensers and evaporators could be repaired but subsequent investigation determined full replacement is necessary. Contract execution is expected in June 2026 with construction completion in June 2028.

36. Project: Department of Public Safety
K05.9626: DMV Headquarters Ground Floor HVAC Renovations

Request: Establish Phase II Full Construction Budget to replace the HVAC on the ground floor of the building.

Included in CPIP: Yes - 2025 CPIP Priority 2 of 2 in FY26 (estimated at \$2,400,000)

Supporting Details: Pages 351-357

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(54)(e), (DMV Headquarters Ground Floor HVAC Renovation)				2,400,000	2,400,000
All Sources				<u>2,400,000</u>	<u>2,400,000</u>

Summary of Work: The project will replace the ground floor HVAC to include duct controls, variable air volume boxes and the installation of new ceilings.

Rationale: The existing system makes it difficult to control the humidity and temperature in many of the spaces on this floor because part of the building is underground, and the floor doesn't have zone controls. The existing components are not dependable and break down frequently. Repair parts are becoming more difficult to locate and many of the parts are obsolete.

Facility Characteristics: The DMV Headquarters building is 126,515 square feet and was constructed in 1995 (31 years old). Approximately 32,998 square feet will be impacted by the project. The HVAC system is original to the building. The building contains DMV executive and administrative staff, training and call centers. The agency has 395 employees and about 100 visitors a month at the DMV Headquarters building.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.4 million to be released February 20, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,400,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. Contract execution is expected in April 2026 and completion of construction in December 2026.

37. Project: Department of Corrections
 N04.9802: Kirkland CI Replace Shingles on 7 Housing Units

Request: Establish Phase II Full Construction Budget to replace shingles on seven (7) housing units.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 5 in FY26 (estimated at \$1,200,000)

Phase I Approval: June 2025 (estimated at \$1,044,200) (SFAA)

Supporting Details: Pages 358-369

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Operating				932,657	932,657
Other, Insurance Reserve	7,500		7,500	292,500	300,000
All Sources	<u>7,500</u>		<u>7,500</u>	<u>1,225,157</u>	<u>1,232,657</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. The 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 roofs of all seven (7) housing units are old, in poor condition, and need to be replaced. Additionally, they were damaged by Hurricane Helene. The agency received a settlement that covers the replacement of the damaged areas that were inflicted by the storm.

Facility Characteristics: The seven (7) housing units are 8,442 square feet each and were constructed in 1994 (32 years old). The existing roof systems are original to the building. Each dorm houses 192 inmates.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$113.57 million at October 22, 2025), and Other, Insurance Reserve Funds (uncommitted balance is \$646k at October 22, 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: \$1,232,657 funded from Appropriated State Operating and Insurance Reserve Funds. Contract execution is expected in February 2026 and completion of construction in December 2026.

38. Project: Department of Corrections
 N04.9784: Statewide - Replace Fence Intrusion Detection Systems

Request: Revise Scope to add MacDougall Correctional Institution for fence intrusion detection system replacement.

Included in CPIP: No – A scope revision is not required to be included in the CPIP.

Phase I Approval: August 2022 (estimated at \$1,022,723) (SFAA)

Phase II Approval: May 2023 (estimated at \$1,022,723) (SFAA)

Supporting Details: Pages 370-376

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY22 Carryforward	15,340	1,007,383	1,022,723		1,022,723
All Sources	<u>15,340</u>	<u>1,007,383</u>	<u>1,022,723</u>		<u>1,022,723</u>

Summary of Work: The project was established to replace the fence intrusion detection systems at Lee, Evans, Perry, Kirkland, and Tyger River Correctional Institutions. The revised scope will add MacDougall Correctional Institution at no additional cost. The fence intrusion detection systems are used to alert the institution's security personnel of an attempted escape. Any attempt to scale or cut the perimeter fence will set off an alarm in the control room showing where the event is occurring. This allows security to respond to the exact location quickly. Per the agency, the intrusion detection systems are an integral part of the layered security inside the state's correctional institutions.

Rationale: The current fence intrusion detection systems are obsolete, and spare parts are no longer available. Currently the agency is having components rebuilt as needed, but as they continue to age, it has become harder to find vendors who will repair these components.

Facility Characteristics: The Lee, Evans, Perry, Kirkland, Tyger River, and MacDougall Correctional Institutions have intrusion detection systems that were installed between 1982 (44 years old) and 1994 (32 years old) but are of the same design and manufacturer. These 6 institutions across the state house 6,078 inmates.

Financial Impact: The project will be funded from FY22 Carryforward Funds (uncommitted balance \$14.76 million on March 8, 2023). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,022,723 funded from Carryforward Funds. Construction completion is expected in July 2026.

39. Project:	Forestry Commission P12.9611: Chelsea Plantation Project
Request:	Revise Scope for the purpose of investigating the acquisition of +/- 2,896 acres and two buildings in Jasper County.
Included in CPIP:	Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$32,000,000)
Phase I Approval:	June 2025 (estimated at \$32,120,000) (SFAA)
Supporting Details:	Pages 377-389

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		120,000
All Sources	<u>120,000</u>		<u>120,000</u>		<u>120,000</u>

Rationale: The project was established to acquire +/- 2,724 acres. Subsequent to establishment of the project, it was determined that 55 acres needed to be reserved for future expansion of the Beaufort-Jasper Water Department. This revise scope request will remove those 55 acres and add an additional +/- 227 acres that has become available. The additional property being added is adjacent to the property referenced in the original request. The total acreage of this project is now 2,896 acres. This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area are 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. The +/- 227 acres include three buildings that are approximately 1,600 square feet each. One of the buildings will be demolished by the current owner before the property is acquired.

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 not more than appraised value, which is anticipated to be \$32,000,000. This property had been on the open market for sale and was highly attractive for commercial use. TNC had the resources at that time and was able to purchase it quickly to protect it for conservation purposes. That gave all the other entities time to gather resources and be able to purchase from TNC. 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 two buildings located on the property are in usable condition and no renovations are planned at this time. 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 due to the size of the property which includes two buildings.

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.

40. Project:	Forestry Commission P12.9612: Buckfield Project
Request:	Revise Scope for the purpose of investigating the acquisition of +/- 2,821 acres in Beaufort, Jasper, and Hampton Counties.
Included in CPIP:	Yes – 2025 CPIP Priority 1 of 4 in FY26 (estimated at \$8,050,000)
Phase I Approval:	August 2025 (estimated at \$8,050,000) (SFAA)
Supporting Details:	Pages 390-405

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

Rationale: The project was established to acquire +/- 2,880 acres. When established, there were two potential transactions proposed for acquisition of the property. Transaction #1 was for Open Space Institute Land Trust, LLC to purchase +/-1,687 acres from Chilton Timber & Land Company for \$12,000,000, and then donate +/-1,687 acres to the Forestry Commission. Transaction #2 was for either Chilton Timber & Land Company, or Open Space Institute Land Trust, LLC to offer +/-1,193 acres to the Forestry Commission for the proposed purchase price of \$8,000,000. Subsequent to establishment of the project it was determined through the survey process that the total proposed acquisition will be reduced by +/-59 acres for a new total of +/- 2,821 acres. Additionally, the full +/- 2,821 acres will now be purchased by the Forestry Commission for \$12,508,361. The reason for this change is that the SC Office of Resilience has received a federal grant that will be used to reimburse the SC Conservation Bank and Open Space Institute for the funds they have already or will contribute to the purchases, which equates to \$4,597,600 in SC Conservation Bank grant funds, \$7,388,639 in Open Space Institute loans, and \$522,122 in Open Space Institute transaction costs. Open Space Institute purchased +/-1,742 acres in October 2025, of which the purchase included \$7,000,000 in Beaufort County Greenbelt funds that will not be reimbursed. Open Space Institute is scheduled to close on an additional +/-1,079 acres still owned by Chilton Timber & Land Company in May 2026. Following the acquisition of those +/-1,079 acres by Open Space Institute, Forestry will then purchase the full +/- 2,821 acres from Open Space Institute. This is a working forest tract that has been identified as a priority for conserving working forest land. This property and surrounding area are in eminent danger of being lost to develop with proximity to I-95, Hwy 17, and Hwy 21. If acquired the property will become a new state forest that will be protected and managed by the agency 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 in Hampton, Jasper, and Beaufort counties near the town of Yemassee and adjacent to the new Coosawhatchie HP WMA and other private owned protected land that extends down into the ACE Basin.

Financial Impact: A portion of the property, +/- 1,079 acres will be purchased by Open Space Institute from Chilton Timber & Land Company. Open Space Institute will then offer the full +/- 2,821 acres (+/- 1,742 acres they already own and the +/- 1,079 acres they will acquire) to the Forestry Commission for not more than appraised value, which is anticipated to be

\$12,508,361. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$12,558,361 (internal). The Final Land Acquisition will be funded from SC Office of Resilience EPA Climate Pollution Grant Funds.

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

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

Request: Revise Scope and Increase Final Land Acquisition to cover increased acquisition costs to acquire +/- 1,643 acres in Dorchester County.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Phase I Approval: June 2025 (estimated at \$4,045,000) (SFAA)

Phase II Approval: August 2025 (estimated at \$4,045,000) (SFAA)

Supporting Details: Pages 406-420

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	3,875,000	4,045,000	205,000	4,250,000
All Sources	<u>170,000</u>	<u>3,875,000</u>	<u>4,045,000</u>	<u>205,000</u>	<u>4,250,000</u>

Rationale: Additional funds are needed to purchase the property and cover interest incurred by Open Space Institute. The Forestry Commission originally indicated that they would be able to acquire the property for \$3,875,000 in error due to confusion on their part regarding the amount of the SC Conservation Bank grant allocated to Open Space Institute for this project. The actual contribution needed by Forestry to acquire the property is \$4,100,000. Additionally, Open Space Institute currently has a loan from acquiring the property. The original agreed upon closing date was set for December 2025, but it was later determined that this date could not be met. As a result, Open Space Institute will incur \$72,204 in interest on the loan because the closing will not occur until March 2026. This interest will be passed down to the Forestry Commission, and as such, additional funds are needed in the project. Lastly, the cost of the due diligence activities and anticipated closing costs have decreased from \$170,000 to \$77,796, and therefore the net total additional cost needed in the project is \$205,000.

Characteristics: This property is a working forest tract and is adjacent to Edisto River WMA and other private owned protected land that extends down the ACE Basin and just south of Givhans Ferry State Park between Highway 61 and Highway 17 Alternate South.

Financial Impact: A portion of the property, +/- 1,043 acres, is being offered by Open Space Institute as a donation. The remainder of the property, +/- 600 acres, is being offered by Open Space Institute for \$4,100,000. The acquisition will be funded from Other, Timber Sales Revenue Funds (uncommitted balance \$6.95 million at December 9, 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. An appraisal was completed in June 2024 and valued the property at \$12,400,000. 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 is not required because there are no buildings located on the property. Letters of support have been received from Dorchester County and Dorchester School District Two authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$4,250,000 funded from Timber Sales Revenue Funds.

Other: The Forestry Commission has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this

property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

42. Project:	Department of Agriculture P16.: 9527 Lot 4A Quitclaim Deed
Request:	Establish a Final Land Acquisition for retroactive approval of a land swap that occurred back in 2013.
Included in CPIP:	No – The need to establish this project was unknown during the 2025 CPIP submission process.
Supporting Details:	Pages 421-437

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
N/A					

All Sources

Rationale:	This project is being established to request authority to record a quitclaim deed for Lot 4A (+/- 2.76 acres). The agency thinks they may have had approval for this acquisition when the quitclaim deed for Lot 4A was issued to the state in 2013 because part of the state's property was required for the developer to enlarge the retention pond (Lot 21) during construction of the Columbia State Farmers Market (CSFM). However, this documentation is unclear and therefore the agency is requesting approval at this time. The agency already maintains this parcel and there is no cost to this property acquisition.
Characteristics:	The parcel totals +/- 2.76 acres.
Financial Impact:	The property was acquired in 2013 from 321 Lexington Associates, LLC. Acquisition of this property did not result in any change in annual operating expenditures.
Full Project Estimate:	\$0.

43. Project: Department of Natural Resources
P24.6142: Beaufort - Waddell Mariculture Center Maturation Building Construction

Request: Establish Phase I Pre-Design Budget to construct a new outdoor maturation building.

Included in CPIP: No – The project was not included in the 2025 CPIP submission in error.

Supporting Details: Pages 438-444

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Marine Resource Protection				5,025	5,025
All Sources				<u>5,025</u>	<u>5,025</u>

Summary of Work: The project will construct a new outdoor maturation building at the Waddell Mariculture Center in Bluffton, SC. The facility will be constructed over an existing concrete slab. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The new building will provide the necessary covered space to expand outdoor tank capacity and house critical systems used for the new and growing flounder stocking program. Additional tanks are needed to house larger numbers of broodstock to provide increased genetic diversity of hatchery-produced fish as well as a higher capacity for year-round maintenance of broodstock that will provide the opportunity for better nutritional development and maturation. Dedicated tanks would also serve as quarantine for new fish captured in the wild to ensure existing broodstock are not compromised by disease or parasites.

Facility Characteristics: The new maturation building will be a 3,000 square foot outdoor pole building. It will replace an existing 37-year-old Q-hut style building. Marine Resources Research Institute Mariculture Stock Enhancement Program for Marine and Estuarine Finfish will benefit from the project. Five (5) full time biological staff and two (2) full time maintenance staff onsite will utilize the building.

Financial Impact: This phase of the project will be funded from Other, Marine Resource Protection Funds. (uncommitted balance \$204k at October 31, 2025). Revenue to this fund is generated from resident and nonresident recreational saltwater fishing license fees. The project is expected to result in an increase of \$1,950 (year 1), and \$3,900 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$335,000 (internal). Phase II will be funded from Marine Resource Protection and Appropriated State (nonrecurring) Funds.

44. Project: Department of Natural Resources
 P24.6100: Georgetown – Cedar Island Dike Renovation

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

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Phase I Approval: February 2024 (estimated at \$3,989,524) (JBRC Staff)

Phase II Approval: December 2024 (estimated at \$4,061,626) (SFAA)

Supporting Details: Pages 445-458

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(38)(g), (Upper Coastal Waterfowl Project Maintenance & Repair)		30,214	30,214		30,214
FY22 Appropriated State, Proviso 118.18 (B)(52)(c), (Waterfowl Areas Category 1)		1,500,000	1,500,000		1,500,000
FY23 Appropriated State, Proviso 118.19 (B)(44)(h), (Waterfowl Impoundments Infrastructure Maintenance)		736,878	736,878		736,878
FY24 Appropriated State, Proviso 118.19 (B)(37)(h), (Waterfowl Impoundments Infrastructure Maintenance)		943,769	943,769		943,769
Appropriated State, FY24 Carryforward		163,761	163,761		163,761
Other, Fish & Wildlife Protection	59,843	627,162	687,005		687,005
FY25 Capital Reserve (25), (Waterfowl Impoundments Infrastructure Maintenance)				1,200,000	1,200,000
Other, NAWCA Match (Proviso 47.16)				1,538,568	1,538,568
All Sources	<u>59,843</u>	<u>4,001,784</u>	<u>4,061,627</u>	<u>2,738,568</u>	<u>6,800,195</u>

Summary of Work: The project will repair and restore the existing dike system. The work will install /replace nine (9) rice field trunks to control water flow through the dike, an interior spillway box, 46,000 linear feet of berm re-establishment and dike re-topping/widening, 8,468 linear feet of interior dike re-topping, and one (1) corner berm re-establishment. Material for refurbishing the dikes and berms will come from the existing canal located inside the impoundments. To repair the dikes and install the trunks, earth moving equipment such as a track-hoe must be mobilized and transported by barge.

Rationale: Several unanticipated delays, including further storm damage, reframed the scope of the project. In addition to the initial base project plan, three alternatives were included to address recurring damage from recent storms and excessive high tide events. Bids opened October 16, 2025 indicated a general increase in all costs from barge, fuel, lumber, and other materials. Cedar Island is part of the Santee Coastal Reserve Wildlife Management Area (WMA) in Georgetown County. Repairs and renovations to the existing dike system will

allow staff to effectively manage habitat within the impoundments primarily for migratory waterfowl utilizing the Atlantic Flyway. In addition, numerous wading birds, reptiles and amphibians benefit from this management. The DNR also provides opportunity for the public to participate in public lottery waterfowl hunts on Cedar Island WMA.

Facility Characteristics: The existing dike system is for 2,705 acres of managed palustrine emergent wetlands on Cedar Island in Georgetown County.

Financial Impact: The increase will be funded from FY25 Capital Reserve (uncommitted balance \$1.2 million at November 30, 2025) and Other, North American Wetlands Conservation Act (NAWCA) Grant Funds (uncommitted balance \$2.5 million at November 30, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$6,800,195 funded from Capital Reserve, Appropriated State (nonrecurring), Appropriated State, Carryforward, Fish & Wildlife Protection Funds, and NAWCA Grant Funds. Completion of construction is expected in May 2027.

45. Project:	Department of Natural Resources P24.6128: Pickens – Brown Mountain/Glassy Knob WMA Land Acquisition (NT)
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1,347 acres in Pickens County.
Included in CPIP:	Yes – 2025 CPIP Priority 50 of 60 in FY26 (estimated at \$20,000 for due diligence activities)
Supporting Details:	Pages 459-474

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, US Forest Service Forest Legacy Administration				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property will provide new land for public recreational use. The significance comes from the tract's size and the fact that it is not fragmented. If acquired, the property will be designated as a Wildlife Management Area (WMA) and placed into DNR's WMA program.

Characteristics: The property includes the summit of Brown Mountain which has an elevation of approximately 1,960 feet and provides views of the area. The tract is mostly Dry-Mesic Oak-Hickory Forest with four or five stream drainages that emerge from the property. The length of streams on the property totals approximately 2.5 miles. Habitats along creeks include Piedmont Alluvial Forest and other hardwood forest types. The property provides riparian and aquatic habitats in its streams and supports flood-flow attenuation and water quality improvement functions that benefit the downstream river systems.

Financial Impact: The property is offered by Naturaland Trust for not more than appraised value, which is anticipated to be \$2,400,000. The due diligence activities will be funded from Federal, US Forest Service Forest Legacy Administration Funds (uncommitted balance \$741k at September 15, 2025). The acquisition is expected to result in an increase of \$15,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,420,000 (internal). The Final Land Acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds.

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

46. Project:	Department of Natural Resources P24.6134: Colleton – St. Helena Sound HP-WMA Land Acquisition (S. Fenwick Isl-Wise)
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 9 acres in Colleton County.
Included in CPIP:	Yes – 2025 CPIP Priority 20 of 60 in FY26 (estimated at \$20,000 for due diligence activities)
Supporting Details:	Pages 475-493

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, US Forest Service Forest Legacy Administration				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property will expand the pre-existing St. Helena Sound HP-WMA / S. Fenwick WMA and will eliminate a large inholding within the agency owned land. The property is an important addition to the ongoing land protection of South Fenwick Island by SCDNR. This parcel is of value in long-term management of the WMA because it allows for comprehensive management including prescribed burning and invasive plant control.

Characteristics: This property consists of four separate parcels. The tract is an inholding on South Fenwick Island WMA adjacent to St. Helena Sound HP-WMA. There is approximately 400 feet of waterfront on the Ashepoo River. It is dominated by low elevation, successional maritime upland forest dominated by loblolly pine, cabbage palm, live oak, and red cedar, with a low diversity understory dominated by beaked panic grass and longleaf Spikegrass. These habitats will provide resources for diverse wildlife. This tract would be high value as migratory songbird habitat. This property is only accessible by boat and has improvements including a dock, a 720 square foot cabin powered by a generator, served by a septic tank-field, a shed for the generator, and a general storage shed.

Financial Impact: Three parcels of the property are offered by Ashepoo Partners, LLC to The Nature Conservancy, and one parcel of the property is offered by Thomas D. Wise to The Nature Conservancy. The Nature Conservancy is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$925,000. The due diligence activities will be funded from Federal, US Forest Service Forest Legacy Administration Funds (uncommitted balance \$100k at September 16, 2025). The acquisition is expected to result in an increase of \$6,000 (year 1) and \$1,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$945,000 (internal). The Final Land Acquisition will be funded from \$657,000 in NOAA National Estuarine Research Reserve System and \$268,000 in Heritage Land Trust Funds.

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

47. Project:	Department of Natural Resources P24.6135: Aiken - Aiken Gopher Tortoise HP-WMA Land Acquisition (Keadle Bridge)
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 410 acres in Aiken County.
Included in CPIP:	No – The property was not fully considered during the 2025 CPIP submission process.
Supporting Details:	Pages 494-516

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

Rationale: Acquisition of this property will expand the boundary of the Aiken Gopher Tortoise Heritage Preserve, which lies to the south across the South Fork Edisto River. The S.C. Rivers Assessment attributes superior values to the South Fork Edisto River for fisheries habitat, recreational fishing, and boating, and outstanding values for wildlife habitat.

Characteristics: The entire property is within the floodplain of the river, except for 1.5 acres on the adjacent bluff. Habitats are variable based on topography, elevation, and land use history. Nearly all the property falls broadly within the State Wildlife Action Plan (SWAP) vegetation classification for Blackwater Floodplains. Flooding is more frequent closer to the river, where vegetation consists of a swamp forest dominated by bald cypress, red maple, and tupelo species, with a small area consisting of the rare Atlantic-white cedar forest. Broad Sandhill Seep communities also exist between the river and some higher elevation areas intergrading with pocosins with Carolina Bay-like characteristics. The property supports habitat for Spotted Turtles and other SWAP herpetofauna and plants. It has limited upland habitat that is dominated by pond pine in need of prescribed fire and is complimented with numerous trails and firebreaks that can be used as wildlife food plots. Topographical maps show two streams emerge from the property with a total length of 1.2 miles.

Financial Impact: The property is offered by Haiseal Company to Aiken Land Conservancy. Aiken Land Conservancy is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$1,310,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 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 acquisition is expected to result in an increase of \$10,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,340,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$30,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

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.

48. Project:	Department of Natural Resources P24.6136: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-Duncan-Todd)
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 698 acres in Horry County.
Included in CPIP:	Yes – 2025 CPIP Priority 38 of 60 in FY26 (estimated at \$20,000 for due diligence activities)
Supporting Details:	Pages 517-538

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

Rationale: Acquisition of this property builds on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife.

Characteristics: The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels and oxbow lakes. Higher elevation areas on fluvial sand ridges have been converted to loblolly pine plantation. The property is a timber-management tract on the floodplain of the Waccamaw River and approximately 70% of the property is mapped as palustrine wetlands with a 1.5-mile section of stream of Mill Swamp. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$2,050,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 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 acquisition is expected to result in an increase of \$10,000 (year 1) and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,100,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

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.

49. Project:	Department of Natural Resources P24.6137: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-Murrell)
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 2,330 acres in Horry County.
Included in CPIP:	Yes – 2025 CPIP Priority 40 of 60 in FY26 (this component estimated at \$20,000 for due diligence activities)
Supporting Details:	Pages 539-558

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

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife.

Characteristics: This network is of critical importance to wildlife such as black bears and is entirely within the floodplain of the Waccamaw River with approximately 4.5 miles of river frontage. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The parcel contains habitat for many rare plant species and at least 12 rare plant species could be present. The property presents good opportunities for public hunting, fishing, hiking, wildlife watching, river-boating access, and other passive recreational uses. It is accessible by car and boat with 0.25-miles of public road frontage at Old Reaves Ferry Road.

Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$7,850,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 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 acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$7,900,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

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.

50. Project:	Department of Natural Resources P24.6138: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-East Edge)
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 524 acres in Horry County.
Included in CPIP:	Yes – 2025 CPIP Priority 40 of 60 in FY26 (this component estimated at \$20,000 for due diligence activities)
Supporting Details:	Pages 559-579

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

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would significantly increase the size of the Heritage Preserve. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat. The site will provide opportunities for public use, especially hunting, and will be added to the abutting WMA to increase the size for primitive access for hunting and bird watching.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River. Roughly half of the property is mapped as NWI palustrine wetlands. The parcel contains habitat for several rare plant species, including at least 12 rare plant species. The property has a variety of wildlife which was noted on the site visit: Prothonotary Warbler, Northern Parula, Blue-gray Gnatcatcher, Louisiana Heron, Brown-headed Nuthatch, Eastern Kingbird, Barn Swallow, Blue Grosbeak, Eastern Bluebird, Eastern Wild Turkey (including a poult), deer, variety of dragonfly species, Plymouth Gentian, sphagnum moss (good for salamanders), Yellow Hedge Hyssop, Pygmy Spider Lily, Musk Turtle, and likely has Spotted Turtles and Black Bear. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center, which are of critical importance to wildlife.

Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$1,825,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 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 acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,875,000 (internal) funded from Heritage Land Trust Funds. The requested Phase I amount is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

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.

51. Project:	Department of Natural Resources P24.6139: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-West Edge)
Request:	Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1,766 acres in Horry County.
Included in CPIP:	Yes – 2025 CPIP Priority 40 of 60 in FY26 (this component estimated at \$20,000 for due diligence activities)
Supporting Details:	Pages 580-600

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

Rationale: Acquisition of this parcel would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP-WMA, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River but does not directly border the river. Roughly 75% of the property is mapped as NWI palustrine wetlands and aerial photos show a two-mile stream section of Jones Swamp within the property and other riparian areas of the swamp. The property is entirely within the floodplain of the Waccamaw River and is located approximately 0.33 miles away, separated by a privately owned parcel on which Ducks Unlimited holds a conservation easement. This property is 0.33 miles to the southwest of a portion of Waccamaw River HP-WMA. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels. The parcel contains habitat for several rare plant species.

Financial Impact: The property is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$4,925,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 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 acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,975,000 (internal) funded from Heritage Land Trust Funds. The Phase I request is \$50,000 because this is a large tract of land with unique boundaries and requires a complete survey on all exterior lines.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land

acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

52. Project: Department of Natural Resources
 P24.6140: Horry – Waccamaw River HP-WMA Land Acquisition (OSI-River Oaks)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 410 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 41 of 60 in FY26 (estimated at \$20,000 for due diligence activities)

Supporting Details: Pages 601-621

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

Rationale: Acquisition of this parcel would be a strategic expansion of the Heritage Preserve and network of the agency's protected lands along the Waccamaw River. The addition will provide excellent buffers to the existing HP-WMA, add further opportunities for public recreation, including fishing and boating, and improve flood-flow attenuation and water quality improvement functions.

Characteristics: The property is composed of floodplain forest, Loblolly Pine plantations, and remnant Carolina Bays. Game species such as turkey, deer, bear, and waterfowl are present. The property abuts the Waccamaw River HP-WMA and would add to this critical corridor. Wildlife openings are present. The southern portion of the site is in the floodplain of the Waccamaw River, and northern portions are slightly elevated above the floodplain. The dominant natural habitat, restricted to the southern portion of the acquisition, is Blackwater Floodplain, specifically hardwood swamp forest. Parts of two Carolina Bays are also present. McCoy Bay in the north is unrecognizable now as a bay because of habitat alterations, while the southern unnamed bay is embedded in the floodplain forest and does have some pocosin vegetation and a drier disturbed bay rim. The river floodplain is a very important corridor for wildlife, including black bear.

Financial Impact: The property is offered by Daniel & Murchison Gilmore III to Open Space Institute. Open Space Institute is offering the Department of Natural Resources the property for not more than appraised value, which is anticipated to be \$2,650,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.19 million at October 29, 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 acquisition is expected to result in an increase of \$25,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$2,680,000 (internal) funded from Heritage Land Trust Funds. The Phase I amount is \$30,000 because this is a new tract of land with unique boundaries and requires a complete survey on all exterior lines.

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

53. Project: Department of Parks, Recreation, and Tourism
 P28.9871: Hickory Knob Renovations

Request: Establish Phase II Full Construction Budget to complete renovations at the state park.

Included in CPIP: Yes - 2025 CPIP Priority 10 of 14 in FY27 (estimated at \$3,000,000)

Supporting Details: Pages 622-628

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriate State, Proviso 118.20 (B)(38)(e), (Hickory Park Remodel)				1,000,000	1,000,000
All Sources				<u>1,000,000</u>	<u>1,000,000</u>

Summary of Work: The project will renovate the lodge rooms in the 300 and 400 sections as well as the Barn meeting facility. The work includes converting single rooms into suites featuring a small kitchen and dining area. Interior upgrades across the lodge rooms will include new flooring, updated wall coverings, and modern furniture. Exterior improvements will focus on replacing windows and doors, along with fresh paint to revitalize the buildings' appearance. Renovations to the Barn will encompass new windows, updated siding, refreshed wall coverings, and remodeled restrooms.

Rationale: The existing cabins and lodge rooms are experiencing a variety of issues due to their age and frequency of use. Continuing to operate the cabins and lodge rooms as is, would ultimately result in increased maintenance costs, reduced visitor experience, and potential losses in revenue per the agency.

Facility Characteristics: Section 300 is 6,000 square feet and was constructed in 1972 (54 years old). Section 400 is 6,000 square feet and was constructed in 1980 (46 years old). The Barn is 3,500 square feet and was constructed in 1972 (54 years old). The finishes are original to construction. The cabins are utilized by park visitors who rent the units. The park has an estimated 300,000 visitors per year.

Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1 million at October 23, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II, because it is fully funded from legislatively authorized funds. The estimated cost to complete the project is less than the 2025 CPIP submission due to a reduced scope of work so that the project can be completed with the funds available. Contract execution is expected in April 2026 and completion of construction in January 2027.

54. Project: Department of Parks, Recreation, and Tourism
 P28.9804: Hunting Island State Park Lighthouse Repairs

Request: Revise Scope and Increase Phase II Full Construction Budget to construct a ground level structure to house the Fresnel Lens.

Included in CPIP: No – The need for the increase was unknown at the time of the 2025 CPIP submission.

Phase II Approval: January 2022 (estimated at \$3,000,000) (Admin.)

Phase II Increase Approval: November 2023 (estimated at \$4,250,000) (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, Proviso 118.18 (B)(41)(e), (Hunting Island Lighthouse Repairs)	3,000,000		3,000,000		3,000,000
FY23 Appropriated State, Proviso 118.19 (B)(93)(a), (Hunting Island)		250,000	250,000		250,000
FY23 Appropriated State, Proviso 118.19 (B)(93)(b), (Hunting Island Lighthouse Stair Repair)		1,000,000	1,000,000		1,000,000
Other, Friends of Hunting Island Donation			100,000		100,000
Other, PARD Grant			235,813		235,813
Other, Park Revenue			164,187		164,187
All Sources	<u>3,000,000</u>	<u>1,250,000</u>	<u>4,250,000</u>	<u>500,000</u>	<u>4,750,000</u>

Summary of Work: The project was established to make repairs to the lighthouse. The work included adding support members to the existing cast iron stair system, repairs and replacement of cast iron elements on the watch level deck, including portions of the handrail system, support brackets, and cornice. Significant site work has also been completed. Additionally, work was completed to stop water intrusion to slow deterioration, which has required repairs and maintenance of the envelope of the structure. Lastly, repaired cast iron elements have been cleaned and re-coated. This increase will allow for the construction of a ground level housing structure for the Fresnel Lens.

Rationale: Housing the Fresnel Lens at ground level will reduce the risk of damage to the fragile glass and make it more accessible to visitors with mobility issues. The lens has historically been housed at the top of the lighthouse.

Facility Characteristics: The Hunting Island Lighthouse is 126 square feet and was originally constructed in 1873 (153 years old). The housing structure to be constructed will be 210 square feet. Approximately 200,000 people visit the park and structure on an annual basis. The lighthouse is the only publicly accessible historic lighthouse in South Carolina. It is on the national register of historic places.

Financial Impact: The increase will be funded from Other, Friends of Hunting Island Donation (uncommitted balance \$100k at November 5, 2025), Other PARD Grant (uncommitted balance \$471k at November 5, 2025), and Other Park Revenue Funds (uncommitted balance \$12.38 million at November 5, 2025). The Friends of Hunting Island donated these funds specifically for the purpose of constructing this housing structure. PARD Grant Funds are allocated from a grant program for planning, developing, and renovating park and recreation facilities. 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: \$4,750,000 funded from Appropriated State Funds (nonrecurring), Friends of Hunting Island Grant, PARD Grant, and Park Revenue Funds. Contract execution is expected in February 2026 and completion of construction in June 2026.

55. Project:	Department of Parks, Recreation & Tourism P28.9811: Charles Towne Landing Puma Habitat Replacement
Request:	Increase Phase II Full Construction Budget to cover costs to complete the replacement of the Puma habitat.
Included in CPIP:	Yes – 2025 CPIP Priority 4 of 33 in FY26 (estimated at \$1,220,999)
Phase I Approval:	March 2022 (estimated at \$500,000) (JBRC)
Phase II Approval:	December 2022 (estimated at \$507,500) (JBRC)
Phase II Increase Approval:	March 2024 (estimated at \$713,499) (JBRC)
Supporting Details:	Pages 641-649

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(45)(f), (Enclosure Repairs & Upgrades)		500,000	500,000		500,000
FY26 Appropriated State, Proviso 118.22 (B)(45)(e), (State Park Maintenance & Repairs)				507,500	507,500
Other, Park Revenue	7,500	205,999	213,499		213,499
All Sources	<u>7,500</u>	<u>705,999</u>	<u>713,499</u>	<u>507,500</u>	<u>1,220,999</u>

Summary of Work:	The project will replace the main enclosure, viewing area, and holding area, and add a secondary containment area. The secondary containment fencing will enclose the holdings and allow easy hookup of the transfer cages.
Rationale:	This increase is needed to complete the project. When the previously approved Phase II increase was submitted, the submission did not properly calculate the total cost of the project and therefore \$507,500 was omitted in error. The project will bring the facility up to current Association of Zoos & Aquariums standards. The current holding area and habitat fencing are beyond their useful life and are beginning to show structural issues in the fencing. Making these needed repairs will ensure the safety of a predatory feline, as well as ensuring the safety of staff and park visitors.
Facility Characteristics:	The Charles Towne Landing Animal Forest Puma habitat includes a 9,970 square foot exhibit and 2,150 square foot holding pens, which were constructed in 2001 (25 years old). The habitat receives 150,000 visitors per year.
Financial Impact:	This increase will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance of \$3 million at February 26, 2026). The project is not expected to result in any change in annual operating expenditures.
Full Project Estimate:	\$1,220,999 funded from Appropriated State (nonrecurring) and Park Revenue Funds. Construction completion is expected in December 2026.

56. Project:	Patriots Point Development Authority P36.9545: Ex-USS Yorktown Permanent Ballast Tank Repairs
Request:	Establish Phase II Full Construction Budget to complete permanent repairs to the ballast tank.
Included in CPIP:	Yes – 2025 CPIP Priority 3 of 3 in FY26 (estimated at \$5,000,000)
Supporting Details:	Pages 650-657

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Admissions Revenue				2,318,470	2,318,470
All Sources				<u>2,318,470</u>	<u>2,318,470</u>

Summary of Work: The project will complete permanent repairs to the ballast tank on the aircraft carrier. The work includes performing piping isolation and blanking in sixty designated tanks cleaned and temporarily repaired. Welded baps over cut pipe will be installed.

Rationale: Under a separate project the SC Office of Resilience utilized Federal AARPA funds to complete the removal of all toxic waste oils from tanks in the hull of the aircraft carrier. The removal included temporary repairs of the tanks with fiberglass and wooden plugs but does not make tanks leak proof for long term. A temporary repair is defined as one that must last 90 days. The need to make these repairs is crucial for the ship and for environmental concerns. The Phase I for this project was completed under the other project.

Facility Characteristics: The Yorktown is an aircraft carrier that was constructed in 1944 (82 years old). Per the agency, the ship is one of the most visited attractions in the state.

Financial Impact: The project will be funded from Other, Admissions Revenue Funds (uncommitted balance \$15.65 million at October 31, 2025). Admissions Revenue Funds are derived from the park and museum admission fees and revenue from leased property. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,318,470 funded from Admissions Revenue Funds. Contract execution is expected in February 2026 and completion of construction in April 2026.

57. Project: Department of Employment and Workforce
R60.9546: David Building – 6th Floor Suite 630 HVAC Renovation

Request: Establish Phase I Pre-Design Budget to replace the HVAC system.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 4 in FY26 (estimated at \$396,594)

Supporting Details: Pages 658-663

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment				4,500	4,500
All Sources				<u>4,500</u>	<u>4,500</u>

Summary of Work: The project will replace the HVAC system. The work may include replacement or removal of ancillary HVAC equipment, which will be determined during the Phase I process.

Rationale: The 10 existing fan coil units are unreliable, past their effective operational life, out of warranty, energy inefficient, and have become a frequent maintenance burden.

Facility Characteristics: Robert E. David Building is 104,076 square feet and was constructed in 1975 (51 years old). The 6th Floor HVAC renovation portion is 2,695 square feet. The South Carolina Department of Employment Workforce is housed in the facility. Approximately 350 staff utilize the facility daily.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance \$80.22 million at September 30, 2025). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$521,600 (internal) funded by Contingency Assessment Funds.

58. Project: Department of Employment and Workforce
 R60.9544: C. Lem Harper Building - Replace Water Source Heat Pumps

Request: Establish Phase II Full Budget to replace the existing building water source heat pumps.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 4 in FY26 (estimated at \$977,255)

Phase I Approval: December 2024 (estimated at \$991,863) (JBRC)

Supporting Details: Pages 664-670

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment	11,877		11,877	1,254,516	1,266,393
All Sources	<u>11,877</u>		<u>11,877</u>	<u>1,254,516</u>	<u>1,266,393</u>

Summary of Work: This project will replace 51 water source heat pumps required to heat and cool the building.

Rationale: The existing heat pumps are past their useful life, obsolete and cannot be repaired because many parts are no longer available.

Facility Characteristics: The C. Lem Harper Building is 47,660 square feet and was constructed in 1992 (34 years old). The heat pumps are original to the building. The building is utilized by the Department of Employment and Workforce, which include Lower Authority Appeals, Higher Authority Appeals, Appellate Panel, Benefits Accuracy Measurement Group, and Migrant Seasonal Farm Workers Advocacy. Approximately 90 staff utilize the facility full time.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance \$80.22 million at September 30, 2025). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,266,393 funded from Contingency Assessment Funds. Contract execution is expected in March 2027 and completion of construction in September 2027.

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Proposed Extensions of Phase I Pre-Design for Permanent Improvement Projects

Committee policy adopted August 8, 2013, provides that

All Phase II Full Design and Construction permanent improvement project requests should be submitted for approval by JBRC within two years of approval of the Phase I Pre-Design. For projects that are not submitted for Phase II Full Design and Construction Budget within two years, a request for extension must be submitted for JBRC consideration. The request for extension must fully explain the reason(s) Phase II has been delayed. If a request for extension is granted by JBRC and the project is not submitted and approved for Phase II within two years of approval of the extension, the project must be closed or a further request for extension must be submitted for JBRC consideration.

Ten requests for extension of Phase I Pre-Design have been submitted for the Committee's consideration. Further details are included on the attached summary and accompanying letters from agencies making the requests.

COMMITTEE ACTION:

Review and provide comment on requests for extension of Phase I Pre-Design for permanent improvement projects as submitted.

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Agenda Item Worksheet.
2. Summary of Requests for Extension of Phase I Pre-Design.
3. Letters from Agencies Requesting Extension of Phase I Pre-Design.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **January 28, 2026**

Regular Agenda

1. Submitted By:

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

Ashlie Lancaster

Ashlie Lancaster, FMPS Director

2. Subject:

Proposed Extensions of Phase I Pre-Design for Permanent Improvement Projects

3. Summary Background Information:

Committee policy adopted August 8, 2013, provides that

All Phase II Full Design and Construction permanent improvement project requests should be submitted for approval by JBRC within two years of approval of the Phase I Pre-Design. For projects that are not submitted for Phase II Full Design and Construction Budget within two years, a request for extension must be submitted for JBRC consideration. The request for extension must fully explain the reason(s) Phase II has been delayed. If a request for extension is granted by JBRC and the project is not submitted and approved for Phase II within two years of approval of the extension, the project must be closed or a further request for extension must be submitted for JBRC consideration.

Ten requests for extension of Phase I Pre-Design have been submitted for the Committee's consideration. Further details are included on the attached summary and accompanying letters from agencies making the requests.

4. What is JBRC asked to do?

Review and provide comment on requests for extension of Phase I Pre-Design for permanent improvement projects as submitted.

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. Summary of Requests for Extension of Phase I Pre-Design.
2. Letters from Agencies Requesting Extension of Phase I Pre-Design.

**Requests for Extension of Phase I (A&E Design)
For Review at January 28, 2026 JBRM Meeting**

Item Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Expected Date to Establish		Total Project Estimate	Construction	Notes
						Reasons for Delay	Completion			
1	H24	South Carolina State University	9662	Reserve Officers Training Corp. Center	8/29/2023	\$ 360,000	The federal appropriation/grant that will fund this project is a new opportunity for the university and was presented/offered and applied for by the institution. The university recently completed an in-depth proposal to the Department of Defense requesting funding for the new ROTC Multipurpose Complex. This extension will allow the university to complete and compete in this federal grant process.	\$ 24,000,000	February 2027	Extension requested by the agency. Project is included in the 2025 CPIP with a CPPIP Priority 2 of 2 in FY27.
2	H59	Florence Darlington Technical College	6241	Darlington County Campus	3/6/2023	\$ 300,000	The land and site had to be identified prior to design team selection. A Preliminary Land Acquisition (H59-6365) to acquire the land the building will be constructed on was approved 10/07/2025 and the Phase I Environmental Site Assessment is now in progress. The selection of the building design team is on hold until the environmental study is complete and the land is determined to be satisfactory. The proposed land is to be donated by the City of Hartsville once the land acquisition process is finalized.	\$ 20,000,000	January 2027	Extension requested by the agency. Project is included in the 2025 CPIP with a CPPIP Priority 1 of 4 in FY27.
3	H59	Spartanburg Community College	6298	Cherokee Campus Spark Center	1/24/2024	\$ 300,000	The college was informed about the potential sale of property adjoining the Cherokee Campus. The college pursued the property and closed on the property in September 2024. The proposed building is best suited to be built on the newly acquired property. The college has submitted for Phase II Full Construction for inclusion on the March/April 2026 JBR/C/SFAA agendas.	\$ 20,000,000	April 2026	Extension requested by the agency. Project is included in the 2025 CPIP with a CPPIP Priority 1 of 7 in FY26.
4	E24	Office of the Adjutant General	9853	SCEMD (Pine Ridge Armory) Building Expansion	12/13/2023	\$ 1,665,099	The Phase I Pre-Design process concluded that the Opinion of Probable Cost exceeded the original estimated total project costs. Reasons for this include increased construction costs, inflation and market conditions, and the determination to design a standalone building rather than renovating the current armory. State funding has been requested in the FY26-27 budget request process. If those funds are received the project will be fully funded and allow for the submission of Phase II.	\$ 31,087,998	September 2026	Extension requested by the agency. Project is included in the 2025 CPIP with a CPPIP Priority 6 of 23 in FY26.

**Requests for Extension of Phase I (A&E Design)
For Review at January 28, 2026 JBR/C Meeting**

Item Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Total Project Estimate	Expected Date to Establish Construction	Notes
5	E26 Department of Veterans Affairs	9859	State Veterans Nursing Home Construction (Lexington)	12/12/2023	\$ 1,500,000	Although state matching funds were approved in the 2023 legislative session, the project has not been placed on the recent FY25 Federal VA's State Home Construction Grant Program (SHCGP) priority list. The agency is currently working with Lexington County Legislators and Administrators for potential site locations. In conjunction with the site selection, the agency is preparing documentation to select and contract with an A&E firm for further design development and complete the environmental assessment needed to meet VA requirements. The agency anticipates the project will be placed on the FY2027 SHCGP priority list. The anticipated grant award date is unknown; however this project must remain active in order to meet the final grant requirements set by the VA. The agency anticipates requesting Phase II approval once the project is selected by the VA to receive grant funds.	\$ 111,700,000	Unknown	Extension requested by the agency. Project is included in the 2025 CPIP with a CPPIP Priority 2 of 3 in FY28.
6	J12 Department of Behavioral Health & Developmental Disabilities - Office of Mental Health	9837	Bryan Psychiatric Hospital - Installation of Anti-ligature Hardware	1/25/2023	\$ 44,472	Phase II construction has not been established due to the possibility of the project expanding beyond its initial scope of work, which includes DPH regulation required renovation of finishes, and further anti-ligature enhancement by including seclusion doors. Determination will be made, in part, upon receipt of the updated Opinion of Probable Cost. To meet DPH required regulations and determination of enhanced anti-ligature, additional time is needed by the A&E to define the increased scope of work and develop the final project budget.	\$ 1,482,400	June 2026	Extension requested by the agency. Project was included in the 2024 CPPIP with a CPPIP Priority 3 of 28 in FY25. A 2025 CPPIP was not submitted due to the dissolution of DMH.
7	N04 Department of Corrections	9795	MacDougall CI - Demolish and Rebuild Palmer Building	5/11/2023	\$ 90,000	Phase II was paused following the conclusion of Phase I, as updated financial projections revealed a significant variance from the initial baseline. While the original project estimate was established at \$6 million, current market conditions and reductions in state funding allocations have necessitated a revised budget. The updated cost-to-complete is now projected at \$8.7 million. The agency has submitted for Phase II Full Construction for inclusion on the March/April 2026 JBR/C/FAA agendas.	\$ 8,700,000	April 2026	Extension requested by the agency. Project is included in the 2025 CPIP with a CPPIP Priority 7 of 8 in FY26.
8	N04 Department of Corrections	9796	Lee Engineering Room Upgrades	6/28/2023	\$ 30,679	This project was previously designated for SCDC Facilities personnel. However, due to significant constraints in workforce availability, internal resources have been reallocated to focus exclusively on critical maintenance and emergency repairs. Consequently, the project must be transitioned to an external contractor, resulting in a necessary budget adjustment to reflect market labor rates. A portion of the project was successfully executed under emergency funding. The Phase II request will be submitted after a detailed cost analysis to establish the current project expenditure requirements have been determined.	\$ 2,285,548	June 2026	Extension requested by the agency. Project is included in the 2025 CPIP with a CPPIP Priority 8 of 8 in FY26.

**Requests for Extension of Phase I (A&E Design)
For Review at January 28, 2026 JBRM Meeting**

Item Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Total Project Estimate	Expected Date to Establish Construction	Notes
9	P24 Department of Natural Resources	6064	Lancaster-Forty Acre Rock HP Mitigation Land Donation (HGM Tract 3)	12/19/2023	\$ 20,000	Required restoration work continues at the site. Monitoring for permit compliance must be completed before DNR takes ownership. This mitigation project is supporting Haile Gold Mine compliance with a Clean Water Act permit related to their recent expansion.	\$ 20,000	December 2027	Extension requested by the agency. Project is included in the 2025 CIP with a CIP Priority 10 of 11 in FY28.
10	P24 Department of Natural Resources	6076	Lancaster-Forty Acre Rock HP Mitigation Land Donation (HGM Tract 4)	12/19/2023	\$ 20,000	This site was formerly a US Fish & Wildlife Service Endangered Species bank. Further coordination with the service remains to finalize mitigation efforts on this tract. Monitoring for permit compliance must be completed before DNR takes ownership. This mitigation project is supporting Haile Gold Mine compliance with a Clean Water Act permit related to their recent expansion.	\$ 20,000	December 2027	Extension requested by the agency. Project is included in the 2025 CIP with a CIP Priority 11 of 11 in FY28.



South Carolina State University

300 COLLEGE STREET, NORTHEAST
ORANGEBURG, SOUTH CAROLINA 29117-0001
(803) 536-8998

FAX: (803) 516-4968

DIVISION OF FINANCE,
FACILITIES AND MANAGEMENT
INFORMATION SYSTEMS

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

SC State University is hereby submitting a request for the approval of an extension for the following project:

Agency Number: H24
Project Number: 9662
Project Name: Reserve Officers Training Corp.
Currently Approved Budget: \$360,000
Date Project Established: 8/29/23

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The Reserve Officers Training Corp. Center federal appropriation/grant is a new opportunity for the University and was presented/offered and applied for by the institution. The University recently completed an in-depth proposal to the Department of Defense requesting funding for the new South Carolina State University ROTC Multipurpose Complex (MPC).

Justification for Extending Project Additional Two Years: We are requesting an extension to allow the University to complete and compete in this federal grant process.

Expected Date Construction Budget Establishment Request is Anticipated: 2/1/27

Thank you for your consideration in this regard.

Sincerely,

Ken Davis

Ken Davis, CPMM, FMP
AVP Facilities Management/Planning & Construction

cc. Dr. Gerald Smalls, Vice President of Finance and Administrations/ CFO



Jennifer LoPresti

DATE: 12/05/2025

Capital Budgeting Manager

Capital Budget Office

Department of Administration

1200 Senate Street, Suite 600

Columbia, SC 29201

Jennifer.Lopresti@admin.sc.gov | 843.734.2264

Dear Jennifer,

Florence-Darlington Technical College is hereby submitting a request for the approval of an extension for the following project:

Agency Number: H59

Project Number: 6241-SG

Project Name: FDTC- Darlington County Campus

Currently Approved Budget: \$300,000.00

Date Project Established: 03/06/2023

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The land and site had to be identified prior to design team selection. A preliminary land acquisition project to acquire the property that the building would be constructed was approved in project 6365 and a Phase I Environmental Study is now in process.

Justification for Extending Project Additional Two Years: The selection of the building design team is on hold until the Environmental Study is complete and land is determined to be satisfactory. The proposed land is to be donated by the City of Hartsville once the land acquisition process is finalized.

Expected Date Construction Budget Establishment Request is Anticipated: January 2027

Thank you for your consideration in this regard.

Sincerely,

CR Taylor

Chris R. Taylor

Florence-Darlington Technical College

Director of Project Management



843.661.TECH (8324)



fdtc.edu



2715 W. Lucas Street
Florence, SC 29502-0548
P.O. Box 100548



December 3, 2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Jennifer:

Spartanburg Community College is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: H59

Project Number: 6298

Project Name: SCC Cherokee Campus Spark Center

Currently Approved Budget: \$300,000

Date Project Established: 01/24/2024

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The college was informed about the potential sale of property adjoining the Cherokee Campus. The college pursued the property and closed on the property in Sept. 2024. The proposed building is best suited to be built on the newly acquired property.

Justification for Extending Project Additional Two Years: The college plans on submitting Phase 2 full design and construction A-1 request by Dec. 31, 2025. The Phase 1 A-1 was approved 3 days prior to the 01/27/24 deadline for extension.

Expected Date Construction Budget Establishment Request is Anticipated: Phase 2 A-1 will be submitted by Dec. 31, 2025, and will go before the JBRC/SFAA in March/April 2026.

Thank you for your consideration in this regard.

A handwritten signature in black ink that reads "Ethan R. Burroughs".

Ethan Burroughs
Vice President of Finance

The State of South Carolina

Military Department



OFFICE OF THE ADJUTANT GENERAL

Robin B. Stilwell
MAJOR GENERAL
THE ADJUTANT GENERAL

December 4, 2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Ms. LoPresti:

The SC Emergency Management Division is hereby submitting a request for the approval of an extension for the following project:

Agency Number: E24

Project Number: 9853

Project Name: SCEMD (Pine Ridge Armory) Building Expansion

Currently Approved Budget: \$1,665,098.59

Date Project Established: December 13, 2023

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

Phase I (a) was approved 12/13/2023. During the design development phase for Phase II submittal, the architect and engineering (A&E) schematic design for the Phase I study (Opinion of Probable Cost) exceeded the original estimated total project cost. Reasons for this include increased construction costs, inflation and market condition costs, and the determination to design a standalone building rather than renovating the current armory as stated in the A&E narrative.

Phase I (b) was approved 4/9/2025. This approval included only the design development phase, construction document phase, and procurement phase. Additional State appropriated funds are requested for FY27. This approval will allow the project to be fully funded and allow for the Phase II – construction services phase to be submitted in September of 2026.

For these reasons Phase II has been delayed.

Emergency Management Division
2779 Fish Hatchery Road
West Columbia, South Carolina 29172
(803) 737-8500 Fax (803) 737-8570

Justification for Extending Project Additional Two Years:

This extension request allows for the necessary time to resolve the financial and design challenges, ensuring the project's successful Phase II construction services submittal and completion of the project within the approved scope and budget.

Expected Date Construction Budget Establishment Request is Anticipated:

Additional State appropriated funds have been requested for approval FY27.

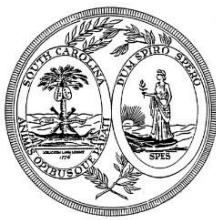
Please contact Sam Fisher, SCEMD Facility Manager, 803-730-6748 sfisher@emd.sc.gov with any questions.

Thank you for your consideration in this regard.

Sincerely,



Kim Stenson
Director



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

12/17/2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Jennifer:

The Department of Veterans' Affairs is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: E26

Project Number: 9859

Project Name: State Veterans Nursing Home Construction, Lexington

Currently Approved Budget: \$1,500,000.00

Date Project Established: 12/12/2023

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: Although State Matching funds were approved in the 2023 legislative session, the project has not been placed on the recent FY25 Federal VA's State Home Construction Grant Program (SHCGP) Priority List.

Justification for Extending Project Additional Two Years: The department is currently working with Lexington County Legislators and Administrators for potential site locations. In conjunction with the site selection, the department is preparing documentation to select and contract with an A&E firm for further design development and complete the Environmental Assessment needed to meet VA requirements. The Department anticipates the project will be placed on the FYE 2027 SHCGP priority list.

Expected Date Construction Budget Establishment Request is Anticipated: The anticipated grant award date is unknown; however, the state must keep the project active in order to meet the final grant requirements set by the VA. Anticipate bringing the project to JBRC for phase II approval once the project is selected by the VA to receive grant funds.

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael R. Montgomery".

Michael Montgomery

Deputy Director, Facilities Management

12/17/2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Jennifer:

The South Carolina Department of Behavioral Health and Developmental Disabilities – Office of Mental Health is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: J120

Project Number: 9837

Project Name: Bryan Psychiatric Hospital – Installation of Anti-Ligature Hardware

Currently Approved Budget: \$44,472.00

Date Project Established: 01/25/2023

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

Phase II construction budget has not been established due to the possibility of the project expanding beyond its initial scope of work, which includes DPH regulation required renovation of finishes, and further anti-ligature enhancement by including seclusion doors. Determination will be made, in part, upon receipt of the updated OPC.

Justification for Extending Project Additional Two Years:

To meet DPH required regulations and determination of enhanced anti-ligature, additional time is needed by the A/E to define the increased scope of work and develop the final project budget.

Expected Date Construction Budget Establishment Request is Anticipated:

The expected date of the construction budget establishment request is anticipated to be June 30th, 2026.

Thank you for your consideration in this regard.

Sincerely,



Claire Thompson-Cox
Project Manager, BHDD



SCDC

SOUTH CAROLINA DEPARTMENT OF CORRECTIONS

"CORRECTIONAL EXCELLENCE TODAY FOR A SAFER SOUTH CAROLINA TOMORROW"

HENRY McMASTER | GOVERNOR

JOEL E. ANDERSON | INTERIM DIRECTOR

12/08/2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Jennifer:

The South Carolina Department of Corrections is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: N04

Project Number: 9795

Project Name: MacDougall CI – Demolish and Rebuild Palmer Building

Currently Approved Budget: \$90,000.00-Phase I

Date Project Established: 5/11/23

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: Phase II was paused following the conclusion of Phase I, as updated financial projections revealed a significant variance from the initial baseline. While the original project estimate was established at \$6 million, current market conditions and reductions in state funding allocations have necessitated a revised budget. The updated cost-to-complete is now projected at \$8.7 million.

Justification for Extending Project Additional Two Years: A request for additional funding is being submitted for the March JBRC agenda. This funding is required to retain an outside contractor to ensure project completion.

Expected Date Construction Budget Establishment Request is Anticipated: March 2026 JBRC will have a request for budget increase. If approved, project should be completed in 2028.

Thank you for your consideration in this regard.

Sincerely,

David Place
Architectural/Engineering Manager





SCDC

SOUTH CAROLINA DEPARTMENT OF CORRECTIONS
"CORRECTIONAL EXCELLENCE TODAY FOR A SAFER SOUTH CAROLINA TOMORROW"

HENRY McMASTER | GOVERNOR

JOEL E. ANDERSON | INTERIM DIRECTOR

12/8/2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Jennifer:

The South Carolina Department of Corrections is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: N04
Project Number: 9796
Project Name: Lee Engineering Room Upgrades
Currently Approved Budget: \$30,679.00
Date Project Established: 6/30/23.

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: This project was previously designated for SCDC Facilities personnel. However, due to significant constraints in workforce availability, internal resources have been reallocated to focus exclusively on critical maintenance and emergency repairs. Consequently, the project must be transitioned to an external contractor, resulting in a necessary budget adjustment to reflect market labor rates.

Justification for Extending Project Additional Two Years: A portion of the project was successfully executed under emergency funding. A request for Phase 2 funding will be submitted after a detailed cost analysis to establish the current project expenditure requirements.

Expected Date Construction Budget Establishment Request is Anticipated: June 2026 JBRC will have a request for budget increase. If approved, project should be completed in 2027.

Thank you for your consideration in this regard.

Sincerely,

David Place

Architectural/Engineering Manager





December 11, 2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Jennifer:

The Department of Natural resources is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: P240

Project Number: 6064

Project Name: Lancaster-Forty Acre Rock HP Mitigation Land Donation (HGM Tract 3)

Currently Approved Budget: \$20,000

Date Project Established: 12/19/2023

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: Required restoration work continues at the site.

Justification for Extending Project Additional Two Years: Monitoring for permit compliance must be completed before DNR takes ownership. This mitigation project is supporting Haile Gold Mine compliance with a Clean Water Act permit related to their recent expansion.

Expected Date Construction Budget Establishment Request is Anticipated: December 2027.

Thank you for your consideration in this regard.

Sincerely,

Scott Speares

Scott Speares
Chief Budget and Finance Officer



December 11, 2025

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1200 Senate Street, Suite 600
Columbia, SC 29201

Dear Jennifer:

The Department of Natural resources is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: P240

Project Number: 6076

Project Name: Lancaster-Forty Acre Rock HP Mitigation Land Donation (HGM Tract 4)

Currently Approved Budget: \$20,000

Date Project Established: 12/19/2023

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: This site was formerly a US Fish & Wildlife Service Endangered Species bank. Further coordination with the Service remains to finalize mitigation efforts on this tract.

Justification for Extending Project Additional Two Years: Monitoring for permit compliance must be completed before DNR takes ownership. This mitigation project is supporting Haile Gold Mine compliance with a Clean Water Act permit related to their recent expansion.

Expected Date Construction Budget Establishment Request is Anticipated: December 2027.

Thank you for your consideration in this regard.

Sincerely,

Scott Speares

Scott Speares
Chief Budget and Finance Officer

AGENCY: University of South Carolina

SUBJECT: Semiannual Report Pursuant to Proviso 20.5 of the Fiscal Year 2023-24 Appropriations Act

Proviso 20.5 of the Fiscal Year 2023-24 Appropriations Act, as continued in the Fiscal Year 2025-26 Appropriations Act, authorizes the University of South Carolina to undertake permanent improvements necessary for the renovation and upfit of the University's existing Science and Technology Building East Tower and construction of the University's new Science and Technology Center as funds are available. The Act provided an appropriation of \$29 million in support of furthering education of the state's future workforce in Science, Technology, Engineering, and Mathematics and other high-demand fields. These funds must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, the University has provided its semiannual report as follows.

The East Tower project renovation is complete. The project expands academic space throughout a 50,000 square foot shell space consisting of 3 floors east of the main entrance lobby of the existing Science and Technology Building. The project provides 16 modern classrooms, 4 instructional science labs, student study areas, faculty offices, and new support spaces accommodating up to 1,000 students and faculty. The project has been budgeted at \$22 million. Construction began on September 27, 2024, and the project was certified as substantially complete and received a Certificate of Occupancy from the Office of the State Engineer in August of 2025. A Final Completion certificate is anticipated in January 2026.

The new Science and Technology Center is proposed for construction on the same block as the existing Science and Technology Building and is envisioned as a 5-story structure comprised of 100,000 square feet of space for translational research in collaboration with corporate partners and will provide wet and dry research labs and student support services. A feasibility study has been completed. Following Phase I programming, schematic design, and cost estimation, the project will return to the USC Board of Trustees for review prior to submission for approval of bond funding to be reviewed by the Committee. The University also expects to apply any remaining funding from the \$29 million appropriation to the project budget.

Expenditures through the reporting period ended December 31, 2025, were \$18.3 million for the East Tower Upfit Renovation, with a balance remaining of \$10.7 million, which has been carried forward for future expenditure in accordance with the Proviso.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated December 23, 2025, of Mr. Derek S. Gruner, Registered Architect, LEED AP, University Architect and Associate Vice President of Planning, Design, and Construction, University of South Carolina.
2. Semiannual Report to the Joint Bond Review Committee, December 2025.
3. Proviso 20.5 (USC: Science and Technology Center) of the Fiscal Year 2023-24 Appropriations Act.



December 23, 2025

Facilities Planning Design and Construction

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

The Honorable Representative Bruce Bannister
Vice-Chairman, Joint Bond Review Committee
SC House of Representatives
525 Blatt Building
Columbia, SC 29201

Re: **Proviso 20.5:** Report for the USC Science and Technology Building East Tower upfit renovation and the new Science and Technology Center (STEM Building)
Project: H27-6151

Dear Senator Peeler and Representative Bannister:

Pursuant to Proviso 20.5 of the annual appropriations act, I am pleased to provide a status update for the USC Science and Technology Building East Tower upfit renovation as well as planning associated with our new Science and Technology Center (STEM Building).

Specifically, Proviso 20.5 requires the university to submit to the Joint Bond Review Committee (JBRC) a report of funding carried forward, the amount remaining to be expended, the overall status of the projects, and any other pertinent information. In accordance with this proviso, our report through the end of December 2025 follows this introductory letter.

USC is sincerely appreciative of the legislature's investment of \$29 million in these projects. The East Tower project is essentially complete, and students began occupying classrooms and instructional labs for this past fall semester. As we anticipated, the positive impact of these new instructional spaces on our western campus district has been greatly appreciated by our students.

Please let us know if we can offer any further information as we stand ready to respond to questions from you or other members of the JBRC.

Very respectfully,

Derek S. Gruner

Derek S. Gruner, Registered Architect, LEED AP
University Architect and Associate Vice President of Planning, Design and Construction
University of South Carolina
Cc: Catherine Hart, Edward Walton, Craig Parks

**University of South Carolina
Science and Technology Center
Report to the Joint Bond Review Committee
December 2025 (Update #4)
(for the end-of-year of 2025)**

Proviso 20.5 authorizes the university to utilize \$29 million of appropriated FY24 funds to renovate the existing Science and Technology Building East Tower and/or to partially fund the construction of the new Science and Technology Center in support of furthering education of the state's future workforce in STEM and other high-demand fields.

Overview and Status of the Projects

East Tower Upfit Renovation

Background: The Science and Technology Building is a repurposed facility that was renovated and partially upfitted in 2019 to provide numerous instructional science labs, classrooms, and public core spaces over three floors. Following this partial upfit, approximately 100,000 square feet remained available for future upfit expansions. Aside from the extraordinary sustainability aspects of repurposing the existing building, the 2019 upfit has proven to be fiscally responsible by saving the university the cost of removing and recreating a 200,000 gross square foot shell building.

The East Tower Upfit Renovation project was the next phase following the 2019 project described above and was first included in USC's CPIP in 2021. This project expands academic space throughout a 50,000 square foot three-floor shell space east of the main entrance lobby. The renovation has provided 16 modern classrooms, student study areas, faculty offices, and new core support spaces capable of accommodating approximately 1000 students and faculty. Four instructional science labs were also constructed to address undergraduate demand. The renovation is now complete, and the East Tower has become an important academic center in the west district of the campus serving our growing student body. Importantly, shell space for further upfit expansion remains in the Science and Technology Building's West Tower (one and a half floors) for future academic growth needs.

The East Tower project - currently budgeted at \$22 million - received favorable competitive bids from general contractors on August 6, 2024. The lowest bidding contractor was HITT

Construction who was authorized to proceed and commenced construction on September 27, 2024.

Current construction status report:

- The project was certified as substantially complete and received a Certificate of Occupancy from the Office of the State Engineer in August of 2025.
- Final punchlist work is well underway as a precursor to a Final Completion certificate anticipated in January.
- Ongoing minor punchlist and touch-up work is in no way limiting the use of the building for academic courses.

New Science and Technology Center (New STEM Building)

This new facility - expected to cost approximately \$90-\$100 million - will be constructed in a parking lot on the same block as the Science and Technology Building and will face the important Greene Street campus pedestrian artery. The new facility is planned as a five-story structure comprised of approximately 90,000-100,000 gross square feet. The lower two floors are envisioned as innovation space for translational research collaborating with corporate partners. The upper three floors of the facility will provide wet and dry research labs and student support spaces.

A feasibility study has been completed that has confirmed programming, schematic design, and a project budget to inform future appropriation requests. After the East Tower Upfit Renovation is closed, we anticipate approximately \$10 million dollars will remain from the \$29 million appropriation to be applied to the STEM project budget. These remaining funds, combined with university financing, will enable this important project to proceed. In the 2025 CPIP, the new STEM Building is priority number 8 of 15 in year 1.

Recently, the university has completed the procurement of an architect with a national reputation for science and technology buildings, a qualified local architectural firm as a joint venture partner, and engineering firms who will be charged with the design of the facility. Programming has begun. Following Phase I programming, schematic design, and cost estimation, the project will return to the USC Board of Trustees for review prior to submission for approval of bond funding by the JBRC and the SFAA.

Summary of Spending Chart for Expenses to Date:

Report Date – Through 12/31/2025	Fiscal Years
University of South Carolina Science and Technology Building East Tower Upfit Renovation	FY25 and FY26
Non-Recurring Capital	
Capital Reserve Fund FY24 H.4301	\$15,000,000
Appropriated State FY24 Proviso 118.19	\$14,000,000
Total Non-Recurring Capital	\$29,000,000
Amount Expended- East Tower Upfit Renovation (Design and Professional Services including Third Party Independent Inspections)	\$1,418,931.64
Amount Expended- East Tower Upfit Renovation (Construction)	\$13,841,665.23
Amount Expended – East Tower Upfit Renovation (Audio Visual)	\$1,306,589.26
Amount Expended – East Tower Upfit Renovation (IT)	\$237,717.96
Amount Expended- East Tower Upfit Renovation (Furniture, Fixtures, Equipment)	\$1,515,177.37
Amount Remaining to be Expended (FY25 Carry Forward)	\$10,679,918.54

Copy of Proviso 20.5

20.5. (USC: Science and Technology Center) With funds appropriated for the University of South Carolina Science and Technology Center, in support of furthering education of the state's future workforce in STEM and other high-demand fields, the University is authorized to undertake permanent improvements necessary for the renovation and upfit of the University's existing Science and Technology Building "East Tower" and/or construction of the University's new Science and Technology Center as funds are available. Further, funds appropriated in this act for the University's Science and Technology Center may be carried forward and expended exclusively in support of completing the necessary permanent improvements described herein. The funds must be accounted for separately, and the University shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project(s), and any other information requested by the committee.

End of December 2025 Update

AGENCY: University of South Carolina

SUBJECT: Semiannual Reports Pursuant to Proviso 20.8 of the Fiscal Year 2024-25 Appropriations Act and Proviso 117.204 of the Fiscal Year 2025-26

Proviso 20.8 of the Fiscal Year 2024-25 Appropriations Act, as continued in the Fiscal Year 2025-26 Appropriations Act, authorizes the University of South Carolina to undertake permanent improvements necessary for the construction of the Health Science Campus, including the Brian Health Center. Funds appropriated for the Campus must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Proviso 117.204 of the Fiscal Year 2025-26 Appropriations Act authorizes, among other things, the University of South Carolina to undertake permanent improvement projects in support of neurological and critical care services funded by an appropriation in the Act of \$150,000,000 to the Department of Health and Human Services for Neurological and Critical Care Services additionally supported by a transfer to the University from the Department of not more than an additional \$200,000,000 for the same purpose. These funds must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to these requirements, the University has provided a consolidated semiannual report as of December 18, 2025, as follows.

The Health Science Campus undertaking includes three capital projects: the School of Medicine, the Brain Health Center, and the Neurological Hospital and Rehabilitation Center.¹

School of Medicine. The existing School of Medicine, currently located at the Dorn Veteran's Affairs Campus, will be relocated to the new Health Science Campus located within the Bull Street District. A four-story education wing will contain among other things active learning classrooms, an Interprofessional Simulation Center, a Clinical Skills Suite, and an Ultrasound Institute Lab. The education wing will be complimented with a Health Science Library, Student Life, Student Success, and Wellness spaces. The four-story research wing will contain state-of-the-art Biomedical Wet Research Laboratories & Write-up Spaces and other interdisciplinary spaces. The project is budgeted at \$300 million funded by Institutional funds, Capital Reserve, and Appropriated State funds. Construction is underway and on schedule. Project completion is expected for the fall of 2027.

¹ The three health sciences projects are a coordinated effort in the University's health care infrastructure, research, and education. Collectively, they will anchor the University's Health Sciences Campus located in and around Columbia's Bull Street District.

Expenditures through the reporting period for the School of Medicine-Health Science Campus total \$75.9 million. The remaining balance of \$224 million has been carried forward for future expenditure in accordance with the Proviso.

Brain Health Center. The new Brain Health Center will serve as the flagship for the Brain Health Institute, which also includes regional clinics. The Center will provide diagnostic services and supportive management of cognitive issues including Alzheimer's Disease and other forms of dementia. The project will comprehensively upfit two and a half floors within the existing Medical Park Building. The interior of the building will feature two MRI scanners, including an ultra-high field 7 Tesla scanner, the first of its kind in South Carolina. The project will also improve the exterior architecture and envelope performance and upgrade the building to comply with current life safety and accessibility building codes. The project is budgeted at \$30 million funded by Appropriated State funds. All abatement and interior demolition have been completed, and the upfit and renovation of the interior is nearing completion. Construction of the front entry canopy is to begin January 2026. The project remains within budget and on schedule for completion in March of 2026.

Expenditures through the reporting period total \$21.2 million. The remaining balance of \$8.7 million has been carried forward for future expenditure in accordance with the Proviso.

Neurological Hospital and Rehabilitation Center. The Neurological Hospital and Rehabilitation Center will be located in the Health Sciences Campus adjacent to the School of Medicine. Initial estimates anticipate the facility to require 260,000 to 275,000 square feet, to be confirmed during a programming process. The building is anticipated to be 4-6 stories and will serve as the state's first and only specialized facility exclusively focused on neurological care. The University reports that the facility will provide technologically advanced acute treatment and care for stroke, head trauma, spinal cord injuries, and potentially other conditions including Dementia, Alzheimer's Disease, Epilepsy, Autism, and Parkinson's Disease. Rehabilitation settings will provide advanced accommodations and equipment for post-acute care and out-patient services.

The project is budgeted at \$350 million funded by Appropriated State funds and Capital Reserve funds. A design team has been selected and programming for the facility is expected to begin in January, which will confirm foundational design parameters and other detailed aspects of the facility to form a basis of design. The University reports that to date, only limited funds have been expended for conceptual site studies and site diligence efforts associated with the acquisition of additional acreage upon which to construct the NHRC facility. The next report will reflect expenditure of appropriated funds for programming and partial schematic design.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated December 18, 2025, of Mr. Derek S. Gruner, Registered Architect, LEED AP, University Architect and Associate Vice President of Planning, Design, and Construction, University of South Carolina.
2. Consolidated Semiannual Report to the Joint Bond Review Committee, December 18, 2025.
3. Proviso 20.8 (USC: Health Science Campus) of the Fiscal Year 2024-25 Appropriations Act.
4. Proviso 117.204 (GP: Interim Neurological and Critical Care Hospital Board) of the Fiscal Year 2025-26 Appropriations Act.



Facilities Planning Design and Construction

December 18, 2025

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

The Honorable Representative Bruce Bannister
Vice-Chairman, Joint Bond Review Committee
525 Blatt Building
Columbia, SC 29201

Re: **Proviso 20.8/177.204:** December 2025 Report for the Health Sciences Campus (USC School of Medicine; USC Brain Health Center; USC Neurological Hospital and Rehabilitation Center)

Dear Senator Peeler and Representative Bannister:

On behalf of the University of South Carolina, I am pleased to submit the enclosed semi-annual consolidated report on the progress of three related capital projects: the USC School of Medicine, the USC Brain Health Center, and the USC Neurological Hospital and Rehabilitation Center.

The three health sciences projects detailed in this report represent a coordinated and forward-looking investment in health care infrastructure, research, and education. Collectively, they will anchor USC's emerging Health Sciences Campus (HSC) located within, and in close proximity to, Columbia's Bull Street District, an area that will quickly become a dynamic center for interdisciplinary clinical care and academic excellence. Together, these efforts will educate our future health care professionals, expand patient access to critical services, grow the state's health care workforce, and position South Carolina as a leader in brain and cognitive health.

We are deeply grateful for the substantial financial investment made by the General Assembly, without which this work would not be possible. USC is proud to be a strong and committed partner in this endeavor and remains fully invested in the long-term success of these projects and their mission to expand access to health care and improve outcomes for South Carolinians—especially in rural and underserved communities.

Thank you for your leadership and continued support. Please do not hesitate to contact us if the committee needs additional information or if we may be of further service.

Very respectfully,

Derek S. Gruner

Derek S. Gruner, Registered Architect, LEED AP
University Architect and Associate Vice President of Planning, Design and Construction

Cc: Catherine Hart, Edward Walton, Craig Parks

**University of South Carolina
Health Science Campus
Report to the Joint Bond Review Committee
December 2025**

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I. Executive Summary / Health Science Campus Projects Overview

A Strategic Partnership to Build South Carolina's Premier Health Sciences Campus

The University of South Carolina (USC), in close partnership with the State of South Carolina and the General Assembly, is advancing a bold and coordinated vision to strengthen the health and well-being of all South Carolinians through the development of a new, state-of-the-art USC Health Sciences Campus (HSC) in downtown Columbia.

This visionary undertaking currently includes three capital projects— each significant on its own, but collectively will be transformative for our state:

1. Construction of a new School of Medicine combining academic, clinical simulation and research lab space
2. Development of a high-tech Brain Health Center with state-of-the-art imaging technology
3. Creation of the Southeast's first standalone Neurological Hospital and Rehabilitation Center

Together, these facilities will anchor a campus that will position South Carolina as a regional and national leader in health care education, brain and cognitive health research, and advanced clinical care. Located in the reimagined Bull Street District (including nearby parcels within the USC Med Park complex and at the Tucker Center), this integrated campus is designed to meet the growing demand for health services and medical workforce development across South Carolina—particularly in rural and medically underserved areas- for generations to come.

USC has committed more than \$100 million in institutional resources to the HSC, underscoring our deep investment in the state's future. This initiative is only possible through the strong partnership with state government and the South Carolina General Assembly, whose substantial and ongoing financial and regulatory support has been critical to turning this long-planned vision into reality.

The new USC School of Medicine will serve as a modern center for training the next generation of physicians and health care professionals, closely located to USC's main campus and clinical partners. Directly co-located adjacent to the new medical school within the Bull Street District, the Neurological Hospital and Rehabilitation Center will bring physicians, researchers, therapists, and students together in one integrated environment—dramatically enhancing the university's ability to conduct interdisciplinary research and deliver collaborative, specialized patient-centered care. As the first facility of its kind in the Southeast, the hospital will offer world-class treatment for stroke, Alzheimer's disease, traumatic brain injury, epilepsy, and other complex neurological conditions, many of which are increasing in prevalence across South Carolina.

Located nearby on Harden Street Extension, and adjacent to the USC Med Park/Prisma campus, the USC Brain Health Center will provide outpatient care powered by state-of-the-art imaging technologies and will give patients access to the latest diagnostics, innovative therapies, and clinical trial opportunities. This facility will be equipped with cutting-edge MRI technology not available anywhere else in South Carolina or neighboring states and staffed by expert clinicians and researchers focused on cognitive care. Complementing the Brain Health Center is USC's Brain Health Network—a growing statewide system of clinics currently operating in Columbia, Richland, Sumter, Winnsboro, in Seneca with Prisma Health, in Darlington with Hope Health, and in Lexington with Lexington Medical Center. We are actively working to expand to more areas and with more partners in 2025-26. Some of those areas include Horry/Georgetown Counties, Beaufort/Jasper Counties, along with Aiken and Orangeburg County. Through this network, USC is extending access to diagnosis, treatment, and caregiver support to South Carolinians affected by dementia, memory loss, and other neurological conditions in rural and underserved areas.

This campus is more than a collection of buildings— it is an intentionally coordinated strategy that addresses urgent and long-standing health challenges in our state. It reflects a shared commitment between the university and the legislature to expand access to specialized care, attract and retain top medical talent, and ensure South Carolina remains at the forefront of medical education and innovation.

When completed, the Health Sciences Campus will stand as a lasting example of what is possible when the state's flagship university and its elected leaders work together to serve the people of South Carolina. It will be a cornerstone of the state's health care infrastructure, delivering meaningful benefits for communities across every region for generations to come.

II. USC School of Medicine Project: H27-6139-CB

A. Proviso 20.5 authorizes the university with \$300 million dollars to construct the new USC School of Medicine known as the Health Science Campus (HSC).

B. Overview of the Project

The existing School of Medicine, currently located at the Dorn Veteran's Affairs Campus, will be relocated to USC's new HSC located within the emerging Bull Street District to create a destination for learning, research, and community as well as the master plan framework for future health sciences related development. HSC will be a home for health sciences education that fosters strong relationships, interaction, collaboration and creativity for students and the health professional community. Located within the four-story education wing are active learning classrooms, Interprofessional Simulation Center, Clinical Skills Suite, Ultrasound Institute Lab, Procedural Skills Lab along with a Human Anatomy Suite. The education wing complements these intense learning environments with a Health Science Library, Student Life, Student Success, and Wellness spaces. HSC intends to build an interdisciplinary health sciences research community around problem-focused research supported by funded researchers. The four-story research wing contains state-of-the-art Biomedical Wet Research Laboratories & Write-up Spaces, Central Support, Core Labs, and a Vivarium. HSC will blur the boundaries between education and research while at the same time fostering a health sciences community in service to the state's needs that respond to evolving healthcare advancements in medical knowledge and patient care. The proposed facility achieves this with Collaboration and Conferencing Space, Lobby/Event Space, an Outdoor Courtyard with Gardens, and a Café all located adjacent to Page Ellington City Park.

C. Status of the Project

Construction pricing was subdivided into five contract document packages. Three of the packages (site work, foundations, and long-lead materials) were completed prior to the end of 2024. The fourth package, GMP #4 (building enclosure), was presented to USC at the end of March. To inform cost-effective design and mitigate potential exposure to tariffs and potential gouging, the Contractor has entered into design-assist contracts with several prime subcontractors. The fifth, and final, design package has been priced and thoroughly reviewed on July 16th to confirm the final Guaranteed Maximum Price (GMP). We are pleased to say that as a result of prudent planning at every step, the project remains in budget and on schedule despite our environment of radical cost escalation, insufficient subcontractors, and tariffs that are creating extraordinary challenges in the design and construction industry.

A second Steel crane was mobilized in July and steel erection began in August on the Education Building. Concrete structure at Research building was completed in October and 150' tall tower crane was demobilized at that time. As of this week the concrete research building and the steel education build are now cojoined. Steel erection will be complete in January including penthouse steel on the research building. Steel erection will then commence for the Central Utility Plant (CUP). Concrete slabs for the CUP are currently being poured. Underground storm

drainage is nearing completion and Dominion has already started installing underground utilities along Barnwell Street adjacent to Page Ellington Park. Interior stud partitions along with MEP rough-ins are underway throughout the Concrete Research building.

The project remains in budget and completion of the project remains on schedule for the fall semester of 2027.

D. Summary of Spending Chart for Expenses to Date:

Report Date – Through 12/18/2025	Fiscal Years
University of South Carolina School of Medicine - Health Science Campus	FY25, FY26
Non-Recurring Capital – Institutional (USC) Funds	
Institutional Funds	\$115,000,000
Non-Recurring Capital – Legislatively Appropriated Funds	
Capital Reserve Fund FY19 H.4951, FY20 H.4001, FY22 H.4101, FY23 H.5151	\$117,000,000
Other State Funds FY21 Proviso 118.18, FY24 H.4300, FY25 Proviso 118.20	\$68,000,000
Total Non-Recurring Capital	\$300,000,000
Amount Expended- (Design and Professional Services)	\$21,662,938
Amount Expended-(Construction)	\$54,277,530
Amount Expended-to date	\$75,940,468
Amount Remaining to be Expended	\$224,059,532

III. USC Brain Health Center Project: H27-6153-CB

A. Proviso 20.8 also authorizes \$30 million dollars for the university to construct the new USC Brain Health Center.

B. Overview of the Project

To most expeditiously create the USC Brain Health Center and put it into service as quickly as possible, the project will gut and comprehensively renovate and upfit two and a half floors within the existing Medical Park #15 Building. The Brain Health Center is the flagship of the larger Brain Health Institute that includes regional clinics (aka the USC Brain Health Network). The project will abate any hazardous materials, (asbestos and lead paint), and address maintenance needs by replacing aged mechanical, plumbing, electrical, and elevator systems. The Brain Health Center will accommodate two state-of-the-art magnetic resonance imaging (MRI) machines—a Tesla 3 and the most state-of-the-art Tesla 7. The scanners will be housed in special construction providing adequate foundations, room dimensions, acoustic and vibration isolation, and electromagnetic isolation precisely designed to accommodate the large and powerful scanners. In addition to the MRI Suite the facility is comprised of neurodiagnostic support spaces, public space as well as office space. The project will also improve the exterior

architecture and envelope performance by removing large areas of brown brick masonry and replacing with new insulated glazing, replacing all other windows, limestone panels, and thermal insulation on much of the facades to project a modern image and improve energy performance. The renovations will also upgrade the building to comply with current life safety and accessibility building codes with new ADA-compliant restrooms, installation of a sprinkler system, and a new fire alarm system.

C. Status of the Project

All abatement and Interior demolition have been completed. Renovation of the interior is nearing completion. Elevator shafts have been modified to accommodate for new larger elevators which are currently being installed. Interior partitions, Mechanical ductwork, Plumbing and Electrical work is nearing completion on all floors. Exterior wall demolition has been completed, and new Curtainwall has been installed. The rear entrance canopy has been installed. Foundations as well as steel framing for the MRI addition are complete. A new chiller and air handler for MRI addition have been lifted to the roof. Installation of exterior limestone is nearing completion. The MRI addition including exterior walls and foundation is on-going. Construction of the front entry canopy is to begin next week.

The project remains in budget and completion of the project remains on schedule for March of 2026. Quarterly progress reports are being submitted directly to the DHHS.

D. Summary of Spending Chart for Expenses to Date:

Report Date – Through 12/18/2025	Fiscal Years
University of South Carolina Brain Health Center	FY25, FY26
Non-Recurring Capital	
SC DHHS one-time funds (via state proviso and DHHS contract)	\$30,000,000
Amount Expended (Design and Professional Services)	\$1,994,210
Amount Expended- (Construction)	\$19,297,405
Amount Expended- to date	\$21,291,615
Amount Remaining to be Expended	\$ 8,708,385

IV. Neurological Hospital and Rehabilitation Center Project: H27-N444-CB

A. Proviso 117.204 authorizes \$350 million dollars for the university to construct the USC Neurological Hospital and Rehabilitation Center.

B. Overview of the Project

The USC Neurological Hospital and Rehabilitation Center (NHRC) will be located in the Health Sciences Campus (HSC) adjacent to the School of Medicine in the Bull Street District and in close proximity to the USC Brain Health Center. The NHRC will require the acquisition of four additional acres of property contiguous with the School of Medicine site to support the development of the NHRC.

Initial estimates anticipate the NHRC facility to require 260,000-275,000 gross square feet to be confirmed during a rigorous programming process. The building is anticipated to be 4-6 stories tall. Architecturally, the building will employ exterior materials complimentary to the School of Medicine building; however, the aesthetic may also be expressed through more progressive massing and detailing. An associated parking structure and all necessary site work and energy/utility infrastructure is included in the scope of the project.

The NHRC will serve as the state's first and only specialized facility exclusively focused on neurological care and is a naturally synergistic component of the new USC Health Sciences Campus. The NHRC facility will provide technologically advanced acute treatment and care for Stroke, Head Trauma, Spinal Cord Injuries, and potentially other conditions including Dementia, Alzheimer's Disease, Epilepsy, Autism, and Parkinson's Disease. Rehabilitation settings will provide advanced accommodations and equipment for post-acute care and out-patient services. Acute treatment and rehabilitation areas will include in-patient bedrooms and out-patient care areas. Surgical suites, imaging suites, and a broad program of other clinical support spaces will be required. The facility may also include computational and wet-lab research space for the disciplines of medicine, public health, and engineering. The hospital program does not include an emergency room as the specialty neurological hospital is envisioned as a facility to serve stabilized patients in need of specialized neurological surgery, care, and rehabilitation. The facility will provide critical treatment for South Carolina citizens who currently must travel to other states to receive the neurological treatment that this facility will offer.

C. Status of the Project

Programming for the facility is expected to begin in January. The programming process will confirm foundational design parameters such as in-patient bed capacities for acute neurological care and for in-patient rehabilitation. Programming will also confirm detailed aspects of the facility to form a basis of design. Selection of the Architect and Engineer has taken place. Only design teams with nationally prominent reputations and extraordinary expertise in the design of Neurological hospitals were considered. The University has chosen HDR along with LS3P for the project and are currently in fee negotiation. HDR is ranked first nationwide for designing this type of facility. LS3P has a local presence and designed our School of Nursing which opened last year. The transfer of the 4.47 acres located adjacent to the School of Medicine site in the Bull Street District is pending. Request for Qualifications (RFQ) of Construction Managers at Risk has been issued. Relatedly, we look forward to the forthcoming appointment of the Interim Board pursuant to Proviso 117.204 so that we can begin working with them to ensure this transformational project is a success.

Pre-Design is set to begin March of 2026. Construction is set to begin in 2027, with completion planned for 2029.

D. Summary of Spending Chart for Expenses to Date:

Report Date – As of 12/18 2025	Fiscal Years
University of South Carolina Neurological Hospital and Rehabilitation Center	FY25, FY26
Non-Recurring Capital – Legislatively Appropriated Funds	
SC DHHS one-time funds (via Proviso 117.204 and DHHS contract)	\$200,000,000
Capital Reserve Fund FY26 H. 4026	\$150,000,000
Total Non-Recurring Capital	\$350,000,000
Amount Expended- to date*	See below
Amount Remaining to be Expended	\$ \$350,000,000

*To date, only limited university funds have been expended for conceptual site studies and site diligence efforts associated with the acquisition of additional acreage upon which to construct the NHRC facility. The next semi-annual report will reflect expenditure of appropriated funds for programming and partial schematic design.

V. Copy of Proviso 20.5 and 117.204

20.8. *(USC: Health Science Campus) With the funds appropriated for this purpose, the University of South Carolina is authorized to undertake permanent improvements necessary for the construction of the Health Science Campus, including the Brain Health Center. Further, the funds appropriated in Part 1A and 1B of this act for the Health Science Campus may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee.*

117.204. *(GP: Interim Neurological and Critical Care Hospital Board) (A) With the funds appropriated to the Department of Health and Human Services for Neurological Critical Care and Rehabilitation Services in South Carolina, there is created the Interim*

Neurological and Critical Care Hospital Board at the University of South Carolina. The Department of Health and Human Services is authorized to transfer no more than an additional \$200,000,000 of agency funds to the University of South Carolina for the same purposes. The board shall consist of the following members and shall serve at the pleasure of the appointing official:

- (1) two members appointed by the Chairman of Senate Finance Committee, one of which may be a member of the University of South Carolina Board of Trustees;*
- (2) one member appointed by the President of the Senate, who may be a senior level employee of the University of South Carolina with knowledge of the medical field;*
- (3) two members appointed by the Chairman of the House Ways and Means Committee, one of which may be a member of the University of South Carolina Board of Trustees;*
- (4) one member appointed by the Speaker of the House, who may have a background in hospital management or administration and may not be an employee or member of the Board of Trustees of the University of South Carolina; and*
- (5) one member appointed by the Governor, who may have a background in hospital management or administration and may not be an employee or member of the Board of Trustees of the University of South Carolina nor a former employee or member of the Board of Trustees of the University of South Carolina.*

(B) The Chairman of the Interim Board shall be one of the members appointed by the Chairman of the Senate Finance Committee, the President of the Senate, the Chairman of the House Ways and Means Committee, or the Speaker of the House to be elected by the board.

(C) The board shall be administratively supported by the University of South Carolina.

(D) The University of South Carolina is authorized to undertake permanent improvements necessary for Neurological Critical Care and Rehabilitation Services. Further, the funds appropriated for this purpose may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee.

End of December Q4 2025 Consolidated HSC Projects Update

AGENCY: Clemson University

SUBJECT: Semiannual Report Pursuant to Proviso 14.1 of the Fiscal Year 2023-24 Appropriations Act

Proviso 14.1 of the Fiscal Year 2023-24 Appropriations Act, as continued in the Fiscal Year 2025-26 Appropriations Act, requires among other things that funds appropriated for the construction of a College of Veterinary Medicine at Clemson University must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, Clemson has provided its semiannual report as of December 31, 2025, as follows.

Capital costs of new facilities supporting the College are estimated at \$288.9 million and have increased from \$285. The \$3.4 million increase provides for a 4,450 square foot pavilion funded by a \$2 million privation donation and \$1.4 million for accreditation and utility needs not initially identified in the feasibility study funded by University funds. The General Assembly has appropriated a total of \$235.5 million in non-recurring capital funding; \$12.5 million in recurring education and general funding; and \$8 million in recurring funding for the remaining capital need. Proceeds from the issuance of not exceeding \$51 million General Obligation State Institution Bonds will be used to fully fund the remaining capital costs of the facilities.

Expenditures through December 31, 2025, totaled \$270.6 million in capital expenditures¹, and \$19.9 million in operating expenditures and transfers. The University is in the full construction phase of the project which remains on track for substantial occupancy during the Summer of 2026. Clemson began accepting applications for fall 2026 enrollment on October 9, 2025.

The report also provides a general status update for the College's staffing, accreditation, and curriculum, all of which activities appear to be progressing toward its scheduled objectives supporting enrollment of students in Fall 2026.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated January 6, 2026, of Dr. Steven L. Marks, BVSc, MS, MRCVS, DACVIM, Dean, College of Veterinary Medicine, Clemson University.
2. Semiannual Report to the Joint Bond Review Committee, December 2025.

¹ Capital expenditures include both obligated but not yet paid amounts and paid capital expenses. The total amount actually paid out for the capital project as of December 31, 2025, is \$147,438,160.



January 6, 2026

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

Dear Chairman Peeler:

On behalf of Clemson University, I am pleased to provide an update regarding the Clemson University Harvey S. Peeler Jr. College of Veterinary Medicine. Proviso 14.1 of the 2025-2026 Appropriations Bill, Act 69, requires that Clemson University submit to the Joint Bond Review Committee a semiannual report on the necessary permanent improvements associated with the College to include: the amount of funding carried forward, the amount remaining to be expended, and the overall status of the project.

In accordance with Proviso 14.1, the semiannual report for July 1, 2025 to December 31, 2025 is included.

Please let me know if you need further information. As always, we stand ready to answer any questions from you or other members of the Committee.

Sincerely,

Steven L. Marks, BVSc, MS, MRCVS, DACVIM
Dean



Harvey S. Peeler, Jr. College of Veterinary Medicine at Clemson University Semiannual Report to the Joint Bond Review Committee – January 2026

Clemson University is pleased to provide our fifth semiannual report on the status and progress of establishing a College of Veterinary Medicine at Clemson as required under FY 24, FY25 & FY26 Proviso 14.1 (*With the funds appropriated in this act, Clemson University is authorized to undertake permanent improvements necessary for the construction of a College of Veterinary Medicine. Further, the funds appropriated in Part 1A and 1B of this act for the College of Veterinary Medicine may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee*)

General Overview

In 2022, a partnership began between the South Carolina General Assembly and Clemson University to establish a College of Veterinary Medicine in South Carolina. A feasibility study documented shortages of veterinarians nationally and in South Carolina in all practice areas – farm animal, public health, food safety and security, research as well as companion animal care.

The study also recommended use of a Distributed Model of Veterinary Education and class size of 80 students per year. This plan is expected to graduate veterinarians equipped to go to practice immediately upon graduation but equally prepared to enter any other veterinary career path.

Overview of the Capital Project

Capital cost is now estimated at \$288.9 million. The new facilities under construction total 243,434 ft² of space, including a home for a farm animal ambulatory service, farm animal and equine clinical skills teaching centers (co-located at Clemson PSA Piedmont Research & Education Center farms), and other appropriate lecture halls, classrooms, teaching labs, and research labs on the new campus. The \$3.4 increase as submitted provides for a pavilion (4,450 gross ft² funded by a private donation) at \$2 million and for accreditation/utility needs not initially identified in the feasibility study at \$1.4 million (from University funds).

The Clemson Board of Trustees approved the naming of the new College of Veterinary Medicine for Senator Harvey S. Peeler, Jr. on November 22, 2024

Recurring and Capital Funding Summary:

FY23 - \$10 million - nonrecurring appropriation

FY24 - \$75 million for E&G and \$15.5 million for PSA - nonrecurring appropriations

FY24 - \$12.5 million for E&G - recurring appropriation, Proviso 14.1

FY25 - \$125 million nonrecurring appropriation (E&G), Proviso 14.1

FY25 - \$8 million recurring for remaining capital need

See the chart below for a summary of spending as of January 1, 2026.

12/31/25	Fiscal Year			
Designated Recipient and Purpose: Clemson University Harvey S. Peeler Jr. College of Veterinary Medicine	2023	2024	2025	2026
Non-Recurring Capital				
Clemson University Appropriated FY23 Lottery Expend. Account	10,000,000			
FY24 118.19 (B)(10)(1) & 14.1		75,000,000		
FY25 118.20 (B) (9) & 14.1			78,000,000	
FY25 Capital Reserve Fund			47,000,000	
PSA Appropriated FY24 Proviso 118.19 (B)(35)(a)		15,466,000		
Internal Transfer from Recurring Operating		10,000,000		
Internal Transfer from Recurring Capital			8,000,000	8,000,000
Prior Year Carryforward		9,421,346	46,642,148	(6,746,157)
Total Non-Recurring Capital	10,000,000	109,887,346	179,642,148	1,253,843
Expenditures				
Total Expenditures	578,654	63,245,198	186,388,305	20,462,984
Amount Remaining to be Expended				(19,209,142)
Fiscal Year-End Balance	9,421,346	46,642,148	(6,746,157)	

Recurring Capital				
Clemson University Appropriated Part 1A 14			8,000,000	8,000,000
Transferred to NonRecurring Capital			(8,000,000)	(8,000,000)
Fiscal Year-End Balance			-	-

Recurring Operating				
Clemson University Appropriated Part 1A 14		12,500,000	12,500,000	12,500,000
Prior Year Carryforward		-	287,703	8,414,321
Total Recurring Operating		12,500,000	12,787,703	20,914,321
Expenditures				
Operational		2,212,297	4,373,382	3,331,449
Transferred to Capital		10,000,000	-	
Total Expenditures	-	12,212,297	4,373,382	3,331,449
Amount Remaining to be Expended				17,582,872
Fiscal Year-End Balance		287,703	8,414,321	

Table Notes: Capital expenditures as reported above include both obligated but not yet paid amounts as well as paid capital expenses. The total amount actually paid out for the capital project as of 12/31/25 is \$147,438,160.

Summary of expenditures:

The University is in the full construction phase of the project. The project remains on track for substantial occupancy during the Summer of 2026.

Recurring expenditures for initial college operations in FY24 included: the initial recruitment and hiring of critical staff, consultants, joint faculty, travel for benchmarking, engagement, and development of clinical partnerships, the AVMA consultative accreditation visit and configuration and setup of the college's temporary office accommodations for new employees as they were onboarded.

FY25 operating expenditures included: an AVMA comprehensive accreditation site visit, cost of critical staff including recruitment and hiring additional full-time staff, continued travel for engagement and development of clinical partnerships, recruitment costs for initial faculty positions, community engagement materials, an electronic medical records system, a case log portfolio system, and a state-issued vehicle.

FY26 operating expenditures include: Travel for clinical partnership meetings, faculty and staff conferences, student recruitment efforts, recruitment travel and office setup expenses for faculty and staff hiring, licensure associated costs, yearly subscriptions for EMR and case log portfolio systems, additional recruitment software costs for student application and interview processes, and ongoing operational and promotional material costs.

Future recurring funding needs:

A \$1.7M recurring appropriation for the PCVM is needed each of the next four fiscal years starting with FY26-27 through FY29-30. Additional recurring funding of \$6.8M, once students are enrolled, has been a critical element of the planning for the Harvey S. Peeler, Jr. College of Veterinary Medicine (PCVM) from the outset of the project, along with termination of future out-of-state seat contracts. The Commission on Higher Education's (CHE) has had contracts with the South Regional Education Board (SREB) for South Carolina resident veterinary students to attend out of state schools at in state tuition rates. Termination of these SREB contract seats has now started with no seats at out-state schools in the class initially enrolling in the Fall of 2026. To allow students already enrolled under contract to complete their veterinary education at the out of state schools where they initially enrolled, the phase out of funding should occur over 4 years.

Progress Report (January 2026):

- *Staffing*- Founding Dean Steven Marks continues to build the faculty and staff of the new PCVM, the total of full-time employees is 35 and part-time is 5 as of 1/5/26. Currently there are 9 signed offer letters for new faculty and staff to start within the next 6 months. Of which, 5 are for faculty and 4 are for staff. 13 additional searches are underway for staff to complete first-year teaching needs. In addition, recruitment for 13 more faculty to support year-two teaching needs is beginning. The applicant pools for these positions continue to be large and strong.
- *Accreditation*- American Veterinary Medical Association Council on Education (AVMA COE) granted Clemson a "letter of reasonable assurance" on October 8, 2025 and Clemson began accepting applications for fall 2026 enrollment on October 9th. The PCVM will be granted provisional accreditation status by the AVMA COE when the first students enroll in August of 2026 and is required to achieve full accreditation after no more than five years as provisional. The first opportunity to gain full accreditation will occur after the first students have taken the North American Veterinary Licensing Examination (NAVLE) during their 4th year of study.

- *Curriculum* – Initial curriculum has been developed and approved by the Clemson’s Graduate Curriculum Committee (March 8, 2024) and the Clemson Board of Trustees (April 4, 2024). The SC Commission on Higher Education approved the Doctor of Veterinary Medicine degree on November 7, 2024. Approval of the DVM Veterinary Medicine Program was granted by the Southern Association of Colleges and Schools Commission on Colleges April 11, 2025.
- *Facilities* – Architect & Engineering Teams (LS3P and Flad & Associates) finalized the construction documents early in 2025 and the construction team is progressing on schedule with the seven buildings in this project. Foundations have been poured at the Lamaster Dairy site for the farm animal teaching lab. Initial concept drawings for the Andy Quattlebaum Pavilion are complete.

AGENCY: Executive Director
State Fiscal Accountability Authority

SUBJECT: Annual Report of Petitions Received for State Ceiling Allocation

Section 1-11-530(F) of the South Carolina Code of Laws provides that the State Fiscal Accountability Authority must periodically furnish to the Joint Bond Review Committee a report of petitions received for allocation of State Ceiling to private activity bonds, along with their dispositions.

In accordance with the statute, the Executive Director of the State Fiscal Accountability Authority has provided this report for Calendar Year 2025, which is attached as information for the Committee.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated January 7, 2026, from Mr. Grant Gillespie, Executive Director, State Fiscal Accountability Authority.
2. 2025 - Petitions Received and Disposition.

HENRY MCMASTER, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

BRIAN J. GAINES
COMPTROLLER GENERAL



HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

OFFICE OF THE EXECUTIVE DIRECTOR

GRANT GILLESPIE
EXECUTIVE DIRECTOR
(803) 734-8018
GGILLESPIE@SFAA.SC.GOV

January 7, 2026

VIA EMAIL ONLY

Catherine Ortmann Hart
Director of Research
Joint Bond Review Committee
312 Gressette Building
Columbia, SC 29201

RE: 2025 - Petitions for State Ceiling Allocation Received and Disposition

Dear Ms. Hart:

Act 202 of 2022 requires the State Fiscal Accountability Authority to periodically furnish the Joint Bond Review Committee with a report of petitions for allocations of state ceiling, as well as the disposition of each. Enclosed please find a report for petitions received during the 2025 calendar year.

The report reflects the (1) Authority's meeting date at which each petition was considered; (2) name of the issuer; (3) project name; (4) amount of state ceiling requested; (5) amount of any relinquished state ceiling; (6) approval status; and (7) balance of the 2025 state ceiling.

Should you have any questions or concerns do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Grant Gillespie".

Grant Gillespie
Executive Director

Cc: Governor Henry McMaster, Chair
Mr. Curtis M. Loftis, Jr., State Treasurer
Mr. Brian J. Gaines, Comptroller General
Senator Harvey S. Peeler, Jr., Chairman Senate Finance Committee
Representative Bruce W. Bannister, Chairman, Ways and Means Committee

<u>2025 - PETITIONS RECEIVED AND DISPOSITION</u>						
<u>Meeting Date</u>	<u>Issuer</u>	<u>Project</u>	<u>Amount Requested</u>	<u>Less Amount Relinquished</u>	<u>Approved (Yes/No)</u>	<u>Balance of State Ceiling</u>
						Initial Balance \$712,248,030
14-Oct-25	Jobs-Economic Development Authority	Bio Carbon Fuels, LLC	\$17,500,000	\$0	Yes	\$694,748,030
9-Dec-25	State Housing Finance and Development Authority	Year End Carry forward	\$694,748,030	\$0	Yes	\$0

AGENCY: State Fiscal Accountability Authority

SUBJECT: 2026 State Ceiling Allocation for Private Activity Bonds

Section 1-11-500 of the South Carolina Code of Laws provides that the state ceiling on the issuance of private activity bonds must be certified annually by the Secretary of the State Fiscal Accountability Authority based upon the provisions of the Tax Reform Act of 1986.

In accordance with the statute, the Secretary of the State Fiscal Accountability Authority has provided these certifications for the 2026 state ceiling allocation on the issuance of private activity bonds which is attached as information for the Committee.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated January 7, 2026, from Mr. Delbert H. Singleton, Jr., Secretary to the Authority, State Fiscal Accountability Authority.



HENRY MCMASTER, CHAIR
GOVERNOR

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January 7, 2026

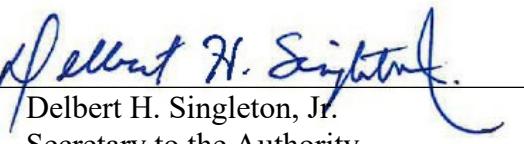
**CERTIFICATION OF
2026 STATE CEILING ON ISSUANCE OF PRIVATE ACTIVITY BONDS
ESTABLISHED IN TAX REFORM ACT OF 1986, AS AMENDED**

In accord with Section 1-11-500 of the Code of Laws of South Carolina, 1976, as amended, which is part of a plan for allocating the State Ceiling on the issuance of tax exempt private activity bonds established in the Tax Reform Act of 1986, as amended, I have determined that the most recent census estimate of the resident population of the State of South Carolina published by the Bureau of the Census before the beginning of 2026 is 5,569,830.

That population estimate was retrieved from World Population Review at [US States - Ranking by Population 2025](#) on January 7, 2026.¹

For calendar year 2026, the amount used under IRS Code § 146(d) to calculate the State ceiling for the volume cap for private activity bonds is \$135 per capita (as published by the IRS in Revenue Procedure 2025-32) multiplied by the State's population.

On that basis, I have calculated, and I certify the 2026 state ceiling on the issuance of private activity bonds for the State of South Carolina, as established in the Tax Reform Act of 1986, as amended, to be \$751,927,050.


Delbert H. Singleton, Jr.
Secretary to the Authority

¹ Population estimates for year end 2025 were not available from the US Census Bureau.



HENRY MCMASTER, CHAIR
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January 7, 2026

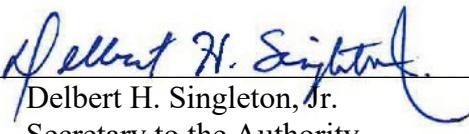
**CERTIFICATION OF
2026 STATE CEILING ON ISSUANCE OF PRIVATE ACTIVITY BONDS
ESTABLISHED IN TAX REFORM ACT OF 1986, AS AMENDED**

In accord with Section 1-11-500 of the Code of Laws of South Carolina, 1976, as amended, which is part of a plan for allocating the State Ceiling on the issuance of tax exempt private activity bonds established in the Tax Reform Act of 1986, as amended, I have determined that the most recent census estimate of the resident population of the State of South Carolina published by the Bureau of the Census before the beginning of 2026 is 5,569,830.

That population estimate was retrieved from World Population Review at [US States - Ranking by Population 2025](#) on January 7, 2026.¹

For calendar year 2026, the amount used under IRS Code § 142(k) to calculate the State ceiling for the volume cap for private activity bonds is \$10 per capita for qualifying public educational facility bonds multiplied by the State's population.

On that basis, I have calculated, and I certify the 2026 state ceiling on the issuance of for qualifying public educational facility bonds for the State of South Carolina, as established in the Tax Reform Act of 1986, as amended, to be \$ 55,698,300.


Delbert H. Singleton, Jr.
Secretary to the Authority

¹ Population estimates for year end 2025 were not available from the US Census Bureau.

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, March 31, 2026.

COMMITTEE ACTION:

Schedule next meeting.

ATTACHMENTS:

1. Tentative Schedule of Calendar Year 2026 Meetings.

Joint Bond Review Committee
Tentative Schedule of Calendar Year 2026 Meetings

Wednesday, March 25, 2026 – 10:00 a.m.

Tuesday, June 9, 2026 – 1:00 p.m.

Tuesday, August 11, 2026 – 1:00 p.m.

Tuesday, October 6, 2026 – 1:00 p.m.

Tuesday, December 1, 2026 – 1:00 p.m.

2026

January

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

April

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

July

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

October

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

February

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

May

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

August

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

November

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

March

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

June

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

September

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

December

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