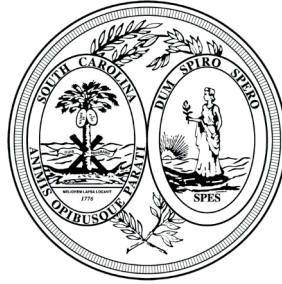


**Capital Improvements
Joint Bond Review Committee**

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CHAIRMAN

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ASHBY CHASE
ADMINISTRATIVE ASSISTANT
803-212-6677

JOINT BOND REVIEW COMMITTEE MEETING

June 10, 2026 – 12:30 p.m.
105 Gressette Building

AGENDA

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AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Acquisition of Real Property
Carswell Lane, Berkeley County

The South Carolina Public Service Authority requests approval to acquire approximately 2.32 acres consisting of a portion of Carswell Lane from the South Carolina Department of Transportation. Carswell Lane is an access road to the Tailrace Canal at the William H. Dennis “Biggins” Boat Landing in Berkeley County. Santee Cooper believes acquisition is necessary to maintain the roadway, avoid wetland impacts, and facilitate the planned expansion of the boat landing. The Department of Transportation has agreed to convey the property at no cost.

Other substantive terms of the proposed transaction are included in the attachment.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,¹ review and approve, reject, or modify the Authority’s request to acquire approximately 2.32 acres located in Berkeley County from the South Carolina Department of Transportation for ownership of an access road to the Tailrace Canal at the William H. Dennis “Biggins” Boat Landing.

ATTACHMENTS:

1. Letter dated June 9, 2026, of Mr. J. Martine Watson, Senior Director, Commercial and Customer Service, Santee Cooper.
2. Map of the properties and substantive terms of the acquisition.

¹ Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.



J. Martine Watson

Senior Director, Commercial and Customer Service

(843) 761-7072

marty.watson@santeecooper.com

June 9, 2026

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

Re: Acquisition of Approximately 2.32 Acres (Carswell Lane) for the William H. Dennis Biggins Boat Landing Expansion Project, Berkeley County, South Carolina

Dear Chairman Peeler:

The South Carolina Public Service Authority (“Santee Cooper”) respectfully requests approval from the Joint Bond Review Committee for the acquisition of an approximately 2.32-acre parcel consisting of a portion of Carswell Lane. The historic road provides access to the Tailrace Canal at the William H. Dennis “Biggins” Boat Landing in Berkeley County, South Carolina (the “Property”). The acquisition is necessary to facilitate the planned expansion of the boat landing.

The South Carolina Department of Transportation (“SCDOT”) has informed Santee Cooper that ownership of the subject portion of Carswell Lane must be transferred to Santee Cooper to ensure continued access, operation, and maintenance. Acquisition of the Property will allow Santee Cooper to maintain the roadway and avoid impacting wetlands on both sides of the road. SCDOT has agreed to convey the Property to Santee Cooper at no cost, and while not finalized, this process is underway.

Attachment A sets forth the material terms and conditions of the proposed conveyance and includes maps depicting the location and boundaries of the Property.

Santee Cooper respectfully requests that the Joint Bond Review Committee approve the proposed acquisition as described herein.

Sincerely,

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

J. Martine Watson

Attachment: As stated

Attachment A

Substantive terms of proposed purchase are as follows:

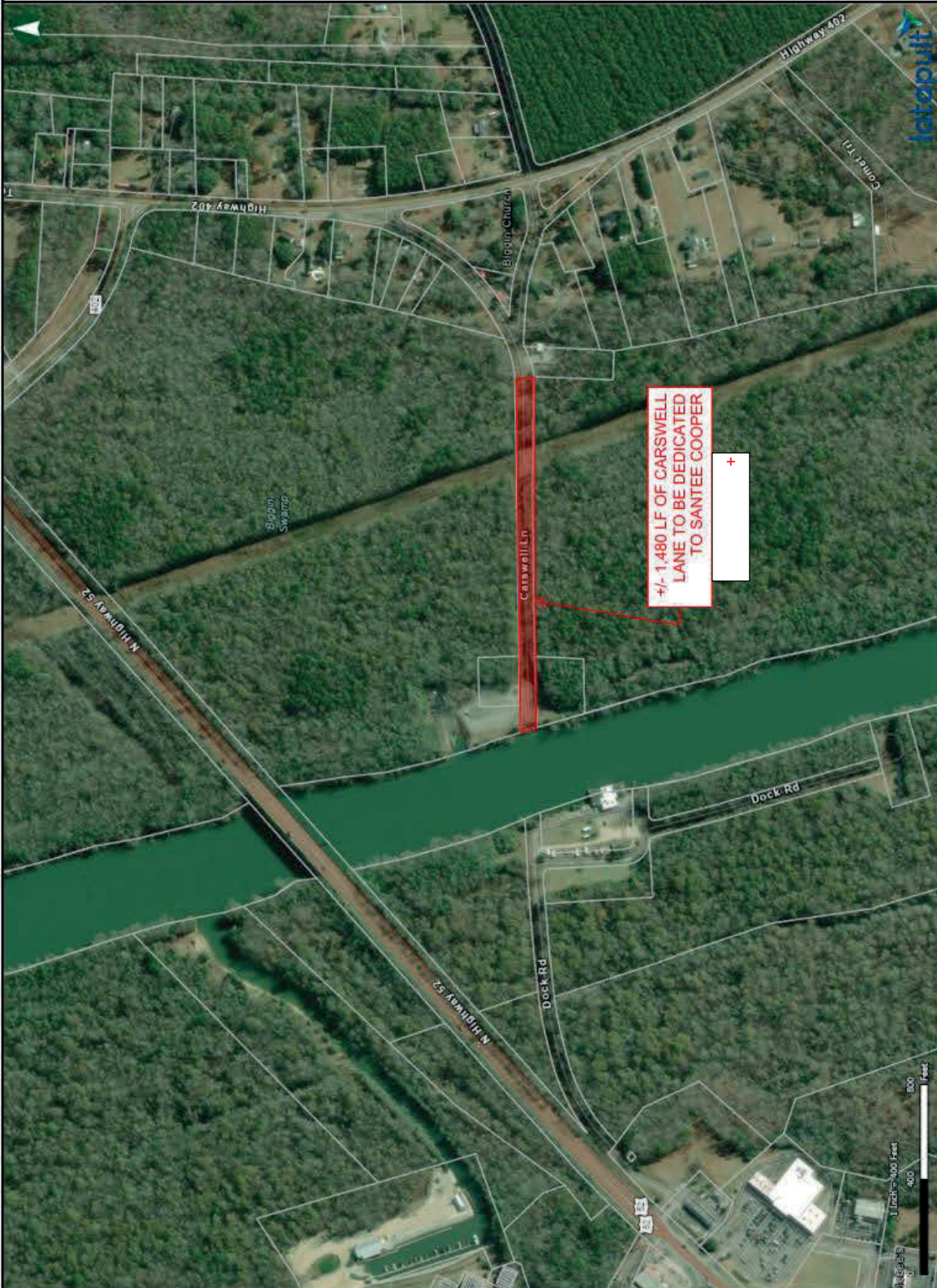
Seller	South Carolina Department of Transportation (SCDOT)
Property	~2.32-Acre Road Parcel (includes 1,480 Linear Feet of roadway), Carswell Lane, Berkeley County
Purchase Price	No Cost





Carswell Lane - Road Transfer Exhibit

02/12/2026



AGENCY: South Carolina Aeronautics Commission

SUBJECT: Proposed Aircraft Acquisition

Proviso 118.19(B)(58) of the Fiscal Year 2023-24 Appropriations Act provides non-recurring funding in an amount of \$10 million to the South Carolina Aeronautics Commission designated “Aircraft Replacement” to purchase newer aircraft supporting the state fleet. The existing fleet consisted of a 1990 King Air 350 and a 1983 King Air C90, each of which needed replacement due to their increasing maintenance requirements and age of their instrumentation. These aircraft are used in the transport of state officials, agencies, executive branch personnel, and members of the General Assembly.

At its meeting on January 24, 2024, the Committee reviewed and authorized the Commission’s initial aircraft acquisition request. In August 2024, the Commission completed the purchase of a 2018 King Air 350 for approximately \$6.1 million. The legacy King Air 350 was subsequently sold in June 2025, and the sale of the King Air C90 was completed in March 2026. Total available funding from the appropriation and aircraft sale proceeds is approximately \$6.9 million.

For the second replacement aircraft, an internal Aircraft Search Committee evaluated mission requirements using historical flight data and recommended acquisition of an aircraft in the King Air 250 class, which aligns with the State’s mission needs, including short-distance travel, moderate passenger loads, and the ability to operate on shorter runways.

The Commission requests authorization to submit offers; make deposits; conduct due diligence; and proceed with the purchase of the second replacement aircraft; all in accordance with the plan as described herein. The Commission has committed to report its findings and selection to the Committee following acquisition of a suitable replacement aircraft.

Section 1-11-405 of the South Carolina Code provides that no aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

COMMITTEE ACTION:

Review and authorize the proposed aircraft acquisition in accordance with Section 1-11-405 of the South Carolina Code, and the plan described herein.

ATTACHMENTS:

1. Agenda Item Worksheet prepared by the South Carolina Aeronautics Commission.
2. Memorandum dated May 7, 2026, of Mr. Gary W. Siegfried, PE, Executive Director, South Carolina Aeronautics Commission.
3. King Air 250 brochure.



2553 Airport Boulevard
West Columbia, SC 29170
(803) 896-6262
www.scaeronautics.com

Henry D. McMaster
GOVERNOR

Gary W. Siegfried, PE
EXECUTIVE DIRECTOR

Aeronautics Commission

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Chad McGowan
DISTRICT 5

Marco Cavazzoni
DISTRICT 6

Christopher Bethea
DISTRICT 7

Date: May 7, 2026

To: Joint Bond Review Committee

Re: FY 24 Budget Proviso 118.19(B)(58)
Modernization of the South Carolina Aeronautics Commission
Aircraft Fleet

In FY 2023–2024, the South Carolina General Assembly appropriated \$10 million to modernize the South Carolina Aeronautics Commission (SCAC) aircraft fleet. At that time, the fleet consisted of two aging aircraft—a 1983 King Air C90-1 and a 1990 King Air 350. The approved modernization strategy included acquisition of a newer primary aircraft, disposition of both legacy aircraft, and use of remaining funds and sale proceeds to acquire a second replacement aircraft.

In August 2024, SCAC completed the purchase of a 2018 King Air 350i for approximately \$6.1 million. The legacy King Air 350 was subsequently sold in June 2025. The sale of the King Air C90 proved to be more difficult but was finally sold in March 2026 following additional maintenance and re-listing efforts. Total available funding from the remaining appropriation and aircraft sale proceeds is approximately \$6.9 million.

With the sale of both legacy aircraft, SCAC is currently operating with a single aircraft while proceeding with the next phase of fleet modernization. An internal Aircraft Search Committee evaluated mission requirements using historical flight data and determined that a second turboprop aircraft is appropriate to ensure operational reliability, meet typical mission profiles, and maintain cost efficiency.

The Committee also evaluated the potential acquisition of a jet aircraft. While a jet could offer increased speed and may have some appeal for longer-distance travel, historical usage data indicates that most SCAC missions are short-distance and would not materially benefit from jet performance. Additionally, jet aircraft carry significantly higher acquisition and operating costs, particularly for shorter flights, and would require additional pilot training and maintenance support. Based on these considerations, the Committee determined that a jet aircraft would not be the most cost-effective or operationally appropriate option at this time.

Based on this analysis, the Committee recommends acquisition of a replacement aircraft in the King Air 250 class, which aligns with the State’s mission needs, including short-distance travel, moderate passenger loads, and the ability to operate on shorter runways. Estimated acquisition cost is approximately \$4.8 million to \$5.2 million which is well within available funding limits.

Approval of this request will allow SCAC to proceed with procurement of the second replacement aircraft and complete the core fleet modernization effort authorized by the General Assembly.

The Aeronautics Commission requests authorization to submit offers; make deposits; conduct due diligence; and proceed with the purchase of the second replacement aircraft; all in accordance with the plan as described herein and as was done during the acquisition of the King Air 350i.

The Commission will report its findings and selection to the Committee following acquisition of the second replacement aircraft.

Please contact me if you have questions about this request.

Sincerely

SOUTH CAROLINA AERONAUTICS COMMISSION

A handwritten signature in blue ink that reads "Gary W. Siegfried". The signature is written in a cursive style with a large initial 'G'.

Gary W. Siegfried, PE

Cc: Delphin Gantt, Chairman
Elliott Summey, District 1
Denise Bryan, C.M., District 2
Skeets Cooper, District 3
Terry Connorton, District 4
Chad McGowan, Esq., District 5
Marco Cavazzoni, District 6
Chris Bethea, District 7
file

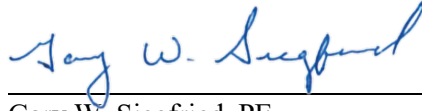
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **June 10, 2026**

Regular Agenda

1. Submitted By:

- (a) Agency: SC Aeronautics
- (b) Authorized Official Signature:



Gary W. Siegfried, PE
Executive Director, SC Aeronautics

2. Subject:

South Carolina Aeronautics – Aircraft Fleet Modernization

3. Summary Background Information:

In FY 2023–2024, the South Carolina General Assembly appropriated \$10 million to modernize the South Carolina Aeronautics Commission (SCAC) aircraft fleet. At that time, the fleet consisted of two aging aircraft—a 1983 King Air C90-1 and a 1990 King Air 350. The approved modernization strategy included acquisition of a newer primary aircraft, disposition of both legacy aircraft, and use of remaining funds and sale proceeds to acquire a second replacement aircraft.

In August 2024, SCAC completed the purchase of a 2018 King Air 350i for approximately \$6.1 million. The legacy King Air 350 was subsequently sold in June 2025. The sale of the King Air C90 proved to be more difficult but was finally sold in March 2026 following additional maintenance and re-listing efforts. Total available funding from the remaining appropriation and aircraft sale proceeds is approximately \$6.9 million.

With the sale of both legacy aircraft, SCAC is currently operating with a single aircraft while proceeding with the next phase of fleet modernization. An internal Aircraft Search Committee evaluated mission requirements using historical flight data and determined that a second turboprop aircraft is appropriate to ensure operational reliability, meet typical mission profiles, and maintain cost efficiency.

The Committee also evaluated the potential acquisition of a jet aircraft. While a jet could offer increased speed and may have some appeal for longer-distance travel, historical usage data indicates that most SCAC missions are short-distance and would not materially benefit from jet performance. Additionally, jet aircraft carry significantly higher acquisition and operating costs, particularly for shorter flights, and would require additional pilot training and maintenance support. Based on these considerations, the Committee determined that a jet aircraft would not be the most cost-effective or operationally appropriate option at this time.

Based on this analysis, the Committee recommends acquisition of a replacement aircraft in the King Air 250 class, which aligns with the State’s mission needs, including short-distance travel, moderate passenger loads, and the ability to operate on shorter runways. Estimated acquisition cost is approximately \$4.8 million to \$5.2 million which is well within available funding limits.

Approval of this request will allow SCAC to proceed with procurement of the second replacement aircraft and complete the core fleet modernization effort authorized by the General Assembly.

What is JBRC asked to do?

Section 1-11-405 of the South Carolina Code provides that no aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization

of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

The Aeronautics Commission requests authorization to follow the same strategy used during the purchase of the first replacement aircraft to acquire the second replacement aircraft.

Under authority of S.C. Code Section 11-35-710, SC Aeronautics requests an exemption from the chief procurement officer's area of responsibility for the purchase of a used aircraft by allowing the Agency to submit offers; make deposits; conduct due diligence; and proceed with purchase of the second replacement aircraft; all in accordance with the plan as described herein. The Commission has committed to report its findings and selection to the Committee following acquisition of a suitable replacement aircraft.

To ensure full transparency and that the price offered is fair and reasonable, Aeronautics intends to hire a qualified aircraft appraiser who will evaluate the aircraft and confirm the value prior to purchase.

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

NA

5. List of Supporting Documents:

- (a) Letter to John White requesting exemption from State Procurement Code
- (b) Section 11-35-710 of the South Carolina Code of Laws
- (c) Section 1-11-405 of the South Carolina Code of Laws
- (d) FY 24 Budget Proviso 118.19(B)(58)
- (e) SCAC Aircraft Search Committee Report, March 18, 2026
- (f) King Air 250 marketing brochure



2553 Airport Boulevard
West Columbia, SC 29170
(803) 896-6262
aeronautics.sc.gov

Henry D. McMaster
GOVERNOR

Gary W. Siegfried
EXECUTIVE DIRECTOR

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DISTRICT 4

Chad McGowan, Esq.
DISTRICT 5

Marco Cavazzoni
DISTRICT 6

Christopher Bethea
DISTRICT 7

May 7, 2026

Mr. John White, PE
Material Management Officer and State Engineer
Division of Procurement Services
SC State Fiscal Accountability Authority
1201 Main Street, Suite 600
Columbia, SC 29201

RE: Request exemption from State Procurement Code to purchase used aircraft

Dear Mr. White,

As you may recall, the South Carolina Aeronautics Commission is in the process of modernizing the fleet of state aircraft. This process started in 2024 with the acquisition of the first aircraft and Aeronautics is now ready to proceed with purchase of the second aircraft.

The purpose of this letter is to provide background on progress made to date and to request an exemption from State Procurement Code as was done during the acquisition of the first aircraft.

Background

In FY 2023–2024, the South Carolina General Assembly appropriated \$10 million to modernize the South Carolina Aeronautics Commission (SCAC) aircraft fleet. At that time, the fleet consisted of two aging aircraft—a 1983 King Air C90-1 and a 1990 King Air 350. The approved modernization strategy included acquisition of a newer primary aircraft, disposition of both legacy aircraft, and use of remaining funds and sale proceeds to acquire a second replacement aircraft.

In August 2024, SCAC completed the purchase of a 2018 King Air 350i for approximately \$6.1 million. The legacy King Air 350 was subsequently sold in June 2025. The sale of the King Air C90 proved to be more difficult but was finally sold in March 2026 following additional maintenance and re-listing efforts. Total available funding from the remaining appropriation and aircraft sale proceeds is approximately \$6.9 million.

With the sale of both legacy aircraft, SCAC is currently operating with a single aircraft while proceeding with the next phase of fleet modernization. An internal Aircraft Search Committee evaluated mission requirements using historical flight data and determined that a second turboprop aircraft is appropriate to ensure operational reliability, meet typical mission profiles, and maintain cost efficiency.

The Committee also evaluated the potential acquisition of a jet aircraft. While a jet could offer increased speed and may have some appeal for longer-distance travel, historical usage data indicates that most SCAC missions are short-distance and would not materially benefit from jet performance. Additionally, jet aircraft carry significantly higher acquisition and operating costs, particularly for shorter flights, and would require additional pilot training and maintenance support. Based on these considerations, the Committee determined that a jet aircraft would not be the most cost-effective or operationally appropriate option at this time.

Based on this analysis, the Committee recommends acquisition of a replacement aircraft in the King Air 250 class, which aligns with the State's mission needs, including short-distance travel, moderate passenger loads, and the ability to operate on shorter runways. Estimated acquisition cost is approximately \$4.8 million to \$5.2 million which is well within available funding limits.

Request

As was done during the acquisition of the first aircraft, South Carolina Aeronautics is requesting exemption from South Carolina State Procurement Code for acquisition of the second aircraft.

An exemption from the South Carolina Consolidated Procurement Code is appropriate for the purchase of a used aircraft by the South Carolina Aeronautics Commission due to the unique and highly specialized nature of the used aircraft market.

Unlike standard commodities, each used aircraft is unique with respect to airframe time, engine condition, maintenance history, avionics, configuration, and overall operational capability. Aircraft that meet the Commission's operational and budgetary requirements are limited in availability and often sell quickly, making the traditional procurement timeline impractical and potentially detrimental to the State's interests.

Additionally, the evaluation of a used aircraft depends heavily on technical inspection, maintenance records, FAA compliance, and lifecycle value rather than solely on price. Industry-standard aircraft transactions typically require direct negotiation and rapid decision-making to secure the best available asset.

Granting an exemption would allow the Commission to act efficiently in a competitive market while still maintaining appropriate oversight, conducting independent inspections and valuations, and ensuring responsible stewardship of public funds.

We appreciate your consideration of this request and your consultation on this matter. Please contact me if you need additional information in this regard.

Sincerely,

SOUTH CAROLINA AERONAUTICS COMMISSION



Gary W. Siegfried, PE
Executive Director

SECTION 11-35-710. Exemptions.

(A) The board, upon the recommendation of the chief procurement officer, may exempt governmental bodies from purchasing certain items through the respective chief procurement officer's area of responsibility. The board may exempt specific supplies, services, information technology, or construction from the purchasing procedures required in this chapter and for just cause by unanimous written decision limit or may withdraw exemptions provided for in this section. The following exemptions are granted from this chapter:

(1) the construction, maintenance, and repair of bridges, highways, and roads; vehicle and road equipment maintenance and repair; and other emergency-type parts or equipment utilized by the Department of Transportation or the Department of Public Safety;

(2) the purchase of raw materials by the South Carolina Department of Corrections, Division of Prison Industries;

(3) South Carolina State Ports Authority;

(4) Division of Public Railways of the Department of Commerce;

(5) South Carolina Public Service Authority;

(6) expenditure of funds at state institutions of higher learning derived wholly from athletic or other student contests, from the activities of student organizations, and from the operation of canteens and bookstores, except as the funds are used for the procurement of construction, architect-engineer, construction-management, and land surveying services;

(7) livestock, feed, and veterinary supplies;

(8) articles for commercial sale by all governmental bodies;

(9) fresh fruits, vegetables, meats, fish, milk, and eggs;

(10) South Carolina Arts Commission and South Carolina Museum Commission for the purchase of one-of-a-kind items such as paintings, antiques, sculpture, and similar objects. Before a governmental body procures the objects, the head of the purchasing agency shall prepare a written determination specifying the need for the objects and the benefits to the State. The South Carolina Arts Commission shall review the determination and forward a recommendation to the board for approval;

(11) published books, periodicals, and technical pamphlets;

(12) South Carolina Research Authority;

(13) the purchase of supplies, services, or information technology by state offices, departments, institutions, agencies, boards, and commissions or the political subdivisions of this State from the South Carolina Department of Corrections, Division of Prison Industries;

(14) Medical University Hospital Authority, if the Medical University Hospital Authority has promulgated a procurement process in accordance with its enabling provision;

(15) if approved in writing by the State Engineer in advance, and if some aspect of the overall transaction is otherwise approved by the board in advance of the acquisition, an acquisition of construction from an eleemosynary corporation or foundation, or a wholly owned business thereof, established solely for the governmental body's benefit, but only if the eleemosynary corporation or foundation acquires the construction on behalf of or for the use of the governmental body and does so pursuant to this code, as required by Section 11-35-40(4).

(B) The State Fiscal Accountability Authority shall maintain and post publicly a running list of all currently effective actions taken by the board pursuant to subsection (A).

Title 1 - Administration of the Government

CHAPTER 11

Department of Administration

ARTICLE 1

General Provisions

SECTION 1-11-405. Aircraft purchase, lease, or lease-purchase by state agency.

No aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

HISTORY: 1995 Act No. 145, Part II, Section 44.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

Part 1B SECTION 118 - X910 - STATEWIDE REVENUE

2023-2024 Appropriation Act

SECTION 118 – X910 – STATEWIDE REVENUE

118.19. (SR: Nonrecurring Revenue) (A) The source of revenue appropriated in subsection (B) is nonrecurring revenue generated from the following sources:

(B) The appropriations in this provision are listed in priority order. Item (1) must be funded first and each remaining item must be fully funded before any funds are allocated to the next item. Provided, however, that any individual item may be partially funded in the order in which it appears to the extent that revenues are available.

(58) U300-Division of Aeronautics

(a) Aircraft Replacement \$ 10,000,000;

(b) Capital Investing for the Statewide Airport System \$ 20,000,000;

(c) Facility Maintenance \$ 300,000;



2553 Airport Boulevard
West Columbia, SC 29170
(803) 896-6262
aeronautics.sc.gov

Henry D. McMaster
GOVERNOR

Gary W. Siegfried
EXECUTIVE DIRECTOR

Aeronautics Commission

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Marco Cavazzoni
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Christopher Bethea
DISTRICT 7

**South Carolina Aeronautics Commission (SCAC)
Aircraft Search Committee
Report and Recommendation**

March 18, 2026

Attendees:

Bud Coward
Chuck Hyer
Gary Siegfried
Denise Bryan
Tim Truemper

Background

In FY 2023–2024, the South Carolina General Assembly approved a \$10 million special appropriation to modernize the SCAC Flight Department fleet. All decisions related to this effort have been made with the overarching goal of being responsible stewards of taxpayer dollars while maintaining a safe, reliable, and efficient aviation capability for the State.

At that time, the fleet consisted of:

- A 1983 Beechcraft King Air C90-1 (purchased in 2010)
- A 1990 Beechcraft King Air 350 (purchased in 1997)

The initial modernization strategy was to:

1. Purchase a newer Beechcraft King Air 350i for approximately \$6.0–\$6.5 million;
2. Sell both legacy aircraft; and
3. Combine sale proceeds with remaining appropriated funds to acquire a second replacement aircraft (type to be determined).

In August 2024, SCAC acquired a 2018 Beechcraft King Air 350i for \$6,100,000. An additional \$7,000 was expended to repaint the tail number, leaving a remaining balance of \$3,893,000.

Disposition of Legacy Aircraft

Both legacy aircraft were appraised in advance of auction in March 2025:

- King Air 350: \$2,650,000
- King Air C90-1: \$1,100,000

The aircraft were listed for auction via GovDeals in May 2025, with a closing date of June 13, 2025.

- King Air 350:
Received one bid of \$2,304,000, which was accepted. Net proceeds to the agency totaled \$2,387,500 after closing costs.
- King Air C90-1:
Received no bids. Flight Department personnel determined the lack of interest was likely due to the aircraft being due for inspection.

The C90-1 subsequently underwent required inspections and was reappraised after market review indicated the initial valuation was high. The revised fair market value was determined to be \$715,000.

The aircraft was relisted in January 2026. After an initial closing with no bids, the listing was extended into March 2026, at which time a single bid of \$679,000 was received and accepted.

Available Funding

Following the sale of both legacy aircraft, SCAC has approximately **\$6.9 million** available for acquisition of a second replacement aircraft.

Operational Needs Assessment

The Aircraft Search Committee met on March 17, 2026, to evaluate replacement options. Prior to the meeting, Chief Pilot Tim Truemper analyzed 15 years of flight data to inform decision-making.

Key findings include:

- Most frequent mission distance: **under 200 statute miles**
- Average passenger load: **3.7 passengers**
- Occasional missions: **~600 statute miles with 6–7 passengers**
- Operational requirement: **Ability to operate on runways under 4,000 feet (wet and dry conditions)**

Aircraft Recommendation

Based on mission requirements and cost considerations, the Committee recommends acquisition of a:

Beechcraft King Air 250

- Seating: Up to 7 passengers (plus 2 crew)
- Cruise speed: ~310 mph
- Service ceiling: 35,000 feet
- Operating costs: Slightly higher than the retired C90, but lower than the King Air 350i
- Performance: Well-suited for short runway operations
- Estimated acquisition cost: **\$4.8–\$5.2 million**

The Committee determined that the King Air 250 best aligns with SCAC's mission profile and provides a balanced approach to performance, efficiency, and cost.

Consideration of Jet Aircraft

The Committee discussed the potential acquisition of a jet aircraft. One viewpoint suggested that a jet may increase utilization by other agencies.

While this may have some merit, historical usage data does not support a significant increase in demand. Additionally:

- Jet aircraft have substantially higher operating costs, particularly for short-distance missions
- Time and efficiency advantages become meaningful primarily on flights exceeding approximately 500 statute miles
- Transitioning to a jet would require additional training for both pilots and maintenance personnel, resulting in increased costs and potential operational disruption

By contrast, SCAC pilots and mechanics are already highly experienced and trained on the Beechcraft King Air platform, allowing for continuity of operations and avoidance of unnecessary training expenditures.

Based on these factors, the Committee does not recommend a jet at this time.

Supplemental Aircraft Opportunity

The Committee also discussed the potential acquisition of a supplemental utility aircraft to support SCAC operations and broader state agency needs.

If a King Air 250 is acquired for approximately \$5 million, an estimated **\$1.8 million** would remain available. Depending on market conditions, this could support acquisition of a multi-purpose aircraft such as:

- Cessna Caravan
- Daher Kodiak 100
- Cessna 206 (new)

These aircraft offer flexible configurations suitable for:

- Executive transport
- Cargo operations
- Surveillance
- Aerial photography
- Site surveys

Conclusion

The Committee recommends prioritizing replacement of the C90-1 with a King Air 250 to complete the core fleet modernization effort.

Future consideration may be given to acquisition of a supplemental utility aircraft, subject to available funding, agency priorities and approval of the State Fiscal Accountability Authority (SFAA) and the Joint Bond Review Committee (JBRC).

Respectfully submitted,



Tim Truemper
Flight Operations Program Manager



Beechcraft
TEXTRON AVIATION

KING AIR 250



EXPAND YOUR BUSINESS

The most popular business turboprop in the world, the Beechcraft® King Air® 250, now provides better performance and payload to deliver more people to more places in comfort at less cost. The Pro Line Fusion™ flight deck brings unprecedented sophistication to the cockpit. Interior refinements create a King Air cabin unlike any before it.

CUSTOM COMFORT AND ENHANCED PRODUCTIVITY

The spacious King Air 250 cabin, with seating for up to seven, creates an environment with added head and shoulder room for unparalleled comfort. Acoustic technologies create the quietest turboprop experience available. Work and relax in leather seats while staying connected in flight with standard Wi-Fi for maximum productivity.



Enjoy longer flights with the dual-zone climate controls and private aft lavatory.

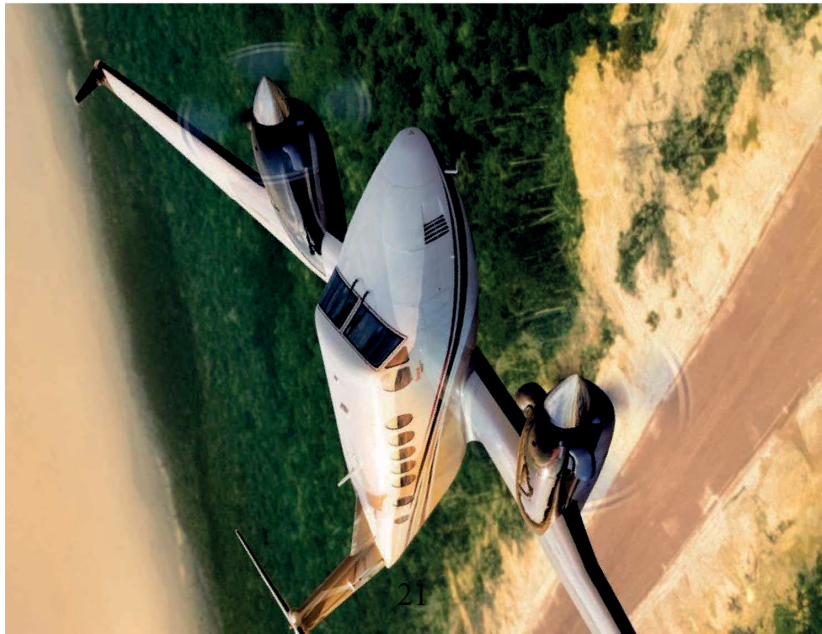


A NEW CLASS OF AMENITIES

The King Air 250 is outfitted with more cabin amenities than you'll find in lesser single-engine turboprops and in aircraft costing millions more.

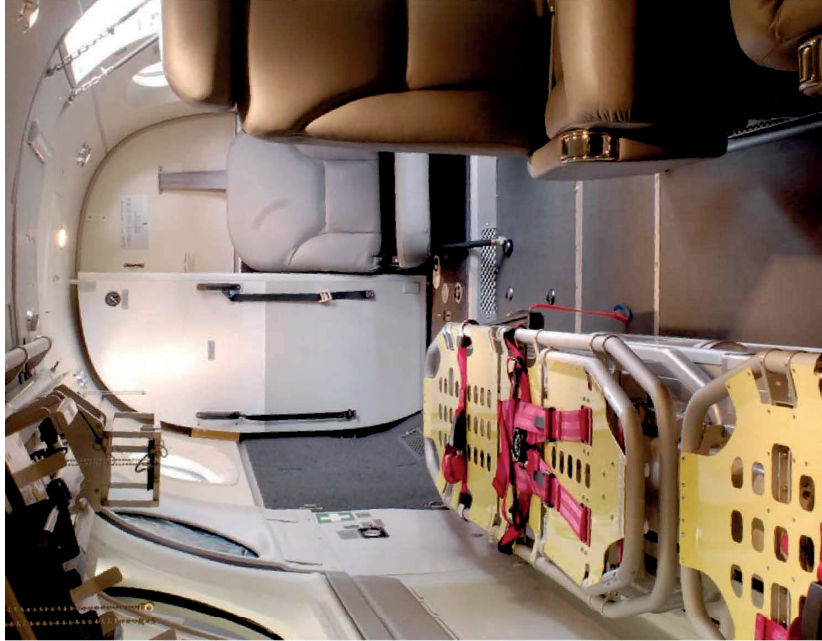
Managing comfort and productivity in flight is easy with a wide range of cabin features. Two stowable work tables, a built-in refreshment center, electronically dimmable windows, standard power outlets and the luxurious aft lavatory all contribute to getting the most out of your flights.





KING AIR 250 VERSATILITY

The large King Air 250 cabin can easily be configured to serve in a variety of roles, everything from air ambulance and humanitarian missions to cargo and corporate transport to surveillance. The chairs and cabinets are attached to floor-mounted seat tracks for easy reconfiguration. An optional large cargo door 49 inches wide by 52 inches high (124 cm x 132 cm) accommodates oversized cargo.

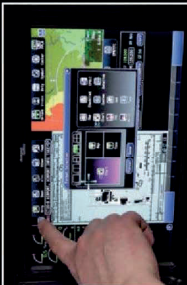
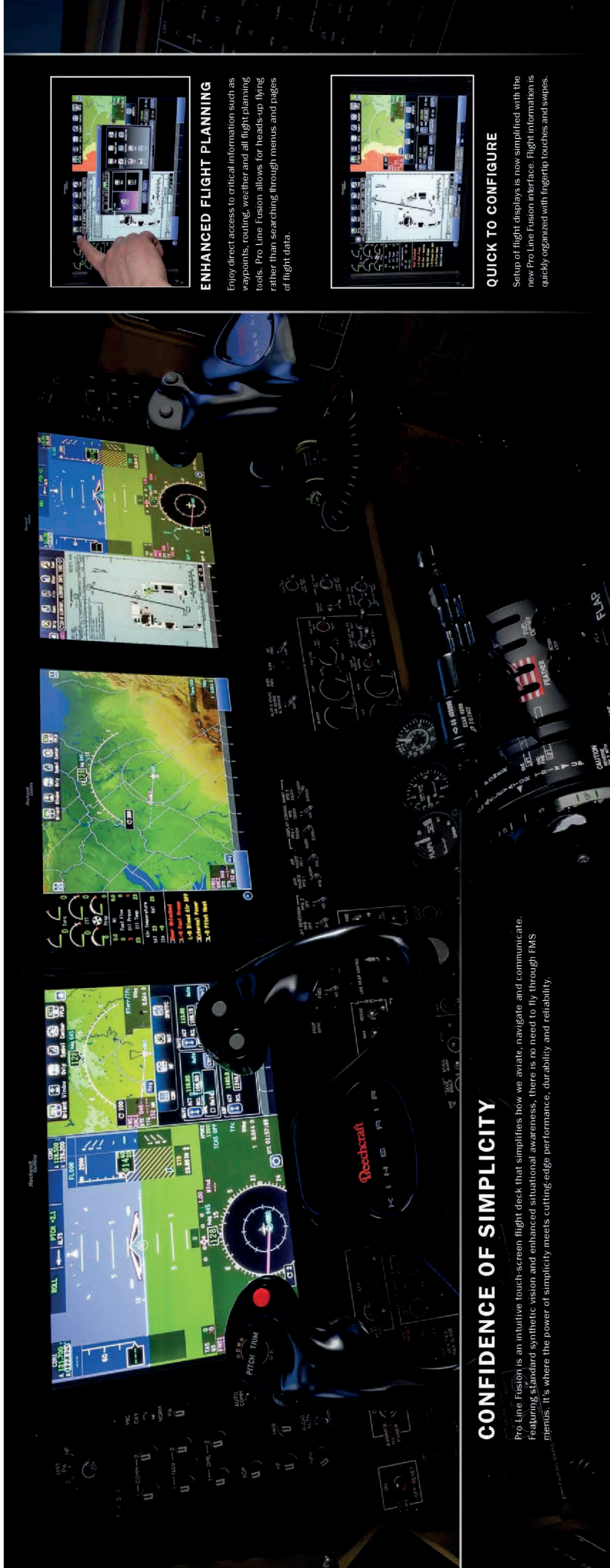


THE CABIN CONFORMS TO THE MISSION

The King Air 250 delivers the performance, dependability, durability and operating economics critical to special operations, as well as giving your specialized crew a spacious and flexible environment in which to work. Customize your aircraft for any mission.

One of the world's most capable special missions aircraft, the King Air accommodates heavy payloads of surveillance equipment and cargo, leaving plenty of room for maneuvering in the cabin and transporting priority passengers.





ENHANCED FLIGHT PLANNING

Enjoy direct access to critical information such as waypoints, routing, weather and all flight planning tools. Pro Line Fusion allows for heads-up flying rather than searching through menus and pages of flight data.



QUICK TO CONFIGURE

Setup of flight displays is now simplified with the new Pro Line Fusion interface. Flight information is quickly organized with fingertip touches and swipes.

CONFIDENCE OF SIMPLICITY

Pro Line Fusion is an intuitive touch-screen flight deck that simplifies how we aviate, navigate and communicate. Featuring standard synthetic vision and enhanced situational awareness, there is no need to fly through FMS menus. It's where the power of simplicity meets cutting-edge performance, durability and reliability.



ENHANCED PAYLOAD

The legendary carrying capacity of the King Air is now even greater. Take more passengers and more baggage to more distant destinations. The Enhanced Payload option allows the King Air 250 to operate in the Commuter Category at a gross takeoff weight of 13,420 pounds, allowing you to carry five passengers with baggage, and full fuel. Passengers easily retrieve personal items during flight thanks to a fully accessible, heated, pressurized baggage area.

KING AIR 250 SPECIFICATIONS

The Enhanced Payload option increases Maximum Takeoff Weight to 13,420 lb (6,087 kg) and Useful Load to 4,670 lb (2,118 kg).

PERFORMANCE

Takeoff Distance (MTOW)	2,111 ft	(643 m)
Max Range (Ferry, LRC)	1,720 nm	(3,185 km)
Max Cruise Speed	310 kts	(574 km/h)
Max Operating Altitude	35,000 ft	(10,668 m)

POWERPLANT

Manufacturer	Pitt & Whitney Canada	
Model	(2) PT6A-62	
Power Output	850 shp	(625 kW)

WEIGHTS

Max Takeoff Weight	12,500 lb	(5,670 kg)
Basic Operating Weight (as seen)	8,830 lb	(4,005 kg)
Useful Load	3,760 lb	(1,706 kg)

INTERIOR DIMENSIONS

Cabin Height	4 ft 9 in	(1.45 m)
Cabin Width	4 ft 6 in	(1.37 m)
Cabin Length	16 ft 8 in	(5.08 m)
Baggage Capacity	550 lb	(249 kg)

MAXIMUM OCCUPANTS

11

*Performance data is based on extended conditions with zero wind. Field performance assumes a level, hard-surface, dry runway. Range is based on a ferry mission at LRC with NDAA IFR reserves.



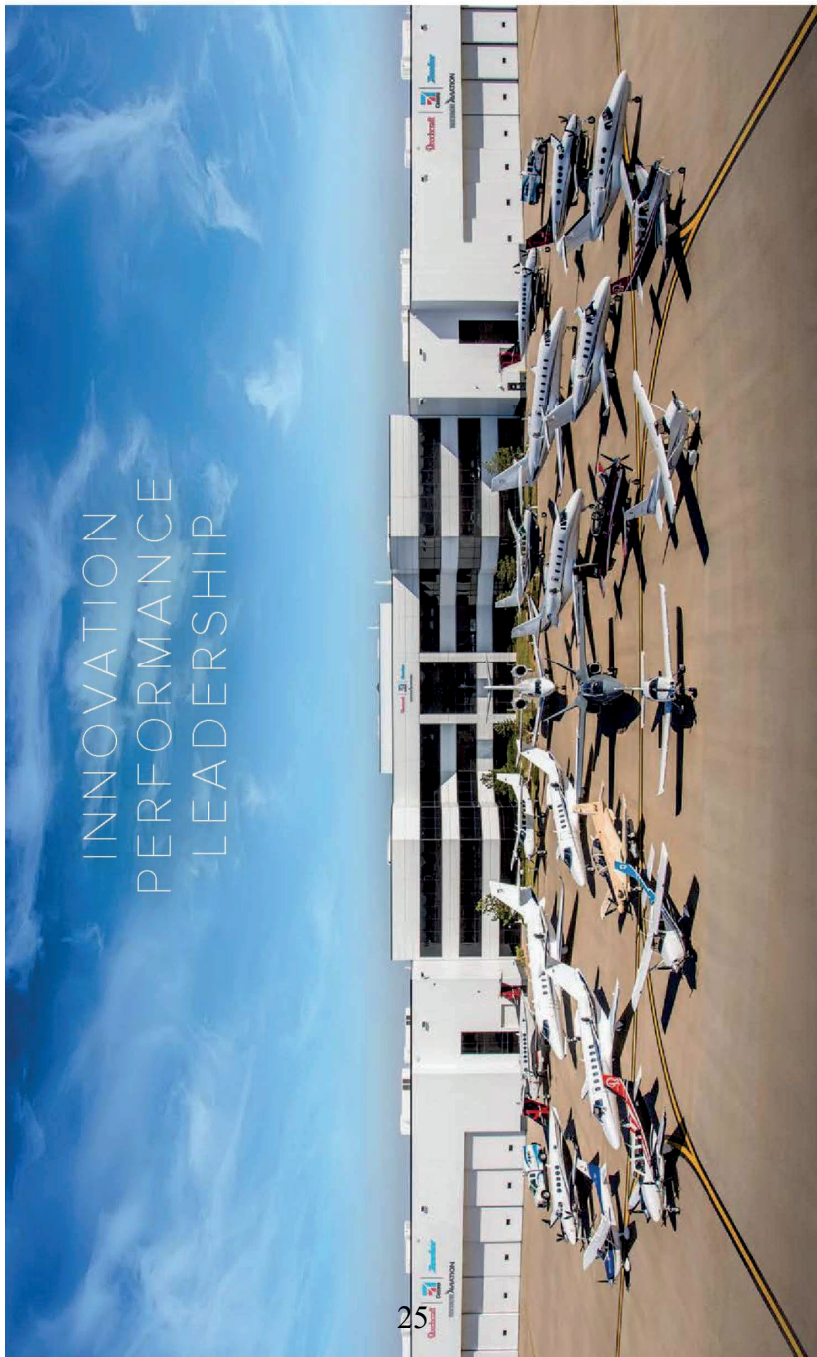
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AGENCY: South Carolina Public Service Authority

SUBJECT: Lease Proposal
Office Space Sublease Modification
1201 Main Street, Richland County

The South Carolina Public Service Authority requests review of its proposal to amend an existing sublease of 1,301 square feet of office and shared common space from Palmetto Economic Development Corporation¹ located at 1201 Main Street in Columbia. The original sublease was reviewed by the Committee at its meeting on May 28, 2024, and renewed on June 30, 2024. The modification will accommodate the addition of one additional office at 288 square feet and matching common space for a total of 1,905 square feet with anticipation of future modifications.

The term of the existing sublease extends through June 30, 2030, and will not be affected by the amendment. The new monthly base rent will be \$3,794 or \$23.90 per square foot. Base rent will increase by \$0.40 per square foot annually for the remainder of the term. No option to purchase the property is included in the lease.

The Authority reports that lease payments will be made from operating revenue; and the Authority's submission represents that funding for payments will be sufficient throughout the lease term. The Authority reports that comparable rates for similar commercial space within the building range from \$24.25 to \$26.50 per square foot.

COMMITTEE ACTION:

Approve an amendment to the Authority's existing sublease with Palmetto Economic Development Corporation, to accommodate the addition of one office and matching common space, as described herein.

ATTACHMENTS:

1. Letter dated June 9, 2026, of Mr. J. Martine Watson, Senior Director, Commercial and Customer Service, Santee Cooper.
2. Substantive sublease terms.

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

June 9, 2026

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

Re: Capitol Center Office Sublease Modifications located in Columbia, SC

Dear Chairman Peeler:

The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee approve the modification of the current sublease for 3 offices and shared common space from Palmetto Economic Development Corporation located at 1201 Main Street in Columbia, SC as described on Attachment A. The original sublease was approved and renewed June 30, 2024. Santee Cooper is in need of at least one additional office (288 sq. ft.) and matching common space with anticipation of future modifications to increase or decrease office and common space. Modifications of space would increase or decrease costs by \$23.50/ sq. ft. (with set annual increase) for dedicated office space and proportional common space. Total annual cost for the lease is \$49,291.56.

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

CBRE, the building manager, is currently marketing space for lease with a rental range between \$24.25 to \$26.50 per square foot, about a dollar more than Santee Cooper’s negotiated rate.

Sincerely,



J. Martine Watson

Attachment: As stated

Attachment A

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

Sublessors	Palmetto Economic Development Corporation
Sublessee	South Carolina Public Service Authority
Property	4 offices (957 square feet) and shared common space (948 square feet) located at 1201 Main Street, Columbia, SC
Term	Six (6) year term with option for either party to terminate after 3 years with twelve (12) months' notice
Rental	Monthly rental based on annual rate per square foot (\$23.50/sq. ft.) including pro rata share of common area, with annual rental increase provision (\$0.40/sq. ft.) Modifications of space would increase or decrease costs by \$23.50/ sq. ft. (with set annual increase) for dedicated office space and proportional common space.



Log In

PALMETTO ECONOMIC DEVELOPMENT CORPORATION

Corporate Information

Entity Id 00012521
 Entity Type Nonprofit
 Status Good Standing
 Domestic/Foreign Domestic
 Incorporated State South Carolina

Registered Agent

Agent JAMES A. CHAVEZ
 Address 1201 MAIN ST
 COLUMBIA, South Carolina 29201

Important Dates

Effective Date 08/17/1988
 Expiration Date N/A
 Term End Date N/A
 Dissolved Date N/A

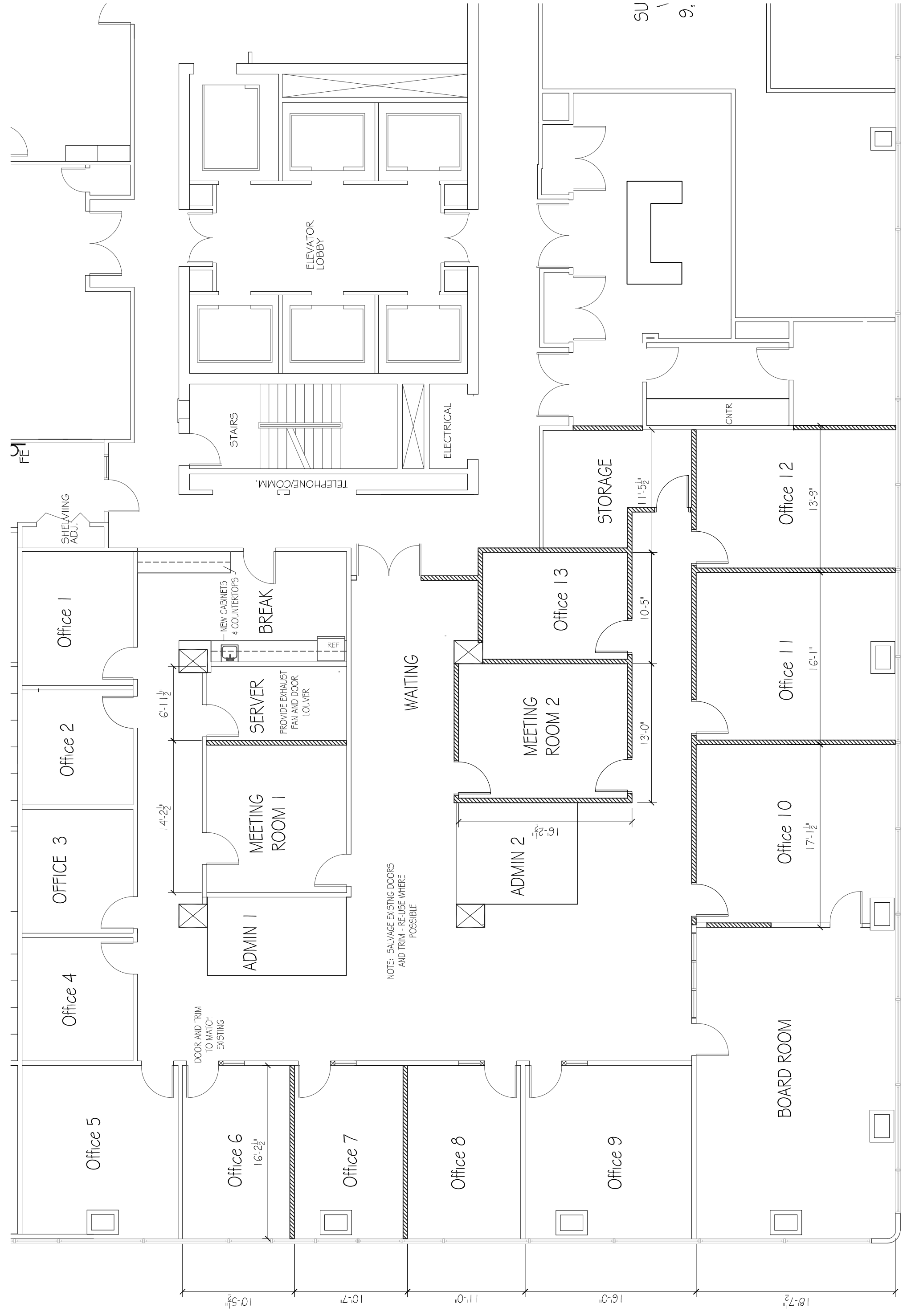
+ Request Documents

+ Add Filing

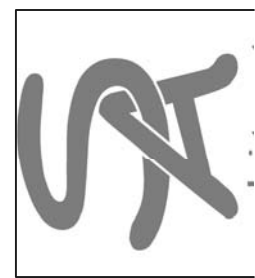
Official Documents On File

Filing Type	Filing Date
Change of Agent or Office	07/02/2015
Amendment	01/16/1996
Incorporation	08/17/1988

Back



SC POWER TEAM
CAPITOL CENTER



Sherer & Associates
1201 Main Street
Suite 1980
Columbia, SC 29201
Phone: 803.748.1345
dansherer@shererarch.com

17th FLOOR UPFIT PLAN
SCALE: 1/8" = 1'-0"

Santee Cooper Sublease Amendment Calculations

Current Sublease Premises: 669 square feet – three designated offices
632 square feet – 2/13ths pro rata share of Common Space
1,301 square feet Total

New Sublease Premises: 957 square feet – four designated offices
948 square feet – 3/13ths pro rata share of Common Space
1,905 square feet Total

<u>Dates</u>	<u>Current Monthly Base Rent</u>	<u>New Monthly Base Rent</u>	<u>Monthly Increase in Base Rent</u>
July 1, 2024 thru June 30, 2025	\$2,547.79	\$2,547.79	\$0.00
July 1, 2025 thru March 31, 2026	\$2,591.16	\$2,591.16	\$0.00
April 1, 2026 thru June 30, 2026	\$2,591.16	\$3,794.13	\$1,202.97
July 1, 2026 thru June 30, 2027	\$2,634.63	\$3,857.63	\$1,223.00
July 1, 2027 thru June 30, 2028	\$2,677.89	\$3,921.13	\$1,243.24
July 1, 2028 thru June 30, 2029	\$2,721.26	\$3,984.63	\$1,263.37
July 1, 2029 thru June 30, 2030	\$2,764.63	\$4,048.13	\$1,283.50

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
University of South Carolina
Clinical Space at 3555 Harden Street Extension, Columbia

The University of South Carolina requests review of its proposal to lease 9,496 square feet of clinical space at 3555 Harden Street Extension, Columbia to Prisma Health¹ as part of an agreement between the University and Prisma Health to effectively co-manage and operate the Brain Health Center.

A request for proposals for Clinical Operations Management at the Brain Health Center was issued seeking qualified clinical and practice management firms to submit proposals for the operation and management of clinical space within the Center. Prisma Health was the selected firm serving as the tenant.

The term of the proposed lease is 5 years beginning when the space is ready for occupancy which is expected to be on or about July 1, 2026. The rental rate for the first year of the term is \$351,352 or \$37.00 per square foot and includes maintenance, landscaping, security, and building operating costs. Prisma will be responsible for utilities and IT costs.

The rental rate will increase by 3% annually beginning in year 2. Total rent over the term is expected to be \$1,865,375. No option to purchase the property is included in the lease.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated April 1, 2026, of Derek S. Gruner, RA, LEED AP, University Architect, Associate Vice-President of Planning, Design, and Construction.

¹A nonprofit organization in good standing registered with the SC Secretary of State effective August 17, 2017. CT Corporation System of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: June 10, 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: University of South Carolina Lease to Prisma Health of 3555 Harden Street Extension, Columbia, SC

3. Summary Background Information:

The University of South Carolina (Agency) requests approval to lease approximately nine thousand four hundred ninety-six (+/- 9,496) square feet of clinical space at 3555 Harden Street Extension, Brain Health Center, Columbia to Prisma Health (Tenant). The Agency acquired the property and building in 1988 and recently renovated the building located near the Prisma Health Richland Hospital Campus in support of the University of South Carolina Brain Health Network’s mission. This lease is part of an agreement between the Agency and Prisma Health to effectively co-manage and operate the Brain Health Center. This lease was approved by the Agency’s board on December 16, 2025.

In June 2025 the State of South Carolina through the State Fiscal Accountability Authority, acting on behalf of the Agency, issued a request for proposals described as “Clinical Operations Management at USC Brain Health Center” seeking solutions-based proposals from qualified clinical/practice management firms to operate and manage clinical space within the Brain Health Center with the Tenant being the selected option.

The requested lease term is five (5) years and will begin when the space is ready for occupancy which is expected by the parties to be on or about July 1, 2026.

The rent for the first year of the term will be \$351,352.00 or \$37.00 per square foot (rounded) and includes maintenance, landscaping, security and building operating costs. Tenant shall be responsible for direct payment of utilities and IT costs. Beginning in year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$29,279.33	\$351,352.00	\$37.00
YEAR 2	\$30,157.71	\$361,892.56	\$38.11
YEAR 3	\$31,062.44	\$372,749.34	\$39.25
YEAR 4	\$31,994.32	\$383,931.82	\$40.43
YEAR 5	\$32,954.15	\$395,449.77	\$41.64

The total rent to be received over the lease term is \$1,865,375.49.

The rent was determined by a Fair Market Value Analysis conducted by LCK for the Agency.

The lease has adequate parking on the premises.

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

4. What is the JBRC asked to do? Approve the proposed five-year lease from the University of South Carolina of approximately nine thousand four hundred ninety-six (+/- 9,496) square feet of clinical space at 3555 Harden Street Extension in Columbia to Prisma Health.

5. What is recommendation of the submitting agency involved Approve the proposed five-year lease from the University of South Carolina of approximately nine thousand four hundred ninety-six (+/- 9,496) square feet of clinical space at 3555 Harden Street Extension in Columbia to Prisma Health.

6. List of Supporting Documents:

- (a) Letter from Agency
- (b) Private Participant Disclosure Forms
- (c) Map and Street View of Premises
- (d) Draft Lease
- (e) Clinical Co-Management Agreement



April 1, 2026

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

RE: Lease-out between USC Brain Health Center and Prisma Health

Dear Ms. Lancaster:

The University of South Carolina requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a FIVE (5) year lease-out with Prisma Health, for approximately 9,496 rentable square feet of office, clinical and lab space at 355 Harden St. Columbia, SC 29201.

Prisma Health responded to a public solicitation and was selected to partner with USC as a part of an existing Co-Management Agreement to effectively operate and manage clinical operations at the Brain Health Center. The solicitation contemplated a space lease-out of portions of a university facility in which the partner would provide clinical operations. The lease cost per square foot was agreed upon by both parties after appraisals informed a fair market rate.

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

Sincerely,

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

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
College of Charleston
Student Housing, Charleston

The College of Charleston requests authorization to enter into one or more leases to address its current student housing deficit. The College is projecting a need for up to 275 beds in the Charleston area for the 2026/2027 academic year. However, as the next meetings of the Joint Bond Review Committee and State Fiscal Accountability Authority are presently scheduled after the semester start date, the University is requesting prospective approval to enter into one or more leases for up to 275 beds at an average academic year rate per bed cost of approximately \$18,909 with a total amount not to exceed \$5,200,000 for the 2026-2027 academic year.

In April 2026, the College realized the demand for student housing exceeded their current capacity. The College reported to the Department of Administration that additional beds were needed for the fall semester. As a result, the Department conducted a solicitation for student housing and contacted multiple hotels and property owners in the Charleston area to request that they submit a proposal. To date, an agreement has not been reached.

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

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

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated May 18, 2026, of Paul Patrick, Interim Executive Vice President for Business Affairs, College of Charleston.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: June 10, 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: College of Charleston Student Housing, Charleston SC

3. Summary Background Information:

On April 30, 2026, College of Charleston (College) approached the Department of Administration (Admin) indicating that they will need additional beds for the 26/27 academic year. As a result, Admin worked with them to quickly create a solicitation for student housing which was released on May 12, 2026, with proposals received on May 24, 2026. Admin also reached out to multiple hotels and property owners in the Charleston area to request they submit a proposal. A full agreement has not been reached.

The College of Charleston is projecting a need for up to two hundred seventy-five (275) beds in the Charleston area for the fall semester beginning August 1, 2026. The College desires to continue pursuing a lease for housing with the assistance of Admin. Because the next available meetings of the Joint Bond Review Committee and State Fiscal Accountability Authority will be after the semester start date, the College requests approval to enter into a lease or leases for up to 275 beds at an average academic year rate per bed cost of approximately \$18,909.09 (rounded) with a total amount not to exceed \$5,200,000.00 for the 2026-2027 academic year.

The college plans to charge students the current residential rate for similar housing units.

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

Tenant	Location	Average Academic year Rate Per Bed*
Apartments	31 Laurens Street, Charleston	\$16,175.00
Apartments	128 Columbus Street, Charleston	\$10,815.00
Apartments	28 Woolfe Street, Charleston	\$11,625.00

*Rates according to Apartments.com for 1-bedroom apartments in the area as of May 2026. Above rates may be subject to base rent and/or operating expense escalations.

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

There will be no option to purchase the property included in the lease.

Any lease will be approved by the College of Charleston's Board of Trustees prior to any lease execution.

4. **What is the JBRC asked to do?** Approve the proposed request for the College of Charleston to enter into one or more lease agreements for the 26/27 academic year for up to two hundred seventy-five (275) beds at a total rate not to exceed \$5,200,000.00 for the academic year.

5. **What is recommendation of the submitting agency involved** Approve the proposed request for the College of Charleston to enter into one or more lease agreements for the 26/27 academic year for up to two hundred seventy-five (275) beds at a total rate not to exceed \$5,200,000.00 for the academic year.

6. **List of Supporting Documents:**

- (a) Letter from Agency

May 18, 2026

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

RE: Lease for Student Housing

Dear Ms. Lancaster:

The College of Charleston requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter student housing leases with various hotels and apartment complexes near College of Charleston campus. The College requests approval to enter into a lease or leases for up to 275 beds at an average annual per bed cost of approximately \$18,909.09 with a total amount not to exceed \$5,200,000.00 for the 2026-2027 academic year.

In order to support the large incoming first year class, the lease(s) will serve returning upper-class students. The facilities will be either hotel or student housing apartment style to meet the needs of this student population for the academic year.

After confirming that no suitable state-owned space was available, the Department of Administration solicited proposals for student housing space. The College will select the lease(s) that will stay within this maximum threshold while safely meeting the needs of students and obtain College of Charleston board approval prior to lease execution.

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

Sincerely,



Paul Patrick
Interim Executive Vice President for Business Affairs

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
Winthrop University – New Residence Hall

Winthrop University requests Phase II review to establish the full design and construction budget for its new student residence hall.

Permanent Improvement Project. The project was established in December 2025 with a Phase I budget of \$600,000, funded with Housing Revenue funds. This request will replace the source of funds and increase the budget to \$49,324,000, funded entirely by proceeds from the issuance of Higher Education Revenue bonds.

The project will construct a new 400-bed student residence hall to include, among other things, study and social space, laundry rooms, a multipurpose room, and a resident advisor apartment. The University's increasing enrollment of new and transfer students plus increasing retention of existing students has put an increased demand on the remaining student housing. The new building will be approximately 100,000 square feet and house 400 students and 4 residence life professionals.

Contract execution is expected in June 2026 and completion of construction in February 2028.

Higher Education Revenue Bonds. The University proposes funding the permanent improvement with not exceeding \$55,500,000 of Higher Education Revenue Bonds, including expenses associated with issuance of the bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The amortization of the proposed bonds is anticipated to be based on a 30 year term, with the financing anticipated to include an interest rate reset after year ten. Exhibit A included in the supporting documentation reflects the debt service requirements for all of the University's existing and proposed Higher Education Revenue Bonds. Exhibit B reflects maximum annual debt service projected at \$5,181,840. Based on current collections, revenue coverage of debt service following issuance of the bonds is projected to range from 1.56 to 3.02 times debt service throughout the term of the University's existing and proposed debt.

Supporting documentation indicates that, while the University intends to pay debt service from Net Revenues, the bonds are secured by both Net Revenues and Additional Funds, as those terms are defined in the University's bond resolution. The Net Revenues for the fiscal year ended June 30, 2025, totaled \$4,382,881. Presently, the University has not designated any funds of the University as Additional Funds but maintains the flexibility to designate otherwise unrestricted revenues of the University to bolster Net Revenues. The University states that no increases in student fees or tuition are needed to support the project.

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

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish Phase II full design and construction for the permanent improvement project, to be funded by \$49,324,000 in proceeds from the issuance of Higher Education Revenue Bonds.
2. Review and make recommendation regarding the University's request for issuance of not exceeding \$55,500,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated May 12, 2026, of Mr. Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. Bond Information Report and Exhibits.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 10, 2026

Regular Agenda

1. Submitted By:

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

Ashlie Lancaster

 Ashlie Lancaster, FMPS Director

2. Subject:

Winthrop University – New Residence Hall

3. Summary Background Information:

Project: Winthrop University
 H47.9631: New Residence Hall

Request: Change Source of Funds and Establish Phase II Full Construction Budget to construct a new student residence hall.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 8 in FY28 (estimated at \$38,000,000)

Phase I Approval: December 2025 (estimated at \$40,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				49,324,000	49,324,000
Other, Housing Revenue	600,000		600,000	(600,000)	
All Sources	<u>600,000</u>		<u>600,000</u>	<u>48,724,000</u>	<u>49,324,000</u>

Summary of Work: The project will construct a new 400-bed student residence hall using the pod-wet core style, which has a bathroom (shower, toilet and sink), with a solid door but is accessed inside a larger group bathroom off of a hallway. The building will include a kitchen, study and social space, laundry rooms, and a 30 to 40 seat multipurpose meeting room and a resident advisor apartment. 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: Wofford and Richardson residence halls, which totaled approximately 800 beds, were closed in 2022 and demolished in 2024. The university’s increasing enrollment of new and transfer students plus increasing retention of existing students has put an increased demand on the remaining student housing. The project was included in the CPIP as an FY28 item but is being requested at this time because the increasing size of the incoming classes, growth in transfer students plus improved student retention is growing the overall student body. The number of affordable rental housing options in the Rock Hill area is now very limited and forcing students who normally live off campus to want to come back on campus to complete their education. The university has tried to alleviate this pressure by leasing 526 beds from an adjacent apartment complex over the last 2 years but still have had to implement waiting lists and direct upper-class who want to live on campus to off campus housing. The building will not be finished before late 2027 at the earliest.

Facility Characteristics: The new residence hall to be constructed will be approximately 100,000 square feet. Total undergraduate and graduate student enrollment is just under 5,000, with approximately 1,200 faculty and staff, plus various daily visitors. The residence hall will house 400 students plus 4 residence life professionals.

Financial Impact: The project will be funded from Revenue Bonds (to be issued). The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$2,893,351 over 30 years. The project is expected to result in an increase of \$500,000 (years 1 thru 3), in annual operating expenditures, which will be funded by revenue generated from occupancy of the rooms. 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 \$151 per student per semester, and has decreased from \$543 between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$49,324,000 funded from Revenue Bond Funds. Contract execution is expected in June 2026 and completion of construction in February 2028.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Change Source of Funds and establish Phase II request.

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

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement New Residence Hall
2. Bond Information Report



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

May 12, 2026

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

Re: Not Exceeding \$55,500,000 Winthrop University Higher Education Revenue Bonds, Series 2026

Dear Catherine:

Winthrop University (the "University") plans to request project review and approval of its proposed student housing project at the June 10, 2026 Joint Bond Review Committee and June 16, 2026 State Fiscal Accountability Authority meetings, and in connection with such request will propose that a portion of the budget for such project include proceeds of the above-referenced bonds (the "Bonds"). In accordance with the policy adopted by the Joint Bond Review Committee on October 7, 2014, as amended on September 13, 2016, regarding any agency or institution request for a project approval that results in the addition of bond funds to the project budget, please find enclosed the required documentation detailing the proposed financing of the proposed project. On behalf of the University, we respectfully request that the Joint Bond Review Committee consider the request for the use of proceeds from the proposed Bonds in connection with its consideration of the proposed project at its meeting currently scheduled for June 10, 2026.

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

Very truly yours,

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

Gary T. Pope, Jr.

Enclosure

cc: Kevin Butler, Winthrop University
Kevin O'Brien, Office of State Treasurer
Jennifer LoPresti, Executive Budget Office

Winthrop University Bond Information Report

Prepared in Connection with the Proposed Authorization of
Not Exceeding \$55,500,000 of Winthrop University
Higher Education Revenue Bonds, Series 2026

Amount and Type of Bond. Winthrop University (the “University” or “Winthrop”) is seeking review by the Joint Bond Review Committee and approval by the South Carolina State Fiscal Accountability Authority for the issuance of not exceeding \$55,500,000 of Winthrop University Higher Education Revenue Bonds, Series 2026 (the “Series 2026 Bonds”), the proceeds of which may be applied for the purposes of: (1) paying the costs of, and reimbursing the University for any capital expenditures previously made in connection with the Project (as defined below), including any capitalized interest on the Series 2026 Bonds, if any; (2) paying the cost of issuance of the Series 2026 Bonds, including the premium on any Municipal Bond Insurance Policy or debt service reserve fund funding substitute; and (3) paying the principal of and interest on any bond anticipation notes whether at maturity or early redemption. The Project is defined to include the costs to construct, improve and equip new student housing facilities on the campus of the University, together with related infrastructure and improvements (the “Project”). The Project is expected to provide between 350 and 500 beds and space for complementary uses.

Revenues Pledged to Pay the Bonds. The University’s Higher Education Revenue Bonds are payable from, and are secured by a pledge of, the Net Revenues and the Additional Funds (“Pledged Revenues”). Under the bond resolution governing the issuance of the University’s Higher Education Revenue Bonds the University must maintain Net Revenues at least equal to 120% of composite debt service on all outstanding Higher Education Revenue Bonds. The Net Revenues for the fiscal year ended June 30, 2025, totaled \$4,382,881. The estimated debt service requirements on all existing, authorized, and proposed Higher Education Revenue Bonds are attached as Exhibit A. Exhibit B reflects estimated maximum annual debt service of \$5,181,840 in the fiscal year ending June 30, 2033, and debt service coverage ranging from 1.56 to 3.02 times annual debt service.

New Revenue Generation. Upon completion of the Project, Net Revenues derived from the Project will be more than sufficient to pay debt service on the Series 2026 Bonds as shown in Exhibit B.

Other Funds Available to Pay Bonds. While the University intends to pay debt service on the Bonds from the Net Revenues, both the Net Revenues and the Additional Funds comprise the Pledged Revenues that secure the Bonds. Presently, the University has not designated any funds of the University as Additional Funds, but maintains the flexibility to designate otherwise unrestricted revenues of the University to bolster Net Revenues. State appropriations and student tuition and fees pledged to the payment of State Institutions Bonds are not available to be designated as Additional Funds.

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

Prepared May 12, 2026 in connection with:

June 10, 2026 Joint Bond Review Committee Meeting
June 16, 2026 State Fiscal Accountability Authority Meeting

Exhibit A

Winthrop University Higher Education Revenue Bonds - Debt Service

Fiscal Year	Debt Service on Proposed Bond Issue*					Total Composite Debt Service
	Existing Debt Service	Debt Service On Authorized but Unissued Bonds	Principal		Interest	
	\$	\$	\$	\$	\$	
6/30/2026	1,454,255	-	-	-	-	1,454,255
6/30/2027	1,453,626	-	-	-	-	1,453,626
6/30/2028	1,453,966	-	-	-	-	1,453,966
6/30/2029	1,452,479	-	950,000	2,775,000	-	5,177,479
6/30/2030	1,454,165	-	1,000,000	2,727,500	-	5,181,665
6/30/2031	1,453,821	-	1,050,000	2,677,500	-	5,181,321
6/30/2032	1,456,447	-	1,100,000	2,625,000	-	5,181,447
6/30/2033	1,456,840	-	1,155,000	2,570,000	-	5,181,840 ***
6/30/2034	-	-	1,215,000	2,512,250	-	3,727,250
6/30/2035	-	-	1,275,000	2,451,500	-	3,726,500
6/30/2036	-	-	1,335,000	2,387,750	-	3,722,750
6/30/2037	-	-	1,405,000	2,321,000	-	3,726,000
6/30/2038	-	-	1,475,000	2,250,750	-	3,725,750
6/30/2039	-	-	1,550,000	2,177,000	-	3,727,000
6/30/2040	-	-	1,625,000	2,099,500	-	3,724,500
6/30/2041	-	-	1,705,000	2,018,250	-	3,723,250
6/30/2042	-	-	1,790,000	1,933,000	-	3,723,000
6/30/2043	-	-	1,880,000	1,843,500	-	3,723,500
6/30/2044	-	-	1,975,000	1,749,500	-	3,724,500
6/30/2045	-	-	2,075,000	1,650,750	-	3,725,750
6/30/2046	-	-	2,180,000	1,547,000	-	3,727,000
6/30/2047	-	-	2,285,000	1,438,000	-	3,723,000
6/30/2048	-	-	2,400,000	1,323,750	-	3,723,750
6/30/2049	-	-	2,520,000	1,203,750	-	3,723,750
6/30/2050	-	-	2,645,000	1,077,750	-	3,722,750
6/30/2051	-	-	2,780,000	945,500	-	3,725,500
6/30/2052	-	-	2,920,000	806,500	-	3,726,500
6/30/2053	-	-	3,065,000	660,500	-	3,725,500
6/30/2054	-	-	3,220,000	507,250	-	3,727,250
6/30/2055	-	-	3,380,000	346,250	-	3,726,250
6/30/2056	-	-	3,545,000	177,250	-	3,722,250
Totals	\$ 11,635,599	\$ -	\$ 55,500,000	\$ 48,803,250	\$ -	\$ 115,938,849

*Assumes a 30-year amortization subject to a rate reset in year 11.

Exhibit B

Winthrop University Higher Education Revenue Bonds - Coverage

Fiscal Year	Composite Debt Service	FY25 Net Revenues	Coverage Ratio		Total Pro		Pro Forma Coverage Ratio
			Based on FY25 Pledged Revenues	Pro Forma Net Revenues	Forma Pledged Revenues*	Pro Forma	
6/30/2026	\$ 1,454,255	\$ 4,382,881	3.01	\$ -	\$ 4,382,881	3.01	
6/30/2027	1,453,626	4,382,881	3.02	-	4,382,881	3.02	
6/30/2028	1,453,966	4,382,881	3.01	-	4,382,881	3.01	
6/30/2029	5,177,479	4,382,881	0.85	3,704,189	8,087,070	1.56	
6/30/2030	5,181,665	4,382,881	0.85	3,704,189	8,087,070	1.56	
6/30/2031	5,181,321	4,382,881	0.85	3,704,189	8,087,070	1.56	
6/30/2032	5,181,447	4,382,881	0.85	3,704,189	8,087,070	1.56	
6/30/2033	5,181,840	4,382,881	0.85	3,704,189	8,087,070	1.56	
6/30/2034	3,727,250	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2035	3,726,500	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2036	3,722,750	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2037	3,726,000	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2038	3,725,750	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2039	3,727,000	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2040	3,724,500	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2041	3,723,250	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2042	3,723,000	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2043	3,723,500	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2044	3,724,500	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2045	3,725,750	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2046	3,727,000	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2047	3,723,000	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2048	3,723,750	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2049	3,723,750	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2050	3,722,750	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2051	3,725,500	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2052	3,726,500	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2053	3,725,500	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2054	3,727,250	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2055	3,726,250	4,382,881	1.18	3,704,189	8,087,070	2.17	
6/30/2056	3,722,250	4,382,881	1.18	3,704,189	8,087,070	2.17	

*Pro Forma Net Revenues are based on the FY25 Net Revenues plus the Net Revenues of the Project.

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Proposal for Permanent Improvement Projects
College of Charleston – 24 North Market Street Projects

The College of Charleston requests Phase II review to establish final land acquisition of a building and approximately 0.67 acres in Charleston County. As part of a separate, but related project, the College requests Phase I review to establish the pre-design budget to demolish additions previously made to the building and to construct a new School of Business.

24 North Market Street Land Acquisition. The College requests Phase II at \$11,750,000 funded by Capital Improvement Project funds (uncommitted balance \$12.99 million) and a private donation (\$11.5 million to be received). The current School of Business is experiencing growth that can no longer be accommodated by the school's current building. The property to be acquired for the new School of Business is located on the corner of North Market and East Bay streets. The building on the property is approximately 60,337 square feet with additions made between 1985 and 1986.

The property is offered by 24 North Market, LLC¹ for \$11,500,000.² An appraisal valued the property at \$11,554,000. A Voluntary Clean-up Contract (VCC) is in place. A Phase I Environmental Site Assessment found recognized environmental conditions³ and therefore a Phase II assessment was recommended. A memo provided by SCS Engineers indicated that approximately 75% of the proposed VCC assessment/sampling could be completed in accessible areas, while the remaining 25% cannot be completed until the building additions have been demolished. The 75% Phase II Assessment was completed, and the assessment did not reveal widespread contamination.⁴ The assessment advised that ground penetrating radar be conducted after the building is demolished to investigate the potential presence of underground storage tanks, and should they be discovered, additional assessment and regulatory closure procedures may be required.

A Building Condition Assessment was completed for the original historic structure and noted repairs that should be completed. Letters of support have been received from the City of Charleston and Charleston County Council authorizing the removal of the property from the tax rolls. The Charleston County School Board has declined the College's request to provide a letter of support authorizing the removal of the property from the tax rolls. No student fees or tuition will be

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective September 8, 2025. Corporation Service Company of Charleston is registered agent. Private Participant Disclosures were included with the submission.

² The additional \$230,000 being added in this request will be utilized to cover assessments and closing costs.

³ A Phase I Environmental Site Assessment found the potential of undocumented releases and associated vapor intrusion risk, potential soil and groundwater contamination, and potential undocumented releases migrating to the site.

⁴ The Phase II assessment found the primary contaminants of concern in the soil and groundwater are metals and polycyclic aromatic hydrocarbons, which are common contaminants found in urban port settings like this property. However, the scope of the assessment and subsurface surveys was restricted by the presence of the existing building, which may have limited the ability to fully characterize subsurface conditions.

increased as a consequence of the project. A portion of tuition is designated for capital improvements at \$906 per student per semester and has not changed over the last 5 academic years.

24 North Market Street – New School of Business. The College also requests Phase I at \$5,000,000⁵ funded by Appropriated State funds (uncommitted balance \$5.3 million) to demolish the 35,937 square foot and 16,800 square foot additions to the original building located on the property and construct a new School of Business. As discussed in the above project, once demolition is complete, a comprehensive environmental assessment will be completed in the area where the structures were previously inaccessible to address all recognized environmental conditions prior to redevelopment. All cleanup will be completed as part of this project, currently estimated to cost \$465,000.

The renovated and expanded School of Business building will include, among other things, instructional spaces, faculty and academic departments, student services, and research centers. Currently, the School of Business serves 3,542 undergraduates and 88 graduate students and employs over 120 faculty and staff.

Full project estimate is \$100,000,000 to be funded by \$531,944 in Excess Debt Service, \$5,302,172 in FY23 Appropriated State, \$3,000,000 in FY25 Appropriated State, \$5,000,000 in Appropriated State being requested in the FY26-27 budget request process, \$10,000,000 in FY23 Capital Reserve, \$9,000,000 in FY24 Capital Reserve, \$7,000,000 in FY25 Capital Reserve, \$50,165,884 in College Fees, and \$10,000,000 in Gift Funds.

COMMITTEE ACTION:

1. Review and make recommendation regarding the College's request to establish Phase II at \$11,750,000 for the 24 North Market Street Land Acquisition Permanent Improvement Project; and
2. Review and make recommendation regarding the College's request to establish Phase I at \$5,000,000 for the 24 North Market Street Permanent Improvement Project.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheets.

⁵ Phase I amount requested is 5% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method, as well as consultants for resource management, mechanical commissioning, building envelope integrity, and potential environmental cleanup. This will include hazmat testing and abatement of the buildings being demolished, land surveys, geotechnical investigations, enhanced schematic design for more accurate cost estimates, and demolition planning. Additionally, City Board of Architectural Review approvals, rezoning for additional floors, and a multi-step review process by the City's Technical Review Committee is also needed.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: June 10, 2026

Regular Agenda

1. Submitted By:

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

Ashlie Lancaster

 Ashlie Lancaster, FMPS Director

2. Subject:

College of Charleston – 24 North Market Street Land Acquisition &
 24 North Market Street (related demolition and construction project)

3. Summary Background Information:

- 1. Project: College of Charleston
 H15.9691: 24 North Market Street Land Acquisition
- Request: Establish Final Land Acquisition to purchase a building and +/- 0.67 acres in Charleston County.
- Included in CPIP: Yes – 2025 CPIP Priority 28 of 28 in FY26 (estimated at \$30,000,000 for this component and others – this component estimated at \$11,500,000)
- Phase I Approval: December 2025 (estimated at \$11,520,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	20,000		20,000	230,000	250,000
Other, Donation				11,500,000	11,500,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>11,730,000</u>	<u>11,750,000</u>

Rationale: The College is seeking a location to build a new School of Business building. The School of Business is growing, and the current building can no longer accommodate the program. Once a new building is complete, the old School of Business building will be repurposed for use by other programs.

Characteristics: The property is located on the corner of North Market and East Bay streets. Between 1906 and 1910, a 7,600 square foot building was constructed on the north side of the property and protected by a preservation easement in 1985 (41 years ago). A 35,937 square foot addition was constructed in 1985 (41 years ago), and a 16,800 square foot addition was constructed in 1986 (40 years ago), bringing the total square footage up to 60,337.

Financial Impact: The property is offered by 24 N. Market, LLC for \$11,500,000. The acquisition will be funded from Other, Capital Improvement Project (uncommitted balance \$12.99 million at March 1, 2026) and a Private Donation (commitment letter received March 26, 2026 from the College of Charleston Foundation for a \$11.5 million private donation to be received). Revenue to the Capital Improvement Project fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. After acquisition, the 52,737 square foot additions to the original building will be demolished and a new School of Business building will be constructed as part of a separate project (H15-9693), for a total estimated cost of \$100,000,000. An appraisal completed in December

2025 valued the property at \$11,554,000. The appraisal noted that there is a Voluntary Clean-up Contract (VCC) in place, and the conclusion assumes that the owner has adhered to the terms of the VCC. A Phase I Environmental Site Assessment completed in July 2025 found the potential of undocumented releases and associated vapor intrusion risk, potential soil and groundwater contamination, and potential undocumented releases migrating to the site, which constitutes a recognized environmental condition. As a result, a Phase II assessment was recommended. A memo provided by SCS Engineers, who completed the Phase I Environmental Assessment indicated that approximately 75% of the proposed VCC assessment/sampling could be completed in accessible areas, while the remaining 25% cannot be completed until the building additions have been demolished. The 75% Phase II Assessment was completed in April 2026 and found the primary contaminants of concern in the soil and groundwater are metals and polycyclic aromatic hydrocarbons, which are common contaminants found in urban port settings like this property. The assessment did not reveal widespread contamination. However, the scope of the assessment and subsurface surveys was restricted by the presence of the existing building, which may have limited the ability to fully characterize subsurface conditions. The assessment advised that ground penetrating radar be conducted after the building is demolished to investigate the potential presence of underground storage tanks, and should they be discovered, additional assessment and regulatory closure procedures may be required. A Building Condition Assessment was completed in February 2026 for the original historic structure and noted repairs that should be completed. Letters of support have been received from the City of Charleston and Charleston County Council authorizing the removal of the property from the tax rolls. The Charleston County School Board has declined the College's request to provide a letter of support authorizing the removal of the property from the tax rolls. The project is expected to result in an increase of \$201,876 (year 1), \$207,932 (year 2), and \$214,170 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. Currently pledged for debt service is \$622 of the \$906. The remainder of the fee, \$284, funds ongoing capital projects and maintenance.

Full Project Estimate: \$11,750,000 funded from Capital Improvement Project and Private Donation Funds. The additional \$230,000 being added in this request will be utilized to cover assessments and closing costs.

2. Project: College of Charleston
H15.9693: 24 North Market Street
- Request: Establish Phase I Pre-Design Budget to demolish the additions to the original building and to construct a new School of Business.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 7 in FY27 (estimated at \$100,000,000)

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)(13), (Maintenance, Renovation, Replacement and Expansion)				5,000,000	5,000,000
All Sources				<u>5,000,000</u>	<u>5,000,000</u>

Summary of Work: Project H15-9691 is acquiring the property, and this project will demolish the 35,937 square foot and 16,800 square foot additions to the original 7,600 square foot historical building located on the property and construct a new School of Business. Due to findings in the Phase I Environmental Site Assessment, a Phase II Environmental Site Assessment was required and partially completed, but not all areas could be accessed until after demolition of the additions. As such, once demolition is complete, a comprehensive environmental assessment will be completed in the area where the structures were located and previously inaccessible to address all recognized environmental conditions prior to redevelopment, after which all cleanup will be completed as part of this project, currently estimated to cost \$465,000. Once cleanup is complete and approval is received from the Departmental of Environmental Services, a new building will be constructed, and the original building will be renovated. The expanded building will include instructional spaces, faculty and academic departments, student services, research centers, the Dean’s Office, and public spaces, including a roof terrace. All roofing material options will be evaluated during the Phase I process. The renovated and expanded building will be designed to meet Two Green Globes certification standards.

Rationale: The School of Business is currently located in the Beatty Building and is spilling into the JC Long Building. These buildings do not have room for expansion of the program. Once the School of Business is relocated to the new building, the School of World Languages and Culture Department, which is currently spread around campus, will be relocated to the JC Long Building. Additionally, the College currently leases Harbor Walk East and West with the Schools of Engineering, Mathematics, and Computer Science. A long-term goal is to discontinue leasing property and to relocate these programs to the Beatty Building.

Facility Characteristics: The new School of Business Building to be constructed will be an 80,000 square foot addition to the original 7,600 square foot historic structure. The building will house the undergraduate and graduate School of Business programs. Currently, the School of Business serves 3,542 undergraduates and 88 graduate students and employs over 120 faculty and staff.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$5.3 million at March 1, 2026). The project is expected to result in an increase of \$201,876 (year 1), \$207,932 (year 2), and \$214,170 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not

changed between academic years 2021-2022 and 2025-2026. Currently pledged for debt service is \$622 of the \$906. The remainder of the fee, \$284, funds ongoing capital projects and maintenance.

Full Project Estimate: \$100,000,000 (internal). Phase II will be funded from \$531,944 in Excess Debt Service, \$5,302,172 in FY23 Appropriated State (nonrecurring), \$3,000,000 in FY25 Appropriated State (nonrecurring), \$5,000,000 in Appropriated State (nonrecurring) being requested in the FY26-27 budget request process, \$10,000,000 in FY23 Capital Reserve, \$9,000,000 in FY24 Capital Reserve, \$7,000,000 in FY25 Capital Reserve, \$50,165,884 in College Fees, and \$10,000,000 in Gift Funds. The Phase I amount requested is 5% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method, as well as consultants for resource management, mechanical commissioning, building envelope integrity, and potential environmental cleanup. This will include hazmat testing and abatement of the buildings being demolished, land surveys, geotechnical investigations, enhanced schematic design for more accurate cost estimates, and demolition planning. Additionally, City Board of Architectural Review approvals, rezoning for additional floors, and a multi-step review process by the City's Technical Review Committee is also needed.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Final Land Acquisition and Establish Phase I request.

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

The items are complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement 24 North Market Street Land Acquisition.
2. Permanent Improvement 24 North Market Street.

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 74 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H15 - College of Charleston	2	44,000,000	1,585,000	57,647,248
H21 - Lander University	2	-	8,600,000	48,000,000
H27 - University of South Carolina - Columbia	1	-	2,000,000	100,000,000
H29 - University of South Carolina - Aiken	1	-	160,000	4,000,000
H38 - University of South Carolina - Salkehatchie	2	4,060,000	3,540,000	7,600,000
H47 - Winthrop University	2	10,009,996	(3,850,000)	6,159,996
H59 - Central Carolina Technical College	1	-	200,000	30,000,000
H59 - Midlands Technical College	1	45,000	5,678,000	5,723,000
H59 - Northeastern Technical College	1	2,500,000	1,405,980	3,905,980
H59 - Piedmont Technical College	2	12,795,684	1,507,906	39,190,980
H59 - Spartanburg Community College	3	3,451,200	16,167,656	19,618,856
H59 - York Technical College	1	50,000	6,826,100	6,876,100
Higher Education Total	19	76,911,880	43,820,642	328,722,160
Agencies				
D10 - South Carolina Law Enforcement Division	1	31,659	2,986,400	3,018,059
D50 - Department of Administration	9	673,108	8,513,687	9,698,275
E24 - Office of the Adjutant General	7	25,278,715	4,500,254	30,549,569
E26 - Department of Veterans Affairs	1	-	12,000	800,000
H64 - Governor's School for the Arts and Humanities	1	1,352,875	50,000	1,402,875
H73 - Vocational Rehabilitation Department	3	40,000	2,025,500	2,786,100
J12 - Department of Mental Health	8	1,819,693	6,539,678	10,530,767
L12 - SC Governor's School for Agriculture at John De	1	889,209	600,000	1,489,209
N04 - Department of Corrections	5	30,679	3,533,750	18,835,679
N12 - Department of Juvenile Justice	2	3,097,500	9,323,456	13,420,956
N20 - Criminal Justice Academy	1	1,549,325	136,391	1,685,716
P12 - Forestry Commission	1	120,000	23,400,000	23,520,000
P24 - Department of Natural Resources	8	1,023,000	35,218,045	37,708,375
P28 - Department of Parks, Recreation & Tourism	7	25,964,513	7,925,000	33,889,513
Agencies Total	55	61,870,276	104,764,161	189,335,093
Grand Total	74	138,782,156	148,584,803	518,057,253

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Permanent Improvements Proposed by Agencies - Summary 6-2026 covering the period December 31, 2025, through March 24, 2026.

1. **Project:** College of Charleston
 H15.9692: MUSC/CofC Center for Nursing Education
- Request:** Establish Phase I Pre-Design Budget to renovate the Robert Scott Small Building.
- Included in CPIP:** No – The collaboration between MUSC and CofC did not occur until after the 2025 CPIP submission process.
- Supporting Details:** Pages 1-12

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (4), (Maintenance, Renovation, and Replacement)				635,000	635,000
All Sources				<u>635,000</u>	<u>635,000</u>

Summary of Work: The project will renovate the first floor of the three story building. The new MUSC space will accommodate new instructional and support functions including classrooms, nursing skills laboratories, collaborative learning areas, faculty and administrative offices, meeting and study spaces, dining and kitchenette areas, storage, and other associated support spaces. The project will also include the construction of a new exterior entry to improve access and visibility for the program. The renovation will be designed to meet Two Green Globes certification standards.

Rationale: The College of Charleston has partnered with the Medical University of South Carolina to create a joint Bachelor of Science in Nursing program. The renovated Robert Scott Small Building will house the new program, which will allow students to begin their studies at the College of Charleston and remain on College of Charleston’s campus for all four years.

Facility Characteristics: The Robert Scott Small Building is approximately 75,146 square feet and was constructed in 1972 (54 years old). It originally served as the campus library. The central structure, characterized by a large-open plan design received a subsequent expansion in 1973 (53 years ago). The building’s critical infrastructure, including all air handling units, ductwork, and core mechanical systems, remains original to the 1970 and 1973 constructions. Approximately 21,000 square feet will be renovated in this project. The new Center for Nursing Education will open in the Fall of 2027. Students will spend their first two years completing foundational core coursework before transitioning to specialized instruction. The new Nursing Facility will start hosting classes the Summer of 2029, starting in May, in this building. The program will open with 100 students in year one and expand to 400 students by year five and include 15+ faculty and staff.

Financial Impact: This phase of the project will be funded from FY22 Capital Reserve Funds (uncommitted balance \$6 million at March 1, 2026). The project is expected to result in an increase of \$139,467 (year 1), \$143,651 (year 2), and \$147,960 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026. Currently pledged for debt service is \$622 of the \$906. The remainder of the fee, \$284, funds ongoing capital projects and maintenance.

Full Project Estimate: \$12,697,248 (internal). Phase II will be funded from \$5,365,000 in FY22 Capital Reserve, \$3,500,000 in FY26 Appropriated State (nonrecurring), \$1,332,248 in Capital Improvement

Project, and \$2,500,000 in MUSC Capital Project Reserve Funds. The Phase I amount requested is 5% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method.

2. Project: College of Charleston
 H15.9677: Stern Student Center Renovation
- Request: Increase Phase II Full Construction Budget to add funds to cover the cost to modify a dedicated space for Chic-fil-A.
- Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.
- Phase I Approval: April 2022 (estimated at \$35,980,000) (SFAA)
- Revise Scope, Change Project Name & Phase II Approval: August 2023 (estimated at \$42,000,000) (SFAA)
- Phase II Increase Approval: June 2025 (estimated at \$44,000,000) (SFAA)
- Supporting Details: Pages 13-34

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY16 Capital Reserve (29), (Stern Center Repurposing)		1,750,000	1,750,000		1,750,000
FY19 Capital Reserve (12), (Stern Student Center Conversion)		3,500,000	3,500,000		3,500,000
FY20 Capital Reserve (1), (Stern Center Renovation)		7,000,000	7,000,000		7,000,000
FY22 Appropriated State, Proviso 118.18 (B)(12), (Maintenance, Renovation & Replacement)		10,729,884	10,729,884		10,729,884
Other, Auxiliary Dining Revenues	72,000	1,449,609	1,521,609		1,521,609
Other, Capital Improvement Project	828,000	16,670,507	17,498,507		17,498,507
Other, College Fees Balance Forward		2,000,000		950,000	2,950,000
All Sources	<u>900,000</u>	<u>43,100,000</u>	<u>44,000,000</u>	<u>950,000</u>	<u>44,950,000</u>

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

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- Rationale:** As part of the overall project scope, a dedicated space has been reserved to accommodate a restaurant. During planning discussions, Chick-fil-A was identified as the preferred restaurant vendor for this building. Chick-fil-A has highly specific architectural, mechanical, electrical, and operational standards that must be adhered to in order to qualify the space for their use. These standards exceed the baseline requirements included in the original construction estimate. The revised project budget reflects the cost of building a Chick-fil-A compliant restaurant space. All additional construction expenses related to this have been absorbed within the updated internal budget framework. Per the College, incorporating these elements during the on-going construction phase is more cost effective than retrofitting the space at a later date. It also ensures the facility construction remains on schedule for completion. The existing Chick-fil-A is located in Berry Hall and will be relocated to this building because it will accommodate additional seating, etc. For the overall project, the three-level abandoned natatorium will be converted to three full levels, gaining additional space in the building. The college is currently leasing private space at \$500k per year for the student fitness center. This move will save money and bring traffic and activity to the student union.
- Facility Characteristics:** The Stern Student Center is 66,794 square feet and was constructed in 1975 (51 years old). The last major renovation was in 2005, affecting all areas except the pool area. The entire building will be renovated in this project. Additionally, approximately 10,137 square feet of usable space will be gained by converting the natatorium to three full levels of multipurpose student services space. The Stern Student Center has served as the central hub of campus life and features a food court, lockers, canteen area, game room, theater, study lounges, recreational lounges, student organization offices, and meeting/programming space for the entire campus community. The building houses offices for the Division of Student Affairs and will repatriate the student fitness center currently in nearby leased space. The project will benefit the entire college community of 11,926 students, 2,095 faculty and staff, clients, visitors, parents, and potential students.
- Financial Impact:** This increase will be funded from Other, College Fees Balance Forward Funds (uncommitted balance \$35.16 million at February 28, 2026). Revenue to this fund is generated by the portion of the student bill not specifically earmarked or dedicated for debt service, auxiliary enterprises, nor student clubs and activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$763,800 over 30 years. The project is expected to result in a decrease of \$525,460 (year 1), \$541,224 (year 2), and \$568,285 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026. Currently pledged for debt service is \$622 of the \$906. The remainder of the fee, \$284, funds ongoing capital projects and maintenance.
- Full Project Estimate:** \$44,950,000 funded from Capital Reserve, Appropriated State (nonrecurring), Auxiliary Dining Revenue, Capital Improvement Project, and College Fees Balance Forward Funds. Completion of construction is anticipated in December 2026.

3. Project: Lander University
 H21.9579: Student Housing Construction
- Request: Establish Phase I Pre-Design Budget to construct a new student housing building and parking.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 7 in FY28 (estimated at \$60,000,000)
- Supporting Details: Pages 89-98

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

Summary of Work: The project will construct a new 300-bed 4-story student housing building with parking. The student suites will have two to four occupants, sharing a common restroom. The first floor will offer student supporting amenities such as a laundry room, small scale food/drink retail, a flexible floor plan to allow for student social gathering, small group study spaces, meeting spaces, and site improvement including designated parking. All roofing material options will be evaluated during the Phase I process. The new building will be designed to meet Two Green Globes certification standards.

Rationale: The University has a need for a new 300-bed residence hall due to sustained demand for on-campus housing and capacity constraints that directly affect recruitment, retention, and student success, per the University. The University’s current housing capacity is 1,802 beds, yet both this year and next year Lander anticipates housing more than 1,950 students in institution-provided accommodations. To manage demand the University has tripled larger rooms (approximately 20 rooms) and leased apartments throughout the Greenwood area. Early enrollment projections indicate first-time freshmen could increase another 2.5% over this year’s record-breaking class, reinforcing the likelihood that housing demand will continue to grow. Construction of a new residence hall would increase total capacity to approximately 2,100 beds at an opportune time, as all remaining debt associated with the two most recently constructed halls will be retired by 2030. The last residence hall was completed in 2015 (208 beds) and the one prior in 2006 (300 beds); the remaining 1,294 beds on campus were constructed in the 1970s and 1980s and are now over 40 years old. Importantly, if future enrollment growth does not materialize as projected, the University could reduce or discontinue leasing older off-campus housing, allowing the new facility to serve as a replacement rather than a net expansion. This flexibility, combined with the age of Lander’s existing housing stock, makes now an appropriate and strategic time to invest in a new residence hall to remain competitive in the higher education marketplace.

Facility Characteristics: The new student housing building to be constructed will be 90,000 to 100,000 square feet. It will house 300 students.

Financial Impact: This phase of the project will be funded from Housing Auxiliary Funds (uncommitted balance \$4.59 million at March 26 , 2026). Revenue to this fund is generated through the contractual agreement with students for student housing intended for ongoing housing, maintenance, renovations, and expansion. The project is expected to result in an increase of \$147,781 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project, however a new housing rate will be established as a result of construction of this new housing facility. The University anticipates that the

housing rate will be aligned with comparable upper-tier housing currently in operation. Housing fees are charged to residential students, an average of the various rates is \$3,431 per student per semester and has increased from \$3,086 between academic years 2021-2022 to 2025-2026. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$40,000,000 (internal). Phase II will be funded from Institution Bonds. The estimated cost to complete this project is less than the 2025 CPIP submission because the University has revisited project cost assumptions utilizing updated construction market data, inflationary pressures, and financing feasibility. The revised total estimated project cost reflects more current construction cost expectations and a refined understanding of the debt service capacity of the Housing Auxiliary Fund.

4. Project: Lander University
 H21.9580: Carnell Learning Center Renovation
- Request: Establish Phase II Full Construction Budget to renovate the learning center.
- Included in CPIP: Yes – 2025 CPIP Priority 6 of 6 in FY27 (estimated at \$12,000,000)
- Supporting Details: Pages 99-110

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)(15)(b), (Marion Carnell Learning Center Renovation)				8,000,000	8,000,000
All Sources				<u>8,000,000</u>	<u>8,000,000</u>

Summary of Work: The project will complete interior and exterior renovations. On the exterior, the windows will be replaced, all brick details will be repointed, and failed caulk joints will be replaced. The building will receive a full HVAC replacement to include new air handler units and eliminate any obsolete R-22 refrigerant units in the building. In the interior, the restrooms will be renovated to comply with ADA standards, the plumbing will be replaced, and the aesthetic finishes will be updated. Overhead lighting will be replaced with LED fixtures and information technology will be upgraded. Lastly, floor plan changes will be incorporated into the project.

Rationale: This is a central building on the University’s campus with the most concentrated academic programs. The windows and HVAC system have reached the end of their useful life, and the restrooms are not ADA compliant. Per the University, floor plan changes to include interior upfits will allow the University to better meet today’s students’ educational needs.

Facility Characteristics: The Carnell Learning Center is 110,898 square feet and was constructed in 1982 (44 years old). The building systems being replaced are original to the building. The entire building will be impacted by the project. The building houses the colleges of Business, Education, Behavioral and Social Sciences, the Office of the President, Provost, Admissions, Financial Aid, and University Advancement. It is utilized by an estimated 1,250 students, faculty, staff, and visitors each academic day.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$8 million at February 20, 2026). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$8,000,000 (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 this project is less than the 2025 CPIP submission because the project scope was reduced to complete the project with the funding that is available. The University will pursue funding in future years for the building issues not resolved in this project. Contract execution is expected in September 2027 and completion of construction in September 2028.

5. Project: University of South Carolina - Columbia
 H27.6167: Capstone Renovation
- Request: Establish Phase I Pre-Design Budget to renovate the building.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 2 in FY28 (estimated at \$70,000,000)
- Supporting Details: Pages 111-118

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing Maintenance Reserve				2,000,000	2,000,000
All Sources				<u>2,000,000</u>	<u>2,000,000</u>

Summary of Work: The project will complete interior and exterior renovations. The work will include comprehensive replacement of the mechanical, plumbing, electrical, and life safety infrastructure. All interior finishes will be replaced, though the existing suite-system bedroom configuration is expected to be preserved. Options to modestly increase the bed count will be considered. The elevators were updated within the last 5 years, but additional work may be warranted. Exterior envelope concerns, including windows, a new roof, and new roof mechanical screen assembly are also included. Limited non-residential areas such as meeting, kitchen, and dining space will also be improved. Hardscape and landscape improvements around the building will also be completed and any site utility concerns will be addressed. The Phase I will also explore site master planning that could provide insight into future redevelopment of the Capstone/Columbia Hall district. All roofing material options will be evaluated during the Phase I process. The renovations will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: Following the recent renovations of Thornwell and Woodrow Colleges, University Housing’s Asset Management Plan now prioritizes Capstone, where deteriorating HVAC, plumbing, electrical systems, and interior conditions have rendered the residence hall increasingly undesirable to Capstone Scholars students and expensive for Housing Facilities staff to maintain. Most building systems are at the end of their serviceable life.

Facility Characteristics: The Capstone Building is 184,543 square feet and was constructed in 1967 (59 years old). The building systems and finishes being replaced are original to construction. The entire building will be impacted by the project. The building houses approximately 610 students and the dining and meeting spaces within the building accommodate hundreds more occupants.

Financial Impact: This phase of the project will be funded from Other, Housing Maintenance Reserve Funds (uncommitted balance \$38.48 million at March 24, 2026). Revenue to this fund is derived from the housing operating budget which includes housing fees and revenues generated by laundry operations, conferences, and interest. The project is expected to result in a decrease of \$370,000 (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 \$40 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. A bond debt service fee of \$319.50 per semester (in-state) and \$815.50 per semester (out-of-state) is charged to students to service outstanding debt. Housing fees are charged to residential students, an average of the various rates is \$4,608 per student per semester and has increased from \$3,856 between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$100,000,000 (internal). Phase II will be funded from \$87,000,000 in Housing Revenue bonds and \$13,000,000 in Housing Maintenance Reserve funds. The Phase I amount requested is 2% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method, as well as to explore site master planning around Capstone. The project was included as a Plan Year 3 item (FY28), but due to rapidly increasing building deterioration and student complaints, completion of the project has been advanced in priority by the University.

6. **Project:** University of South Carolina - Aiken
 H29.9565: Quadrangle Renovation
- Request:** Establish Phase I Pre-Design Budget to revitalize the primary campus quadrangle.
- Included in CPIP:** No – The original total estimated cost was below \$2.5 million during the 2025 CPIP submission process. A donation was later received for this project raising the total estimated cost above the required PIP threshold.
- Supporting Details:** Pages 119-126

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				160,000	160,000
All Sources				<u>160,000</u>	<u>160,000</u>

Summary of Work: The project will create a large open green lawn in the center of the quadrangle to promote pedestrian movement and outdoor recreation. It will also improve visibility and safety by creating clear sight lines throughout the quadrangle. Most of the center area will be converted into a large social lawn. The west end will feature an amphitheater with an interactive fountain for student life events and classes. The east end will feature a “tree grove” of native hardy trees planted to provide shade and attractiveness. Site area lighting will be installed to improve the safety at night. The large oak trees lining the perimeter of the area will be kept.

Rationale: Revitalizing the Quad will improve safety, appearance, and campus appeal while creating a functional green space for outdoor events and recreation.

Facility Characteristics: The Quadrangle is approximately 3.5 acres and is original to the campus. It functions as a central academic and student gathering space and is expected to serve a significant portion of the campus population on a daily basis. The renovated space will support regular use by approximately 3,500–4,000 students for study, collaboration, and campus activities, as well as by approximately 250–300 faculty and staff for instruction, advising, and programming. In addition, the quadrangle will accommodate an estimated 1,000–1,500 prospective students, families, and visitors annually through campus tours, events, and recruitment activities. Collectively, the project will support consistent daily use by several hundred individuals, with total utilization reaching several thousand users over the course of an academic term.

Financial Impact: This phase of the project will be funded from Other, Institutional Funds (uncommitted balance \$16.78 million at March 24, 2026). Revenue to this fund is generated from a variety of sources including tuition and fees, sales and services activities, and other miscellaneous sources. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$12 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$4,000,000 (internal). Phase II will be funded from \$2,000,000 in Institutional and \$2,000,000 in Gift funds. The Phase I amount requested is 4% of the estimated cost to complete the project and the additional amount will be used to complete a detailed landscape design and site survey work that must be completed to confirm the scope and total cost of the project.

7. Project: University of South Carolina - Salkehatchie
 H38.9532: Student Commons & Conference Center Upfit
- Request: Establish Phase II Full Construction Budget to renovate and upfit the building.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 1 in FY26 (estimated at \$4,000,000)
- Phase I Approval: October 2025 (estimated at \$4,000,000) (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
FY24 Capital Reserve (13), (Maintenance, Renovation and Replacement)	60,000		60,000	3,540,000	3,600,000
FY23 Capital Reserve (14), (Maintenance, Renovation and Replacement) (transfer from H38-9531)				400,000	400,000
All Sources	<u>60,000</u>		<u>60,000</u>	<u>3,940,000</u>	<u>4,000,000</u>

Summary of Work: The project will renovate approximately 5,300 square feet and upfit approximately 7,300 square feet within the warm lit shell space. The work will include a new entry feature to assist with ingress and egress, restrooms, catering kitchen, food pantry, and storage. A new fitness center and a flexible health and wellness area will be added. A new classroom, additional office and conference spaces, and updating restrooms for ADA accessibility is also included in the project. Lastly, the building’s mechanical, electrical, and plumbing will be updated.

Rationale: Per the University, much of the space in the building cannot be occupied to serve student needs with its current state. The upfit will be designed and constructed to host a variety of student focused needs and provide community support. This renovation project will accommodate campus growth.

Facility Characteristics: The Student Commons & Conference Center is approximately 12,871 square feet and was constructed in 2004 (22 years old). The building systems and finishes being replaced in this project are original to construction. The building is utilized for academic/program, athletic/recreational, and office/administration programs. Approximately 1,000 students, faculty, staff, and community/patrons utilize the center.

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve Funds (uncommitted balance \$3.69 million at March 24, 2026) and FY23 Capital Reserve (uncommitted balance \$400k at March 24, 2026). The project is expected to result in a decrease of \$8,000 (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 \$34 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$4,000,000 funded from Capital Reserve Funds. Contract execution is expected in August 2026 and completion of construction in December 2027.

8. Project: University of South Carolina - Salkehatchie
 H38.9531: FY23 Maintenance, Renovation, and Replacement
- Request: Revise Scope and Decrease the Full Construction budget to remove the Student Commons & Conference Center from the project.
- Included in CPIP: No – Budget decreases and scope revisions are not required to be included in the CPIP.
 Phase II Approval: May 2023 (estimated at \$4,000,000) (Admin.)
 Supporting Details: Pages 139-150

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (14), (transfer to H38-9532)	4,000,000		4,000,000	(400,000)	3,600,000
All Sources	<u>4,000,000</u>		<u>4,000,000</u>	<u>(400,000)</u>	<u>3,600,000</u>

Summary of Work: The project was established to complete campus-wide critical maintenance, repairs, and renovations. The work includes painting, bathroom accessibility improvements, improving safety measures with cameras and card access, and installation of LED lighting. The maintenance needs will be addressed across campus with a primary focus on these facilities: 1) Allendale Campus - Carolina Theater, Maintenance Center, Education Building & Annex, Conference Center Building, Student Game, Hut Complex, Spruce Hall, Student Center, Science & Administration, Library & Academic Support, Wellness Center, Welcome Center, and Baseball Complex. 2) Walterboro Campus - Main Building (Gym), Science & Nursing Building and Student Commons & Conference Center. This revise scope request will remove the Student Commons & Conference Center from the project.

Rationale: The Student Commons & Conference Center is being removed from the project because the work will be completed in a more comprehensive Student Commons & Conference Center renovation project (H38-9532). Per the University, this project is needed to keep the current facilities' weather tight, operational, and safe. The building systems being replaced are beyond and/or near the end of their useful life. Completion of this project is expected to reduce future campus maintenance costs and operational expenses.

Facility Characteristics: The fifteen (15) facilities total approximately 171,745 square feet and were constructed between 1926 and 2015 (11 to 100 years old). The building systems being replaced in this project are original to construction. The project addresses nearly all programs on campus to include office /administration, program /academic, support services /maintenance, and athletic /recreational. Approximately 1,000 students, faculty and staff utilize these facilities.

Financial Impact: The project will be funded from FY23 Capital Reserve Funds (\$3.6 million previously committed to the project). The project is expected to result in a decrease of \$15,000 (year 1), and \$30,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$34 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$3,600,000 (internal) funded from Capital Reserve Funds. Contract execution is expected in October 2026 and completion of construction in December 2028.

9. Project: Winthrop University
 H47.9599: Dacus Library Renovation
- Request: Revise Scope and Decrease Phase II Full Construction Budget to renovate the building.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 6 in FY26 (estimated at \$6,000,000)
- Phase I Approval: November 2022 (estimated at \$5,000,000) (Admin)
- Phase II, Revise Scope & Change Project Name
- Approval: October 2025 (estimated at \$6,000,000) (SFAA)
- Supporting Details: Pages 177-186

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (19), (Maintenance, Renovation & Replacement)		1,000,000	1,000,000	(1,000,000)	
FY23 Appropriated State, Proviso 118.19 (B)(25)(c), (Dinkins and Dacus Library Renovation)	75,000	4,925,000	5,000,000	(2,850,000)	2,150,000
All Sources	<u>75,000</u>	<u>5,925,000</u>	<u>6,000,000</u>	<u>(3,850,000)</u>	<u>2,150,000</u>

Summary of Work: The project was established to renovate Dinkins Hall and Dacus Library. Subsequent to establishment, a scope revision was approved to remove Dinkins Hall from the project. The work to be completed in Dacus Library included renovating HVAC and controls, updating lighting and controls, updating elevator controls, installing new water boilers, replacing the fire alarm system, installing new Wi-Fi, and complete limited flooring abatement. This revise scope request will modify the work to only address water proofing, repair and improve the HVAC and update the Wi-Fi for students.

Rationale: Dinkins Hall was previously removed from this project so that the work can be completed in a more comprehensive Dinkins Hall renovation project (H47-9630). The scope of work for this project is being further reduced because the University has determined that it would like to construct a new E-learning Commons and Advanced Manufacturing Facility in the future to replace the Dacus Library in 2036. Therefore, only minimal repairs will be completed to the library building to extend the life of the facility until the new facility is constructed.

Facility Characteristics: Dacus Library is 90,612 square feet and was constructed in 1969 (57 years old). Limited interior renovations have been completed since construction. The building is the main academic library on campus. Total undergraduate and graduate student enrollment is just under 5,000, with approximately 1,200 faculty and staff, plus various daily visitors.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (\$2.15 million previously committed to the project). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$151 per student per semester, and has decreased from \$543 between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$2,150,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2026 and completion of construction in July 2027.

10. Project: Winthrop University
 H47.9630: Dinkins Hall Renovation

Request: Change Source of Funds in this project to renovate the building.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 6 in FY26 (estimated at \$4,009,996)

Phase II Approval: October 2025 (estimated at \$4,009,996) (SFAA)

Supporting Details: Pages 187-190

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (19), (Maintenance, Renovation & Replacement)	1,700,000		1,700,000	(540,004)	1,159,996
FY26 Appropriated State, Proviso 118.22 (B)(25)(c), (Academic Renovations & New Strategic Academic Programs)	2,309,996		2,309,996	(2,309,996)	
FY23 Appropriated State, Proviso 118.19 (B)(25)(c), (Dinkins and Dacus Library Renovation)				2,850,000	2,850,000
All Sources	<u>4,009,996</u>		<u>4,009,996</u>		<u>4,009,996</u>

Summary of Work: The project will renovate the ground level, renovate bathrooms for accessibility, replace the elevator controller, install new water boilers to separate the building from campus steam, and complete miscellaneous building repairs, including waterproofing the windows and porch.

Rationale: This request is modifying the source of funds in the project to utilize funds previously allocated to the Dacus Library Renovation project (H47-9599) that are no longer needed due to a reduced project scope. Additionally, these funds were appropriated for this specific purpose and freeing up the other funding will allow the college to complete other permanent improvement projects. This renovation project will allow the relocation of archives to the ground level of the building.

Facility Characteristics: Dinkins Hall is 46,450 square feet and was constructed in 1967 (59 years old). The building is the campus hub for academic support and tutoring services and houses other academic support functions. Total undergraduate and graduate student enrollment is just under 5,000, with approximately 1,200 faculty and staff, plus various daily visitors.

Financial Impact: This request will be funded from FY23 Appropriated State (nonrecurring) Funds (\$2.85 million will be available once released from H47-9599 in June 2026). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$151 per student per semester, and decreased from \$543 between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$4,009,996 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in July 2026 and completion of construction in August 2027.

11. Project: Central Carolina Technical College
 H59.6383: Kershaw Campus Expansion
- Request: Establish Phase I Pre-Design Budget to construct two academic buildings.
- Included in CPIP: Yes – 2025 CPIP Priority 3 of 8 in FY27 (estimated at \$30,000,000)
- Supporting Details: Pages 191-198

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)(b), (Kershaw County)				200,000	200,000
All Sources				<u>200,000</u>	<u>200,000</u>

Summary of Work: The project will construct a Health Science building and an Automotive training center. The new buildings will include classrooms, computer labs, and simulation labs. All roofing material options will be evaluated during the Phase I process. The new buildings will be designed to meet Two Green Globes certification standards.

Rationale: The Health Science building is needed to house new and existing programs. The Practical Nursing (LPN) program is currently taught in Sumter at the Health Sciences Center and will be relocated to the Kershaw Campus. Once the program is moved, the College will be able to expand the current simulation lab based on recommendations made from the accreditation committee. The Radiology Technician and Ultrasound programs will be new offerings once approved by the State Technical College System and Southern Association of Colleges and Schools (SACS). Enrollment is anticipated to begin Fall 2028 or Spring 2029 with 20-25 students. The Environmental Technician program will be relocated to the new building to take advantage of a more rural location and access to the environment. The environmental program requires sufficient classroom space and demonstration equipment to effectively meet training needs. The Automotive Technology program is currently housed in M400 on the main campus and will be relocated to the new building. The vacated space in M400 will allow the College to provide an onsite training area for faculty, staff and students. Currently, the Natural Resource program is 100% online. The goal is to move the program from 100% online to a hybrid model where there is in-person classroom training and outdoor labs.

Facility Characteristics: The Health Science building to be constructed will be approximately 23,900 square feet. The Automotive training center to be constructed will be approximately 31,100 square feet. Both of these buildings will be constructed on +/- 26 acres adjacent to the Kershaw campus that was purchased by the College in 2018 (H59-6137) for program expansion. The Health Science building will house the Radiation Technology, Practical Nursing (LPN), and Environmental Science programs. The Automotive training center will house Automotive and Natural Resource programs. Approximately 450 students and 50 faculty and staff will utilize these facilities annually.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$10 million at March 6, 2026). The project is expected to result in an increase of \$465,000 (year 1), \$480,000 (year 2), and \$494,400, (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 \$9.70 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

Full Project Estimate: \$30,000,000 (internal). Phase II will be funded from \$10,000,000 in FY24 Appropriated State (nonrecurring), \$10,000,000 in FY25 Appropriated State (nonrecurring), \$5,000,000 in FY26 Appropriated State (nonrecurring), and \$5,000,000 in Local Funds.

12. Project: Midlands Technical College
 H59.6370: 3245 Platt Spring Road Building Project - Acquisition
- Request: Establish Final Land Acquisition to purchase a building and +/- 6.26 acres in Lexington County.
- Included in CPIP: Yes – 2025 CPIP Priority 4 of 6 in FY27 (estimated at \$5,900,000)
- Phase I Approval: December 2025 (estimated at \$5,920,000) (SFAA)
- Supporting Details: Pages 199-226

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College	45,000		45,000	5,678,000	5,723,000
All Sources	<u>45,000</u>		<u>45,000</u>	<u>5,678,000</u>	<u>5,723,000</u>

Rationale: Acquisition of this property will allow the College to expand instructional space for 9 Advanced Manufacturing and Skill Trades programs which include Industrial Mechanical, Industrial Electrical, Forklift Operations, Heavy Equipment Operator, HVAC, Plumbing, Small Engine Repair, Commercial Graphics, and Certified Production Technician. The Industrial Mechanical, Industrial Electrical, Small Engine Repair, and Certified Production Technician are currently housed in the Advanced Manufacturing and Skill Craft Center on the Airport Campus. Relocating these programs to the newly acquired facility will create additional capacity within the Advanced Manufacturing and Skill Craft Center, enabling expansion of the Building Construction and Applied Electrical programs. Currently, the Building Construction, HVAC, Industrial Electrical Maintenance, and Commercial Graphics face enrollment limitations due to space constraints. Acquisition of this property will alleviate these constraints and allow for increased enrollment capacity while also providing room for continued program growth across multiple disciplines.

Characteristics: Located in the Town of Springdale, the building is 72,140 square feet and was constructed in 1993 (33 years old) and was renovated in 2009 (17 years ago). The roof was replaced in 2019 (7 years ago). The building is located on +/- 4.95 acres, plus an additional +/- 1.31-acre parking lot will also be acquired to provide additional parking for the programs going into the building.

Financial Impact: The property is offered by Airport Technologies, LLC for \$5,703,000. The acquisition will be funded from Other, College Funds (uncommitted balance \$10.15 million at April 8, 2026). College Funds are generated from excess debt service and capital fees set aside to support future projects. An appraisal completed in February 2026 valued the property at \$5,810,000. A Phase I Environmental Site Assessment was completed in December 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in July 2025 and found \$1,800,000 in immediate and short-term deficiencies to be rectified. Letters of support have been received from Lexington County Council and Lexington County School District Two authorizing the removal of the property from the tax rolls. After acquisition, the building will be renovated as a separate project, with a total estimated cost of \$19,000,000. The project is expected to result in an increase of \$1,299,000 (year 1), \$2,727,900 (year 2), and \$2,864,295 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$75 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. The full amount of this fee is pledged for debt service.

Full Project Estimate: \$5,723,000 funded from College Funds. Even though the project was included in the 2025 CIP submission as an FY27 item, funding was received for Advance Manufacturing and Skilled Trades Workforce Development, which will be used to construct additional buildings. Purchasing this building at this time will help redirect different programs tied to Advance Manufacturing.

13. Project: Northeastern Technical College
 H59.6217: Cheraw Campus Boiler/Chiller Upgrades
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated construction costs to complete campus wide boiler/chiller upgrades for 4 buildings.
- Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.
- Phase II Approval: August 2022 (estimated at \$1,276,990) (Admin)
- Phase II Increase & Revise Scope Approval: January 2024 (estimated at \$2,500,000) (Admin)
- Supporting Details: Pages 227-240

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)(k), (Maintenance, Renovation, and Replacement)	1,276,990	558,953	1,835,943	51,137	1,887,080
FY23 Appropriated State, Proviso 118.19 (B)(27)(h), (Maintenance, Renovation, and Replacement)		664,057	664,057	324,184	988,241
FY24 Appropriated State, Proviso 118.19 (B)(20)(i), (Cheraw Campus)				479,738	479,738
FY22 Capital Reserve (24), (State Board for Technical and Comprehensive Education – Maintenance, Renovation, and Replacement)				227,947	227,947
FY24 Capital Reserve (18)(h), (Northeastern Technical College)				322,974	322,974
All Sources	<u>1,276,990</u>	<u>1,223,010</u>	<u>2,500,000</u>	<u>1,405,980</u>	<u>3,905,980</u>

Summary of Work: The project was established and later revised to include one (1) packaged chiller/boiler module containing one (1) 400-ton modular chiller with pump package and two (2) 1,200 MBH condensing boilers with pump package and the associated chilled water and hot water piping to supply heating and cooling to buildings 100, 500, 800, and the new 700 Schaeffler Manufacturing Technology Academy. Additionally, one (1) modular cooling tower will also be installed. The plant will be located near the served buildings and designed for future expandability by adding additional chiller/boiler modules as needed. The existing 4-pipe heating and cooling piping in Building 500 will remain in use, with new system connections made outside Buildings 500 and 800 where the current plant ties into the facility. A chilled-water/hot-water distribution loop, sized to accommodate future expansion, will be installed to provide heating and cooling capability from the new module to all connected buildings. All necessary piping connections to the new NETC Schaeffler Manufacturing Technology Academy and Building 500 are also included.

- Rationale:** All major mechanical equipment for this project has already been purchased and delivered to the campus. However, due to industry-wide delays in equipment manufacturing and delivery, as well as significant increases in equipment costs since the original project budgeting, the prior cost estimate was grossly underestimated. As a result, an increase in project funding is necessary to complete the full scope of work as defined. The mechanical and HVAC equipment has reached the end of its useful life.
- Facility Characteristics:** The boiler and chiller upgrade will connect buildings 100, 500, 800, and the new 700 Schaeffler Manufacturing Technology Academy currently being constructed. These buildings total approximately 108,735 square feet and were constructed in the 1970's (56 years old). The buildings house numerous academic programs and offices utilized by approximately 400 persons combined.
- Financial Impact:** This increase will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$52k at March 16, 2026), FY23 Appropriated State (nonrecurring) (uncommitted balance \$325k at March 16, 2026), FY24 Appropriated State (nonrecurring) (uncommitted balance \$788k at March 16, 2026), FY22 Capital Reserve (uncommitted balance \$2.37 million at March 16, 2026), and FY24 Capital Reserve (uncommitted balance \$323k at March 16, 2026). The project is expected to result in a decrease of \$25,000 (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 \$7 per student per credit hour, and has not changed between academic years 2021-2022 and 2025-2026.
- Full Project Estimate:** \$3,905,980 funded from Appropriated State and Capital Reserve Funds. Contract execution is expected in August 2026 and completion of construction in December 2026.

14. Project: Piedmont Technical College
 H59.6384: Technical Innovation Center
- Request: Establish Phase I Pre-Design Budget to construct a Technical Innovation Center in Greenwood County on the Greenwood Campus.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 3 in FY27 (estimated at \$29,488,217)
- Supporting Details: Pages 241-250

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Greenwood County Capital Project Sales Tax				507,906	507,906
All Sources				<u>507,906</u>	<u>507,906</u>

Summary of Work: The project will construct building with a steel frame structural system with metal stud framed exterior walls constructed of brick veneer, metal panel systems, in combination with interior and exterior aluminum framed glazing to provide durability, energy efficiency, and visual transparency. Interior spaces will accommodate both hands-on technical instruction and academic and administrative functions, utilizing durable, low maintenance materials such as carpet in offices and select classrooms, rubber flooring and ceramic tile in laboratories and high traffic instructional areas, and finishes appropriate for automotive, culinary, cosmetology, and health sciences programs. Acoustic ceiling tiles will be used throughout most interior spaces for sound control, with specialty ceiling systems incorporated where required by programmatic or aesthetic needs, creating a flexible and collaborative learning environment. All roofing material options will be evaluated during the Phase I process. The new building will be designed to meet Two Green Globes certification standards.

Rationale: Piedmont Technical College, in partnership with the three school districts serving Greenwood County, proposes to build a state-of-the-art Technical Innovation Center. This center will allow high school, dual enrollment, and college students access to programs not currently being offered by the existing Career Center which is used by three school districts. The current Career Center is owned by Greenwood County and is 50+ years old. After construction of the new Technical Innovation Center, the old Career Center will be taken back over by Greenwood County. The Automotive, Automotive Collision, Cosmetology, Culinary, PTLW – Project Lead the Way (Biomedical, Health Science Programming and Sports Medicine) programs currently taught at the Career Center will be relocated to the new Technical Innovation Center and taught by the school districts during the day. The College will have the opportunity to offer Automotive Collision, Cosmetology, Culinary, PTLW – Project Lead the Way (Biomedical, Health Science Programming and Sports Medicine) programs at night after Career Center students are gone. Additionally, the College will offer Cybersecurity, AI, EV Technician, CDL, and Logistics. The College and the school districts will leverage each other’s programming to provide opportunities for all students. By building the Technical Innovation Center on the Greenwood Campus, high school students will be steps away from the College’s broader offerings in industrial technology, health care, business, and arts and sciences, as well as the nearby William H. “Billy” O’Dell Upstate Center for Manufacturing Excellence. This proximity allows seamless pathways from dual-enrollment coursework into certificates, diplomas, and associate degrees, helping students transition directly into the workforce or on to further college study.

Facility Characteristics: The new Technical Innovation Center to be constructed will be approximately 50,580 square feet. The current Career Center has approximately 1,100 students. The College anticipates at least a 15% increase (165 additional students in the first year) in the programs offered by the Career Center which will include leveraging programming offered at the College's Billy O'Dell Center for Manufacturing Excellence. The programs the College will offer in this facility will also add approximately 150 additional students being served on campus. There will be approximately 10-12 College staff.

Financial Impact: This phase of the project will be funded from Other, Greenwood County Capital Project Sales Tax Funds (\$10.4 million Greenwood County commitment). Greenwood County citizens successfully voted on a Capital Project Sales Tax in November 2024. The Technical Innovation Center Project was slated first on the project list of the 27 projects which began collections in May 2025. According to Greenwood County, \$8.2 million has been collected to date with the remaining \$2.2 million estimated to be received by May 2026 based on quarterly estimates. These funds will be disbursed by the County on a reimbursement basis. The project is expected to result in an increase of \$85,297 (year 1), \$112,592 (year 2), and \$123,851 (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 \$150 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$25,395,296 (internal). Phase II will be funded from \$10,400,000 in Greenwood County Capital Projects Sales Tax, \$3,000,000 in Piedmont Technical College Foundation, \$3,000,000 in Greenwood County School District, and \$8,995,296 being requested in the FY26-FY27 budget request process. The Phase I amount requested is 2% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager-at-Risk procurement method.

15. Project: Piedmont Technical College
 H59.6333: Library and Student Engagement Center

Request: Revise Scope and Increase Phase II Full Construction Budget to renovate the library on the Greenwood Campus.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$12,800,000)
 Phase I Approval: February 2025 (estimated at \$7,300,000) (SFAA)
 Phase II & Revise
 Scope Approval: December 2025 (estimated at \$12,795,684) (SFAA)
 Supporting Details: Pages 251-270

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(h) (Maintenance, Renovation, and Replacement)		2,300,000	2,300,000		2,300,000
FY22 Appropriated State, Proviso 118.18 (B)(27)(n), (Maintenance, Renovation and Replacement)	109,500	2,120,231	2,229,731		2,229,731
FY23 Appropriated State, Proviso 118.19 (B)(27)(j), (Maintenance, Renovation and Replacement)		3,711,966	3,711,966		3,711,966
FY25 Appropriated State, Proviso 118.20 (B)(21)(i)(ii), (Maintenance, Renovation and Replacement)		1,300,000	1,300,000		1,300,000
FY26 Appropriated State, Proviso 118.22 (B)(27)(m), (Maintenance, Renovation and Replacement)		3,253,987	3,253,987	1,000,000	4,253,987
All Sources	<u>109,500</u>	<u>12,686,184</u>	<u>12,795,684</u>	<u>1,000,000</u>	<u>13,795,684</u>

Summary of Work: The project was established to renovate the upstairs of the building and subsequently revised to add the renovation of the downstairs to the project scope. The project will renovate the upstairs and downstairs of the existing K Building. The upstairs houses the Library and Student Engagement Center. The renovations will create collaboration space, providing areas for focused group and independent study, casual interactions, and private study spaces. Additionally, the renovation will include a workforce engagement and training area, allowing opportunities for students to engage with local industry partners. The downstairs houses faculty offices and additional student engagement spaces. Mechanical units and related systems will be replaced, and plumbing piping will be upgraded, along with associated electrical work. This revise scope request will add the replacement of the roof system and removal of a skylight. 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 roof system and skylight in place have had several leaks and have exceeded their estimated useful life. Renovating the upstairs will provide collaborative and student spaces

that enhance library functionality and better serve student needs. Renovating the downstairs will provide an upgrade to faculty and staff spaces with additional student engagement areas.

Facility Characteristics: The K Building is 37,900 square feet and was constructed in 1991 (35 years old). The building has not undergone any significant renovation since construction, and the building systems are original to construction. The building houses the Library, Student Engagement Center, and faculty offices. It is utilized by 496 full and part-time faculty and staff and approximately 6,689 students across all campus locations.

Financial Impact: This increase will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$3.74 million at March 18, 2026). The project is expected to result in a decrease of \$15,000 (years 1 thru 3), in annual operating expenditures. The renovations will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$454,959 over 30 years. 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 \$150 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$13,795,684 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in November 2026 and completion of construction in December 2027.

16. Project: Spartanburg Community College
 H59.6315: SCC Tyger River HVAC & Boiler Replacements
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to replace HVAC and Boiler systems
- Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.
 Phase II Approval: October 2024 (estimated at \$3,394,950) (SFAA)
 Supporting Details: Pages 271-280

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(k), (Maintenance, Renovation, and Replacement)	3,394,950		3,394,950	339,006	3,733,956
All Sources	<u>3,394,950</u>		<u>3,394,950</u>	<u>339,006</u>	<u>3,733,956</u>

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

Rationale: Bids were received in March 2026 and came in \$201k over the budgeted amount for construction. Additionally, the project only includes 5% contingency, which is being increased to 9.98% for potential unforeseen conditions. The existing systems have reached the end of their useful life, and the warehouses do not have reliable or cost-effective means of being conditioned.

Facility Characteristics: The warehouses and office space total 358,386 square feet and were constructed in 1987 (39 years old). Approximately 315,400 square feet is impacted by the project. The existing building systems are original to the building. The College’s Spark Center programs utilize the space which includes 6-8 companies and approximately 100 employees.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$376k at March 20, 2026). The project is expected to result in a decrease of \$20,000 (year 1) and \$40,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$3,733,956 funded from Appropriated State (nonrecurring) Funds. Completion of construction is expected in June 2027.

17. Project: Spartanburg Community College
 H59.6361: Industrial Spark Building Acquisition
- Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 13.72 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)
 Phase I Increase
 Approval: February 2026 (estimated at \$16,536,250) (SFAA)
 Supporting Details: Pages 281-308

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	16,250	36,250	15,823,250	15,859,500
All Sources	<u>20,000</u>	<u>16,250</u>	<u>36,250</u>	<u>15,823,250</u>	<u>15,859,500</u>

Rationale: 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 30,877 square feet of office and 143,025 square feet of warehouse, totaling 173,902 square feet. It is located less than 2 miles from the Tyger River Campus.

Financial Impact: The property is offered to the Spartanburg Community College Enterprise Campus Authority by ZF Chassis Systems Duncan, LLC for \$15,729,500. The acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$20.96 million at March 6, 2026). An appraisal completed in September 2025 valued the property at \$16,500,000. 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. Letters of support have been received from Spartanburg County Council and Spartanburg District Five authorizing the removal of the property from the tax rolls. After acquisition, a separate project will be established 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 \$346,000 (year 1) and \$692,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$15,859,500 funded from Appropriated State (nonrecurring) Funds.

18. Project: Spartanburg Community College
 H59.6372: Union Campus Building Acquisition
- Request: Establish Final Land Acquisition Budget to acquire +/- 21.39 acres and a building in Union County.
- Included in CPIP: Yes – 2025 CPIP Priority 4 of 11 in FY26 (estimated at \$20,000)
 Phase I Approval: December 2025 (estimated at \$20,000) (JBRC)
 Supporting Details: Pages 309-326

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	5,400	25,400
All Sources	<u>20,000</u>		<u>20,000</u>	<u>5,400</u>	<u>25,400</u>

Rationale: When first constructed, the Union County Advanced Technology Center was one of the five Quick Jobs Centers in the state. The building was originally operated in partnership with USC Union beginning in 2009, but Spartanburg Community College eventually became the sole tenant. Union County provides \$210,000 in tax dollars towards the operation of the facility by the College, which will continue after acquisition, and the College supplements any shortfall with its own funds. Currently Union County is responsible for any capital improvements to the facility. The Union Campus currently offers Welding, Licensed Practical Nursing and Mechatronics as 1 year certificate programs. Additionally, Certified Nursing Assistant, NHA Phlebotomy Technician and Sit-down Forklift Operator are offered as workforce development programs. Acquisition of the building will allow the College to expand their existing Mechatronics and Licensed Practical Nursing programs, add some additional Health Science programs, and to expand the Certified Nursing Assistant and NHA Phlebotomy Technician workforce program.

Characteristics: The Advanced Technology Center is approximately 14,000 square feet and sits on +/- 21.39 acres. It is a collaborative partnership with the City and County of Union.

Financial Impact: The property is offered by Union County as a donation. The acquisition will be funded from Other, College Plant Funds (uncommitted balance \$5.93 million at April 15, 2026). College Plant Funds are derived from a portion of the budget allocated towards capital projects, plus a year-end transfer of excess revenues over expenditures. While donations do not require an appraisal, an appraisal was completed in March 2026 and valued the property at \$3,000,000. A Phase I Environmental Site Assessment was completed in February 2026 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in March 2026 and found \$176,500 in immediate and short-term deficiencies to be rectified. Letters of support are not required because this property is owned by a governmental entity and therefore not included on the tax rolls. After acquisition the building will be expanded as part of a separate project with a total estimated cost that has not yet been determined but will be funded from \$4,800,000 in FY22 Appropriated State (nonrecurring) Funds. The acquisition is expected to result in an increase of \$10,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$25,400 funded from College Plant Funds.

19. Project: York Technical College
 H59.6381: 454 S. Anderson Road Property Acquisition

Request: Establish Final Land Acquisition to purchase +/- 9.29 acres and two buildings in York County.

Included in CPIP: No – The property was not available for purchase during the 2025 CPIP submission process.
 Phase I Approval: March 2026 (estimated at \$6,930,000) (SFAA)
 Supporting Details: Pages 327-352

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(y), (Baxter Hood Center), (Redir. FY25 Proviso 25.8)				6,826,100	6,826,100
Other, YTC Foundation	50,000		50,000		50,000
All Sources	<u>50,000</u>		<u>50,000</u>	<u>6,826,100</u>	<u>6,876,100</u>

Rationale: Phase I project (H59-6356) to construct a new Health Science building and Phase I project (H59-6371) to construct a new Building Construction Trades building were established in 2025. Subsequent to establishment of those projects, the S. Anderson Road property became available for purchase. If acquired, the College could house both the Health Science and the Building Construction Trades programs on this property. In addition to these two programs, the College is in initial discussions with the Department of Commerce about the potential to bring Life Sciences programs to the College. Acquisition of this property would allow the College to create space for this program as well. This property would be beneficial for the expansion of programs that produce graduates that can fill high demand jobs in health care, life science, building construction trades, and industrial engineering technology industries. The proximity of this property to the current campus would align with the campus master plan while providing additional space for future programs that may be developed.

Characteristics: The property is located 300 feet east of the main campus in Rock Hill. The property includes an approximately 69,296 square foot four-story office building and an approximately 54,315 square foot annex one-story light industrial building that were both constructed in 1985 (41 years old). There are approximately 438 parking spaces located on the property.

Financial Impact: The property is offered by Rock Hill Business Technology Center, LLC for \$6,500,000. The acquisition will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$27.3 million at March 20, 2026). An appraisal completed in December 2025 valued the property at \$6,680,000. A Phase I Environmental Site Assessment was completed in December 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in March 2026 and found \$138,000 in immediate and short-term deficiencies to be rectified. Letters of support have been received from York County, City of Rock Hill, and Rock Hill Schools authorizing the removal of the property from the tax rolls. After acquisition, the two Phase I established projects would be rescoped from constructing new facilities to renovating the buildings located on the property for a total estimated cost of \$30,000,000 to \$33,000,000. The acquisition is expected to result in an increase of \$1,098,081 (year 1), \$1,131,024 (year 2), and \$1,164,954 (year 3) in annual operating expenditures. No student fees or tuition will

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

Full Project Estimate: \$6,876,100 funded from Appropriated State (nonrecurring) and York Technical College Foundation Funds. The Final Land Acquisition request includes \$326,100 to cover anticipated closing costs and attorney's fees.

Other: There are 43 leases associated with this property that are currently in place and will remain after acquisition of the property. All leases have been reviewed by the Department of Administration Division of Facilities Management and Property Services to ensure clauses are acceptable.

20. Project: South Carolina Law Enforcement Division
 D10.9536: SLED Headquarters Cyber Remodel

Request: Revise Scope and Establish Phase II Full Construction Budget to renovate space at the Headquarters facility.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 6 in FY26 (estimated at \$2,110,585)

Phase I Approval: August 2025 (estimated at \$2,110,585) (SFAA)

Supporting Details: Pages 353-360

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Record Search Fees	31,659		31,659	2,986,400	3,018,059
All Sources	<u>31,659</u>		<u>31,659</u>	<u>2,986,400</u>	<u>3,018,059</u>

Summary of Work: The project will renovate space at the Headquarters Building for SLED’s Cyber Security Unit. The original scope included renovating two (2) bathrooms and updating HVAC systems in the renovated and adjacent spaces. This revise scope request expands the HVAC and lighting upgrades to the Human Resources and Finance areas.

Rationale: The recent renovation of the former laboratory has relocated the Training, Tech Services, and Regulatory units from the Headquarters facility. SLED’s Cyber Security unit currently operates from leased space on Elmwood Avenue in downtown Columbia. According to the agency, relocation of the unit to the renovated open space in the Headquarters facility will improve operational efficiency and eliminate the ongoing cost of leased space.

Facility Characteristics: The SLED Headquarters Building is 39,000 square feet and was constructed in 1969 (57 years old). The portion of the building being renovated is 9,100 square feet. SLED's Cyber Security operation will utilize the renovated space. Bathroom renovations will be used by Cyber Security, Procurement, Finance, and Human Resources operations. Approximately 25 staff will utilize the renovated space daily.

Financial Impact: The project will be funded from Other, Record Search Fees Funds (uncommitted balance \$13.44 million at March 17, 2026). Record Search Fee Funds are derived from background check fees charged to the public. The project is expected to result in a decrease of \$23,227 (year 1), and \$46,454 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$3,018,059 funded from Record Search Fees Funds. Contract execution is expected June 2027 and construction completion June 2028.

21. Project: Department of Administration
 D50.6208: Dennis Building – First Floor Reception Area Renovation
- Request: Establish Phase I Pre-Design Budget to renovate the 1st floor reception area.
- Included in CPIP: Yes – 2025 CPIP Priority 30 of 32 in FY26 (estimated at \$15,000,000 for this component and others – this component estimated at \$524,345)
- Supporting Details: Pages 361-366

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, FY23 Appropriated State, Proviso 1118.19 (B)(50)(b), (Attorney General - Dennis Building Infrastructure Upgrades)				12,865	12,865
All Sources				<u>12,865</u>	<u>12,865</u>

Summary of Work: The project will renovate the 1st floor reception area of the Dennis Building for the office of the SC Attorney General. The work includes reconfiguration of office space, removal and construction of walls, installation of ballistic glass, replacement of lighting, removal and addition of doorways, construction of additional restrooms, updating floor and wall finishes, associated electrical and mechanical work, and the abatement of hazardous materials, as needed.

Rationale: The 1st floor was recently vacated, and the Attorney General's office is leasing the space. The reception area and adjoining offices need to be reconfigured to meet the needs of the SC Attorney General.

Facility Characteristics: The Dennis Building is +/- 247,543 square feet and was constructed in 1950 (76 years old). The renovated space is 3,100 square feet. It will be utilized by the Office of the SC Attorney General which includes approximately 20 staff and various annual visitors.

Financial Impact: The project will be funded from Other, FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$15 million at March 5, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$524,345 (internal) funded from Appropriated State (nonrecurring) Funds. The Phase I amount requested is 2.45% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

22. Project: Department of Administration
 D50.6195: Calhoun Building - Flooring Repair and Replacement Floors 3-5

Request: Establish Phase II Full Construction Budget to replace and update floor finishes.

Included in CPIP: Yes – 2025 CPIP Priority 14 of 32 in FY26 (estimated at \$435,030)
 Phase I Approval: December 2025 (estimated at \$435,000) (SFAA)
 Supporting Details: Pages 367-374

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	16,525		16,525	273,518	290,043
Appropriated State, (transfer from D50-6147)				416,116	416,116
All Sources	<u>16,525</u>		<u>16,525</u>	<u>689,634</u>	<u>706,159</u>

Summary of Work: The project will replace and update the existing floor and finishes on the third, fourth, and fifth floors of the Calhoun Building. The work will include replacement of the existing floor coverings and abatement of hazardous materials, as needed.

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

Facility Characteristics: The Calhoun Building is approximately 96,672 square feet and was constructed in 1926 (100 years old). The third, fourth, and fifth floors total 38,213 square feet. The existing floors were installed during a renovation in 2011 (15 years old). The building is utilized by approximately 190 South Carolina Judicial Branch personnel and various visitors annually.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (uncommitted balance \$6.26 million at March 18, 2026) and FY25 Appropriated State Funds (uncommitted balance \$1.80 million at March 18, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$706,159 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected November 2026 and completion of construction June 2027.

23. Project: Department of Administration
 D50.6198: Mills/Jarrett Building - Parking Lot Improvements

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

Included in CPIP: Yes – 2025 CPIP Priority 32 of 32 of FY26 (estimated at \$497,000)
 Phase I Approval: December 2026 (estimated at \$500,000) (SFAA)
 Supporting Details: Pages 375-382

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	33,000		33,000	484,874	517,874
All Sources	<u>33,000</u>		<u>33,000</u>	<u>484,874</u>	<u>517,874</u>

Summary of Work: The project will repair and replace the pavement of the parking lot at the Mills/Jarrett Building.

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

Facility Characteristics: The Mills/Jarrett Building is approximately 103,781 square feet. The Mills Building was constructed in 1825 (201 years old). The Jarrett Building was constructed in 1987 (39 years old). The parking lot is original to the building. The Mills/Jarrett Building is utilized by the South Carolina Office of Resilience. Approximately 80 staff plus varying numbers of employees and visitors will utilize the building.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$5.18 million at March 5, 2026). 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: \$517,874 funded from Depreciation Reserve Funds. Contract execution is expected November 2026 and completion of construction June 2027.

24. Project: Department of Administration
 D50.6199: Wade Hampton Building - Window Replacement

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

Included in CPIP: Yes – 2025 CPIP Priority 13 of 32 of FY26 (estimated at \$4,900,000)

Phase I Approval: December 2025 (estimated at \$4,900,000) (SFAA)

Supporting Details: Pages 383-390

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	93,500		93,500	4,806,500	4,900,000
All Sources	<u>93,500</u>		<u>93,500</u>	<u>4,806,500</u>	<u>4,900,000</u>

Summary of Work: The project will replace or refurbish the windows in the building. The building is a National Register Property, which will require special attention to detail and preservation methods as well as coordination and review with state authorities.

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

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (88 years old). The windows are original to the building. The building houses the following Agencies: SC Department of Administration, SC Commission on Prosecution, Bureau of Protective Services, SC Commission for the Blind, Governor's Office, SC State Treasurer's Office, SC Comptroller General Office, SC Adjutant General's Office, SC Department of Agriculture, and State Fiscal Accountability Authority. It is utilized by approximately 275 staff and various annual visitors.

Financial Impact: The project will be funded from FY26 Appropriated State Funds (uncommitted balance \$6.26 million at March 16, 2026). The project is expected to result in a decrease in annual operating expenditures, but that amount has not yet been determined.

Full Project Estimate: \$4,900,000 funded from Appropriated State Funds. Contract execution is expected January 2027 and completion of construction in June 2028.

25. Project: Department of Administration
 D50.6201: Brown Building - Renovate SCALC Court Rooms
- Request: Establish Phase II Full Construction Budget to renovate the court rooms.
- Included in CPIP: No – The need for the project was unknown during the 2025 CPIP submission process.
 Phase I Approval: February 2026 (estimated at \$410,000) (SFAA)
 Supporting Details: Pages 391-398

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SCALC Appropriated State, Carryforward	11,150		11,150	563,850	575,000
All Sources	<u>11,150</u>		<u>11,150</u>	<u>563,850</u>	<u>575,000</u>

Summary of Work: The project will renovate Court Rooms 1, 2, & 3 utilized by the SC Administrative Law Court 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, and moldings are falling off the doors and wainscoting. The judge’s bench and court reporter’s stand have started to separate and have deep scratches.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1976 (50 years old). Court Rooms 1, 2, and 3 have a combined square footage of approximately 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 \$2.13 million at March 16, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$575,000 funded from Appropriated State Carryforward Funds. Contract execution is expected November 2026 and construction completion December 2027.

26. Project: Department of Administration
 D50.6202: McEachern Parking Facility - Re-striping & Minor Repairs

Request: Establish Phase II Full Construction 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)

Phase I Approval: February 2026 (estimated at \$362,216) (SFAA)

Supporting Details: Pages 399-406

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				356,783	356,783
Other, Depreciation Reserve	5,433		5,433		5,433
All Sources	<u>5,433</u>		<u>5,433</u>	<u>356,783</u>	<u>362,216</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 two phases. Phase I was constructed in 1969 (57 years old) and Phase II was constructed in 1974 (52 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 1,800 parking spaces.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State Funds (uncommitted balance \$6.26 million at March 16, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$362,216 funded from Appropriated State and Depreciation Reserve Funds. Contract execution is expected June 2026 and construction completion December 2026.

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

Request: Establish Phase II Full Construction 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)
 Phase I Approval: February 2026 (estimated at \$308,985) (SFAA)
 Supporting Details: Pages 407-414

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	15,000		15,000	405,520	420,520
Appropriated State, (transfer from D50-6112)				300,913	300,913
FY23 Appropriated State, Proviso 118.19 (B)(71)(a), (Facilities Management – Maintenance Projects (transfer from D50-6114)				158,377	158,377
Appropriated State, (transfer from D50-6123)				229,516	229,516
Appropriated State, (transfer from D50-6143)				26,509	26,509
All Sources	<u>15,000</u>		<u>15,000</u>	<u>1,120,835</u>	<u>1,135,835</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 elevators are offline and out of service.

Facility Characteristics: The Mills/Jarrett Building is approximately 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 construction of the Jarrett Building. 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: This phase of the project will be funded from FY26 Appropriated State (uncommitted balance \$6.26 million at March 18, 2026), FY25 Appropriated State (\$301k will be available once released from D50-6112 in June 2026), FY25 Appropriated State (\$230k will be available once released from D50-6123 in June 2026), FY24 Appropriated State (\$27k will be available once released from D50-6143), and FY23 Appropriated State (nonrecurring) Funds (\$158k will be available once released from D50-6114). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,135,835 funded from Appropriated State Funds. The estimated cost to complete the project has increased from the 2025 CPIP submission and the Phase I estimate because the

estimate reflected the modernization of 1 elevator instead of 3. Contract execution is expected November 2026 and construction completion June 2028.

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

Request: Establish Phase II Full Construction 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)
 Phase I Approval: February 2026 (estimated at \$400,000) (SFAA)
 Supporting Details: Pages 415-422

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	11,000		11,000	437,446	448,446
All Sources	<u>11,000</u>		<u>11,000</u>	<u>437,446</u>	<u>448,446</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 approximately 63,896 square feet and was constructed in 1921 (105 years old). The bathrooms being renovated are approximately 1,315 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 \$6.26 million at March 16, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$448,446 funded from Appropriated State Funds. Contract execution is expected October 2027 and completion of construction in June 2028.

29. Project: Department of Administration
 D50.6181: Supreme Court Building - First and Second Floor Carpet Replacement

Request: Revise Scope and Increase Phase II Full Construction Budget to cover the cost of refinishing the marble flooring located in the front lobby.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 32 in FY26 (estimated at \$487,500)
 Phase I Approval: April 2025 (estimated at \$552,000) (SFAA)
 Phase II Approval: August 2025 (estimated at \$487,500) (SFAA)
 Supporting Details: Pages 423-428

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	18,280	469,220	487,500		487,500
Other, Judicial Development				40,900	40,900
All Sources	<u>18,280</u>	<u>469,220</u>	<u>487,500</u>	<u>40,900</u>	<u>528,400</u>

Summary of Work: The project was established to replace the flooring on the first and second floor and the mezzanine level of the building. This included installing new carpet, refinishing the existing hardwood floors, and abatement of hazardous materials as needed. This revise scope request will add refinishing the marble flooring located in the front lobby of the building.

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

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (105 years old). The existing flooring finishes are approximately 20 years old. The building is utilized by the 50 Judicial Branch staff and various visitors daily.

Financial Impact: This increase will be funded from Other, Judicial Development Funds (uncommitted balance \$3.88 million at March 24, 2026). Judicial Development Funds are derived from assessments on filings to be used for general operating purposes. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$528,400 funded from Depreciation Reserve and Judicial Development Funds. Completion of construction is expected in December 2026.

30. Project: Office of the Adjutant General
 E24.9869: Bluff Road Armory Parking Improvements

Request: Establish Phase I Pre-Design Budget to complete a comprehensive remediation of the existing parking infrastructure.

Included in CPIP: No – The project was deemed a priority after the 2025 CPIP submission process.

Supporting Details: Pages 429-434

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				5,200	5,200
Federal, National Guard Bureau				5,200	5,200
All Sources				<u>10,400</u>	<u>10,400</u>

Summary of Work: The project will remove and replace failed asphalt sections, re-compact the sub-grade, and complete an asphalt overlay with new pavement markings. New clearly demarcated parking spaces will be established. ADA compliant stalls and access ramps will be constructed. New storm water drainage systems will be installed as necessary to meet engineering and environmental standards.

Rationale: The current parking facility has deteriorated to the point where it is impacting the operational readiness of the armory. As this facility supports full time staff and provides essential services to military retirees and veterans, ensuring safe and reliable access is mission critical.

Facility Characteristics: The Bluff Road armory parking area is 12,000 square yards and the armory and parking were constructed in 1964 (62 years old). The parking area has had numerous pothole repairs over the years but has not received a full update since construction. The Armory National Guard Joint Force Headquarters, Serviced Member and Family Care, Retirees, and Veterans utilize the armory and parking area. Approximately 200 individuals utilize the armory and parking daily.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$1 million at March 18, 2026) and Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office’s Master Cooperative Agreement funds. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$781,000 (internal) funded from Appropriated State, Operating and National Guard Bureau Funds.

31. Project: Office of the Adjutant General
 E24.9870: Unit Training and Equipment Site (UTES) Female Latrine

Request: Establish Phase II Full Construction Budget to renovate and expand the female latrine in Eastover.

Included in CPIP: No – The project was deemed a priority after the 2025 CPIP submission process.

Supporting Details: Pages 435-440

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				655,449	655,449
All Sources				<u>655,449</u>	<u>655,449</u>

Summary of Work: The project will renovate the existing small female latrine within the building and expand it to meet current needs. The work includes new utilities and fixtures, mechanical, electrical, and plumbing requirements.

Rationale: This project will accommodate the increasing number of females in the National Guard with the appropriate latrine space.

Facility Characteristics: The Unit Training and Equipment Site is 10,000 square feet and was constructed in the 1980's (40+ years old). The existing small latrine will be expanded by approximately 500 square feet. All finishes and building systems are original to construction. The latrine is utilized by 11 female full-time and various transient personnel.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$656k at March 10, 2026). 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 an increase of \$500 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$655,449 (internal) funded from National Guard Bureau Funds. This project is being requested for establishment at Phase II because it is an approved National Guard Bureau project that is being directly funded with money that was not received until March 10, 2026 due to the federal government shutdown. This funding must be fully obligated by September 30, 2026 or it must be returned. Contract execution is expected August 2026 and completion of construction in March 2027.

32. Project: Office of the Adjutant General
 E24.9861: Clark’s Hill Training Site Cabin Renovation
- Request: Establish Phase II Full Construction Budget to complete interior and limited exterior renovations to a recreational use cabin.
- Included in CPIP: Yes – 2025 CPIP Priority 16 of 23 in FY26 (estimated at \$500,000)
 Phase I Approval: April 2025 (estimated at \$500,000) (SFAA)
 Supporting Details: Pages 441-446

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	7,500		7,500	474,165	481,665
All Sources	<u>7,500</u>		<u>7,500</u>	<u>474,165</u>	<u>481,665</u>

Summary of Work: This project will update interior finishes, cabinets, appliances, and heating/air systems in one recreational use cabin. On the exterior, the wood siding will be sealed, and rotting portions will be replaced, including trim and fascia. Additionally, the windows and doors will be replaced, and repairs will be made to the front and back porches.

Rationale: The cabins are aging and need finish and system upgrades to avoid increased maintenance costs. The cabins are high use at the training facility and therefore only one cabin is being taken off-line at this time. Additional cabins will be submitted individually in future years.

Facility Characteristics: There are six recreational use cabins at Clarks Hill Training Site. The cabins are 1,740 square feet each and were constructed in 2001 (25 years old). Only one cabin will be renovated in this project. Soldiers on and off duty have access to the cabins, in addition to retirees, and state employees of the agency. Approximately 300 soldiers utilize the cabins each year.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$1,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$481,665 funded from National Guard Bureau Funds. Contract execution is expected in September 2026 and completion of construction in June 2027.

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

Request: Increase Phase II Full Construction Budget to design and install the backup generators at the Newberry and Moncks Corner Readiness Centers.

Included in CPIP: Yes – 2025 CPIP Priority 8 of 23 in FY26 (estimated at \$4,551,250)

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

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

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

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

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

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

Phase II Increase Approval: October 2024 (estimated at \$3,283,097) (SFAA)

Phase II Increase Approval: June 2025 (estimated at \$3,809,180) (SFAA)

Phase II Increase Approval: October 2025 (estimated at \$3,851,250) (SFAA)

Supporting Details: Pages 447-454

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	1,664	1,326,388	1,328,052	337,774	1,665,826
Federal, National Guard Bureau	4,994	2,518,204	2,523,198	310,459	2,833,657
All Sources	<u>6,658</u>	<u>3,844,592</u>	<u>3,851,250</u>	<u>648,233</u>	<u>4,499,483</u>

Summary of Work: The project was established to construct and install standby generators with automatic transfer switches at various locations across the state. After subsequent changes, the revised group includes Georgetown, Marion, Mullins, Walterboro, North Charleston, Beaufort, Varnville RC, Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment system, Anderson (installation only), Newberry, and Moncks Corner. The design and construction for Anderson, Beaufort, Marion, Mullins, Georgetown, and Varnville RC are all completed. The design for Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment System, Newberry and Moncks Corner have all been completed. The construction for Manning RC and McCrady Training Center Fire Station is completed. The construction for the McCrady Training Center Water Treatment System, Varnville FMS, North Charleston, and Walterboro is ongoing. This request is to complete the installation of the back-up generators on the Newberry and Moncks Corner Readiness Centers. These are the last two generators to be completed under this project. The work at each readiness center includes a generator and concrete pad.

Rationale:	The standby generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the SC Army National Guard.
Facility Characteristics:	The Georgetown, Marion, Mullins, Walterboro, North Charleston, Beaufort, Varnville RC, Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment system, Anderson, Newberry, and Moncks Readiness Centers support soldiers, firefighters, and staff of the SC Army National Guard. Approximately 10,978 individuals utilize the readiness centers.
Financial Impact:	This increase will be funded from Appropriated State, Operating (uncommitted balance \$1 million at March 18, 2026), and Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). The project is expected to result in an increase of \$1,000 (years 1 thru 3) in annual operating expenditures.
Full Project Estimate:	\$4,499,483 funded from Appropriated State Operating and National Guard Bureau Funds. Contract execution for Newberry and Moncks Corner is expected in August 2026 and completion of construction in March 2027.

34. Project: Office of the Adjutant General
 E24.9831: MTC Building 3410 Roof Replacement
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to remove and replace the roof on the McCrady Training Center located in Columbia.
- Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.
- Phase I Approval: January 2021 (estimated at \$172,265) (JBRC Staff)
- Phase II Approval: February 2024 (estimated at \$182,059) (JBRC Staff)
- Supporting Details: Pages 455-466

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	2,590	179,469	182,059	99,941	282,000
All Sources	<u>2,590</u>	<u>179,469</u>	<u>182,059</u>	<u>99,941</u>	<u>282,000</u>

Summary of Work: This project will remove the existing metal roof and replace it with a standing seam metal roof. All gutters and downspouts will be metal fabricated. 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 original contractor selected for this project was unable to execute the project and therefore the agency took the bid bond and went back to design. The revised cost estimate came in higher than the original design due to material cost increase. The existing roof system is leaking and affecting the interior finish of the building. Additionally, the existing roofing system has reached its life cycle replacement term of 20 years.

Facility Characteristics: Building 3410 is 4,200 square feet and was constructed in 1989 (37 years old). The roof is original to construction. The building is utilized by the Fires Support Team consisting of approximately 35 National Guard soldiers at any given time.

Financial Impact: The increase will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$282,000 to be funded from National Guard Bureau Funds. Contract execution is expected in August 2026 and completion of construction in March 2027.

35. Project: Office of the Adjutant General
 E24.9852: Armory Revitalizations 2024-2025

Request: Increase Phase II Full Construction Budget to complete the final design for Orangeburg and Manning Readiness Centers.

Included in CPIP: Yes – 2025 CPIP priority 20 of 23 FY26 (estimated at \$30,000,000)
 Phase I Approval: December 2023 (estimated at \$22,000,000) (SFAA)
 Revise Scope & Phase I Increase
 Approval: December 2024 (estimated at \$22,000,000) (SFAA)
 Phase II Approval: October 2025 (estimated at \$30,000,000) (SFAA)
 Support Details: Pages 467-482

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (34)(b), (Armory Revitalization)		3,300,000	3,300,000		3,300,000
Appropriated State, Operating	110,377	952,932	1,063,309		1,063,309
Appropriated State, Armory Revitalization		3,072,000	3,072,000		3,072,000
FY23 Appropriated State, Proviso 118.19 (B)(74)(a), (Armory Revitalization)		1,331,151	1,331,151		1,331,151
FY26 Appropriated State, Proviso 118.22 (B)(69)(a), (Armory Revitalization)				893,945	893,945
Federal, National Guard Bureau	110,376	8,656,085	8,766,461	893,945	9,660,406
All Sources	<u>220,753</u>	<u>17,312,168</u>	<u>17,532,921</u>	<u>1,787,890</u>	<u>19,320,811</u>

Summary of Work: This annualized project will complete significant repairs and replacements at the Orangeburg, Manning, Clemson, and Seneca Readiness Centers. These items include roofing systems, windows, doors, water, sewer, HVAC, electrical, telecom systems, sidewalks, parking and road replacement and expansion. The pre-design for the Orangeburg, Manning, Clemson and Seneca Readiness Centers was previously approved and has been completed. This request will add the final design for the Orangeburg and Manning Readiness Centers. The Orangeburg Readiness Center will be expanded in addition to being renovated. The roofs for Seneca and Clemson have been evaluated by the Department of Administration, have been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The expansion of the Orangeburg Readiness Center will allow the facility to support more than one unit because of consolidation. Separate units require sole space for administrative, property security, and command separate. In most cases, items require replacement since they have exceeded their service life. In accordance with Federal law, the state of South Carolina is obligated to the National Guard Bureau to provide operation and maintenance funding for those facilities if there is a federally recognized unit assigned to the facilities.

Facility Characteristics: The Orangeburg Readiness Center is 26,268 square feet and was constructed in 1971 (55 years old). This Center will be expanded by 3,500 square feet in this project. The Manning Readiness Center is 25,960 square feet and was constructed in 1995 (31 years old). The Seneca Readiness Center is 15,500 square feet and was constructed in 1955 (71 years old). The Clemson Readiness Center is 23,000 square feet and was constructed in 1955 (71 years old). The Orangeburg Readiness Center supports 341 soldiers, the Manning Readiness Center supports 89 soldiers, the Seneca Readiness Center supports 150 soldiers, and the Clemson Readiness Center supports 150 soldiers.

Financial Impact: This increase will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$2 million at March 18, 2026) and Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). Revenue to the National Guard Bureau Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$1,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$19,320,811 funded from Capital Reserve, Appropriated State Operating, Appropriated State Armory Revitalization, Appropriated State (nonrecurring), and National Guard Bureau Funds. The total estimated cost to complete all four readiness centers is \$30,000,000. Construction completion of Seneca and Clemson Readiness Centers is expected in November 2027.

36. Project: Office of the Adjutant General
 E24.9860: Training Sites TT Enlisted Barracks Replacement

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs 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)
 Phase II Increase
 Approval: February 2026 (Barracks #1 & #2 estimated at \$3,704,985) (SFAA)
 Supporting Details: Pages 483-492

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	50,850	3,654,135	3,704,985	824,176	4,529,161
All Sources	<u>50,850</u>	<u>3,654,135</u>	<u>3,704,985</u>	<u>824,176</u>	<u>4,529,161</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 FY25 thru FY28. 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 design for Barracks #1 and #2 has been completed. The construction of Barracks #1 is in progress. The construction of Barracks #2 has not yet begun. 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 feet 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 per year.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$1,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,529,161 funded from National Guard Bureau Funds. The total estimated cost of all four barracks is \$10,469,795. Completion of construction of Barracks #1 is anticipated in December 2026. Contract execution for Barracks #2 is expected in August 2026 and completion of construction in July 2027.

37. Project: Department of Veterans Affairs
 E26.9910: Veterans Victory House Curry Nurse Station Renovation

Request: Establish Phase I Pre-Design Budget to renovate two nursing stations and two semi-private resident rooms in the Curry Building.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 6 in FY27 (estimated at \$800,000)

Supporting Details: Pages 493-498

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				12,000	12,000
All Sources				<u>12,000</u>	<u>12,000</u>

Summary of Work: The project will remove the current nursing station to create a larger gathering area for the residents that will allow safer operations for the staff and better care for the residents. The two semi-private resident rooms will be reconfigured to create the new nursing stations with improved medications security, treatment carts and medical devices.

Rationale: The renovation is needed to effectively and safely meet the needs of the resident veterans with functional and behavioral conditions.

Facility Characteristics: The Veteran Victory Nursing Home, located in Walterboro, is 124,800 square feet and was constructed in 2006 (20 years ago). The Curry Building being renovated in this project is 26,821 square feet. The area building renovated in the building is original to construction. The Veteran Victory Nursing Home houses 220 veterans and has 225 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$108.35 million at March 24, 2026). Revenue in this fund are appropriated and authorized for the operation of State Veterans Homes and are used for operations, deferred maintenance, capital projects, ordinary repair, and maintenance of the State Veterans Homes. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$800,000 (internal) funded from Deferred Maintenance Funds.

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

Request: Increase Phase II Full Construction Budget to add contingency funds 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)
 Phase II Increase Approval: February 2026 (estimated at \$1,352,875) (SFAA)
 Supporting Details: Pages 499-512

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, Carryforward		116,975	116,975		116,975
Appropriated, Operating				50,000	50,000
Other, Aramark Contract Commitment		210,000	210,000		210,000
All Sources	<u>512,950</u>	<u>839,925</u>	<u>1,352,875</u>	<u>50,000</u>	<u>1,402,875</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 increase is needed to cover any unforeseen conditions that may arise during construction. The existing dining hall is only rated to accommodate 90 occupants. The combination of a student population of 238 and approximately 10 employees that dine on campus each day, far exceeds the hall’s capacity. The current dining facilities are not usable by students with mobility challenges and do not meet current standards for accessibility. As the school seeks to have a more diverse student population, it is essential that this space meets the needs of all students. Having maintained the original furnishings, the dining area is outdated and institutional. Significant expansion of the dining space with furniture replacement is necessary at this time.

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 180 seats inside and

an additional 40 under a covered breezeway. Currently, there are three meal shifts. The facility serves all meals for students, staff, and 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 FY26 Appropriated State, Operating Funds (uncommitted balance \$1.43 million at March 19, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,402,875 funded from Appropriated State (nonrecurring), Appropriated State Carryforward, Appropriated State Operating, and Aramark Contract Commitment Funds. Completion of construction is anticipated in July 2026.

39. Project: Vocational Rehabilitation Department
 H73.9635: Dorm Building – Heat Pump Units Replacement

Request: Establish Phase I Pre-Design Budget to replace the existing water source heat pumps in the building.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 7 in FY26 (estimated at \$295,000)

Supporting Details: Pages 513-518

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				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will replace the existing 23 water source heat pumps in the building. The work includes demolition, electrical, and ceiling and wall finish replacement.

Rationale: The system is out of date and costly to repair.

Facility Characteristics: The Dorm Building is 9,550 square feet and was constructed in 1986 (40 years old). This facility supports the Information Technology Training Center classroom, and together these facilities support and provide vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible South Carolinians with disabilities to achieve and maintain competitive employment. The dorm houses 18 consumers with 5 staff.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$71.48 million at March 23, 2026). This revenue is received to assist in the provision of providing vocational rehabilitation services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$735,600 (internal). Phase II will be funded from \$661,850 in State Vocational Rehabilitation Services Grant and \$73,750 in FY26 Appropriated State (nonrecurring) Funds. The Phase I amount requested is 2% of the estimated cost to complete the project and the additional amount will be used to complete onsite investigations required in order to recommend a new mechanical system. The estimated cost to complete the project has increased from the 2025 CPIP because the project scope has expanded from the CPIP submission to include replacement of existing ductwork, water piping, ceilings, lights and a totally new HVAC control system.

40. Project: Vocational Rehabilitation Department
 H73.9633: Evaluation Center / State Office Repaving
- Request: Establish Phase II Full Construction 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)
- Phase I Approval: February 2026 (estimated at \$600,000) (SFAA)
- Supporting Details: Pages 519-528

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)(33)(a), (Evaluation VR Center/State Office Repaving)				150,000	150,000
Federal, State Vocational Rehabilitation Services Grant	20,000		20,000	704,500	724,500
All Sources	<u>20,000</u>		<u>20,000</u>	<u>854,500</u>	<u>874,500</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 7,600 square yards and were constructed in 1996 (30 years old). 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 consumers daily.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$150k at March 23, 2026) and Federal, State Vocational Rehabilitation Services Grant (uncommitted balance \$71.48 million at March 23, 2026). The State Vocational Rehabilitation Services Grant revenue is received to assist in the provision of proving vocational rehabilitation services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$874,500 funded from Appropriated State (nonrecurring) and State Vocational Rehabilitation Services Grant Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I estimate due to significantly increased asphalt unit prices and soil conditions. Contract execution is expected in September 2026 and completion of construction in June 2027.

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

Request: Establish Phase II Full Construction 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)
 Phase I Approval: February 2026 (estimated at \$600,000) (SFAA)
 Supporting Details: Pages 529-538

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)(33)(b), (ITTC/Rehabilitation Engineering Building Repaving)				150,000	150,000
Federal, State Vocational Rehabilitation Services Grant	20,000		20,000	1,006,000	1,026,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,156,000</u>	<u>1,176,000</u>

Summary of Work: The project will repair and resurface parking areas and access roads at the Information Technology Training Center/Rehabilitation Engineering Building. 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 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 10,700 square yards and were constructed in 1996 (30 years old). These areas were last patched in 1992 (34 years ago). 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 plus 60 to 70 consumers daily.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$150k at March 23, 2026) and Federal, State Vocational Rehabilitation Services Grant (uncommitted balance \$71.48 million at March 23, 2026). The State Vocational Rehabilitation Services Grant revenue is received to assist in the provision of proving vocational rehabilitation services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,176,000 funded from Appropriated State (nonrecurring) and State Vocational Rehabilitation Services Grant Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I estimate due to significantly increased asphalt unit prices and soil conditions. Contract execution is expected in August 2026 and completion of construction in April 2027.

42. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9886: BPH Patient Lodges Domestic Hot Water Recirculation 2026
- Request: Establish Phase I Pre-Design Budget to replace the existing, non-recirculating domestic hot water systems in eight Patient Lodges.
- Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.
- Supporting Details: Pages 539-544

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				15,389	15,389
All Sources				<u>15,389</u>	<u>15,389</u>

Summary of Work: The project will demolish the existing domestic non-circulating hot water supply piping system and replace it with a modern, looped domestic hot water piping system, including recirculation pumps, that continuously recirculate and reheat water, so that it is delivered quickly to opened hot water taps/faucets.

Rationale: The existing domestic hot water supply system is antiquated and is not a recirculating system. Domestic hot water systems are now required by mechanical/plumbing codes adopted by the SCC LLR Building Codes Council to be recirculating systems.

Facility Characteristics: The Bryan Psychiatric Hospital Building (BPH) is 209,679 square feet and was constructed in 1975 (51 years old). The eight Patient Lodges are 12,995 square feet each, totaling 103,960 square feet and were constructed in 1975 (51 years old). The domestic hot water system is original to construction. The hospital is an inpatient hospital for adults and adolescents. The lodges currently have 154 residents, and the hospital has 525 full-time hospital staff.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,025,963 (internal) funded from Capital Improvement & Maintenance Funds.

43. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9887: Columbia Area MHC HVAC Replacement
- Request: Establish Phase I Pre-Design Budget to replace chiller and boiler at the mental health center.
- Included in CPIP: Yes – 2024 CPIP Priority 7 of 20 in FY26 (estimated at \$530,000).
 A 2025 CPIP was not submitted due to the dissolution of DMH.
- Supporting Details: Pages 545-550

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				8,175	8,175
All Sources				<u>8,175</u>	<u>8,175</u>

Summary of Work: The project will replace the 130-ton air-cooled chiller and the 1.1 MBTU gas-fired water boiler at the Columbia Area Mental Health Center.

Rationale: The chiller and boiler are at the end of their useful life. The refrigerant and many replacement parts have been phased out and are no longer in production.

Facility Characteristics: The Columbia Area Mental Health Center has two (Adult Center and Child Adolescent Center) buildings totaling 58,995 square feet. The Adult Center was constructed in 2002 (24 years old). The Child Adolescent Center was constructed in 2008 (18 years old). The chiller and boiler support both Centers and are original to construction of the Adult Center. The Center provides case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Richland County and surrounding areas. The Center has 109 staff and serve an average of 200 patients daily.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits 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: \$545,000 (internal) funded from Capital Improvement & Maintenance Funds.

44. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9888: Columbia Area MHC Retaining Wall and CMU Repairs
- Request: Establish Phase I Pre-Design Budget to repair retaining walls, concrete masonry units and brick deficiencies.
- Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.
- Supporting Details: Pages 551-556

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				4,035	4,035
All Sources				<u>4,035</u>	<u>4,035</u>

Summary of Work: The project will repair retaining walls, concrete masonry units (CMU) and brick deficiencies of the Columbia Area Mental Health Center Child/Adolescent building. This project will provide the installation of expansion joints with sealant and repair all failing/deteriorated mortar joints on the retaining and brick veneer walls.

Rationale: The facility's brick veneer and retaining walls have experienced multiple vertical and horizontal cracks in the CMUs of the retaining walls and brick veneer of the building due to the absence of expansion joints. These cracks create entry points for moisture/water to penetrate the interior of the facility.

Facility Characteristics: The Columbia Area Mental Health Center Child/Adolescent building is 30,780 square feet and was constructed in 2008 (18 years old). The retaining walls are original to construction. The Center provides case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Richland County and surrounding areas. The Center has 109 staff and serves an average of 200 patients daily.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits 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: \$269,000 (internal) funded from Capital Improvement & Maintenance Funds.

45. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9889: Spartanburg MHC Roof Replacement
- Request: Establish Phase I Pre-Design Budget to replace the roof system and building exterior sealants around the perimeter of the facility.
- Included in CPIP: Yes – 2024 CPIP Priority 15 of 20 in FY26 (estimated at \$150,000).
 A 2025 CPIP was not submitted due to the dissolution of DMH.
- Supporting Details: Pages 557-562

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				5,468	5,468
All Sources				<u>5,468</u>	<u>5,468</u>

Summary of Work: The project will replace the roof system and building exterior sealants (waterproofing) around the perimeter of the facility.

Rationale: The existing roof has exceeded its useful life, and the building has experienced multiple water intrusions from penetrations (exhaust vents, pipes, etc.) and improper flashing in valleys and exterior walls.

Facility Characteristics: The Spartanburg Mental Health Center is 48,243 square feet and was constructed in 2001 (25 years old). The roof is original to construction. The Center provides emergency services, case management, outpatient counseling and psychiatric treatment for children, adolescents, adults and families in Spartanburg County and surrounding areas. The Center currently has 115 staff and serves an average of 4,000 patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits 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: \$364,500 (internal) funded from Capital Improvement & Maintenance Funds.

46. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9877: Beaufort MHC Interior & Restroom Improvements
- Request: Establish Phase II Full Construction Budget to make interior improvements to the Coastal Empire Mental Health Center.
- Included in CPIP: Yes – 2024 CPIP Priority 5 of 20 in FY26 (estimated at \$150,000).
 A 2025 CPIP was not submitted due to the dissolution of DMH.
- Phase I Approval: October 2025 (estimated at \$350,000) (SFAA)
- Supporting Details: Pages 563-570

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	5,250		5,250	386,419	391,669
All Sources	<u>5,250</u>		<u>5,250</u>	<u>386,419</u>	<u>391,669</u>

Summary of Work: The project will make improvements to the kitchen/break areas and restrooms. The work will include wall finishes, flooring finishes, cabinets/counter tops, restroom fixtures and accessories.

Rationale: Interior improvements will provide more adequate accessibility for ADA requirements.

Facility Characteristics: The Coastal Empire (Beaufort) Mental Health Center is 16,766 square feet and was constructed in 1995 (31 years old). The interior finishes, fixtures, and accessories are original to construction. The project will renovate 1,370 square feet of interior space. 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 annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$391,669 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in October 2026 and completion of construction in December 2027.

47. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9880: Aiken MHC Roof Replacement
- Request: Establish Phase II Full Construction Budget to replace the roof.
- Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.
- Phase I Approval: October 2025 (estimated at \$950,000) (SFAA)
- Supporting Details: Pages 571-584

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	14,250		14,250	1,385,650	1,399,900
All Sources	<u>14,250</u>		<u>14,250</u>	<u>1,385,650</u>	<u>1,399,900</u>

Summary of Work: The project will replace the roof system with an insulated metal roof system and provide a complete insulated building envelope from exterior walls to the underside of the roof deck. 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 building has experienced multiple water intrusions from penetrations (exhaust vents and pipes) and improper flashing in valleys around dormers. The complete insulated building envelope will also allow the facility to convert the anti-freeze fire sprinkler system into a wet pipe system.

Facility Characteristics: The Aiken Mental Health Center is 27,804 square feet and was constructed in 1997 (29 years old). The existing roof is original to the building. The Center houses 50-60 staff and serves 4,000 plus patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,399,900 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in December 2026 and completion of construction in April 2027. The estimated cost to complete the project has increased from the Phase I estimate due to significantly increased roofing construction costs and labor shortages.

48. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9884: Patient Lodges B, E & F - HVAC Repairs and Mold Remediation
- Request: Revise Scope, Change Project Name, and Establish Phase II Full Construction Budget to repair HVAC and remediate mold.
- Included in CPIP: No – The mold infestation was recently discovered.
- Phase I Approval: December 2025 (estimated at \$1,064,667) (SFAA)
- Supporting Details: Pages 585-584

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	15,833		15,833	1,906,896	1,922,729
All Sources	<u>15,833</u>		<u>15,833</u>	<u>1,906,896</u>	<u>1,922,729</u>

Summary of Work: The project was established to repair existing air-handler internal condensation drainage systems, add secondary air-handler condensation drainage systems, repair and/or replace HVAC ductwork and/or insulation, and remediate mold infestation caused by malfunctioning internal air-handler condensation drainage systems, absence of secondary condensation drainage systems, and uninsulated HVAC supply diffusers. This revise scope request will add mold remediation for Patient Lodge E.

Rationale: As the agency was proceeding with scheduling replacement of the obsolete and partially functioning fire alarm system, the presence of hazardous mold was detected as a result from condensation related to damaged HVAC ductwork system insulation and improperly functioning HVAC air-handler’s internal condensation collection pans, and the absence of secondary condensation collection and drainage systems that are required by contemporary mechanical codes. The replacement of the obsolete and failing fire alarm that is required by life-safety codes needs to be safely completed as quickly and efficiently as possible. To do that, safe access for the fire alarm system contractor(s) to the patient lodges is required. After submission of Phase I for this project, the mold assessment results were received for Lodge E and revealed significant mold contamination.

Facility Characteristics: Patient Lodges B, E, and F on the Bryan/Hall Psychiatric Hospital campus are each 12,995 square feet and were constructed in 1977 (49 years old). The HVAC systems are approximately 16 years old. The patient lodges house inpatient psychiatric adults and adolescents. Bryan Psychiatric Hospital includes 525 full-time staff and serves 200 plus outpatients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,922,729 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in January 2027 and completion of construction in September 2027. The estimated cost to complete the project has increased from the Phase I estimate due to adding

Patient Lodge E and an 18.7% contingency for unforeseen conditions as recommended by the A&E firm.

49. Project: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9808: Crafts-Farrow Campus Electrical Distribution System
- Request: Increase Phase II Full Construction Budget for Dominion Energy of South Carolina (DESC) to demolish the switchgear/substation and provide a separate high voltage/primary power feed to transformers at each of the three campuses located on Farrow Road in Columbia.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 28 in FY25 (estimated at \$1,200,000).
 A 2025 CPIP was not submitted due to the dissolution of DMH.
- Phase I Approval: December 2021 (estimated at \$1,200,000) (SFAA)
- Phase II Approval: April 2025 (estimated at \$1,784,360) (SFAA)
- Supporting Details: Pages 585-602

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	18,000	1,766,360	1,784,360	2,827,646	4,612,006
All Sources	<u>18,000</u>	<u>1,766,360</u>	<u>1,784,360</u>	<u>2,827,646</u>	<u>4,612,006</u>

Summary of Work: The project will demolish the antiquated switchgear/substation and provide a separate high voltage/primary power feed to transformers (with separate meters) at each of the three campuses. DESC will own and maintain the three separate high voltage/primary power feeds, including the transformers, at each of the three campuses. The medium voltage/secondary power will flow from the DESC owned transformers on each campus, into the buildings, etc. of each campus, via a new medium voltage/secondary power grid at each campus that are also included in the scope of the project. Construction of the medium voltage/secondary power grids at the three campuses will be provided by a licensed electrical contractor, procured in accordance with the SC Consolidated Procurement Code, and will be owned and maintained by SCBHDD-OMH.

Rationale: The increase will cover DESC’s cost for provision of primary power infrastructure, and the engineer’s cost estimate increase of the secondary power infrastructure. The existing power infrastructure grid that services Crafts-Farrow, Bryan-Hall, and Morris Village located on Farrow Road are configured such that DESC feeds high-voltage/primary power via a single feed to a single switchgear/substation that is located on the Crafts Farrow Campus. From the single switchgear/substation, high voltage/primary power is distributed to the three campuses. Because of this single distribution point, the potential of losing power to all three campuses simultaneously exists, should the switchgear/substation fail.

Facility Characteristics: The Crafts-Farrow State Hospital includes 17 buildings that total 278,578 square feet and were constructed between 1911 (115 years old) and 2007 (19 years old). There are 490 staff and support personnel which include Forensic Staff, Physical Plant Services, Employee Training, IT, Public Safety, Nutrition Services, Vehicle Management, and other various administrative personnel. The Bryan/Hall Psychiatric Hospital includes 27 buildings that total 209,679 square feet and were constructed between 1977 (49 years old) and 2015 (11 years old). There are over 200 patients and 519 staff which provide inpatient mental health treatment services for adults and juveniles. The Morris Village Treatment Center includes 31 buildings that total 89,047 square feet and were constructed between 1975 (51 years old) and 2002 (24 years old). The existing switchgear/substation is more than 50 years old. There are 100 patients and 120 staff which include Administrative, Support, Alcohol, and Drug Addition Programs.

- Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits 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: \$4,612,006 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in September 2026 and completion of construction in December 2028.

50. Project: SC Governor’s School for Agriculture at John De La Howe
 L12.9523: JDLH Residence Halls Renovation
- Request: Revise Scope and Increase Phase II Full Construction Budget to remove three staff houses from the project, and to renovate the third residence hall.
- Included in CPIP: Yes – 2025 CPIP Priority 3 of 3 in FY26 (estimated at \$600,000 for the FY26 increase)
 Phase I Approval: December 2021 (estimated at \$889,209) (JBRC)
 Phase II Approval: August 2022 (estimated at \$889,209) (JBRC)
 Supporting Details: Pages 603-610

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, operating	11,498	877,711	889,209		889,209
FY26 Appropriated State, Proviso 118.22 (B)(6)(d), (Remodel Hester College)				600,000	600,000
All Sources	<u>11,498</u>	<u>877,711</u>	<u>889,209</u>	<u>600,000</u>	<u>1,489,209</u>

Summary of Work: The project was established to renovate three residence halls and three staff houses. The work includes plumbing, electrical, roofing, and flooring where needed. Additionally, the interior will be painted, and keyless entry and security cameras will be installed on the exterior. This revise scope request will remove the three staff houses from the project. The roofs have been evaluated by the Department of Administration and have been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The renovations to Hester Residence Hall and Charleston Residence Hall have been completed and are currently occupied with approximately 22 students.

Rationale: Due to higher than anticipated bid costs, only two residence halls can be renovated within the current project budget. The budget increase will allow for the renovation of Hester Residence Hall. This residence hall has not been in use for over 10 years. The renovations will allow JDLH to accept additional students as well as add an additional resident advisor to the staff.

Facility Characteristics: There are three residence halls located on the campus of the SC Governor’s School for Agriculture at John De La Howe. Hester Residence Hall is 4,784 square feet and was constructed in 1967 (59 years old). Charleston Residence Hall is 4,551 square feet and was constructed in 1939 (87 years old). These facilities are used for student housing. Additionally, the residence halls may be used during the summer to host agriculture camps. Hester Residence Hall and Charleston Residence halls are currently occupied with approximately 22 students. Hester Residence Hall will be occupied by 12 students and 1 resident advisor.

Financial Impact: This increase will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$600k at March 16, 2026). The project is expected to result in an increase of \$15,000 (year 1) and \$23,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,489,209 funded by Appropriated State, Operating and Appropriated State (nonrecurring) Funds. The agency has confirmed with the contractor that they will hold the pricing from 2024 to complete the project. Contract execution is expected in August 2026 with construction completion in November 2026.

51. Project: Department of Corrections
 N04.9806: COA Renovate Office to Lab
- Request: Establish Phase I Pre-Design Budget to renovate part of the Central Office Annex.
- Included in CPIP: No – The agency intended to complete the construction in house and therefore the cost was not anticipated to rise to the level of qualifying as a PIP.
- Supporting Details: Pages 611-618

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				3,750	3,750
All Sources				<u>3,750</u>	<u>3,750</u>

- Summary of Work: The project will upgrade the plumbing, electrical, and install any necessary interior finishes. The work will be completed by outside contractors.
- Rationale: The current medical lab is housed in an old antiquated modular building. These renovations will allow the medical lab to be relocated to the Central Office Annex building.
- Facility Characteristics: The Central Office Annex building is 22,155 square feet and was constructed in 1997 (29 years old). Approximately 3,020 square feet will be renovated. This space is currently used for storage and administrative staff. The administrative staff will relocate into other offices with partitions. The Central Office Annex building is a medical facility for the Department of Corrections. The medical lab processes all clinical samples for all correction institutions statewide. The lab has approximately 10 employees.
- Financial Impact: The project will be funded from Appropriated State, Operating Funds (uncommitted balance \$59.28 million at March 17, 2026). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$500,000 (internal) funded from Appropriated State, Operating Funds.

52. Project: Department of Corrections
 N04.9807: Statewide Paving 2026

Request: Establish Phase I Pre-Design Budget to complete road and parking lot re-paving and repairs at various correctional institutions.

Included in CPIP: No – The agency did not know if they had the funding to complete the project during the 2025 CPIP submission process.

Supporting Details: Pages 619-624

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

Summary of Work: The project will repave and repair entrance and perimeter roads, parking lots, and a loading dock access road at Evans Correctional, Allendale Correctional, Lieber Correctional, Broad River Correctional, Ridgeland Correctional, McCormick Correctional, Kirkland Correctional, and Support Services. The work will be completed by in-house supervisors and engineers, and outside contractors.

Rationale: The roads are in disrepair and continue to deteriorate and develop potholes. The condition of the roads has caused damage to vehicles used by officers, which as a result require repair.

Facility Characteristics: The correctional institutions impacted by this project include Evans, Allendale, Lieber, Broad River, Ridgeland, McCormick, and Kirkland. The perimeter roads and parking lot included in this project at Evans, Allendale, Lieber, Broad River, Ridgeland, and McCormick Perimeter roads are original to construction (30 to 40 years old). The parking lot at Kirkland is approximately 20 years old. The support service road is approximately 35 years old. Perimeter roads are used continuously 24 hours a day by a roving patrol to keep perimeter clear of escapes and contraband. The roads are also used for maintenance and farm vehicles. The support service road is used by approximately 400 vehicles a day for staff and tractor trailers to ship supplies to other institutions. Parking lots hold approximately 300 cars each.

Financial Impact: The project will be funded from Appropriated State, Operating Funds (uncommitted balance \$59.28 million at March 17, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$5,000,000 (internal) funded from Appropriated State, Operating Funds.

53. Project: Department of Corrections
 N04.9808: Statewide Roof Replacement 2026
- Request: Establish Phase I Pre-Design Budget to complete roof replacements on support buildings at various correctional institutions.
- Included in CPIP: No – The agency did not know if they had the funding to complete the project during the 2025 CPIP submission process.
- Supporting Details: Pages 625-630

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

Summary of Work: The project will replace roof assemblies, asphalt shingles and underlayment, insulation, vapor-barriers, gutters, trim and associated flashing materials at MacDougall Correctional, Manning Correctional, Evans Correctional, Broad River Correctional, and McCormick Correctional. Additionally, miscellaneous roof repairs will be completed at various other correctional institutions. The work will be completed by in-house supervisors and engineers, and outside contractors. All roofing material options will be evaluated during the Phase I process.

Rationale: The roofs have exceeded their useful life and need to be replaced.

Facility Characteristics: The correctional institutions impacted by this project include MacDougall, Manning, Evans, Broad River and McCormick. Roof replacement will be completed on a maintenance shop at MacDougall, an administration building at Manning, and cafeterias at Evans, Broad River, and McCormick. The roofs on these buildings are original to construction (35 to 37 years old). This project will affect most of the SCDC inmate population of approximately 16,000 inmates and 4,500 staff.

Financial Impact: The project will be funded from Appropriated State, Operating Funds (uncommitted balance \$59.28 million at March 17, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$5,000,000 (internal) funded from Appropriated State, Operating Funds.

54. Project: Department of Corrections
 N04.9809: Water & Wastewater Statewide Maintenance 2026
- Request: Establish Phase I Pre-Design Budget to complete renovations and upgrades to water treatment facilities and wastewater systems at various correctional institutions.
- Included in CPIP: No – The agency did not know if they had the funding to complete the project during the 2025 CPIP submission process.
- Supporting Details: Pages 631-636

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

- Summary of Work: The project will complete renovations and equipment upgrades to water treatment facilities and wastewater systems at Turbeville Correctional, Perry Correctional, Wateree Correctional, Tyger River Correctional, Ridgeland Correctional, and Kershaw Correctional. The work includes replacement of bar screens and equipment. Additionally, miscellaneous repairs will be completed at various other correctional institutions. The work will be completed by in-house supervisors and engineers, and outside contractors.
- Rationale: The project will keep system operations compliant with the Department of Environmental Services and local municipal permit requirements.
- Facility Characteristics: The correctional institutions impacted by this project include Turbeville, Perry, Wateree, Tyger River, Ridgeland, and Kershaw. The systems are original to construction (35 to 40 years old). There are approximately 2,000 individuals per institution impacted by this project.
- Financial Impact: The project will be funded from Appropriated State, Operating Funds (uncommitted balance \$59.28 million at March 17, 2026). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$5,000,000 (internal) funded from Appropriated State, Operating Funds.

55. Project: Department of Corrections
 N04.9796: Lee Engineering Room Upgrades

Request: Revise Scope and Establish Phase II Full Construction Budget to replace water heating units in 10 building mechanical rooms at Lee Correctional Institution.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 9 in FY27 (estimated at \$2,283,548).
 Phase I Approval: June 2023 (estimated at \$2,283,548) (SFAA)
 Supporting Details: Pages 637-644

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	30,679		30,679	3,305,000	3,335,679
All Sources	<u>30,679</u>		<u>30,679</u>	<u>3,305,000</u>	<u>3,335,679</u>

Summary of Work: The project was established to remove existing piping, boilers and pumps, replace water heaters, and all electrical wiring in 14 mechanical rooms at the Lee Correctional Institution. This revise scope request removes 4 of the building mechanical rooms. The work in those rooms was completed in-house.

Rationale: The heating units are not functioning properly due to age, leaking water from corroded pipes, pumps and heat systems. Existing systems are outdated, and parts are no longer available.

Facility Characteristics: Lee Correctional Institution is 505,194 square feet and was constructed in 1992 (34 years old) The 10 mechanical rooms are 150 square feet each, totaling 1,500 square feet. They are used to house the utilities for operation of the buildings at Lee Correctional Institution. There are 2 engineering rooms per dorm and approximately 300 inmates are housed in each dorm. The correctional institution houses approximately 3,000 inmates and has an average of 250 staff members.

Financial Impact: The project will be funded from Appropriated State, Operating Funds (uncommitted balance \$59.28 million at March 17, 2026). The project is expected to result in a decrease of \$2,500 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$3,335,679 funded from Appropriated State Operating Funds. The estimated cost to complete this project is higher than the 2025 CPIP submission and the Phase I estimate due to cost increases and the cost required to replace pumps versus repairing them. Contract execution is expected in July 2026 and completion of construction in July 2027.

56. Project: Department of Juvenile Justice
 N12.9643: DJJ Kitchen and Laundry Building Replacements

Request: Establish Phase II Full Construction Budget to replace the kitchen and laundry facilities at the Midlands Evaluation and Development Center.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 13 in FY26 (estimated at \$6,500,000)

Phase I Approval: October 2025 (estimated at \$6,500,000) (SFAA)

Supporting Details: Pages 645-656

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)(51)(a), (Broad River Road Complex Renovations)	97,500		97,500	8,227,500	8,325,000
Appropriated State, Carryforward				95,956	95,956
All Sources	<u>97,500</u>		<u>97,500</u>	<u>8,323,456</u>	<u>8,420,956</u>

Summary of Work: The project will replace both facilities with a single building housing both functions. The new building will include a larger front office, kitchen preparation space, and include a loading dock. 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 current kitchen has become more difficult to maintain as it has aged. The underground utilities routed under the slab have deteriorated to the point where major disruptions to services are occurring with increasing regularity. Additionally, the design of the building leaves it susceptible to pipe bursts during the winter months. The current laundry facility no longer meets the agency's needs. The existing buildings will be demolished at a later date as part of a separate project.

Facility Characteristics: The existing cafeteria is 6,550 square feet and was constructed in 1970 (56 years old). The existing laundry is approximately 2,800 square feet and was constructed in 1940 (86 years old). The new facility to be constructed will be approximately 10,425 square feet. Both facilities support the juveniles housed at the agency's two secure facilities in the Columbia area, which together can hold 264 youth.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$8.23 million at March 24, 2026) and FY25 Appropriated State, Carryforward Funds (uncommitted balance \$1.17 million at March 24, 2026). The project is expected to result in an increase of \$35,000 (year 1) and \$70,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$8,420,956 funded from Appropriated State (nonrecurring) and Appropriated State, Operating Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I estimate primarily due to the site that has been selected. This site will require more prep work and rerouting underground utilities that were not originally anticipated. Additionally, the previous estimate used a lower cost per square foot. Contract execution is expected in December 2026 and completion of construction in December 2028.

57. Project: Department of Juvenile Justice
 N12.9638: Upgrade Evaluation Center Gatehouses

Request: Increase Phase II Full Construction Budget to construct new gatehouses at the Midlands, Upstate, and Coastal Evaluation Centers.

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

Phase II Approval: April 2025 (estimated at \$3,000,000) (SFAA)

Supporting Details: Pages 657-668

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)(51)(b), (Comprehensive Permanent Improvement Projects)	3,000,000		3,000,000		3,000,000
Other, Capital Expenditure Charge (FY26 Proviso 67.17)				1,000,000	1,000,000
All Sources	<u>3,000,000</u>		<u>3,000,000</u>	<u>1,000,000</u>	<u>4,000,000</u>

Summary of Work: The project will construct a new gatehouse at each evaluation center. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The existing gatehouses will remain until further operational plans dictate otherwise.

Rationale: The increase will cover increased construction costs due to the square footage increasing from 600 square feet to 1,175 square feet each. The current gatehouses are of the same design and do not have sufficient room for the security screening equipment now in use, i.e., body scanners, package scanners, and magnetometers. Additionally, the current gatehouses do not have bathrooms which require constant adjustments by staff to accommodate bathroom breaks for the staff assigned to that post. This project will increase the safety and security of staff, juveniles and visitors by ensuring that everyone is screened properly before they enter the facility.

Facility Characteristics: The gatehouse at the Midlands Evaluation Center is 120 square feet and was constructed in 1996 (30 years old). The gatehouse at the Upstate Evaluation Center is 120 square feet and was constructed in 1997 (29 years old). The gatehouse at the Coastal Evaluation Center is 120 square feet and was constructed in 2002 (24 years old). The new gatehouses to be constructed will be 1,175 square feet each. All staff and visitors at each evaluation center pass through the gatehouses to enter the facility. Each evaluation center has approximately 70 staff that enter and exit the facility multiple times daily. The number of visitors, which include law enforcement, DJJ staff assigned to other locations, lawyers, family members of the juveniles, and others varies daily.

Financial Impact: This increase will be funded from Other, Capital Expenditure Charge (uncommitted balance \$1.05 million at March 24, 2026. Revenue to this fund is received from local governments utilizing Department of Juvenile Justice detention centers to cover capital expenditures and investments in the facilities that house such juveniles. The project is expected to result in an increase of \$10,575 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,000,000 funded from Appropriated State (nonrecurring) and Capital Expenditure Charge Funds. For the Midlands Evaluation Center, contract execution is expected in April 2026 and completion of construction in August 2027. For the Upstate Evaluation Center, contract

execution is expected in May 2026 and completion of construction in September 2027. For the Coastal Evaluation Center, contract execution is expected in August 2026 and completion of construction in December 2027.

58. Project: Criminal Justice Academy
 N20.9639: Renovate North and West Dorm Restrooms

Request: Increase Phase II Full Construction Budget to cover increased costs to complete dorm restroom renovations.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.
 Phase II Approval: January 2023 (estimated at \$1,240,553) (Admin.)
 Phase II Increase
 Approval: October 2025 (estimated at \$1,549,325) (SFAA)
 Supporting Details: Pages 669-678

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)(55)(a), (Dormitory Restrooms Renovation)	1,240,553		1,240,553		1,240,553
Other, Fines & Fees		308,772	308,772	136,391	445,163
All Sources	<u>1,240,553</u>	<u>308,772</u>	<u>1,549,325</u>	<u>136,391</u>	<u>1,685,716</u>

Summary of Work: The project will renovate forty-eight (48) restrooms at the Academy’s North and West Dormitories. The work includes the replacement of ceramic tile floors and walls, doors and hardware, cabinetry, acoustic ceiling panels, and interior painting. The West Dormitory restroom renovation is complete.

Rationale: The additional funds are needed to cover extensive unforeseen asbestos removal costs and a change order to complete the North dorm. The dormitory restrooms have never been renovated and are in poor condition.

Facility Characteristics: The Academy is 131,400 square feet and was constructed in 1972 (54 years old). The North Dormitory restrooms total 14,643 square feet. The West Dormitory restrooms total 15,300 square feet. The restrooms are original to the building. The dormitories house law enforcement cadets while in training. Approximately 2,000 students, faculty, and staff utilize the facility annually.

Financial Impact: The increase will be funded from Other, Fines and Fees Funds (uncommitted balance \$3.05 million at March 24, 2026). Revenue to this fund is derived from collected fines and fees by the court system and remitted to the agency by the Treasurer’s office monthly. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,685,716 funded from Appropriated State (nonrecurring) and Fines and Fees Funds. Completion of construction is anticipated in November 2026.

59. Project: Forestry Commission
 P12.9611: Chelsea Plantation Project

Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 2,684 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)
 Revise Scope Approval: February 2026 (estimated at \$32,120,000) (SFAA)
 Supporting Details: Pages 679-710

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
Other, Forest Legacy Grant				23,400,000	23,400,000
All Sources	<u>120,000</u>		<u>120,000</u>	<u>23,400,000</u>	<u>23,520,000</u>

Rationale: The project was established to acquire +/- 2,724 acres and subsequently revised to acquire +/- 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 +/- 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. After acquisition, 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. This revise scope request will remove an +/- 212 acre tract that will be acquired later in a separate project due to a delay in due diligence and funding.

Characteristics: The property is located near the community of Okatie. The property includes 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 The Nature Conservancy for \$23,400,000. The acquisition will be funded from Other, Forest Legacy Grant Funds (uncommitted balance \$23.4 million at March 23, 2026). An appraisal completed in October 2025 valued the property at \$23,870,000 with a conservation easement. Open Space Institute will hold the conservation easement on +/- 2,684 acres and it will become effective at closing for this property. A Phase I Environmental Site Assessment was completed in March 2025 and found no evidence of recognized environmental conditions in connection with the property. Home Inspections were completed for the 2 residential structures located on the property and found needed repairs. There are no renovations or construction planned at this time. Letters of support have been received from Jasper County Council and Jasper County School District authorizing the removal of the property from the tax rolls. Acquisition of the property is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$23,520,000 funded from Timber Sales Revenue and Forest Legacy Grant Funds.

Other: There is currently a lease in place for approximately 6 billboards on portions of the property to be acquired. The current lease term is anticipated to end in 2034. 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.

60. Project: Department of Natural Resources
 P24.6125: McCormick-Bordeaux Dove Field Workshop Replacement

Request: Establish Phase I Pre-Design Budget to demolish a workshop and construct a new workshop in McCormick County.

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

Supporting Details: Pages 711-718

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Carryforward				9,155	9,155
All Sources				<u>9,155</u>	<u>9,155</u>

Summary of Work: The project will demolish a workshop and construct a new one in McCormick County. The new workshop will have an office area, a kitchenette, and a single toilet bathroom with an emergency use shower. Other features include a concrete apron situated outside the roll-up doors, a lean-to shed off the side of the building for additional equipment storage, a walk-in cooler for seed and specimen storage, and a 220v outlet for the welder. A septic system is required as public sewer is not available. A well and electrical service are already in place. All roofing material options will be evaluated during the Phase I process.

Rationale: The location of the existing workshop, which is at 1009 McIntosh Road outside McCormick on the Bordeaux Wildlife Management Area (WMA) property, is the most suitable location to construct the replacement. The Bordeaux WMA staff work out of this facility where all equipment is housed. During construction, equipment will be temporarily split across smaller sheds at McCalla WMA in Abbeville County and another WMA (with no assigned name) in the county. Staff will be mobile during this time. The Bordeaux workshop is needed primarily for equipment storage, maintenance, and repairs. Staff complete mechanical work, and most equipment maintenance and repairs are performed in-house, thereby reducing downtime and cost to keep equipment operational. A modernized building with sufficient space will better facilitate field operations.

Facility Characteristics: The existing Bordeaux workshop is 3,200 square feet and was constructed in 1955 (71 years old). The new workshop to be constructed will be 2,400 square feet. It will house the II.D.1. Regional Wildlife Operations for Region 1. It is utilized by agency staff assigned to this WMA on a regular basis.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State, Carryforward Funds (uncommitted balance \$509k at May 4, 2026). The project is expected to result in an increase of \$100 (year 1) and \$200 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$610,300 (internal). Phase II will be funded from \$110,300 in Appropriated State, Carryforward and \$500,000 in Fish & Wildlife Protection Funds.

61. Project: Department of Natural Resources
 P24.6145: Colleton – South Fenwick Island Dock Replacement
- Request: Establish Phase I Pre-Design Budget to demolish the existing dock and construct a new dock on South Fenwick Island.
- Included in CPIP: No – The need for this project was unknown during the CPIP submission process.
- Supporting Details: Pages 719-728

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Oceanic and Atmospheric Administration Grant				4,815	4,815
All Sources				<u>4,815</u>	<u>4,815</u>

- Summary of Work: The project will demolish the existing dock and construct a new one.
- Rationale: The existing dock is old and is reaching the end of its useful life. This has been compounded by Hurricane Helene in 2024 and by multiple king tide events in 2025. Due to rising sea levels, the dock has experienced over wash during spring high tides on average at least 3 times per year for the past 3 years. During high winds, tides, or storms, substantial debris from the marsh grass is deposited on the wood and causes boards to uplift and shift.
- Facility Characteristics: The existing dock on South Fenwick Island is the only staff and publicly accessible dock on the island. It already existed when most of the island was acquired by the agency and ACE Basin NERR in 2016. Periodic repairs have been made after consecutive events that caused damage. The replacement dock to be constructed will be 1,300 square feet. South Fenwick Island is managed by 3 full-time and 1 part-time staff member. It is used by researchers, community members, campers, hunters, and students. Approximately 250 visitors come to the island to camp, fish, hunt, birdwatch, and learn annually.
- Financial Impact: This phase of the project will be funded from Federal, National Oceanic and Atmospheric Administration Grant Funds (uncommitted balance \$300,000 at March 22, 2026). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$321,000 (internal). Phase II will be funded from \$300,000 in National Oceanic and Atmospheric Administration Grant and an in-kind match. The in-kind match comes from banked match from previously acquired reserve land.

62. Project: Department of Natural Resources
 P24.6119: Barnwell - Barnwell Hatchery Office Renovations

Request: Establish Phase II Full Construction Budget to renovate portions of an office building on the Barnwell State Fish Hatchery site.

Included in CPIP: Yes – 2025 CPIP Priority 16 of 18 in FY27 (estimated at \$230,000)
 Phase I Approval: December 2024 (estimated at \$200,000) (Admin.)
 Supporting Details: Pages 729-736

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Carryforward	3,000		3,000	264,375	267,375
All Sources	<u>3,000</u>		<u>3,000</u>	<u>264,375</u>	<u>267,375</u>

Summary of Work: The project will renovate office spaces, restroom, and kitchen/break room in the original wing of the Barnwell office. The work includes asbestos abatement, plumbing and electrical system upgrades, installation of data ports, replacing interior roof panels as part of the asbestos abatement and insulation, and restroom upgrades to comply with current ADA standards.

Rationale: The building has had irregular use since the hatchery was closed approximately 20 years ago. The existing electrical, plumbing, and other infrastructure is falling into disrepair and needs to be updated because the hatchery is being brought back into production status. The renovations will provide up-to-date office space for additional staff hired as part of that effort.

Facility Characteristics: The Barnwell Office Building is approximately 3,000 square feet and was constructed in 1947 (79 years old). The portion of the building to be renovated is approximately 887 square feet. The building has undergone minimal renovations since it was constructed. It will be utilized by the Barnwell Hatchery Program, Region 3 Freshwater Fisheries (lab), and Law Enforcement. Approximately 20 staff members will utilize the building daily.

Financial Impact: The project will be funded from FY25 Appropriated State, Carryforward Funds (uncommitted balance \$509k at May 4, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$267,375 funded from Carryforward Funds. Contract execution is expected in September 2026 and completion of construction in March 2027.

63. Project: Department of Natural Resources
 P24.6129: Marlboro – Lake Paul Wallace Dam Repair

Request: Change Source of Funds and Establish Phase II Full Construction Budget to repair and rebuild the dam in Bennettsville.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 60 in FY26 (estimated at \$26,000,000)
 Phase I Approval: August 2025 (estimated at \$26,000,000) (SFAA)
 Supporting Details: Pages 737-748

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)(44)(e), (State Lakes – High Hazard Dams and Spillway Repair)				25,879,700	25,879,700
Other, Water Recreation Resource	1,000,000		1,000,000	(1,000,000)	
All Sources	<u>1,000,000</u>		<u>1,000,000</u>	<u>24,879,700</u>	<u>25,879,700</u>

Summary of Work: The project will completely redesign and rehabilitate the dam to comply with the current SC Dams and Reservoirs Safety Act standards. This will be an extensive design that will enable the dam to safely pass the Probable Maximum Flood event without failing. This will include improvements to the earthen dam embankment for seismic design criteria, new spillway structure with larger conveyance capacity, improvements to the separation dike, and downstream clearing.

Rationale: On May 6, 2024, the dam suffered internal erosion that caused a partial failure of the dam. Residents in the downstream communities of Shady Rest and Richardson Park were evacuated from their homes as a result of flooding from the dam failure. This dam is classified as a High Hazard Dam by the SC Department of Environmental Services (SCDES).

Facility Characteristics: The Lake Paul Wallace dam was constructed in 1959 (67 years old) and has been an asset to the City of Bennettsville and is adjacent to Marlboro County residents. Prior to the dam failure the City of Bennettsville used the upper end of Lake Wallace as a potable water supply source for the City’s water system.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$27.75 million at March 24, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$25,879,700 funded from FY26 Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2026 and completion of construction in April 2028.

64. Project: Department of Natural Resources
 P24.6141: Pickens - South Saluda River WMA Land Acquisition (Woods Tract)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 28 acres in Pickens County.

Included in CPIP: Yes – 2025 CPIP Priority 53 of 60 in FY26 (estimated at \$30,000 for due diligence activities)

Supporting Details: Pages 749-766

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)(44)(f), (Land Conservation)				1,302	1,302
FY24 Appropriated State, Proviso 118.19 (B)(37)(b), (Land Conservation Acquisition)				10,397	10,397
FY25 Appropriated State, Proviso 118.20 (B)(37)(c), (Habitat Protection and Land Conservation)				8,301	8,301
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property will allow for comprehensive land management, additional access to South Saluda WMA, additional river access for recreational trout fishing, including prescribed burning and invasive species control. If acquired, the property will be open to the public for outdoor recreational activities as part of the South Saluda Wildlife Management Area Program.

Characteristics: The property is contiguous to the current South Saluda WMA.

Financial Impact: The property is offered by Naturaland Trust for not more than appraised value, which is anticipated to be \$400,000. The due diligence activities will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance \$1.31k at March 23, 2026), FY24 Appropriated State (nonrecurring) (uncommitted balance \$13.88 million at March 23, 2026), and FY25 Appropriated State (nonrecurring) (uncommitted balance \$450k at March 23, 2026). If acquired, no construction or renovations will be completed on the property. The acquisition is expected to result in an increase of \$15,000 (years 1 and 2) in annual operating expenditures.

Full Project Estimate: \$420,000 (internal). The Final Land Acquisition will be funded from 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.

65. Project: Department of Natural Resources
 P24.6143: Hampton - Coosawhatchie WMA Land Donation (OSI Tract)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1.7 acres and a building in Hampton County.
- Included in CPIP: No – The property was not available for purchase during the 2025 CPIP submission process.
 Supporting Details: Pages 767-782

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

- Rationale: Acquisition of the property will expand the Coosawhatchie WMA and provide a facility for equipment storage.
- Characteristics: The property is a single tract and is located south of Pocotaligo Road approximately 8 miles north of Ridgeland. The property is mainly a non-forested area that contains a 3,150 square foot maintenance shed that will be utilized by staff for equipment storage and maintenance activities. The property is adjacent to the Coosawhatchie WMA which contains habitat for game and game species, and is characterized by upland mixed pine hardwoods, bottomlands, fields, waterfowl impoundments, and frontage along the Coosawhatchie and Tulifinny Rivers.
- Financial Impact: The property is offered by Open Space Institute Land Trust as a donation. The due diligence activities will be funded from Other, Fish & Wildlife Protection Funds (uncommitted balance \$1.96 million at March 24, 2026). Revenue to this fund is derived from the sale of wildlife management area permits. If acquired, no construction or renovations will be completed on the property. The acquisition is expected to result in an increase of \$2,000 (year 1) and \$500 (years 2 thru 3) in annual operating expenditures.
- Full Project Estimate: \$20,000 (internal) funded from Fish & Wildlife Protection 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.

66. Project: Department of Natural Resources
 P24.6144: Horry - Little Pee Dee HP-WMA Land Acquisition (Snipes Tract)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 9 acres and a building in Horry County.
- Included in CPIP: No – The property was not available for purchase during the 2025 CPIP submission process.
 Supporting Details: Pages 783-798

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

Rationale: Acquisition of the property will provide additional access to the HP-WMA because it is an inholding to the Little Pee Dee HP-WMA. Keeping this forested land would further protect the area and add additional acreage to the HP-WMA footprint for hunting, fishing, and wildlife watching.

Characteristics: The property consists of mixed pine hardwood upland.

Financial Impact: The property is offered by Peggy Snipes for not more than appraised value, which is anticipated to be \$150,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$39.38 million at March 22, 2026). 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 (years 1 and 2) in annual operating expenditures.

Full Project Estimate: \$170,000 (internal) funded from Heritage Land Trust Funds.

Other: The South Carolina Department of Natural Resources has coordinated and collaborated with the South Carolina Conservation Bank to confirm 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.

67. Project: Department of Natural Resources
 P24.6112: Florence - Woodbury HP/WMA Land Acquisition (Snow's Island)

Request: Establish Final Land Acquisition to purchase +/- 5,181 acres in Florence County.

Included in CPIP: Yes – 2025 CPIP Priority 22 of 60 in FY26 (estimated at \$10,020,000)

Phase I Approval: April 2025 (estimated at \$10,020,000) (SFAA)

Supporting Details: Pages 799-822

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Forest Legacy Program				8,500,000	8,500,000
Federal, USFWS NAWCA Grant				1,500,000	1,500,000
Other, Heritage Land Trust	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>10,000,000</u>	<u>10,020,000</u>

Rationale: Snow’s Island provides miles of river and creek frontage. This property abuts to the majority of the 66-mile Revolutionary Rivers Trail, a federally recognized water trail along the State’s designated Scenic Lynches and Great Pee Dee rivers. Once acquired, the property will be established as a Heritage Preserve and placed in the agency’s Wildlife Management Area Program. In addition to the outdoor recreation activities that will be available to the public, this property represents unique and significant natural and cultural resources.

Characteristics: This property is low lying and dominated by bottomland hardwood forest and floodplains associated with the Great Pee Dee River. It is comprised of several oxbow lakes and remnant stream channels that support a diversity of wildlife species.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$10,000,000. The acquisition will be funded from Federal, USDA Forest Legacy Program (uncommitted balance \$8.5 million at March 23, 2026) and Federal, USFWS North American Wetland Conservation Act Funds (uncommitted balance \$1.5 million at March 23, 2026). The USDA Forest Legacy Grant funds were awarded to protect certain habitat specified in the grant application which includes Snow’s Island. The USFWS North American Wetland Conservation Act funds were awarded based on adherence to protecting wetlands and meeting other habitat criteria as specified in the grant application. An appraisal completed in March 2026 valued the property at \$15,545,000. A Phase I Environmental Site Assessment was completed in March 2026 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 are not required authorizing the removal of the property from the tax rolls because the property is owned by a non-profit entity. Once acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$10,020,000 funded from USDA Forest Legacy Program, USFWS NAWCA Grant, and Heritage Land Trust Funds.

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

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

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

Request: Increase Phase II Full Construction Budget to complete the renovation of Caldwell Boyleston House.

Included in CPIP: Yes - 2025 CPIP Priority 1 of 33 in FY26 (estimated at \$20,000,000)

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

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

Phase II Increase Approval: October 2024 (estimated at \$14,375,000) (SFAA)

Phase II Increase Approval: October 2025 (estimated at \$16,375,000) (SFAA)

Supporting Details: Pages 823-836

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Carryforward	250,000		250,000		250,000
FY22 Appropriated State, Proviso 118.18 (41)(d), (Venues at Arsenal Hill)		8,350,000	8,350,000		8,350,000
FY25 Appropriated State, Proviso 118.20 (38)(a), (Agency Property Development)		3,000,000	3,000,000		3,000,000
FY25 Appropriated State, Proviso 118.20 (38)(o), (Venues at Arsenal Hill Project)		1,000,000	1,000,000		1,000,000
FY26 Appropriated State, Proviso 118.22 (45)(a), (Agency Property Development)				6,000,000	6,000,000
Other, Park Revenue		3,544,848	3,544,848		3,544,848
Other, Department of Administration Depreciation Reserve		230,152	230,152		230,152
All Sources	<u>250,000</u>	<u>16,125,000</u>	<u>16,375,000</u>	<u>6,000,000</u>	<u>22,375,000</u>

Summary of Work: The project was established to complete renovations at the various venues located on the property. Renovations completed at the Lace House include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, a new catering kitchen and elevator, ADA access improvement, office space improvements, interior and exterior wall, siding, and rot/decay repairs, window and ceiling repairs, security system expansion, and patio repairs. Renovations completed at the Carriage House include a new HVAC, interior and emergency lighting repairs, electrical and sprinkler repairs and additions, a new catering kitchen, ADA access improvements, roof replacement, foundation, structural, and brick

repairs and upgrades, additional water fountain and office space, repair and refinish flooring, doors, and roof, and interior and exterior wall, siding repairs. The completed Garden renovations include landscaping, irrigation and pathway replacement, refurbish the arbor, gazebo, and tea house, and add infrastructure and lighting for hosting events. Completed renovations at the Mansion Mall include landscaping and irrigation replacement, fountain sealing and improvements, plaza resurfacing, and adding infrastructure and lighting for hosting events. Completed renovations at the Service Area include repairing drainage and utilities, adding infrastructure and lighting for hosting events, improving parking, sidewalks and driveways, enlarging gates for two-way traffic, adding a plaza for guest use, adding a dumpster area with screening, adding an additional facility with an ADA restroom, commercial kitchen, and storage, and a new garden maintenance building. This increase will complete renovations at the Caldwell Boyleston House to include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, a new catering kitchen and elevator, ADA access improvement, roof replacement, office space improvements, and interior and exterior wall, siding, and rot/decay repairs. The roof systems have been evaluated by the Department of Administration, have been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: This increase will allow the completion of the renovation of The Caldwell Boyleston House. It has been central to the overall project. The project will stabilize and repair historic facilities, providing better access, improved safety, and improved visitors' experience.

Facility Characteristics: The Caldwell Boylston House is 7,070 square feet and was constructed in 1830 (196 years old). The Lace House is 10,520 square feet and was constructed in 1830 (196 years old). The Carriage House is 1,500 square feet and was constructed in 1854 (172 years old). The Gardens are approximately 100,000 square feet and were constructed between 1835 (191 years old) and 1963 (63 years old). The Mansion Mall is approximately 42,000 square feet and was constructed in 1986 (40 years old). The Service Area is approximately 45,000 square feet and was constructed between 1910 (116 years old) and 1986 (40 years old). The property receives 100,000 visitors per year.

Financial Impact: This increase will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$15 million at March 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$22,375,000 funded from Appropriated State Carryforward, Appropriated State (nonrecurring), Park Revenue, and Department of Administration Depreciation Reserve Funds. The renovations for the Lace House, Carriage House, and the Northwest Events Garden have been completed. Completion of construction for the Boyleston Gardens is expected in October 2026. Contract execution for the Caldwell Boyleston House is expected in July 2026 and completion of construction in February 2027.

69. Project: Department of Parks, Recreation, and Tourism
 P28.9798: Fair Play Welcome Center Rebuild and Beautification

Request: Increase Phase II Full Construction Budget to construct a new Welcome Center.

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

Phase I Approval: September 2021 (estimated at \$6,500,000) (SFAA)

Phase II Approval: August 2023 (estimated at \$8,529,513) (Admin.)

Supporting Details: Pages 837-846

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Capital Reserve (2), (State Parks Deferred Maintenance)	97,500	2,402,500	2,500,000		2,500,000
FY22 Appropriated State, Proviso 118.19 (B)(41)(f), (Fair Play Welcome Center Rebuild and Beautification)		4,000,000	4,000,000		4,000,000
FY22 Appropriated State, Proviso 118.19 (B)(41)(g), (Fair Play Welcome Center Rebuild and Beautification)		2,029,513	2,029,513	885,000	2,914,513
All Sources	<u>97,500</u>	<u>8,432,013</u>	<u>8,529,513</u>	<u>885,000</u>	<u>9,414,513</u>

Summary of Work: This project will demolish the outdated facility and construct a new, more energy efficient Welcome Center at the site. The new Center will include high performing glazing and thermal insulation that exceeds minimum building code requirements. Energy efficient LED lighting is planned for all spaces. HVAC systems will meet ASHRE requirements for ventilation and indoor air quality, as well as efficiency requirements prescribed by the Energy Code. The roof system 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: This increase will add contingency funds to the project. Construction is currently underway, and the project has faced a series of budget challenges such as increased costs associated with asphalt demolition, abandoned storm sewer and infrastructure, water tie-in to the new Center, retaining wall guard rail, and additional inspections associated with these items. Further, the project estimates an additional cost associated with the removal of trees and the shoreline management required by the US Army Corps of Engineers related to enhancing the site view of the new Center.

Facility Characteristics: The Welcome Center that was demolished was 8,200 square feet and was constructed in 1969 (57 years old). The new Center will be 9,602 square feet. The Center will house the Welcome Center Program, providing visitor services and marketing tourism opportunities and venues throughout the state. Additionally, the Center will provide expanded restroom facilities to improve visitor experience. It receives about 700,000 visitors per year.

Financial Impact: This increase will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance \$4.09 million at March 12, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$9,414,513 funded from FY20 Capital Reserve and FY22 Appropriated State (nonrecurring) Funds. Completion of construction is expected in December 2026.

70. Project: Department of Parks, Recreation, and Tourism
 P28.9874: Property Acquisition – Forest Haven

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 19.96 acres in Greenville County.

Included in CPIP: Yes – 2025 CPIP Priority 19 of 33 in FY26 (estimated at \$20,000 for due diligence activities)

Supporting Details: Pages 847-860

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

Rationale: Acquisition of the property will add more conservation acreage to the total footprint of the Paris Mountain State Park and additional recreational access for visitors as its location is ideal for expanding the park’s existing trail system.

Characteristics: The property is located off of Forest Haven Court and abuts the western boundary line of Paris Mountain State Park.

Financial Impact: The property is offered by Naturaland Trust as a donation. The due diligence activities will be funded from Other, Insurance Reserve Funds (uncommitted balance \$44k at March 9, 2026). The acquisition is not expected to result in any change in annual operating expenditures.

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

Other: The South Carolina Department of Parks, Recreation, and Tourism 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.

71. Project: Department of Parks, Recreation, and Tourism
 P28.9875: Property Acquisition – Piney Mountain

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 40.79 acres in Pickens County.

Included in CPIP: Yes – 2025 CPIP Priority 19 of 33 in FY26 (estimated at \$20,000 for due diligence activities)

Supporting Details: Pages 861-874

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue				13,073	13,073
Other, Insurance Reserve				6,927	6,927
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property will add more conservation acreage to the total footprint of the Table Rock State Park and additional recreational access for visitors as its location is ideal for expanding the park’s existing trail system.

Characteristics: The property is located northeast of Table Rock State Park bordering the Greenville Watershed.

Financial Impact: The property is offered by Naturaland Trust as a donation. The due diligence activities will be funded from Other, Park Revenue (uncommitted balance \$3.01 million at May 6, 2026) and Other, Insurance Reserve Funds (uncommitted balance \$44k at March 9, 2026). 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 acquisition is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$20,000 (internal) funded from Park Revenue and Insurance Reserve Funds.

Other: The South Carolina Department of Parks, Recreation, and Tourism 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.

72. Project: Department of Parks, Recreation & Tourism
 P28.9869: Property Acquisition – Caesars Headwaters

Request: Establish Final Land Acquisition to acquire +/- 26.2 acres in Greenville County.

Included in CPIP: Yes – 2025 CPIP Priority 21 of 33 in FY26 (estimated at \$1,020,000)
 Phase I Approval: August 2025 (estimated at \$1,020,000) (SFAA)
 Supporting Details: Pages 875-896

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

Rationale: This tract represents a rare and strategic conservation opportunity. By preserving the headwaters of the Middle Saluda River, this acquisition will safeguard critical riparian buffers, reduce sedimentation, and enhance downstream water quality throughout the watershed. The tract serves as a vital ecological corridor between protected lands in South Carolina and adjacent conservation areas in North Carolina, supporting wildlife movement and biodiversity. The property’s proximity to Caesars Head State Park enhances opportunities for passive recreation, scenic preservation, and public enjoyment of the Blue Ridge Escarpment’s natural beauty. Protecting intact forested headwaters contributes to regional climate resilience by maintaining natural hydrology, sequestering carbon, and mitigating the impacts of extreme weather events.

Characteristics: The property lies just south of the North Carolina border and contains the headwaters of the Middle Saluda River. The tract includes an 86-year-old residential structure and is adjacent to Caesars Head State Park.

Financial Impact: The property is offered by Naturaland Trust as a donation. A Phase I Environmental Site Assessment was completed in June 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in March 2026 and found \$29,400 in immediate and short term deficiencies to be rectified. Letters of support are not required authorizing the removal of the property from the tax rolls because the property is owned by a non-profit entity. Once acquired, no construction will be completed on the property. The acquisition is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$20,000 funded from Park Revenue Funds. The estimated cost to complete the acquisition was higher in the 2025 CPIP and the Preliminary Land Acquisition because the property was originally going to be purchased but it will now be acquired as a donation.

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

73. Project: Department of Parks, Recreation, and Tourism
 P28.9873: Property Acquisition – Pipsissewa Passage Expansion

Request: Establish Final Land Acquisition to acquire +/- 23 acres in Greenville County.

Included in CPIP: Yes – 2025 CPIP Priority 19 of 63 in FY26 (estimated at \$20,000 for due diligence activities)

Phase I Approval: March 2026 (estimated at \$520,000) (SFAA)

Supporting Details: Pages 897-922

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

Rationale: Acquisition of the property will add more conservation acreage to the total footprint of the Paris Mountain State Park and additional recreational access for visitors as its location is ideal for expanding the park’s existing trail system.

Characteristics: The property includes 4 parcels that are directly adjacent to the northeastern boundary of the park and the current Pipsissewa Passage / Wingard acquisition (P28-9863). The property consists of rolling topography, mature mixed hardwood, and riparian forests.

Financial Impact: The property is offered by Naturaland as a donation. A Phase I Environmental Site Assessment was completed in September 2025 for 15.46 acres and found no evidence of recognized environmental conditions in connection with the property. A Phase I Environmental Site Assessment was completed in September 2025 for 7.85 acres and found a Business Environmental Risk (BER) associated with debris, abandoned vehicles, HVAC units, scrap materials, and multiple drums/containers located on the property. This is due to the potential costs associated with removal and proper disposal of these materials. Naturaland Trust will remove these items from the property prior to the final transfer. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required authorizing the removal of the property from the tax rolls because the property is owned by a non-profit entity. Once acquired, no construction will be completed on the property. The acquisition is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$20,000 funded from Park Revenue Funds. The estimated cost to complete the acquisition was higher in the 2025 CPIP and the Preliminary Land Acquisition because the property was originally going to be purchased but it will now be acquired as a donation.

Other: The South Carolina Department of Parks, Recreation, and Tourism 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.

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

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

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.
 Phase I Approval: October 2024 (estimated at \$8,020,000) (SFAA)
 Phase II Approval: June 2025 (estimated at \$1,020,000)
 Supporting Details: Pages 923-935

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000		20,000
Other, SCCB, (National Coastal Wetland Conservation Grant Program)		1,000,000	1,000,000		1,000,000
Other, Ducks Unlimited, (North American Wetland Conservation Act Grant)				1,000,000	1,000,000
All Sources	<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</u>	<u>1,000,000</u>	<u>2,020,000</u>

Rationale: Subsequent to the final land acquisition approval, state partners learned in August 2025 that Ducks Unlimited \$1 million US Fish & Wildlife Services’ North American Wetland Conservation Act application was approved. This increase is needed to reimburse more of the original grant back to the SC Office of Resilience, thus reducing the overall state investment. The location of this tract in proximity to the causeway to the island makes it a keystone tract to acquire in the Waites Island assemblage. The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.

Characteristics: The property is three distinct parcels totaling +/- 114.93 acres. This property is undeveloped.

Financial Impact: The property was sold by Rebecca (Becky) Work to Open Space Institute for \$8,000,000 in November 2024. Open Space Institute is offering the property for \$2,000,000. The acquisition will be funded from Other, National Coastal Wetland Conservation Grant Program funds awarded to the SC Conservation Bank (uncommitted balance \$1 million at March 13, 2026) and Other, North American Wetland Conservation Act Grant Funds awarded to Ducks Unlimited (uncommitted balance \$1 million at March 13, 2026). The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$19,320,000. A Phase I Environmental Site Assessment was completed in June 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Horry County and Horry County School District.

Full Project Estimate: \$2,020,000 funded from Appropriated State (nonrecurring), National Coastal Wetland Conservation Grant Program, and North American Wetland Conservation Act Grant Funds.

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

AGENCY: South Carolina Department of Commerce

SUBJECT: Status Report Pursuant to Act 3 of 2023

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

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

Responsive to these provisions, the South Carolina Department of Commerce has provided to the Committee its project status report for the period ending March 31, 2026, which reflects expenditures for the period of \$234,791,532, and total expenditures to date of \$986,960,803.

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

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Project Connect Quarterly Status Report for the period ended March 31, 2026.



Report: Project Connect (Scout) Quarterly Status Report

Report Date: April 15, 2026

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

Funds Expended through March 31, 2026

Designated Recipient and Purpose	Amount Designated	Prior Periods	Current Period	Remaining Balance
Richland County				
Grant	831,082,986			63,213,302
Land Acquisition		28,923,295		
Site Improvements		308,440,513	26,720,893	
Mitigation		55,416,499		
Soil Stabilization		90,000,000		
Reimbursements- Scout		128,688,066	129,680,418	
Loan	200,000,000	7,458,799	50,202,382	142,338,819
Soil Stabilization				
SC Technical College	25,000,000	20,500,000		4,500,000
Training Center				
SC Department of Transportation	200,000,000	77,815,103	28,114,835	94,070,062
Other Recipients				
City of Columbia	35,000,000	34,926,996	73,004	
Totals to Date	1,291,082,986	752,169,271	234,791,532	304,122,183

General Updates and Developments:

- Rail Bridge is complete
- The onsite training center is complete- Scout hosted the grand opening on April 20th.
- 100 production and maintenance employees have been hired with over 600 employees based in SC.
- The main assembly building is complete and equipment is being installed. 700 robots have been delivered and positions in the body shop.
- Initial design validation prototypes remain on track to be assembled in Blythewood by the end of 2026.
- The new interchange is on schedule and will be completed in June of 2027.

AGENCY: Patriots Point Development Authority

SUBJECT: Annual Report Regarding Lease to Patriots Annex, LLC

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

Patriots Point reports that monthly lease payments have been due and payable for the last 12 months. Minimum Rent and Additional Rent due in the 12 months from April 2025 through March 2026 totaled \$1,283,563, all of which has been paid. Patriots Point estimates that rent totaling \$1,375,726 will be collected for the period April 1, 2026, through March 31, 2027, as calculated pursuant to the terms of the Lease, including an increase in the percentage of Fair Market Rent payable to 80% during the period, and adjusted for an increase in estimated CPI.

No revenue-producing investments have been completed that would generate sales or hospitality taxes; however, the tenant has paid a total of \$29,390 in property taxes, storm water, and solid waste disposal fees.

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

The tenant has previously received approval from the Town of Mt. Pleasant for Waterfront Gateway District zoning. The Town also has approved the impact assessment, building heights within the premises, a development agreement, and a fee-in-lieu-of-taxes agreement for certain elements of the Conceptual Master Plan. The tenant has received final approval from the Town of Mount Pleasant Design Review Board for the Conceptual Master Plan, the Master Infrastructure Plan, the Seafair Hotel, Seafair Retail Village, Grand Lawn, and Grand Patriot Hotel.

Construction has been completed for the new visitor parking lot with 351 spaces. The former visitor parking lot was designated as a temporary parking lot and Patriots Point will share in the parking revenue received. The clearing and grading for the primary site encompassing the Conceptual Master Plan is anticipated by April 2026. New infrastructure work is expected to begin by June 2026 with construction of the first buildings anticipated to begin in the first quarter of 2027.

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

COMMITTEE ACTION:

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

ATTACHMENTS:

1. Annual Report of Patriots Point Development Authority as of March 2026.



March 19, 2026

Ms. Catherine Hart
Director of Research; SFAA Liaison
Joint Bond Review Committee
Gressette Building; Room 109
Columbia, SC 29201

Dear Ms. Hart,

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Allison Hunt", is written over the word "Sincerely,".

Allison Hunt
Executive Director

cc:

Mr. Wayne Adams, Interim Chairman, PPDA Board of Directors (via E-mail)
Mr. William Craver, Esq., PPDA Legal Counsel (via E-mail)
Mr. Terry Ansley, PPDA Director of Property Manager, (via E-mail)



Annual Report to JBRC and SFAA
Lease Between Patriots Point Development Authority and Patriots Annex, LLC
(as of March 2026)

i. Financial Information

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

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

PPDA Response: In accordance with the provisions of the Lease and applicable time tables, monthly rent payments have been due and payable for the last 12 months. Minimum Rent and Additional Rent due in the 12 months from April 2025 through March 2026 total \$1,283,563.41, all of which has been paid at the time of this report. Monthly Rent in this stage of the Lease is Minimum Rent based on Fair Market Rent with no Percentage Rent being payable until the applicable percentages of Gross Sales from the Premises exceed Minimum Rent. At this point, the only Gross Sales are parking revenues, and percentage rents generated by Gross Sales do not exceed Minimum Rent. The lone exception is rent being paid on the designated Temporary Parking Lot. Rent for the Temporary Parking Lot is based on 67% of parking fees received. All Rents received by PPDA under the Lease with Patriots Annex, LLC are being used in the general budget for ongoing Patriots Point operations and ship maintenance.

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

PPDA Response: Per the terms of the Lease, rent is currently being paid at 80% of Fair Market Rent (FMR) for the year October 5, 2025 through October 4, 2026. FMR was pre-determined through formal appraisals and is adjusted annually with CPI increases. For the 6-month period April 1 – September 30, 2026, rent will be due at a rate of \$77,267.73 per month. On October 1, 2026, Fair Market Rent will be increased by the change in CPI, anticipated to be approximately 2.5%. Minimum Rent for the period October 1, 2026 – September 30, 2027 will be paid at 90% of Fair Market Rent. The resulting monthly payments of \$89,099.35 will be due for the 6-month period October 1, 2026 – March 31, 2027. Rent generated through fee-sharing for the Temporary Visitor Parking Lot is estimated to be approximately \$31,460.41 per month. The combined total rent expected to be received over the 12-month period April 1, 2026 – March 31, 2027 is estimated to be \$1,375,726.57. (This is Base Minimum Rent solely from current Patriots Annex acreage comprised in Premises and parking for rent calculation)

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

PPDA Response: No revenue-producing Gross Sales have occurred on the Premises that would generate sales or hospitality taxes. Property taxes have been paid in the amount of \$23,010.00, along with Storm Water Fees of \$4,950.37 and Solid Waste Disposal Fees of \$1,430.00, all for the period January 1, 2025 – December 31, 2025.

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

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

II. Development

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

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

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

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

PPDA Response: The Town of Mount Pleasant has previously approved Waterfront Gateway District zoning, impact assessment, building heights within the Premises, a Development Agreement, and a fee-in-lieu-of-taxes agreement for elements of the Conceptual Master Plan. Patriots Annex, LLC has received final approval from Town of Mount Pleasant Design Review Board (“DRB”) for the Conceptual Master Plan, the Master Infrastructure Plan, the Seafair Hotel, Seafair Retail Village, Grand Lawn and Grand Patriot Hotel. The infrastructure plan for the entire Master Plan, as well as all development phases include mixed uses of hotel, retail, restaurant, office and apartments.

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

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

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: None.

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

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

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

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

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

- D. Milestones expected in the upcoming 12 months.

PPDA Response: PPDA expects Patriots Annex, LLC to commence clearing and grading for the primary site encompassing the Conceptual Master Plan by April 2026 and begin new infrastructure work by June 2026. Construction of the first buildings is anticipated to begin in the first quarter of 2027.

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

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: PPDA continues to use a portion of the Premises for the operation and support of its museums and administrative functions. At Lease Commencement, the portions of the property used by PPDA for its operations were excluded from the Premises, and Patriots Annex, LLC is not responsible for paying rent with regard to that land. Patriots Annex, LLC's initial plans will include construction of infrastructure systems to support the overall development plan for Patriots Annex, LLC. Patriots Annex, LLC provided PPDA with a required notice of its intent to commence construction on December 1, 2025. This notice will require PPDA to vacate the Gift Shop Pavilion and relocate the specific uses within the building and that portion of the Premises within the next 14 months. The vacated parcel will be added to the leased Premises and minimum base rent will be due for the added parcel. Any relocation by PPDA to other portions of the Premises will cause those portions of the Premises to be deleted for rent purposes. PPDA and Patriots Annex, LLC are having ongoing dialogue regarding expectations for anticipated notices and property releases. Discussions include transition from the current Temporary Parking Lot to a newly designated Temporary Parking Lot, release of the current Temporary Parking Lot and Gift Shop Pavilion, as well as alternative locations and options for PPDA facilities.

Current Primary Landlord Facility. PPDA must vacate the Current Primary Landlord Facility within 60 days of the "Current Landlord Facility Vacancy Deadline" (CLFVD). The CLFVD is 3 months after the Commencement of Construction provided that 12 months notice has been given prior to the Commencement of Construction. Effectively, these terms allow 17 months to vacate the premises after Patriots Annex, LLC gives PPDA notice of the Commencement of Construction. Patriots Annex, LLC must give PPDA a 12-month prior notice of the anticipated date for commencement of construction and update this estimate quarterly. PPDA received the 12-month prior notice of the anticipated date for commencement of construction on December 1, 2025.

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

commence the process required by South Carolina law for PPDA to obtain approval from the applicable State authorities for PPDA to construct the Landlord Pier Boardwalk. PPDA shall have constructed the Landlord Pier Boardwalk as of the later of (i) six (6) months after the Current Primary Landlord Facility Vacancy Deadline, (ii) twelve (12) months after PPDA receives approval for construction of the Landlord Pier Boardwalk, or (iii) a later date agreed to by PPDA and Patriots Annex, LLC to coordinate Landlord's construction of the Landlord Pier Boardwalk with Patriots Annex, LLC's construction schedule. PPDA has not received a 12-month prior notice of the anticipated date for commencement of construction.

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

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

III. Legal/Miscellaneous.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: None.

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

PPDA Response: No loans are currently in place.

AGENCY: 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 Brain 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 March 30, 2026, 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 the project is 33% complete. Underground storm drainage and utilities are complete. The project remains on schedule 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 \$99.2 million. The remaining balance of \$200.8 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 comprehensively upfitted two and a half floors within the existing Medical Park Building. The interior of the building features two MRI scanners, including an ultra-high field 7 Tesla scanner, the first of its kind in South Carolina. The project also improves the exterior architecture and envelope performance and upgrades the building to comply with current life safety and accessibility building codes. The project is budgeted at \$30 million funded by Appropriated State funds. Final building commissioning and punch list activities began March 18 along with a grand opening. The final Certificate of Occupancy was issued April 3, 2026.

Expenditures through the reporting period total \$27.7 million. The remaining balance of \$2.3 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 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. Programming and pre-design began January 2026, and schematic design is expected to be completed September 2026. Preliminary site work is planned to begin in the summer of 2026 to prepare for an early 2027 construction start. Substantial completion is anticipated for late 2029 with clinical operations to follow. Expenditures through the reporting period total \$5.8 million which include architectural fees, property acquisition, and other due diligence items. The remaining balance of \$344 million 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 March 30, 2026, 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, March 30, 2026.
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

March 30, 2026

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: March 2026 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 quarterly 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, Registered Architect, LEED AP
University Architect and Associate Vice President of Planning, Design and Construction

Cc: Catherine Hart, Edward Walton, Craig Parks

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DIGITAL DOCUMENT

**University of South Carolina
Health Science Campus
Report to the Joint Bond Review Committee
March 2026**

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- V. Copy of Provisos**

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 their 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.

Last week, we held the ribbon-cutting for our new Brain Health Center in Columbia. This center is the hub of our statewide network of Brain Health clinics. With funding from the state, we renovated a 1970s-era building across the road from our Health Sciences Campus to create a state-of-the-art diagnostic center that can support our regional Brain Health clinics.

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 is 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.

In just two years, we have grown to seven clinics across the state. By now, we have recorded more than 2,600 patient visits statewide through these clinics. More importantly, we have significantly reduced the waiting time for patients to receive the care they need. Prior to these clinics, the average wait time in South Carolina to see a neurologist was nine months – and in several areas of the state, this is still the case. Our clinics, however, have reduced that wait down to just 4 or 5 weeks in their communities.

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 to expend \$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 compliments 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 academic and simulation spaces, collaboration and conferencing space, lobby/public event space, an outdoor courtyard for individual study and community gathering, 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. The fifth, and final, design package has been priced and thoroughly reviewed 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 an environment of extraordinary

construction cost escalation and an inadequate subcontractor market that create extraordinary challenges in the design and construction industry.

At this time, all steel erection has been completed both at main Education and Research Building as well as the Central Utility Plant (CUP). The project is 33% complete at this time. Underground storm drainage is complete. Dominion has completed underground utilities along Barnwell Street adjacent to Page Ellington Park. Interior stud partitions along with MEP rough-ins are complete throughout the Research portion of the Main building. Exterior walls are now being installed at both the main building and the CUP. Fireproofing and Roof installation is ongoing in the Education wing of the main Building. Brick masonry installation has begun at the Research wing of the Main 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 03/27/2026	Fiscal Years
University of South Carolina School of Medicine - Health Sciences 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)	\$22,328,662
Amount Expended-(Construction)	\$76,866,273
Amount Expended-to date	\$99,194,935
Amount Remaining to be Expended	\$200,805,065

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 has gutted and comprehensively renovated and upfitted two and a half floors within the existing Medical Park #15 Building. The Brain Health Center is the flagship of the larger Brain Health Initiative which includes regional clinics (known as the USC Brain Health Network). The project has abated hazardous materials, (asbestos and lead paint), and addressed all maintenance needs by replacing aged mechanical, plumbing, electrical, and elevator systems. The Brain Health Center accommodates two state-of-the-art magnetic resonance imaging (MRI) machines— a Tesla 3 and the most state-of-the-art Tesla 7. The scanners are 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 also improved the exterior architecture and envelope performance by removing large areas of brown brick masonry and replaced them with new insulated glazing and limestone panels with thermal insulation on most of the facades to project a modern image and improve energy performance. Existing “punched” window openings to remain were replaced with new windows to ensure a watertight envelope with enhanced thermal performance. The renovations also upgraded 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**



At this time Project is substantially complete having received a Certificate of temporary Occupancy on March 13th from the Office of State Engineer and the Fire Department. Elevators were inspected and certified on March 17th. Mechanical ductwork is being tested and balanced. Final building commissioning and punch list activities began on March 18th. A 3T MRI scanner was delivered March 9th and installed. Landscaping was completed on March 17th. The Tesla 7

MRI arrived on March 25th and was immediately installed. The skylight for front entrance canopy will be installed this week. Remaining signage will be complete prior to final Certificate of Occupancy being issued April 3rd. A euphoric grand opening occurred on March 18th.

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

D. Summary of Spending Chart for Expenses to Date:

Report Date – Through 03/27/2026	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)	\$2,999,742
Amount Expended- (Construction)	\$24,126,687
Amount Expended- to date	\$27,726,429
Amount Remaining to be Expended	\$ 2,273,571

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

B. Overview of the Project

The USC Neurological Hospital and Rehabilitation Center (NHRC) will be on 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 university has acquired four additional acres of property contiguous with the School of Medicine site to support the development of the NHRC.

The NHRC facility will be approximately 240,000-275,000 gross square feet to be confirmed during a rigorous programming process. The building will be no more than 7 stories tall and is expected to include shell space to allow for future internal program expansion. 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. Associated parking 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 treatment, care and rehabilitation for patients with neurological injury resulting from Stroke, Head Trauma, Spinal Cord Injuries and other conditions. It will also provide care for diseases that require inpatient treatment such as seizure disorder, Parkinson's disease or other diseases. Rehabilitation settings will provide advanced accommodations and equipment for post-acute care and outpatient services. Acute treatment and rehabilitation areas will include in-patient rooms and outpatient care areas. Surgical suites, imaging suites, and a broad program of other clinical support spaces will be required. The facility may also include computational 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

An Architectural and a Construction team are separately contracted for the project. As previously mentioned, the University has selected a world renowned medical and healthcare architectural firm, HDR, who has partnered with LS3P, a local Columbia architectural team. The construction team on the project is a collaboration of Rodgers Builders and Thompson Turner Construction (R/TT). Both firms have extensive healthcare experience in South Carolina and the Southeast.

The construction team will be acting as a Construction Manager at Risk (CM-R) for the project. A CM-R works with the design team to ensure constructability during design and to provide continued live tracking of the budget and the schedule and will ultimately provide a guaranteed maximum price (GMP) for construction of the project. Having the CM-R and the architectural

team working together early on the project will help manage the expectations of the project’s budget and schedule. The construction budget is currently estimated at a maximum of \$250M with the remaining \$100M of project funds reserved for soft costs including specialty medical equipment, food service equipment, architectural and engineering design, and specialty consultant fees. A portion of the funds have been expended to purchase additional property necessary to accommodate the NHRC.

Programing and pre-design began in early January 2026 and continues through March 2026. Schematic Design will follow and is expected to be completed September 2026. During these phases the designers, contractors, and university teams will continue to develop the programing of the new hospital, determine licensing requirements, develop creative and innovative engagements for students and research while defining the physical nature of rehabilitation and acute patient spaces. Design and construction documentation are planned to continue through the first half of 2027 as civil and foundation construction work are ongoing.

Preliminary site work is planned to begin in the summer of 2026 to prepare the site for an early 2027 construction start. The early site work will abate and demolish an abandoned building on the site as well as focus on remediation and removal of stock-piled soil on the property.

Substantial Completion of the project is anticipated for late 2029 with clinical operations to follow.

D. Summary of Spending Chart for Expenses to Date:

Report Date – As of 3/27/26	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*	\$5,832,420
Amount Remaining to be Expended	\$ \$344,167,580

*To date, expended funds include architectural fees, property acquisition, and other due diligence items, such as surveying, to provide for the start of the project. Committed (Contracted) funds to date total \$27,203,346 for design and preconstruction activities by the CM-R.

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 March Q1 2026 Consolidated HSC Projects Update

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, August 18, 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

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	April	July	October
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