

**MINUTES OF MEETING OF TOBACCO SETTLEMENT
REVENUE MANAGEMENT AUTHORITY**

January 30, 2024 -- 9:30 A.M.

The Tobacco Settlement Revenue Management Authority (the Authority) met at 9:30 a.m. on Tuesday, January 30, 2024, in Room 252 in the Edgar A. Brown Building, with the following members in attendance:

Governor Henry McMaster, Chair;
Mr. Curtis M. Loftis, Jr., State Treasurer;
Mr. Brian J. Gaines, Comptroller General;
Senator Harvey S. Peeler, Jr., Chairman, Senate Finance Committee; and
Representative Bruce W. Bannister, Chairman, Ways and Means Committee.

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; State Auditor George Kennedy; Governor's Deputy Chief of Staff Mark Plowden; Treasurer's Chief of Staff Clarissa Adams; Deputy Comptroller General David Starkey; Joint Bond Review Committee Director of Research Rick Harmon; Ways and Means Chief of Staff Daniel Boan; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

[Secretary's Note: The Authority members met as the State Fiscal Accountability Authority immediately after this meeting.]

Adoption of Agenda

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority adopted the agenda as proposed.

Office of the State Treasurer: Adoption of Budget (Regular Session Item #1)

In accord with South Carolina Code of Laws Section 11-49-60 (12), the Authority was asked to adopt the proposed fiscal year budget for the period July 1, 2024, through June 30, 2025, as submitted by the State Treasurer. The proposed budget is anticipated to cover, in part, expenses including, but is not limited to, professional services, payment of insurance premiums for members of the Authority Board, and other expenses related to the operation and administration of the Authority.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority adopted the

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operating budget for the Authority's fiscal year budget for the period July 1, 2024, through June 30, 2025.

Information relating to this matter has been retained in these files and is identified as Exhibit 1.

Tobacco Settlement Revenue Management Authority: Financial Statement for the Fiscal Year Ended June 30, 2021 (Regular Session Item #2)

South Carolina Code of Laws Section 11-49-100 requires that the Tobacco Settlement Revenue Management Authority "keep an accurate account of all of its activities and all of its receipts and expenditures and annually, in the month of January shall make a report of its activities to the [State Fiscal Accountability Authority], the report to be in a form prescribed by the [State Fiscal Accountability Authority]." The Authority was asked to approve the submittal of its Financial Statement to the State Fiscal Accountability Authority in accord with Section 11-49-100.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, in accord with Code Section 11-49-100, the Authority received as information the Tobacco Settlement Revenue Management Authority's Financial Statement for the Fiscal Year Ended June 30, 2023, and approved the submittal of the Financial Statement to the State Fiscal Accountability Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 2.

Adjournment

The meeting was adjourned at 9:32 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted on bulletin boards in the office of the Governor's Press Secretary and near the Board Secretary's office in the Wade Hampton Building, and in the lobbies of the Wade Hampton Building and the Edgar A. Brown Building at 8:35 a.m. on Monday, January 29, 2024.]

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

January 30, 2024 – 9:30 A. M.

The State Fiscal Accountability Authority (Authority) met at 9:30 a.m. on Tuesday, January 30, 2024, in Room 252 in the Edgar A. Brown Building with participation available by video. The following members participated in the meeting:

Governor Henry McMaster, Chair;
Mr. Curtis M. Loftis, Jr., State Treasurer;
Mr. Brian J. Gaines, Comptroller General;
Senator Harvey S. Peeler, Jr., Chairman Senate Finance Committee; and
Representative Bruce W. Bannister, Chairman, Ways and Means Committee.

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; State Auditor George Kennedy; Governor's Deputy Chief of Staff Mark Plowden; Treasurer's Chief of Staff Clarissa Adams; Deputy Comptroller General David Starkey, Joint Bond Review Committee Director of Research Rick Harmon; Ways and Means Chief of Staff Daniel Boan; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

Adoption of Agenda for State Fiscal Accountability Authority

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority adopted the agenda as proposed.

Minutes of Previous Meetings

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the minutes of the December 12, 2023, State Fiscal Accountability Authority meeting.

State Treasurer's Office: Bond Counsel Selection (Regular Session Item #1)

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority received the State Treasurer's Office report on the assignment of bond counsel as information in accord with Authority policy.

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CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$11,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds (Taxable), Series 2024; Last Step Recycling, LLC	Last Step Recycling, LLC Conduit: SCJEDA	Parker Poe – Emily Zackon and Tyler Smith	Pope Flynn Group - Joe Lucas	11/15/2023

SPECIAL ASSIGNMENT OF BOND COUNSEL:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
Advice and counsel to College of Charleston in connection with certain matters of public finance.	College of Charleston	Burr Forman LLP – Rion Foley	N/A	12/5/2023

Information relating to this matter has been retained in these files and is identified as Exhibit 1.

Office of the State Auditor: Overview of Fiscal Year 2023 Statewide Financial Audit (Regular Session Item #2)

Auditing standards require that at the conclusion of an audit of financial statement, the auditor communicate certain matters to those charged with governance. The attached communication addresses all matters required to be communicated related to the audit of statewide financial statements for the year ended June 30, 2023. The financial statements were issued with a report date of December 20, 2023, and are available on the Office of the State Audit website at osa.sc.gov/reports.

Upon a motion by Mr. Gaines, seconded by Mr. Loftis, the Authority received the communication from the Office of the State Auditor related to the audit of the statewide financial

statement for the year ended June 30, 2023, for the State with financial statements as information.

Information relating to this matter has been retained in these files and is identified as Exhibit 2.

Department of Administration, Executive Budget Office: Permanent Improvement Projects (Regular Session Item #3)

The Authority was asked to approve the following permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office as noted herein. All items were reviewed favorably by the Joint Bond Review Committee (JBRC).

- (a) Project: JBRC Item 1: Clemson University
H12.9971: Williamson Road Parking Garage
- Request: Establish Phase I Pre-Design Budget to construct a new parking facility by the newly aligned Williamson Road to the East and Perimeter Road to the South.
- Included in CPIP: Yes – 2023 CPIP Priority 5 of 7 in FY24 (estimated at \$95,000,000)
CHE Approval: Approved by CHE on 12/07/2023

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

Summary of Work: The project will construct a 432,000 square foot, six level, approximately 1,200 space parking facility. The parking structure will be constructed with either pre-cast or post-tensioned cast in place concrete. Construction of the parking facility will likely also include masking or fenestration, a pedestrian bridge providing direct access to the core campus, elevators, and parking access technology. The selected site offers convenience to visitors and commuters and sloping terrain minimizing visual impact of

the structure and ensuring that no parking levels are below grade. The sloping terrain of this site and location near the existing road network allows for entry/egress from both Williamson Road and Perimeter Road and allows access on multiple levels of the structure that minimizes traffic congestion to, from, and within the structure.

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

Facility Characteristics: Located near the School of Architecture, the Engineering Precinct, and along a Tiger Transit shuttle route, the new parking structure will serve as a key campus parking facility. Once parked, students, employees, and visitors will have direct pedestrian, bicycle, and transit access to the rest of campus. The new garage will be 432,000 square feet, six floors and have approximately 1,200 spaces to serve students, faculty, staff, and visitors.

Financial Impact: This phase of the project will be funded from Parking Improvement Funds (uncommitted balance \$9.15 million at September 20, 2023). Revenue to this fund are part of the university Auxiliary Improvement Funds, which are for the university's bond covenants for the purposes of constructing, maintaining, improving and enhancing the university's auxiliary facilities. The project is expected to result in an increase of \$20,000 (year 1), \$125,000 (year 2), and \$196,240 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. \$380 of the \$1,005 is currently pledged for debt service. The balance of the fee, \$625 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$79,000,000 (internal). Phase II will be funded by Revenue Bonds.

(b) Project: JBRC Item 2: Clemson University
H12.9942: Lehotsky Hall Replacement

Request: Increase Phase II Full Construction Budget to cover bid costs received to demolish and rebuild Lehotsky Hall.

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Included in CPIP: No – The project was not included in the 2023 CPIP because the decision to increase the project budget was not approved by their Board of Trustees until October.

Phase I Approval: May 2019 (estimated at \$30,000,000) (SFAA)

Phase I Increase,
 Revise Scope &
 Change Project Name
 Approval: Approval 2022 (estimated at \$50,000,000) (SFAA)

Phase II & Change
 Source of Funds
 Approval: November 2022 (estimated at \$50,000,000) (SFAA)

CHE Approval: Approved by CHE on 12/07/2023

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
State Institution Bonds		50,000,000	50,000,000		50,000,000
Other, Maintenance & Stewardship	700,000	(750,000)		18,300,000	18,300,000
All Sources	<u>700,000</u>	<u>49,250,000</u>	<u>50,000,000</u>	<u>18,300,000</u>	<u>68,300,000</u>

Summary of Work: The project will demolish and rebuild Lehotsky Hall. The new building will include classrooms, offices, laboratories and support spaces. There are two proposed roofing systems being planned for the new building as follows: 1) For non-occupied roof areas, the majority of the roof will be an elastomeric membrane roofing system. 2) For occupied roof areas, the roof system will be an elastomeric membrane roofing system under precast pavers. The roof will come with a minimum 20-year material and workmanship warranty. The facility will be sited adjacent to the Godley-Snell Research Center and across from the Life Sciences Building. Per the university, this location is ideal for the Department of Forestry and Environmental Conservation (FEC) as several FEC research faculty use the animal research facilities and equipment at Godley-Snell and the location provides FEC students with an “outdoor lab” for easy access to Hunnicutt Creek and numerous tree resources nearby. Further, the site allows for a spacious service yard to aid in the frequent movement of tree cuttings, soil samples and other large materials from the Experimental Forest without bringing these materials into the heart of campus.

- Rationale:** Unprecedented construction escalation and unforeseen site conditions have increased the project costs such that the approved budget cannot accommodate the programs currently contained in the building to be replaced. These programs are critical to the University's College of Agriculture, Forestry and Life Sciences and a variety of programs with statewide impact. The updated project budget reflects true costs based on hard bids from subcontractors to the CMR is based on 50% construction documents. This budget increase includes all aspects of the original scope for the replacement of the old facility while maintaining an appropriate owner-controlled contingency. In addition to the owner-controlled contingency this project has been designed to 90% of the construction budget. Lehotsky Hall is one of the most energy inefficient buildings on the Clemson campus, per the university. Its building systems are original to the facility, past their useful lives, and do not meet current building code requirements. The fire sprinkler and plumbing systems serving the labs do not meet current codes to ensure occupant safety. Further, the existing building was found to have major environmental, structural and seismic issues.
- Facility Characteristics:** Lehotsky Hall is 94,000 square feet and was constructed in 1978 (46 years old). The new building to be constructed will be approximately 85,000 square feet. The facility will house the Department of Forestry and Environmental Conservation, Clemson Online, the Office of Teaching Effectiveness/Innovation, Clemson Experimental Forest offices, 4-H Extension offices and governmental partner offices. The replacement facility will be used by approximately 570 students, 40 faculty, 60 staff members and 12 government partners.
- Financial Impact:** This increase will be funded by Maintenance & Stewardship Funds (uncommitted balance \$49.92 million at November 22, 2023). Revenue received in this fund are generated from tuition, matriculation, and other debt retirement and plant transfer revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,925,134 over a 30-year period. The project is expected to result in an increase of \$552,500 (year 1), \$569,075 (year 2), and \$586,147 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. \$381 of the \$1,005 is currently pledged for debt service. The balance of the fee, \$625 per student, per semester, is used to fund ongoing capital projects and maintenance.

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Full Project Estimate: \$68,300,000 funded by State Institution Bonds and Maintenance & Stewardship Funds. Contract execution is expected in February 2024 and completion of construction in December 2025.

(c) Project: JBRC Item 4: College of Charleston
 H15.9687: 176 Lockwood Exterior Repairs

Request: Establish Phase I Pre-Design Budget to make exterior repairs on the building.

Included in CPIP: No – At the time of the 2023 CPIP submission, the scope of work for this project did not meet the dollar threshold requirements to qualify this as a PIP.

CHE Approval: Approved by CHE on 12/07/2023

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

Summary of Work: This project will replace all windows and doors, repair/modify synthetic stucco exterior finish, replace sealants and coatings, and replace the roof system. All roof material options will be evaluated during the Phase I process.

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

Facility Characteristics: The building is 25,383 gross square feet and was constructed in 1988 (36 years old). There have been no major exterior renovations since the original construction. The building houses the division of Business Affairs, and the Office of Budget and Payroll Services. The offices of the Controller and Procurement work remotely but maintain shared

workstations and meeting rooms. This facility is also home to the Joseph P. Riley Jr. Center for Livable Communities. The Center is an interdisciplinary initiative of the College of Charleston whose mission is to leverage the intellectual resources of the College to support the economic and cultural vibrancy of the City of Charleston and other communities throughout South Carolina, the United States, and around the world. Approximately 20 undergraduate students, 10 graduate students, 4 faculty, and 30 staff utilize the building daily.

Financial Impact: The project will be funded from Capital Improvement Project Funds (uncommitted balance \$22 million on October 12, 2023). Revenues to this fund are generated from the Capital Improvement Fee that exceed current annual debt service related to bonds. The project is expected to result in a decrease of \$3,400 (year 1), \$3,502 (year 2), and \$3,607 (year 3), in annual operating expenditures. The Phase I amount is 2.50% of the estimated cost to complete the project and the additional funds will be used to cover overhead costs to solicit and retain a contracting partner earlier in the process than the usual Design-Build process. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$2,300,000 (internal) funded by Capital Improvement Project Funds.

(d) **Project:** JBRC Item 5: College of Charleston
H15.9680: Buist Residence Hall 2024 Renovation

Request: Establish Phase II Full Construction Budget and Revise Scope to complete work on the first floor to add additional beds in this project to complete interior renovations and exterior envelope maintenance on the Buist Rivers Residence Hall.

Included in CPIP: Yes – 2023 CPIP Priority 3 of 10 in FY24 (estimated at \$14,909,020)
Phase I Approval: January 2023 (estimated at \$14,909,020) (SFAA)
CHE Approval: Approved by CHE Board on 12/07/2023

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

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Other, Housing Revenue	372,725	372,725	14,127,275	14,500,000
All Sources	<u>372,725</u>	<u>372,725</u>	<u>14,127,275</u>	<u>14,500,000</u>

Summary of Work: The project will replace the plumbing and electrical infrastructure; replace the two-pipe HVAC and domestic hot water systems that are original to the building; replace lighting with LED fixtures; redesign the six community restrooms for increased privacy/security; and renovate the community lounge, laundry and kitchen spaces. All interior finishes, furniture and signage will also be replaced. Seven rooms (14 beds) will be added to the first floor by reconfiguring office space, common space and infilling an unused covered porch. These additional beds will bring the total beds in the building to 116. All improvements are within the building's original footprint. On the exterior, envelope maintenance (flashing repairs and recaulking) will be completed. The existing granular surfaced two ply granular surfaced (SBS) roof system will be replaced with a 2-ply modified bitumen roof system that will come with a minimum 20-year material and workmanship warranty.

Rationale: The copper pipes for HVAC are over 50 years old and are corroding, creating leaks through rooms below. Concealed HVAC pipe insulation is believed to contain asbestos. The last significant renovation was in 2007/2008 and included roof replacement, new windows, and resealing exterior stucco. Select HVAC and restroom upgrades, and a new fire sprinkler and alarm system were also included. In September 2022, a feasibility report found that the existing roof is in fair to good condition and noted deficiencies. It was recommended at that time that interim repairs such as replacing EPDM on walls, and repairs to elastomeric coating be made. Per the college, the roof is not in a state of disrepair but desires to replace the roof at this time while the building is offline and before it becomes a problem.

Facility Characteristics: Buist Rivers Residence Hall is 30,364 gross square feet and was constructed in 1967 (57 years old). The four-level building is a 102-bed traditional style residence hall and was the College's first dedicated all-female residential facility. The existing ground floor consists of common spaces. Each of the upper three floors contain 18 double-capacity student rooms, one community lounge and two community restrooms. In a typical academic year, the facility houses 102 undergraduate students among three identical floors. The residence hall also contains three administrative offices, a centralized laundry facility, a student lounge/assembly room, and a staff apartment.

Financial Impact: The project will be funded from Housing Revenue Funds (uncommitted

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balance \$19.27 million at December 13, 2023). Revenues to this fund are generated through the Student Housing Fee, paid per-semester by students who reside in on-campus housing. The fee varies based on amenities, condition, and age of the college’s 13 residence halls and 24 historic student residences. The project is expected to result in a decrease of \$6,000 (year 1), \$6,180 (year 2), and \$6,365 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$14,500,000 funded by Housing Revenue Funds. Contract execution is expected in April 2024 and completion of construction in July 2025.

(e) Project: JBRC Item 6: Coastal Carolina University
 H17.9625: Land Acquisition for Future Health and Human Performance Building

Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of a +/-8.41-acre parcel on the main campus owned by the Coastal Educational Foundation.

Included in CPIP: No – The preferred location of the new Health and Human Performance building (included in the 2023 CPIP), was not determined until after the 2023 CPIP submission.

CHE Approval: Approved by CHE on 12/07/2023

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

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

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

Financial Impact: The property is offered by the Coastal Educational Foundation for the proposed purchase price of \$2,000,000. The due diligence activities will be funded from Penny Sales Tax Funds (uncommitted balance \$40.80 million at October 12, 2023). Revenue to this fund is derived from legislation that guarantees that the university will receive 13.3% of the sales tax collections until 2039, and can be utilized for construction, renovation, land acquisition or to offset debt service payments. The project is expected to result in a decrease of \$23,674 (years 1 thru 3), in annual operating expenditures. If the property is acquired, an approximately 64,000 square foot academic building and detached parking structure will be constructed as part of a separate project for an estimated cost of \$53.1 million and will be funded by Penny Sales Tax funds. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 in the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$2,020,000 (internal) funded by Penny Sales Tax Funds.

(f) Project: JBRC Item 7: South Carolina State University (PSA)
H24.9665: SC State PSA Research & Extension Center (Bamberg County)

Request: Establish Phase I Pre-Design Budget to construct a new Research & Extension Center in Bamberg County.

Included in CPIP: Yes – 2023 CPIP Priority 2 of 2 in FY24 (estimated at \$2,000,000)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Evans Allen Grant				75,000	75,000
All Sources				<u>75,000</u>	<u>75,000</u>

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Summary of Work: The project will construct an approximately 20,000 square foot Olar Farm 1890 Research & Extension Center. This building will be a one-story traditional building with metal siding, simulating a farm facility. The facility will have 4 research labs, 10 offices, 3 multipurpose rooms that can open out to a large gathering space, 2 maker spaces, as well as 2 resident scientist suites. The building will be designed to meet Two Green Globes certification standards. All roofing material options will be evaluated during the Phase I process.

Rationale: The facility is needed to provide an administrative, programmatic and research areas for existing and future staff as well as volunteers to fulfill the Land Grant mission of providing research, teaching and extension programs to the citizenry of South Carolina. Additionally, the facility will offer staff, professors, researchers and volunteers the opportunity to engage the community in enhancing economic development and lifelong learning opportunities for the community, youth, families, and businesses.

Facility Characteristics: The approximately 20,000 square foot Agricultural Processing & Research Station will be located at the Research & Demonstration Farm in Olar, South Carolina. The facility will be utilized by 16 students, 8 to 10 faculty/researchers, 6 staff, and approximately 4,500 to 5,200 clients for SC State Public Service Activities.

Financial Impact: The project will be funded from Federal, USDA Evans Allen Grant Funds (uncommitted balance \$6.83 million at December 5, 2023). The project is expected to result in an increase of \$160,966 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$5,000,000 (internal) funded by USDA Evans Allen Grant Funds.

(g) Project: JBRC Separate Item: University of South Carolina - Columbia
H27.6153: Brain Health Institute

Request: Request to bypass Phase I and Establish Phase II Full Construction Budget to renovate Medical Park Building #15.

Included in CPIP: Yes – 2023 CPIP Priority 2 of 16 in FY24 (estimated at \$30,000,000)
CHE Approval: Pending CHE Board Approval

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

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Other, Department of Health and Human Services (FY24 Proviso 33.32)	30,000,000	30,000,000
All Sources	<u>30,000,000</u>	<u>30,000,000</u>

Summary of Work: This project will complete renovations necessary to accommodate two magnetic resonance imaging machines, along with related infrastructure to meet the extraordinary electrical demand of the scanners, and new HVAC, fire sprinkler, and other structural requirements and equipment necessary for this specialized facility.

Rationale: The project will locate the Brain Health Institute within the existing Medical Park #15 Building after an extensive renovation. The institute will provide dual support for clinical and research missions. The building offers an opportunity to create the institute and place it into operation more expeditiously than constructing a new facility.

Facility Characteristics: Medical Park #15 Building is 74,846 square feet and was constructed in 1975 (49 years old). The renovated building will be used all medical professionals and students that specialize in multidisciplinary care of individuals with neurological problems, cognitive complaints, and dementia. Likewise, all patients that suffer from these issues will also use the renovated space. Approximately 2,000 faculty, staff, and patients will utilize the space.

Financial Impact: The project will be funded from Other, Department of Health and Human Services Funds (uncommitted balance \$30 million at November 1, 2023). FY24 Appropriated State, Proviso 33.32 (DHHS: Brain Health Initiative) authorizes the South Carolina Department of Health and Human Services to contract with the University of South Carolina to develop and implement a rural brain health network to among other things advance clinical care of dementia, promote translational research, and establish training and fellowship programs for health care providers. The Board of Trustees of the University approved the permanent improvement project at its meeting on August 18, 2023, and approved the contract with the Department of Health and Human Services for renovation of Medical Park Building 15 on December 19, 2023. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$30,000,000 (internal) funded by Department of Health and Human Services Funds. Contract execution is expected in July 2024 and completion of construction in August 2025.

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- (h) Project: JBRC Item 9: Winthrop University
H47.9615: Purchase Campus Walk Apartments
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of the three buildings and approximately 6.5 acres over 7 parcels in York County.
- Included in CPIP: No – The property was not available for purchase until after submission of the 2023 CPIP.
- CHE Approval: Approved by CHE on 12/07/2023

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

Rationale: In Fall 2023 the university had more students seeking housing on campus than available beds. Beds (58-60) had to be rented from an off-campus apartment complex (Campus Walk). Additionally, other students were doubled and tripled in existing residence halls. Lastly, Winthrop plans to take another older 100 bed residence hall offline shortly.

Characteristics: The apartments to be acquired are on the boundary of campus, and adjacent to the Courtyard Apartments, and include the 58-60 beds which are the subject of the lease agreement referenced above. There are 3 buildings totaling 495,720 square feet with 1, 2, 3 and 4 bed units, with 526 beds total. The buildings were constructed in 2003, 2006 & 2018. The property includes a pool plus parking lots, totaling approximately 6.5 acres.

Financial Impact: The property is offered by Walk to Campus Holdings, LLC – Ownership entity W2C Six LLC, W2C Seven LLC and W2C, Eleven LLC for the proposed purchase price of \$21,500,000 to \$35,500,000. The due diligence activities will be funded from Housing Revenue Funds (uncommitted balance \$7.05 million at November 30, 2023). Revenue to this fund is derived from excess housing funds accumulated from multiple prior years. The project is not expected to result in any change in annual operating expenditures. If the property is acquired, it is unknown if the buildings

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will require renovation. This will be determined during the Phase I process. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$543 per student per semester, and has increased from \$523 for academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$21,500,000 to \$35,500,000 (internal). The Final Land Acquisition will likely be funded by bonds.

Other: As referenced above, Winthrop is currently leasing 58 beds from Walk to Campus Holdings, LLC. This lease was erroneously entered into without review of the Joint Bond Review Committee and without approval of the State Fiscal Accountability Authority. Winthrop is now asking for approval of the lease, which is addressed in a separate item.

(i) Project: JBRC Item 10: Department of Administration
 D50.6140: Dennis Building - Fan Coil Units and Water Line Replacements, Floors 4-7

Request: Establish Phase I Pre-Design Budget to replace fan coil units on the 4th through 7th floors.

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

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

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

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

Facility Characteristics: The Dennis Building is approximately 247,543 square feet and was constructed in 1950 (74 years old). The fan coil units are 20+ years old. The Dennis Building is utilized by the Attorney General, Commission for

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the Blind, Department of Natural Resources, Department of Revenue and Fiscal Affairs, and Legislative Council. Approximately 750 staff plus various visitors utilize the building daily.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$8.02 million at October 24, 2023). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,029,128 (internal) funded by Depreciation Reserve Funds.

(j) Project: JBRC Item 11: Department of Administration
D50.6141: Dennis Building – Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the existing roof on the building.

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

CHE Approval: N/A

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

Summary of Work: The project will replace the roof on the building. During Phase I the building envelope consultant will determine whether it is more cost effective to extend the service life of the existing roof or replace it at this time. All roofing material options will be evaluated during the Phase I process.

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

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

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Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$10.18 million at November 3, 2023). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,200,000 (internal) funded by Appropriated State Funds.

(k) Project: JBRC Item 12: Department of Administration
 D50.6127: SC Data Center - Redundant Cooling System for Computer Room

Request: Establish Phase II Full Construction Budget to provide a redundant cooling system to the computer room.

Included in CPIP: Yes – 2023 CPIP Priority 35 of 38 in FY24 (estimated at \$500,000)
Phase I Approval: October 2023 (estimated at \$1,157,400) (SFAA)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Division of Technology	17,361		17,361	1,140,039	1,157,400
All Sources	<u>17,361</u>		<u>17,361</u>	<u>1,140,039</u>	<u>1,157,400</u>

Summary of Work: The project will replace the existing redundant cooling system which will include 5 – 20-ton DX computer room AC Units, 1 – 7.5-ton DX computer room (B side UPS DC Coil) AC Unit, 6 condensers and associated pumps, piping, and insulation, as well as installation of instrumentation and controls, electrical work, site work, and minor general construction.

Rationale: The existing computer room air conditioning units are original to the building and have reached the end of their life expectancy. A redundant cooling system is needed to avert a shutdown of the computer room IT systems due to a loss of cooling by the existing system.

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

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Financial Impact: The project will be funded from Other, Division of Technology Funds (uncommitted balance \$4.40 million at November 13, 2023). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,157,400 funded by Division of Technology Funds. Contract execution is expected in August 2024 and completion of construction in December 2025.

(l) **Project:** JBRC Item 15: Office of the Adjutant General
 E24.9850: Office of the Adjutant General Facility Upgrades

Request: Establish Phase II Full Construction Budget for repairs/replacements at the facility.

Included in CPIP: Yes – 2023 CPIP priority 19 of 19 FY24 (estimated at \$1,500,000)

Phase I Approval: October 2023 (estimated at \$1,500,000) (SFAA)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	10,575		10,575	689,070	699,645
Federal, National Guard Bureau	11,925		11,925	777,030	788,955
All Sources	<u>22,500</u>		<u>22,500</u>	<u>1,466,100</u>	<u>1,488,600</u>

Summary of Work: The project will repair or replace interior finishes/flooring, individual workspace partition repair/replacement, doors and storefront systems, lighting, and site improvements.

Rationale: The finishes are original to the facility and the facility is in poor condition and does not meet current Security & Force Protection standards.

Facility Characteristics: The building is approximately 54,000 square feet and was constructed in 1987 (36 years old). The building is used by both State Civilian Employees, Federal Civilian Employees, Federal Technicians and National Guard Army and Air Employees. Approximately 130 individuals utilize this building daily.

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Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$3.2 million at November 6, 2023), and Federal, National Guard Bureau Funds (uncommitted balance \$10 million at November 6, 2023) 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: \$1,488,600 funded by Appropriated State, Operating, and National Guard Bureau Funds. Contract execution is expected in March 2024 and completion of construction in December 2024.

(m)Project: JBRC Item 16: Office of the Adjutant General
E24.9785: Multi-Purpose Machine Gun Range

Request: Increase Phase II Full Construction Budget to construct a multi-purpose machine gun range.

Included in CPIP: No – The funding was not available for this increase at the time of the 2023 CPIP submission.

Phase I Approval: October 2013 (estimated at \$6,196,120) (B&CB)

Phase I Increase

Approval: August 2016 (estimated at \$6,196,120) (SFAA)

Phase II Approval: March 2021 (estimated at \$6,519,000) (SFAA)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	92,942	6,426,058	6,519,000	3,007,000	9,526,000
All Sources	<u>92,942</u>	<u>6,426,058</u>	<u>6,519,000</u>	<u>3,007,000</u>	<u>9,526,000</u>

Summary of Work: The new facilities to be constructed will consist of 6 firing points with automated target system. The supporting facilities include the range control tower, operations/storage building, covered mess, ammo breakdown building, covered bleachers, classroom, and utilities.

Rationale: There are currently no machine gun firing ranges in the state of South

Carolina available to the SC Army National Guard for Qualification.

Facility Characteristics: The supporting facilities to be constructed will include a 289 square foot range control tower, 800 square foot operations/storage building, 800 square foot covered mess, 185 square foot ammo breakdown building, 726 square foot covered bleachers, and an 800 square foot classroom. Approximately 150 soldiers will utilize the range at a time, and it will be utilized by approximately 5,400 soldiers each year.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$10 million at November 6, 2023). Revenue to this 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 \$10,000 (year 1), \$12,500 (year 2), and \$15,000 (year 3) in annual operating expenditures.

Full Project Estimate: \$9,526,000 funded by National Guard Bureau Funds. Contract execution is expected in March 2024 and completion of construction in December 2025.

(n) **Project:** JBRC Item 17: Office of the Adjutant General
E24.9811: Training Sites TT Enlisted Barracks Replacement

Request: Increase the Phase II Full Construction Budget and Revise Scope for this annualized project to cover the construction cost for one barrack (#4721) at the Clarks Hill Training Site and two barracks (#3501) and (#3934) at the McCrady Training Site.

Included in CPIP: Yes – 2023 CPIP Priority 4 of 19 in FY24 (estimated at \$3,600,000)
Phase I Approval: May 2018 (estimated at \$1,404,000) (SFAA)
Phase II Approval: March 2019 (estimated at \$1,414,416) (SFAA)
Phase II Increase Approval: June 2020 (estimated at \$2,077,624) (SFAA)
Phase II Increase Approval: January 2022 (estimated at \$2,500,732) (SFAA)
Phase II Increase Approval: August 2022 (estimated at \$3,900,732) (SFAA)
Phase II Increase Approval: December 2022 (estimated at \$4,170,732) (SFAA)
Phase II Increase Approval: August 2023 (estimated at \$6,978,732) (SFAA)
CHE Approval: N/A

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	88,000	6,890,732	6,978,732	4,622,999	11,601,731
All Sources	<u>88,000</u>	<u>6,890,732</u>	<u>6,978,732</u>	<u>4,622,999</u>	<u>11,601,731</u>

Summary of Work: This annualized project was established to demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at two Army National Guard Training Sites; McCrady Training Center (MTC) and Clarks Hill Training Site (CHTS). Originally, the Clarks Hill Training Site included five (5) new 16-man barracks, and the McCrady Training site included five (5) new 32-man barracks. This scope revision request will remove one (1) 16-man barrack from the Clarks Hill Training Site and one (1) 32-man barrack from the McCrady Training Center. The project will now complete four (4) 16-man barracks at the Clarks Hill Training Site and four (4) 32-man barracks at the McCrady Training site. 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. A slopped roof system is proposed for the barracks design, as the attic area will be utilized to house the air handler and duct work associated with HVAC system. A standing seam metal roof system will be installed as it follows the design standard of the SC Army National Guard utilized in the construction of new barracks. This project has been submitted to the Office of State Engineer for review, and they have approved the design selection of the standing seam metal roof. The roof will come with a minimum 20-year material and workmanship warranty. Installation of utilities and the extensions of utilities to the nearest service lines are also included. The McCrady Training Center barrack (#3511) has been completed and barrack (#3510) is currently being constructed. The Clarks Hill barracks (#4522) and (#4541) have been completed and barrack (#4542) is currently being constructed.

Rationale: The barracks to be replaced are no longer sufficient for the housing of soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG’s mission and need to be replaced to current codes and standards.

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Facility Characteristics: Each of the four (4) new 32-man barracks buildings at McCrady Training Center will be approximately 4,700 square feet. Each of the four (4) new 16-man barracks buildings at Clarks Hill Training Site will be approximately 2,100 square feet. Approximately 300 Army National Guard soldiers use these facilities.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$10 million at November 6, 2023). Revenue to this 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 \$7,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$11,601,731 funded by National Guard Bureau Funds. Construction completion for McCrady Training Site (#3510) is anticipated in April 2024. Construction completion for Clarks Hill Training Site (#4542) is anticipated in July 2024. Contract execution is expected in March 2024 and completion of construction in December 2025 for McCrady Training Center barracks (#3501) and (#3934) and Clarks Hill Training Site barrack (#4721).

(o) Project: BRC Item 18: Office of the Adjutant General
E24.9812: Statewide Readiness Center Female Latrines

Request: Increase the Phase II Full Construction Budget for the design of Eastover, Varnville, Manning and Georgetown.

Included in CPIP: Yes – 2023 CPIP Priority 3 of 19 in FY24
(this portion estimated at \$980,000 & estimated at \$5,677,200 for all 14 facilities)

Phase I Approval: August 2018 (estimated at \$2,233,435 for all 12 facilities) (SFAA)

Phase II Approval: April 2019 (estimated at \$2,450,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: February 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: December 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: March 2021 (estimated at \$3,850,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: October 2021 (estimated at \$2,650,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: January 2022 (estimated at \$2,172,349 for all 12 facilities) (SFAA)

Phase II Increase

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Approval: May 2022 (estimated at \$3,645,200 for all 12 facilities) (SFAA)
Phase II Increase
Approval: October 2022 (estimated at \$5,677,200 for all 14 facilities) (SFAA)
Phase II Increase
Approval: March 2023 (estimated at \$5,677,200 for all 14 facilities) (SFAA)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	12,500	1,057,561	1,070,061	154,000	1,224,061
Federal, National Guard Bureau	37,500	2,734,073	2,771,543		2,771,573
All Sources	<u>50,000</u>	<u>3,791,634</u>	<u>3,841,634</u>	<u>154,000</u>	<u>3,995,634</u>

Summary of Work: The project was established to renovate and expand existing female latrines in various readiness centers across the state. The initial group of readiness centers included Batesburg, North Charleston, Conway, Dillon, Edgefield, Marion, Mt. Pleasant, Mullins, Rock Hill, Saluda, Seneca, Walterboro. Subsequently, Newberry, Kingstree, West Columbia, Wellford, Hartsville, and Abbeville were added. This request will remove Conway, Dillon, Mt. Pleasant, Mullins, and Seneca, and will add Eastover, Varnville, Manning and Georgetown. The North Charleston, Edgefield, Rock Hill, Saluda, Walterboro, Newberry, Kingstree, and West Columbia, facilities have been completed. Design is complete for Batesburg, Wellford, Abbeville, and Hartsville, and are currently being renovated but not yet completed. This request is for the design of Eastover, Marion, Varnville, Manning and Georgetown. The scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.

Rationale: Due to the rising number of female soldier's adequate latrine space is needed. Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 square feet of latrine space. This project will allow the female soldiers to have the required number of facilities (toilets, showers, changing areas) they need to conduct training.

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Facility Characteristics: Each female latrine is 72 square feet to 339 square feet and was constructed from 1958 to 1989 (35 years to 66 years old).

Financial Impact: This increase will be funded with Appropriated State, Operating Funds (uncommitted balance \$3.2 million at November 6, 2023). The project is expected to result in an increase of \$3,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$3,995,634 for this phase of the project with an estimated cost of \$5,677,200 (for all facilities), funded by Appropriated State and National Guard Bureau Funds. Construction completion for Batesburg, Wellford, Abbeville, and Hartsville is expected in April 2024.

(p) Project: JBRC Item 19: Office of the Adjutant General
 E24.9826: Statewide Readiness Center Stand-By Emergency Generators

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

Included in CPIP: Yes – 2023 CPIP Priority 5 of 19 in FY24 (estimated at \$2,580,000)
 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)
 CHE Approval: N/A

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	212,727	214,392	816,270	1,030,662
Federal, National Guard Bureau	4,994	638,181	643,175	272,090	915,265
All Sources	<u>6,658</u>	<u>850,908</u>	<u>857,566</u>	<u>1,088,360</u>	<u>1,945,926</u>

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

Rationale: Additional locations have been added to the project due to our Federal Installation Energy and Water Plan. The plan focuses on sustainability and backup power in an emergency; therefore, the priority has shifted to coastal areas. Additionally, the McCrady Training Center Fire and Water Treatment plants were identified as critical areas that need to be addressed immediately. The fire station would not currently be able to respond without power and no drinking water would be supplied to the Training Center. The construction of the stand-by generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the SC Army National Guard.

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

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$3.2 million at November 6, 2023) and Federal National Guard Bureau Funds (uncommitted balance \$5 million at November 6, 2023). Revenue to the fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$500 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,945,926 funded by Appropriated State and National Guard Bureau Funds. The total estimated cost to complete all readiness centers currently included in this annualized project is \$2,580,000. Contract execution for Marion, Beaufort, and Varnville RC is expected in March 2024 with construction completion in March 2025.

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(q) Project: JBRC Item 20: Office of the Adjutant General
E24.9839: Wellford Readiness Center: Military Vehicle Expansion and New POV Parking

Request: Increase Phase II Full Construction Budget to include storm water control structures in the project to convert existing Privately Owned Vehicle parking to Military Vehicle Parking.

Included in CPIP: Yes – 2023 CPIP Priority 8 of 19 in FY24 (estimated at \$915,928)
Phase I Approval: August 2022 (estimated at \$782,845) (JBRC)
Phase II Approval: October 2023 (estimated at \$820,459) (JBRC)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	2,936	202,179	205,115	87,615	292,730
Federal, National Guard Bureau	8,809	606,535	615,344	112,650	727,994
All Sources	<u>11,745</u>	<u>808,714</u>	<u>820,459</u>	<u>200,265</u>	<u>1,020,724</u>

Summary of Work: The project will convert existing privately owned vehicle parking to military vehicle parking, to include new fencing and gates. Two new asphalt paved parking areas will be constructed (approximately 100 spaces), to make up for the lost parking. The project will also include construction/installation of storm water control systems to include catch basins, storm water piping and a detention basin.

Rationale: The initial cost estimate did not include storm water control structures. The 174th EN CO/WY1EAA lacks adequate Armory Unit Organizational Parking, which is equipment owned and maintained by the SC Army National Guard, and Non-Organizational Parking, which are vehicles owned and operated by soldiers of the SC Army National Guard or visitor/general public to the Armory. In an effort to resolve this problem, the SCARNG CFMO analyzed various options and determined that constructing a new Non-Organizational Parking Lot and converting the existing Non-Organizational Parking Lot into Armory Unit Organizational Parking was the best option. It was determined that constructing new Armory Unit Organizational Parking as a capital improvement to the

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existing Armory Unit Organizational Parking would be cost prohibitive. The terrain in this area is steep which would require extensive fill and Readiness Center’s septic tank drain field is located in this area. The extensive fill and relocation of the drain field would increase the project scope threefold. Based the CFMO for SC’s calculations, the assigned unit (174 EN CO/WY1EAA) is authorized 3749 SY of non-org parking surfaced. (119 PAX x 35 SY x .90% = 3749 SY). Constructing the 3700 SY of Non-Organizational Parking Lot will meet the needs of the assigned unit.

Facility Characteristics: The Wellford Readiness Center and associated parking were constructed in 1978 (45 years old). The facility houses 174 Engineer Company staff. There are 119 soldiers assigned to the facility.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$3.2 million at November 6, 2023) and Federal, National Guard Bureau Funds (uncommitted balance \$10 million on November 6, 2023) and 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 \$100 (year 1), and \$200 (year 2), and \$300 (year 3), in annual operating expenses.

Full Project Estimate: \$1,020,724 funded by Appropriated State, Operating and National Guard Bureau Funds. Contract execution is expected in February 2024 and completion of construction in September 2024.

(r) **Project:** JBRC Item 23: Department of Mental Health
 J12.9860: Greenville MHC Roof Replacement

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

Included in CPIP: Yes – 2023 CPIP Priority 23 of 33 in FY24 (estimated at \$1,800,000)

CHE Approval: N/A

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

Summary of Work: The project will replace the roof and thermal insulation. All roofing material options will be evaluated during the Phase I process.

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

Facility Characteristics: The Greenville Mental Health Center is 42,495 square feet and was constructed in 2003 (20 years old). The roof and thermal insulation are original to the building. The building is utilized by 165 staff who see 3,100 patients a month.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$22.15 million at October 16, 2023). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,550,400 (internal) funded by Capital Improvement & Maintenance Funds.

(s) Project: JBRC Item 24: Department of Mental Health
J12.9830: CFSH Psychiatric Residential Treatment Facility Building Construction

Request: Establish Phase II Full Construction Budget to construct a new Psychiatric Residential Treatment Facility on the Crafts Farrow State Hospital Campus

Included in CPIP: Yes – 2023 CPIP Priority 3 of 33 in FY24 (estimated at \$19,275,000)
Phase I Approval: August 2022 (estimated at \$19,275,000) (SFAA)

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CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	289,125		289,125	1,180,578	1,469,703
Other, DJJ FY23 Appropriated State, Proviso 118.19 (B) (58) (a)				20,000,000	20,000,000
Other, HHS FY23 Appropriated State, Proviso 118.19 (B) (33) (d)				1,469,702	1,469,702
All Sources	<u>289,125</u>		<u>289,125</u>	<u>22,650,280</u>	<u>22,939,405</u>

Summary of Work: The project will construct an approximately 25,165 square foot 24 bed facility. The building shall include up to 24 bedrooms with attached bathrooms, communal living space, classrooms, food prep and dining, treatment rooms, inside and outside activity areas, laundry, staff office space, lobby, security, storage and mechanical and electrical space. The roof to be installed on the building will be a low slope 60 mil TPO membrane system and will come with a minimum 20-year material and workmanship warranty.

Rationale: The new building will be primarily designed to safely and securely house juveniles committed to DJJ who have been determined to have a mental illness requiring transfer to the Department of Mental Health for treatment, and whose needs require a period of treatment in a psychiatric residential treatment facility, but whose needs cannot be met in an available private facility.

Facility Characteristics: The new facility will be approximately 25,165 square feet and located on the Crafts Farrow State Hospital Campus. The facility will house up to 24 mental health patients and 150 staff.

Financial Impact: This phase of the project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$22.15 million at October

16, 2023), Other, DJJ FY23 Appropriated State (nonrecurring) (uncommitted balance \$20 million at October 16, 2023), and HHS FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$5 million at October 16, 2023). Revenue to the Capital Improvement & Maintenance Fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in an increase of \$3,908,789 (year 2), and \$8,272,157 (year 3), in annual operating expenditures.

Full Project Estimate: \$22,939,405 funded by Capital Improvement & Maintenance, DJJ Appropriated State (nonrecurring), and HHS Appropriated State Funds (nonrecurring) Funds. Contract execution is expected in September 2024 and completion of construction in September 2025.

(t) Project: JBRC Item 26: Department of Mental Health
J12.9848: Lancaster MHC Building Improvements

Request: Establish Phase II Full Construction Budget to make improvements to the Lancaster Mental Health Center.

Included in CPIP: Yes – 2023 CPIP Priority 10 of 33 in FY24 (estimated at \$450,000)
Phase I Approval: June 2023 (estimated at \$450,000) (JBRC)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	6,750		6,750	1,060,250	1,067,000
All Sources	<u>6,750</u>		<u>6,750</u>	<u>1,060,250</u>	<u>1,067,000</u>

Summary of Work: The project will replace the fire sprinkler system, replace the fire alarm system, renovate four (4) single use restrooms, renovate lobby front desk area, replace light fixtures with LED, mechanical duct work, new wall finishes, flooring, windows, casework/counter tops, lay in acoustical ceiling, etc.

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Rationale: Repairing and replacing the fire sprinkler system, fire alarm, plumbing fixtures, electrical fixtures, and interior finishes will reduce maintenance costs and reduce energy costs, per the agency.

Facility Characteristics: The Lancaster Mental Health Clinic is 6,123 square feet and was constructed in 1997 (27 years old). The fire sprinkler, fire alarm, & interior finishes are original to the building. The center provides emergency services, case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Lancaster County and surrounding areas. The facility sees an average of 297 patients a day and has 13 staff.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$22.15 million at October 16, 2023). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1), and \$2,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,067,000 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in July 2024 and completion of construction in December 2024. The estimated cost to complete the project has increased from the Phase I and the 2023 CPIP submission because the internal project estimate was calculated by averaging the total cost of similar projects completed within the agency in the past 5 years. This internal estimate omitted material inflation and its correlation to construction labor increases.

(u) Project: JBRC Item 28: Department of Mental Health
 J12.9852: Anderson MHC Building Purchase

Request: Establish Final Land Acquisition to purchase of 3.05+/- acres and a building in Anderson.

Included in CPIP: No – The building was not available for purchase during the 2022 CPIP submission process.

Phase I Approval: August 2023 (estimated at \$4,520,000) (SFAA)

CHE Approval: N/A

	Original	Cumulative Changes	Adjustment	Total Budget After Current
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Source of Funds	Budget Amount	Since Original Budget	Current Budget	Requested	Adjustment
Other, Capital Improvement & Maintenance	20,000		20,000	4,400,000	4,420,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>4,400,000</u>	<u>4,420,000</u>

Rationale: Acquisition of this property will allow the agency to discontinue leasing the current Anderson Mental Health Center (MHC) buildings from Anderson County. The existing MHC buildings require new HVAC, roof, foundation repairs, parking lot replacement/expansion, fire alarm replacement, and general updates. The estimated cost to make these improvements is \$3 million+.

Characteristics: The building and property is located at 1 Linwa Boulevard and is a 28,000 square foot 2-story brick building located on 3.05 acres and was constructed in 2002 (18 years old). The building was renovated in 2012, has 136 paved parking spaces, and has easy access to North Highway 81. The clinic will have 80 staff and see 3,500 patients annually.

Financial Impact: The property is offered by NewSpring Church, Inc., for \$4,300,000. An additional \$100K has been added to cover closing costs. The acquisition will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$22.15 million at October 16, 2023). Revenue to this fund is derived from tuition, matriculation, and other debt retirement and plant transfer revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The project is expected to result in a decrease of \$5,000 (year 1), and \$10,000 (years 2 thru 3), in annual operating expenditures. If acquired, approximately \$750K in updates and repairs will be needed to correct any building system deficiencies, and to modify the building to suit the needs of the clinic. An appraisal was completed in October 2023 and valued the property at \$4,400,000. A Phase I Environmental Site Assessment was completed in October 2023 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment was completed in October 2023 and found some immediate and short-term deficiencies. The estimated cost to correct these items is \$436K. Letters of support are not required because the property is owned by a nonprofit entity.

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Full Project Estimate: \$4,420,000 funded by Capital Improvement & Maintenance Funds.

- (v) Project: JBRC Item 32: Department of Parks, Recreation & Tourism
P28.9830: Property Acquisition – Black River Weyerhaeuser
- Request: Establish Final Land Acquisition to purchase 1,800+/- acres in
Georgetown County.
- Included in CPIP: Yes – 2023 CPIP Priority 24 of 29 in FY24 (estimated at \$5,775,000)
Phase I Approval: August 2023 (estimated at \$5,775,000) (SFAA)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, CELP Grant				4,497,500	4,497,500
Other, Park Revenue	15,000		15,000	45,000	60,000
Other, SC Office of Resilience				700,000	700,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>5,242,500</u>	<u>5,257,500</u>

Rationale: Acquisition of the property will offer residents and visitors a wilderness-quality experience along a coastal-plain river. Additionally, SCPRT’s presence in the region will help spur visitation and tourism in an economically depressed part of the state, per the agency. This tract is located near the town of Andrews is an important tract to connect and provide access to residents.

Characteristics: The property provides natural habitat associated with the Black River, including bottomland hardwood forest, fringe mixed hardwood forest, and loblolly pine forest. The Black River provides significant habitat for waterfowl, resident and migratory songbirds and wading birds and currently does, or could one day support, federally threatened and endangered species, including Red-cockaded Woodpeckers, Wood Storks, and Shortnose and Atlantic Sturgeon, all of which would benefit from the riverine protection proposed.

Financial Impact: In November 2023 Open Space Institute purchased the property from Weyerhaeuser Company for \$6,412,827. The agency will purchase the property from Open Space Institute for \$5,100,000. The acquisition will be funded from Federal, Coastal and Estuarine Land Conservation Program (uncommitted balance \$4.5 million at September 14, 2023), Other, Park Revenue (uncommitted balance \$45K at October 24, 2023), and Other, SC Office of Resilience Funds (uncommitted balance \$700K at October 24, 2023). Revenue received from the CELP Grant comes from a Coastal Zone Management Habitat Protection and Restoration Infrastructure Investment and Jobs Act Competition grant proposal. Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in May 2023 and valued the property at \$7,250,000. A Phase I Environmental Site Assessment was completed in July 2023 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Georgetown County and Georgetown County School District.

Full Project Estimate: \$5,257,500 funded by a CELP Federal Grant, Park Revenue, and Office of Resilience 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.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office. All items have been reviewed favorably by the Joint Bond Review Committee.

Information relating to this matter has been retained in these files and is identified as Exhibit 3.

***Department of Administration, Facilities Management and Property Services: Easements
(Regular Session #4)***

The Department of Administration requested approval of the following easements in accordance with SC Code of Laws:

- (a) County Location: Aiken
From: Department of Administration on behalf of South Carolina Department of Parks, Recreation and Tourism (SCPRT)
To: Aiken Electric Cooperative, Inc.
Consideration: \$700 Administrative fee
\$300 Appraised value
Description/Purpose: To grant a 1.6518± acre non-exclusive easement for ingress, egress, construction, operation, maintenance and replacement of an overhead electric line on property controlled by SCPRT to provide electrical services to an Aiken Electric Cooperative member. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. Consideration is the appraised value plus the current administrative fee per the policy. SCPRT has determined that, in accordance with the requirement of the statute, the easement does not appear to materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.
- (b) County Location: Aiken
From: Department of Administration on behalf of South Carolina Department of Parks, Recreation and Tourism (SCPRT)
To: Aiken Electric Cooperative, Inc.
Consideration: \$700 Administrative fee
\$400 Appraised value

Description/Purpose: To grant a 1.2943± acre non-exclusive easement for ingress, egress, construction, operation, maintenance and replacement of an underground electric line on property controlled by SCPRT to provide electrical services to an Aiken Electric Cooperative member. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. Consideration is the appraised value plus the current administrative fee per the policy. SCPRT has determined that, in accordance with the requirement of the statute, the easement does not appear to materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

(c) County Location: Aiken
From: Department of Administration on behalf of South Carolina
Department of Parks, Recreation and Tourism (SCPRT)
To: Aiken Electric Cooperative, Inc.
Consideration: \$700 Administrative fee
\$300 Appraised value

Description/Purpose: To grant a 1.6518± acre non-exclusive easement for ingress, egress, construction, operation, maintenance and replacement of an overhead telecommunication (fiber optics) line on property controlled by SCPRT to provide telecommunication services to an Aiken Electric Cooperative member. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. Consideration is the appraised value plus the current administrative fee per the policy. SCPRT has determined that, in accordance with the requirement of the statute, the easement does not appear to materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

(d) County Location: Aiken
From: Department of Administration on behalf of South Carolina
Department of Parks, Recreation and Tourism (SCPRT)
To: Aiken Electric Cooperative, Inc.
Consideration: \$700 Administrative fee

Description/Purpose: \$400 Appraised value
To grant a 1.2943± acre non-exclusive easement for ingress, egress, construction, operation, maintenance and replacement of an underground telecommunication (fiber optics) line on property controlled by SCPRT to provide telecommunication services to an Aiken Electric Cooperative member. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. Consideration is the appraised value plus the current administrative fee per the policy. SCPRT has determined that, in accordance with the requirement of the statute, the easement does not appear to materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

Upon a motion made by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the referenced easements, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 4.

Department of Administration, Facilities Management and Property Services and State Fiscal Accountability Authority: Short-Term Leasing of Student Housing by Higher Education (Regular Session #5)

Over the last year, the Department of Administration (Admin) and the State Fiscal Accountability Authority (SFAA) have been made aware of two institutions entering short-term leases of student housing using the emergency procurement procedures appearing in the Consolidated Procurement Code. As a result of these errors, these institutions have not been obtaining the statutorily required lease approvals until after the leases have been executed. To prevent further misunderstanding, both Admin's Division of Facilities Management and Property Services and the SFAA's Division of Procurement Services intend to issue a joint statement to all institutions of higher education informing them of the Consolidated Procurement Code's inapplicability to these leases and the necessity of acquiring the approvals required by Title 1,

Chapter 11 of the South Carolina Code of Laws. A copy of the statement is attached.

This information was submitted to the JBRC at its January 24, 2024, meeting.

Mr. Loftis noted that the University of South Carolina requires freshmen to live on campus and asked if that was the policy statewide. Mr. Harmon stated that he believes it is an institution-by-institution decision. He noted that the trend he has seen is that the institutions like to see freshmen have the experience of living on campus.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority received as information the statement to institutions of higher education regarding the applicable statutory approval for short-term leases of student housing, as recommended by Admin's Division of Facilities Management and Property Services and the Authority's Division of Procurement Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 5.

Department of Administration, Facilities Management and Property Services: Aiken Technical College Ground Lease at 2276 Jefferson Davis Highway, Graniteville SC to the Aiken County Board of Education (Regular Session #6)

Aiken Technical College (ATC) requested approval to enter into a ground lease via its Commission of ± 6.45 acres of land on the ATC Campus at 2276 Jefferson Davis Highway, Graniteville SC 29829 to the Aiken County Board of Education (Ex Officio: Trustees of the Consolidated School District of Aiken County), (School District). The term of the proposed lease is sixty years (January 1, 2024-January 31, 2084) with two optional five-year extensions.

The School District desires to construct new facilities for the Aiken County Career and Technology Center (ACCTC) upon this land. ATC has determined that the ACCTC is in line with their mission and will provide an elite academic experience for qualified students, introduce students to a career and offer intensive study and certification which could result in increased enrollment at ATC, particularly in high-demand fields such as healthcare, advanced manufacturing, computer science and industrial technology. As such, other than \$10.00 consideration, there will be no Rent charged for this ground lease.

In the event of dissolution of ATC, the School District, at its option and subject to required governmental approvals, can purchase the land and rights of the Demised Premises at

the then appraised value. At such time, ATC, or its successor in interest, shall have no further obligations under the lease. At the end of the lease term at the option of ATC, ATC and the School District will either split the cost to demolish the ACCTC facilities or ATC may purchase the facilities at no cost subject to required governmental approvals.

The Aiken County Commission for Technical and Comprehensive Education approved this ground lease on December 15, 2023. The State Board for Technical and Comprehensive Education approved this ground lease on December 15, 2023. The JBRC favorably reviewed this lease-out on January 24, 2024. Commission on Higher Education approval is not required as this is a lease-out.

Upon a motion by Senator Peeler, seconded by Mr. Loftis, the Authority approved the proposed sixty-year ground lease with two optional five-year extensions to the Consolidated School District of Aiken County for ±6.45 acres, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 6.

Department of Administration, Facilities Management and Property Services: South Carolina Governor's School for Agriculture at John de la Howe at Tomb Road, McCormick 29835 in McCormick County Lease-Out and Easement (Regular Session #7)

The South Carolina Governor's School for Agriculture at John de la Howe (the "School") requested approval to lease out 0.23± acres of land located off of Tomb Road in McCormick County to Cellco Partnership, d/b/a Verizon Wireless, its successor, or permitted assignee ("Verizon") for the erection and maintenance of a telecommunications facility to include a tower along with communication structures to house equipment, supporting cables, fencing and equipment incidental to the operation of a telecommunications tower (collectively, the "Telecommunications Facility") on the site. The Telecommunications Facility is being constructed at the request of the School to obtain cellular service that is currently lacking to the School's 1,300-acre campus.

The requested ground lease (the "Lease") term is five years beginning January 1, 2024 and rent shall begin on the first day of the month following the commencement of construction of the telecommunications tower or twelve (12) months following the date upon which both this Lease

and the Easement Agreement have been fully executed, with an automatic extension for four (4) optional renewal terms of five (5) years each unless Verizon notifies the School and South Carolina Educational Television (“ETV”), as a party to the Lease, that it does not wish to extend. The annual rent, determined to be the fair market value based on an appraisal conducted by a State certified General Real Estate Appraiser in the State of South Carolina, will be \$6,000.00 for each of the first five years of the term. After the first five (5) years, the annual rent will escalate by 5% and will continue to escalate by 5% every 5 years thereafter as reflected in the chart below.

Term Yr	Annual Rent (rounded)
1-5	\$6,000.00
6-10	\$6,300.00
11-15	\$6,615.00
16-20	\$6,946.00
21-25	\$7,293.00
TOTAL RENT OVER TERM	\$165,770.00

In addition to the rent, Verizon will pay a co-location fee to ETV at a rate of 15% for any entities in addition to Verizon or the State that use the Telecommunication’s Facility.

In conjunction with this lease-out, the School desires to grant an access and utility easement to Verizon in the two areas (consisting of 0.74± miles of roadway and 0.162± acres) for the purpose of ingress, egress, construction, installation, operation and maintenance of the Telecommunication’s Facility, utilities, related equipment, appurtenances and services on the property. The term of the easement will be twenty-five (25) years to align with the lease-out. The easement will contain termination language that if the easement holder abandons the easement or terminates the related ground lease, the easement will terminate. Additionally, the easement will terminate upon breach of the easement terms by the easement holder or if the easement is no longer used for its intended purpose. In the event the School relocates the access road upon which a portion of the easement is to be located, the easement may be modified to accommodate this change subject to necessary government approvals. The appraised value of the easement is \$22.40; as such the easement will be granted for appraised value plus \$700 administrative fee to be paid by Verizon. This easement will be subject to the same assignment and subletting conditions of the related ground lease. The School has determined that, in accordance with the requirement of the

statute, the easement does not appear to materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy. The ground lease was reviewed favorably by the JBRC at its January 24, 2024 meeting.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed five year ground lease and automatic four five-year renewal terms from the South Carolina Governor's School for Agriculture at John de la Howe off of Tomb Road in McCormick to Cellco Partnership, d/b/a Verizon Wireless, its successor, or permitted assignee, for 0.23± acres of land; grant the up to 25 year access and utility easement consisting of 0.74± miles of roadway and 0.162± acres for the purpose of ingress, egress, construction, installation, operation and maintenance of the communication utilities and related equipment and appurtenances, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 7.

Department of Administration, Facilities Management and Property Services: Winthrop University Emergency Housing Lease (Regular Session #8)

Winthrop University has entered into a lease agreement with Walk 2 Campus Holdings, LLC (W2C) to address its housing deficit in the current academic year. The lease was entered into on September 1, 2023, and is with an apartment community known as CampusWalk for up to fifty-eight (58) beds in furnished rooms from August 19, 2023, to May 19, 2024, at an average rate of \$857/month/bed for a potential total of \$447,484 over the term. The University charges the students that same rent as incurred by the University for each bed type. The rent includes all utilities. The University will also pay W2C for any tenant caused damages at the end of each semester after move-out and inspections and will charge the applicable students directly for the same.

The University reports that all 58 beds were used during the Fall semester, and they anticipate all 58 beds being utilized during the Spring semester.

The University conducted this acquisition pursuant to the Consolidated Procurement Code as an emergency procurement, as the University thought that was the proper mechanism to

acquire these rooms at the time. The agreement, however, is governed by the laws applicable to leases entered into by State agencies (e.g., § 1-11-55 and 1-11-56) not the Consolidated Procurement Code (R. 19-445.2000E(5)), and therefore SFAA approval is necessary.

The JBRC favorably reviewed this lease at its January 24, 2024, meeting.

The University anticipates the shortage in sufficient student housing to continue and is exploring the possibility of acquiring CampusWalk apartments. In the meantime, the University has begun working with the Department of Administration to solicit for beds beginning in academic year 2024-25. Any resulting lease will be presented to the JBRC and SFAA for approval as applicable.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved Winthrop University's emergency student housing agreement, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 8.

State Fiscal Accountability Authority, Executive Director: South Carolina State Ceiling Allocation Plan – 2024 Administrative Updates (Regular Session #9)

The Authority adopted the 2024 South Carolina State Ceiling Allocation Plan on August 29, 2023. Section C requires that the Authority Secretary administratively update the annual State Ceiling Allocation Plan by the second Monday in January. On January 9, 2024, the Authority Secretary did publish an administratively updated plan. This revision updates (1) Section D to reflect the total state ceiling as certified by the Authority Secretary pursuant to Section 1-11-500; (2) Section D to recalculate the limits on authorized requests using the total state ceiling for the Plan Year; (3) Section E to reflect the now current amounts identified in that section; (4) Section E to add the amount of any carryforward designated in the prior calendar year pursuant to Section 1-11-250(G); (5) Section G to recalculate the dollar amounts based on the actual certified amount of state ceiling for the Plan year; and (6) includes the December 12, 2023 Amendment #1 identified as "Section S. Exemption".

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority received as information the administratively updated 2024 State Ceiling Allocation Plan.

Information relating to this matter has been retained in these files and is identified as Exhibit 9.

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #10)

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority agreed to meet at 9:30 a.m. on Tuesday, March 26, 2024, in Room 252, Edgar A. Brown Building.

Governor McMaster thanked the Authority staff for their hard work in working to get details and disagreements ironed out prior to the meeting. Mr. Loftis commended the staff as well for the hundreds of hours they put in preparing for the meetings.

Adjournment

The meeting was adjourned at 9:40 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted near the Board Secretary's office in the Wade Hampton Building, and in the lobbies of the Wade Hampton Building and the Edgar A. Brown Building at 8:45 a.m. on Monday, January 29, 2024.]