

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

August 27, 2024 – 2:00 P.M.

The State Fiscal Accountability Authority (Authority) met at 2:00 p.m. on Tuesday, August 27, 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 Chief of Staff Trey Walker; Treasurer's Chief of Staff Clarissa Adams; Comptroller General General Counsel Bob Maldonado, Joint Bond Review Committee Director of Research Rick Harmon; Ways and Means Chief of Staff Meredith Ross; 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 Senator Peeler, the Authority adopted the agenda as amended, after deleting Item 16 B (Lowline Housing Project) from the agenda.

Minutes of Previous Meetings

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the minutes of the June 18, 2024, State Fiscal Accountability Authority meeting.

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

Upon a motion by Mr. Loftis, seconded by Senator Peeler, 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
\$95,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Health Care Facilities Revenue Bonds, Series 2024; South of Broad Healthcare	South of Broad Healthcare Conduit: SCJEDA	Haynsworth Sinkler Boyd – Kathy McKinney and Suyash Raiborde	Howell Linkous & Nettles – Sam Howell, Alan Linkous	6/19/2024
\$18,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds, Series 2024; W.O.G. Community Development Corporation	W.O.G. Community Development Corporation Conduit: SCJEDA	Burr Forman - Michael Seezen and Assatta Williams	Haynsworth Sinkler Boyd – Kathy McKinney and Suyash Raiborde	7/17/2024
\$11,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Poplar Square; Series 2024	DGA Poplar Square LP (Poplar Square) Conduit: SCSHFDA	Parker Poe – Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/25/2024
\$17,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Lowline Housing; Series 2024	Lowline Housing, LP (Lowline Housing) Conduit: SCSHFDA	Parker Poe – Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/25/2024
\$26,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Avery Landing; Series 2024	Greenville Leased Housing Associates, LLLP (Avery Landing) Conduit: SCSHFDA	Parker Poe – Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/25/2024

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$31,000,000; Clemson University, South Carolina Athletic Facilities Revenue Bonds; Series 2024; Jervey II	Clemson University	Pope Flynn Group – Gary Pope	Issuer's Counsel to Clemson University - Chip Hood (General Counsel)	7/22/2024
\$51,000,000; State of South Carolina General Obligation State Institution Bonds (Issued on Behalf Clemson University), Series 2024; New School of Veterinary Medicine	State of South Carolina (on behalf of Clemson University)	Pope Flynn Group – Gary Pope	South Carolina Attorney General	7/22/2024

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

Secretary of State: Notice of Expenditure of Funds (Regular Session Item #2)

Pursuant to S.C. Code Ann. Section 1-11-470, Secretary of State Mark Hammond has advised the Authority that he will be expending funds to purchase radio and television public service announcements. The radio and television announcements will be used for a public awareness campaign on charitable solicitations fraud. Secretary Hammond requested approval to spend \$60,000 for radio and television public service announcements that will begin in late Fall of 2024. The funds are from administrative fees and fines issued by the Secretary of State pursuant to the Solicitation of Charitable Funds Act, Code Section 33-56-160. Approval of the request must be by unanimous vote of the Authority.

Last year, the Authority approved Secretary Hammond's request for the expenditure of \$60,000 for public service announcements at its August 29, 2023, meeting. The exact amount spent for last year's campaign was \$59,999.01.

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

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approved Secretary of State Mark Hammond’s request to use funds to purchase radio and television public service announcements not to exceed \$60,000 for a public awareness campaign on charitable solicitations fraud.

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: The Citadel
H09.9626: Krause School of Leadership and Ethics Reno/Addition
- Request: Change Project Name, Change Source of Funds, Revise Scope and Establish Phase II Full Construction Budget to construct an addition and to renovate 201, 202 and 203 Richardson Avenue.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 3 in FY25 (estimated at \$3,753,270)
Phase I Approved: December 2023 (estimated at \$3,600,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Gifts	108,000		108,000	2,855,557	2,963,557
Other, Leadership Lab Fee				400,695	400,695
Other, TCF-Faculty Excellence				115,854	115,854
Other, Rollover-Provost				80,000	80,000
				104,453	104,453

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Other, Annual Asset Management		88,711	88,711
Other, Institutional Capital Project			
All Sources	<u>108,000</u>	<u>108,000</u>	<u>3,645,270</u> <u>3,753,270</u>

Summary of Work: The project will renovate units 201, 202 and 203, which total 6,791 gross square feet in the two-story building which is used for office space. A single story approximately 2,270 gross square foot addition will also be constructed at the front/north side of the units. A new accessible ramp and restrooms will be added to the units. The HVAC system and electrical system will be replaced. The exterior finish of the addition will be stuccoed to match the existing units. It will have hurricane-rated windows and a low-slope roof. The roof to be installed on the addition will be a Modified Bitumen Roofing system that will come with a 25 material and workmanship warranty.

Rationale: This project establishes the home for the School of Leadership and Ethics. The collective vision is to be the pre-eminent School of Leadership and Ethics. This renovation and addition will further the goal by transforming the interior into an open, contemporary space for faculty, staff, and students, that is set apart from its former use as housing. Most of this building remains in its original condition. There have been minor upgrades to the first-floor areas to accommodate faculty and staff occupancy. This renovation and addition will expand the faculty and staff areas, as well as student interaction spaces. There is currently no handicapped assessable entrance or accessible restrooms in these units. The HVAC system is still in operation but is in poor condition. The old residential electrical system is at maximum capacity and needs to be replaced and expanded. The renovation and addition to Richardson Avenue facilitates the creation of a new School of Leadership and Ethics.

Facility Characteristics: 201-204 Richardson Avenue totals 9,692 gross square feet and was constructed in 1936 (88 years old). It is a two-story building comprised of four units. Three of the four units, 201, 202 and 203, totaling 6,791 gross square feet will be renovated in this project. The building was originally constructed to serve as faculty housing but is currently used as office space. A single-story, approximately 2,270 gross square foot addition will also be constructed. The facility will house the administration and some specialty teaching spaces that support approximately 520 undergraduate and graduate students, and approximately 21 faculty and staff.

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Financial Impact: This phase of the project will be funded from Other, Gifts (uncommitted balance \$2.85 million at June 6, 2024), Other, Leadership Lab Fees (uncommitted balance \$401K at June 5, 2024), Other, TCF-Faculty Excellence (uncommitted balance \$444K at June 5, 2024), Other, Rollover-Provost (uncommitted balance \$425K at June 5, 2024), Other, Annual Asset Management (uncommitted balance \$105K at June 5, 2024), and Other, Institutional Capital Project Funds (uncommitted balance \$9.0 million at June 5, 2024). The Leadership Laboratory Fee is received from dedicated charges of \$1,208 per freshman cadet and \$1,040 per upperclassman cadet annually. The TCF-Faculty Excellence Funds is money granted by The Citadel Foundation on an annual basis. The Rollover-Provost Fund is money granted by The Citadel Foundation on an annual basis. The Annual Asset Management Fund is money utilized for annual maintenance of The Citadel which is funded by appropriation funds and or institutional capital project funds. The Institutional Capital Project Fund is all excess debt service fund transferred to the Institutional Capital Project Fund as of June 30th each year. The project is expected to result in an increase of \$4,530 (year 1), \$4,760 (year 2), and \$5,000 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$3,753,270 funded by Gifts, Leadership Lab Fees, TCF-Faculty Excellence, Rollover-Provost, Annual Asset Management, and Institutional Capital Project Funds. Contract execution is expected in August 2025 and completion of construction in October 2026.

(b) Project: JBRC Separate Item: Clemson University
H12.9965: College of Veterinary Medicine Construction

Request: Establish Phase II Full Construction Budget to construct a teaching complex, research laboratories and clinical spaces.

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

Partial Phase II

Approval: April 2024 (estimated at \$285,000,000) (JBRC)

Included in CPIP: Yes – 2024 CPIP Priority 1 of 9 in FY25 (estimated at \$270,000,000)

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

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		Budget			
Institution Bonds				50,000,000	50,000,000
FY25 Capital Reserve (5) (College of Veterinary Medicine)				47,000,000	47,000,000
		75,000,000	75,000,000		75,000,000
FY24 Appropriated State, Proviso 118.19 (B)(10)(a), (College of Veterinary Medicine)					
		10,000,000	10,000,000		10,000,000
Appropriated State, Operating (FY23 Proviso 14.1), (College of Veterinary Medicine)				78,000,000	78,000,000
FY25 Appropriated State, Proviso 118.20 (B)(9)	10,000,000		10,000,000		10,000,000
Other, FY23 Lottery Expenditure Account					
All Sources	<u>10,000,000</u>	<u>85,000,000</u>	<u>95,000,000</u>	<u>175,000,000</u>	<u>270,000,000</u>

Summary of Work: The university completed a comprehensive feasibility study to develop a detailed implementation and program plan. This project will utilize this study to conduct site selection and engage architectural/engineering firms and a Construction Manager at Risk to provide schematic design of the facilities. The facilities will include, but not be limited to, a teaching complex, research laboratories and clinical spaces. Clemson will construct the main teaching building and labs but will partner with private clinics for clinical experiences. A partial Phase II request was previously approved to continue with design work and award early construction packages. This increase will allow construction to continue.

Rationale: South Carolina currently does not have a College of Veterinary Medicine, and only four states have fewer veterinarians per capita. There is a rapid growth in national demand for services and investment in animal health. Further, research done at veterinary colleges is increasingly important for

protecting human public health. Currently, SC contracts to fund the difference between residential and non-residential tuition for SC veterinary students in cooperating states. Clemson's distributed model for clinical learning will leverage existing assets in the state through partnerships with industry and clinical enterprises.

Facility Characteristics: The new facility to be constructed will be approximately 233,000 square feet. Based on current analysis per the university, SC can justify a class size of 80 students that may grow to 100 or more in the future. Once the College of Veterinary Medicine is constructed, it is expected to be utilized by approximately 292 students and student employees, 50 faculty, and 82 staff.

Financial Impact: This increase will be funded from Institution Bonds (\$50 million to be issued), FY25 Capital Reserve (uncommitted balance \$47 million at July 16, 2024), and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$78 million at July 16, 2024). The project is expected to result in an increase of \$1,640,724 (year 1), \$1,689,946 (year 2), and \$1,740,644 (year 3), in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$5,710,000 over 30 years. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has not increased for the years 2020-2021 to 2024-2025. \$380 of the \$1,005 is currently pledged for debt service. The balance of the fee, \$625 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$270,000,000 funded from Institution Bonds, Capital Reserve, Appropriated State (nonrecurring), Appropriated State (operating), and Lottery Expenditure Account Funds. Completion of construction is anticipated in June 2026.

(c) Project: JBRC Separate Item: Clemson University
H12.9968: Jervey Athletic Center Renovations and Performance & Wellness Center Addition

Request: Change Source of Funds to remove Athletic Gifts and Donations and add Athletic Revenue Bond Funds to construct an addition to and renovate a portion of the Jervey Center.

Included in CPIP: No – Change Source of Funds requests are not required to be included in the CPIP submission.

Phase I Approval: May 2023 (estimated at \$50,000,000) (SFAA)

Phase II Approval: October 2023 (estimated at \$50,000,000) (SFAA)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Athletic Revenue		20,000,000	20,000,000	30,000,000	50,000,000
Bonds	750,000	29,250,000	30,000,000	(30,000,000)	
Other, Athletic Gifts & Donations					
All Sources	<u>750,000</u>	<u>49,250,000</u>	<u>50,000,000</u>		<u>50,000,000</u>

Summary of Work: The project will construct an approximately 50,600 square foot addition and renovate approximately 18,850 square feet within the existing Athletic Center, including improvements for the volleyball and track and field programs. The facility improvements will include updated locker rooms for officials, Clemson and visiting teams, including showers, nutrition, bistro, lounge, and film room spaces. Modernization of restrooms, concessions, seating and playing areas, raising the roof above the playing court, and additional equipment will also be included. The existing 1.5” metal deck roof on the Jervey Athletic Center will be replaced with a tapered polyisocyanurate insulation system on metal deck with a TPO roofing membrane. The roof to be installed on the new Performance and Wellness Center addition will also be a tapered polyisocyanurate insulation system on metal deck with a TPO roofing membrane. The new roofs will come with a 20-year material and workmanship warranty.

Rationale: With the addition of Women’s Gymnastics and Women’s Lacrosse, additional square footage is needed beyond the capacity of existing Performance and Wellness facilities. The existing facility needs significant improvements and modernization of all lower-level areas, per the university. The renovation and addition were determined to be more cost effective than the alternative of replacing the facility with all new construction.

Facility Characteristics: The existing facility is 85,000 square feet and was constructed in 1972 (51 years old). Approximately 18,180 square feet of the facility will be renovated in this project. The addition to be constructed will be approximately 50,600 square feet. The facility currently provides services for all Clemson student-athletes but serves as the primary home of Women’s Volleyball and Men’s and Women’s Track and Field. In addition, it provides locker rooms for visiting volleyball teams, baseball teams, and officials/umpires. The improvements to the Jervey

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Performance and Wellness Center will be utilized by approximately 400 students and 45 staff.

Financial Impact: The project will be funded from Athletic Revenue Bonds (to be issued). The project is expected to result in an increase of \$328,900 (year 1), \$338,767 (year 2), and \$348,930 (year 3) in annual operating expenditures. The addition will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$749,196 over a 30-year period. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has not increased for the years 2020-2021 to 2024-2025. \$380 of the \$1,005 is currently pledged for debt service. The balance of the fee, \$625 per student, per semester, is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$50,000,000 funded by Athletic Revenue Bonds. Contract execution is expected in November 2023 and completion of construction in March 2025.

(d) **Project:** JBRC Item 2: South Carolina State University (PSA)
H24.9665: SC State PSA Research & Extension Center (Bamberg County)

Request: Establish Phase II Full Construction Budget to construct a new Research & Extension Center in Bamberg County.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 5 in FY26 (estimated at \$2,000,000)
Phase I Approval: January 2024 (estimated at \$5,000,000) (SFAA)

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	11,564,128	11,639,128
All Sources	<u>75,000</u>		<u>75,000</u>	<u>11,564,128</u>	<u>11,639,128</u>

Summary of Work: The project will construct an Education Building, Research Building and two small Residential Buildings. Separate facilities are being constructed to create a mini “campus” feel. This is intended to enhance the functionality of the research center by creating courtyard spaces between

buildings that can serve as sample farms or outdoor teaching areas. This also allows for flexibility to zone the heating and cooling requirements of the campus. The separation of the residential component also adds a psychological benefit to visiting scholars as they can leave the building and have an enhanced level of privacy and autonomy outside of work hours. The roof to be installed on the new buildings will be a sloped gable roof and will come with the minimum 20-year material and workmanship warranty.

Rationale: The facility is needed to provide 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 Education Building will be 10,519 square feet. The Research Building will be 11,422 square feet. The two Residential Buildings will be 550 square foot each. The total campus area to be constructed is 23,041 square feet. 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 \$13.6 million at June 19, 2024). The Grant funds are previously approved USDA funds. The project is expected to result in an increase of \$191,037 (years 1 thru 3), in annual operating expenditures. The building will be construction to meet Two Green Globes certification standards with anticipated energy savings of \$278,862 over a 30-year period.

Full Project Estimate: \$11,639,128 funded by USDA Evans Allen Grant Funds. Contract execution is expected in May 2025 and completion of construction in August 2026. The estimated cost to complete the project has increased from the Phase I amount because the estimate was provided at a schematic level, and it did not consider site specific project requirements. Additionally, the original estimate did not account for professional design fees or fees associated with Green Globes registration and submittals.

(e) Project: JBRC Item 3: Medical University of South Carolina
H51.9854: College of Health Professions President Street Academic Building

Request: Increase Phase II Full Construction Budget and Revise Scope to upfit the

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top two floors of the building and to add a new sanitary sewer pumping station to the building.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 6 in FY25 (estimated at \$79,933,236)
Phase I Approval: December 2021 (estimated at \$40,000,000) (SFAA)
Phase II Approval: November 2022 (estimated at \$50,000,000) (SFAA)
Phase II Increase Approval: June 2023 (estimated at \$70,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
State Institution Bonds		45,000,000	45,000,000		45,000,000
				7,453,067	7,453,067
Federal, NIH Grant	600,000	4,400,000	5,000,000		5,000,000
Other, Institutional Capital Reserves		20,000,000	20,000,000	409,929	20,409,929
Other, CHP Clinical Reserves				2,070,240	2,070,240
Other, Capital Renewal					
All Sources	<u>600,000</u>	<u>69,400,000</u>	<u>70,000,000</u>	<u>9,933,236</u>	<u>79,933,236</u>

Summary of Work: The project was established to construct an approximately 94,000 gross square foot building north of the Bioengineering building on President Street. It will include 5,000 square feet of research space, teaching lab and multipurpose classroom spaces and a minimum of an additional 30 faculty and staff office and support space. The bottom four floors will be finished for immediate occupancy, the top two floors will be shell space for future College of Health Professions expansion. The roof to be installed will be a two-ply modified bitumen roof membrane system with a cover board and polyisocyanurate insulation over metal roof deck. The roof will come with a minimum 20-year material and workmanship warranty. The revised project scope will upfit the top two floors of the building and add the addition of a new sanitary sewer pumping station.

Rationale: The new facility is needed to support growth of the various academic

programs within the College of Health Professions. Additionally, MUSC was awarded a federal grant to construct a Clinical Research Center for Restoration of Neural-based Function in the Real World (RENEW CENTER) on the 5th and 6th floors of the building. During final utility approval for the building, Charleston Water System determined that the building's sanitary sewer piping could not be tied into an existing sanitary sewer previously installed. Therefore, and due to the numerous utility conflicts on President Street, construction of a new sanitary sewer pumping station is a required scope addition.

Facility Characteristics: The new facility will be 94,000 gross square feet. The 1st to 4th floors will support the Bachelor of Science in Healthcare Studies, Health Administration (Master's and Doctorate), Health Informatics, Doctor of Philosophy in Health and Rehabilitation Science, Cardiovascular Perfusion, Physician Assistant Studies, Anesthesia for Nurses, Speech Language Pathology, Physical Therapy, Occupational Therapy, and Genetic Counseling Program. The new RENEW Center (5th & 6th floors) will support the expansion of collaborative research in Neural Function, Physical Function, Psychosocial Function, and Innovation and Technology Clusters. The facility will be accessible to students, faculty, staff and MUSC constituents.

Financial Impact: This increase will be funded Other, National Institutes of Health Grant (uncommitted balance \$7.45 million at May 22, 2024), Other, Clinical Reserves (uncommitted balance \$20.5 million at May 22, 2024), and Other, Capital Renewal Funds (uncommitted balance \$4 million at May 22, 2024). The grant funds are received from a Federal NIH Grant. Revenue to the CHP Clinical Reserves Fund is derived from clinical revenue generated by patient services. Revenue to the Capital Renewal Fund is institution capital reserves earmarked for deferred maintenance and renewal. The project will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$675,464 over a 30-year period. The project is expected to result in an increase of \$332,000 (year 1), and \$631,000 (years 2 thru 3), in annual operating expenditures. MUSC does not charge a separate plant improvement fee to the students. No student fees or tuition will be increased as a consequence of the project.

Full Project Estimate: \$79,933,236 funded by State Institution Bonds, National Institutes of Health Grant, Institutional Capital Project, Clinical Reserves, and Capital Renewal Funds. Construction completion is anticipated in December 2025.

(f) **Project:** JBRC Item 4: Aiken Technical College
H59.6250: Nursing Building Construction

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Request: Establish Phase II Full Construction Budget to construct a nursing building to house the expansion of the Health Science Technologies.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY25 (estimated at \$24,228,480)
Phase I Approval: May 2023 (estimated at \$20,650,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (21), Aiken Technical College Life Science Building	300,000		300,000	2,700,000	3,000,000
				650,000	650,000
FY17 Appropriated State, Proviso 118.16 (B)(23)(f), Life Science Building				11,500,000	11,500,000
				8,942,351	8,942,351
Other, SRS Settlement					8,942,351
Other, Local All Sources	<u>300,000</u>		<u>300,000</u>	<u>23,792,351</u>	<u>24,092,351</u>

Summary of Work: The project will construct a 36,000 square foot two story nursing building. The roof to be installed on the building will be a mechanically attached PVC thermoplastic roof membrane low slope roof system and will come with the minimum 20-year material and workmanship warranty. The building will include student commons spaces and academic areas, which include study areas throughout the first floor, five (5) private study rooms, four (4) collaborative active learning classrooms and a Computer Lab. Additionally, there will be Six (6) Simulation Suites (Obstetrics High-Fidelity, Pediatric Baby High-Fidelity, Pediatric Jr. High-Fidelity, Medical/Surgery (3), Med Pyxis and related support spaces), debriefing/meeting rooms, control rooms (6), staging and storage, Skills Labs (2) with nursing stations and storage and a Virtual Anatomy Lab are also included. A President’s Suite will include a reception area, offices,

conference/meeting rooms, workroom, kitchenette and storage. A Faculty/Dean's Suite will include reception, offices, conference room, workroom, mail/copy room, filing room, a breakroom and related support spaces.

Rationale: This building will assist the college in meeting accreditation standards and demand for the programs. Upon relocation of the nursing programs to the nursing building, the available space in the current Health Sciences building will be utilized to enhance existing programs and expand with additional offerings in the Health Sciences. The Surgical Technology program is proposing expansion to an associate degree Surgical Technology. The Medical Coding certificate is proposed to expand to a Health Information Management degree. The Radiological Technology degree proposes to add a Sonography component. A Dental Hygiene associate degree is proposed to augment the Dental Assistant diploma. New programs proposed include Pharmacy Technology, Cardiovascular Technology, BIO/Med Laboratory Technology and Dialysis Technicians.

Facility Characteristics: The nursing building to be constructed will be 36,000 square feet. The building will house the associate degree in nursing (ADN) program, the Certified Nursing Assistant (CNA) program, the Licensed Practical Nursing (LPN) program and the Emergency Medical Technician (EMT) program.

Financial Impact: This phase of the project will be funded from FY17 Capital Reserve (uncommitted balance \$2.7 million at June 24, 2024), FY17 Appropriated State (nonrecurring) (uncommitted balance \$650K at June 24, 2024), Other, SRS Settlement (uncommitted balance \$11.5M at June 24, 2024), and Other Local Funds (uncommitted balance \$14.32 million at June 24, 2024). The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$125,629 over a 30-year period. The project is expected to result in an increase of \$3,938 (year 1), and \$15,750 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$24,092,351 funded by Capital Reserve, Appropriated State (nonrecurring), SRS Settlement and Local Funds. Contract execution is expected in September 2024 and completion of construction in December 2025.

(g) **Project:** JBRC Item 5: Department of Administration
D50.6157: Blatt Building – 3rd Floor VAV Replacement

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Request: Establish Phase I Pre-Design Budget to replace terminal hot water reheat VAV mechanical units.

Included in CPIP: Yes – 2024 CPIP Priority 9 of 27 in FY25 (estimated at \$1,565,349)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State				23,480	23,480
All Sources				<u>23,480</u>	<u>23,480</u>

Summary of Work: The project will replace 54 terminal hot water reheat VAV mechanical units to include associated duct work. The majority of this work will be performed above the ceiling on the 3rd floor. The scope also includes replacing all light fixtures with LED light fixtures, installing a new acoustical ceiling system, and replacing the carpet.

Rationale: The equipment and ductwork is original to the building and is past its useful life, leading to periodic failures and disruption of service.

Facility Characteristics: The Blatt Building is 155,162 gross square feet and was constructed in 1978 (46 years old). The 3rd floor of the building is 27,795 gross square feet. The systems are original to the building. The building is utilized by 80 to 100 SC House of Representatives staff year-round, and from January to July each year the number increases to approximately 330.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State Funds (uncommitted balance \$13.35 million at July 1, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,565,349 (internal). Phase II will be funded by Appropriated State, and Depreciation Reserve Funds.

(h) Project: JBRC Item 6: Department of Administration
D50.6158: SC Data Center - Replace UPS A-Side Modules and Battery String

Request: Establish Phase I Pre-Design Budget to replace and upgrade the uninterrupted power source.

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Included in CPIP: Yes – 2024 CPIP Priority 10 of 27 in FY25 (estimated at \$1,500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other – SC Division of Technology				25,510	25,510
All Sources				<u>25,510</u>	<u>25,510</u>

Summary of Work: The project will replace and upgrade the “A Side” Uninterrupted Power Source (UPS) at the SC Data Center in Columbia.

Rationale: The purpose of this project is to establish true Uninterrupted Power Source Redundancy in the power supply for the SC Data Center’s data processing equipment.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (25 years old). The A-Side UPS Module 1 and battery string are original to the building. The building is utilized by approximately 205 SC Division of Technology (DTO) staff plus varying numbers of customers and visitors daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$9.17 million at June 5, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,500,000 (internal) funded by SC Division of Technology Funds. The Phase I amount requested is 1.70% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

(i) **Project:** JBRC Item 7: Department of Administration
D50.6134: DOA - Repoint and Clean Exterior Façade

Request: Establish Phase II Full Construction Budget for the repair and maintenance of the exterior veneer of the Brown Building, Calhoun Building, Dennis Building, and Wade Hampton Building.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 27 in FY25 (estimated at \$3,429,344)
Phase I Approval: December 2023 (estimated at \$1,950,000) (SFAA)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	33,000		33,000	3,396,344	3,429,344
All Sources	<u>33,000</u>		<u>33,000</u>	<u>3,396,344</u>	<u>3,429,344</u>

Summary of Work: The project will include re-pointing the mortar joints, as needed, and repairing the limestone paneled veneer, as needed, and cleaning the exterior building envelope of the Brown Building, Calhoun Building, Dennis Building, and the Wade Hampton Building.

Rationale: There is evidence of mortar deterioration in the veneer, which must be addressed to prevent moisture infiltration and further deterioration of the building envelope.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1972 (52 years old). The Calhoun Building is approximately 97,672 square feet and was constructed in 1926 (98 years old). The Dennis Building is approximately 247,573 gross square feet and was constructed in 1950 (74 years old). The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (86 years old). The Brown Building is utilized by Administrative Law Clerk, Attorney General, Commission for the Blind, Department of Public Safety, Department of Administration, Judicial Branch, Medical University of South Carolina, Parks, Recreation & Tourism, Secretary of State, State Board of Financial Institutions, Procurement Review Board, Senate and Education Oversight. The building is utilized by approximately 350 employees and various visitors daily. The Dennis 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. The Calhoun Building is utilized by SC Judicial Branch. The building is utilized by 190 employees and various visitors daily. The Wade Hampton Building is utilized by Commission on Prosecution Coordination, Governor's Office, Office of State Treasurer, Office of the Comptroller General, Department of Administration, Department of Agriculture, the State Fiscal Accountability Authority, Bureau of Protective Services and Adjutant General. The building is utilized by 275 employees and various visitors daily.

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Financial Impact: The project will be funded from Depreciation Reserve Funds (uncommitted balance \$5 million on July 1, 2024). 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: \$3,429,344 funded by Depreciation Reserve Funds. Contract execution is expected in January 2025 and completion of construction in October 2025.

(j) Project: JBRC Item 9: Department of Administration
D50.6040: Supreme Court – Waterproof Walls and Windows and Roof Repairs

Request: Increase Phase II Full Construction Budget and Revise Scope to replace the three sets of front lobby entrances and enhance ADA accessibility as requested by the Judicial Branch.

Included in CPIP: Yes – 2024 CPIP Priority 26 of 27 in FY25 (estimated at \$4,263,651)
Phase II Approval: September 2019 (estimated at \$2,599,445) (Admin.)
Phase II Increase & Revise Scope: May 2022 (estimated at \$3,546,488) (SFAA)
Phase II Increase: January 2023 (estimated at \$3,900,000) (Admin)
Decrease & Transfer: June 2024 (estimated at \$3,880,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance)	2,599,445	(20,000)	2,579,445		2,579,445
		161,719	161,719		161,719
FY22 Appropriated State, Proviso 118.18 (B)(67), (Facilities Management Permanent Improvements)		353,512	353,512		353,512

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FY22 Appropriated State,				225,000	225,000
Proviso 118.18 (B)(67), (Facilities Management Permanent Improvements) (transfer from D50-6083)	112,074	112,074			112,074
	165,740	165,740			165,740
	341,987	341,987			341,987
FY25 Appropriated State					
Other, Non-Departmental (transfer from D50-6003)	165,523	165,523			165,523
Other, FY19 Judicial Capital Reserve (38), (Supreme Court Security) (transfer from D50-6008)					
Other, FY19 Judicial Capital Reserve (38), (Supreme Court Security)					
Other, SCJB Development					
All Sources	<u>2,599,445</u>	<u>1,280,555</u>	<u>3,880,000</u>	<u>225,000</u>	<u>4,105,000</u>

Summary of Work: The project was established to replace the windows at the Supreme Court building with ballistic windows to address water infiltration issues and to protect the Supreme Court Justices and staff housed in the facility. The project will also address the exterior wall and window waterproofing issues which includes: 1) Cleaning of exterior wall; 2) Tuck-pointing; 3) Limestone repairs; 4) Repair of embedded carbon steel elements in the limestone; 5) Miscellaneous removal or minor repairs to existing exterior elements. The project will also address repair needs as well as provide

safety improvements at the roof of the building. The work will include repairs/modifications to the stainless-steel gutter liner that was installed in 2011-2012 as part of a new quartz zinc metal roof assembly and correct related construction deficiencies for which a settlement was received from the Surety. The work will also include installation of fall protection stations at the existing single ply membrane portion of the roof. New roof walkway protection pads will also be added at strategic locations to provide additional protection for the roof membrane. Minor repairs will also be done on the single-ply roof and submitted for warranty eligibility, which expired in 2021. The revised scope of work will add the replacement of three sets of front entrance assemblies, installation of ADA hardware and push button access, and the installation of access control on one set of doors for use by staff.

Rationale: The windows are original to the building, have multiple leaks, and are not energy efficient. This project will require special attention to detail and preservation methods as well as some additional coordination and review with state and municipal authorization because the building is a National Register Property and City of Columbia Historic landmark building.

Facility Characteristics: The Supreme Court Building is approximately 51,006 square feet and was constructed in 1921 (103 years old). The windows are original to the building, the metal gutters were renovated in 2011, and the single ply roof was replaced in 2006. The work will address the Supreme Court Building Envelope, which includes approximately 21,370 square feet of exterior walls, 76 windows, and the approximately 17,600 square foot roof. The building is utilized by approximately 50 Judicial Branch staff and approximately 5,800 visitors a year.

Financial Impact: This increase will be funded from FY24 Appropriated State Funds (uncommitted balance \$13.35 million at July 1, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,105,000 funded by Capital Reserve, Appropriated State, Non-Departmental, Judicial Capital Reserve, and SCJB Development Funds. Construction completion is anticipated in June 2026.

(k) Project: JBRC Item 12: Office of the Adjutant General
E24.9854: RC/FMS Parking Improvements (Annualized)

Request: Increase Phase I Pre-Design Budget to add the design of the Anderson AADMC facility in this project to demo parking areas and reconstruct parking areas at various facilities across the state.

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	10,500		10,500	3,750	14,250
Federal, National Guard Bureau				3,750	3,750
All Sources	<u>10,500</u>		<u>10,500</u>	<u>7,500</u>	<u>18,000</u>

Summary of Work: This annualized project will demo what remains of the existing military (MIL) vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact sub-grade, apply asphalt overlays and re-stripe. Additionally, additional authorized parking space to include new utilities and storm water fixtures, along with any required site work to include sidewalk removal to add ADA compliant parking spaces and ramps will be constructed. Depending on circumstances, and Readiness Center or Field Maintenance Shop where parking covers the existing potable water service line, this line maybe replaced due to the age and type of material. Work will be completed at various armories across the state with repairs occurring based on conditions. These armories are anticipated to be Fort Mill, Anderson, Camden, Field Maintenance Shop 11, Clinton, Chester, Greer, Manning, Walterboro, Andrews, West Columbia, and Moncks Corner. This phase of the project will address Fort Mill (previously approved), and Anderson.

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

Facility Characteristics: After reconstruction and expansion, the Fort Mill Readiness Center motor pool space will be expanded to 2,380 square yards, and parking for privately owned vehicles will be expanded to 340 square yards. The readiness center parking is utilized by approximately 119 1222 Engineering Company staff/soldiers. After reconstruction and expansion,

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the Anderson Center org parking will be expanded to 9,783 square yards, and parking for non-org parking will be expanded to 6,206 square yards. The readiness center parking is utilized by approximately 223 Missile Defense and 119 Air Defense staff/soldiers.

Financial Impact: This increase will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2024), and Federal, National Guard Bureau Funds (uncommitted balance \$2.3 million at June 18, 2024). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$300 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,052,250 (internal) for Fort Mill and Anderson, funded by Operating, and National Guard Bureau Funds. The total estimated cost to complete all 12 armories is \$9,482,250.

(l) Project: JBRC Item 13: Office of the Adjutant General
 E24.9857: SCEMD Joint Operations Center Emergency Repairs

Request: Establish Phase II Full Construction Budget for an emergency project to repair damage sustained to the Pine Ridge Armory/SC Emergency Management Division building.

Included in CPIP: Yes – 2024 CPIP Priority 19 of 20 in FY25 (estimated at \$1,337,883)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				598,714	598,714
Federal, National Guard Bureau				598,713	598,713
All Sources				<u>1,197,427</u>	<u>1,197,427</u>

Summary of Work: This emergency project, which is also established under an emergency procurement, will repair and renovate the building. It will include electrical, mechanical, plumbing, and general contractor work.

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Rationale: Due to a busted water line extensive flooding occurred on the first and second floor causing destruction and significant damage to facility infrastructure, furnishings, and supporting equipment. In the event of a state emergency (i.e., Winter Storms, Hurricanes, Floods, etc.), the Emergency Management Division, which serves as the State coordinating point for Statewide Emergency operations, would not be able to respond at full capacity or provide common operating space for multiple responding agencies as necessary.

Facility Characteristics: The SC Emergency Management Division Building is 60,629 square feet and was constructed in 1994 (30 years old). This project will make repairs and renovations to 35,000 square feet. The building is utilized by approximately 55+ State Employees, Federal Employees, and Active Guard members daily. It is utilized by approximately 200 individuals in an activated or state response.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$3.23 million at November 8, 2023), and Federal, National Guard Bureau Funds (uncommitted balance is \$2.3 million at June 18, 2024). 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 \$400 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,197,427 funded by Appropriated State Operating and National Guard Bureau Funds. The construction contract was executed in January 2024 and construction completion is anticipated in August 2024.

(m)Project: JBRC Item 14: Office of the Adjutant General
E24.9793, Armory Revitalization (Annualized)

Request: Increase the Phase II Full Construction Budget to add funds for the construction of Wellford and Hartsville.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 20 in FY25 (estimated at \$56,791,626)

Phase II Approval: November 2016 (estimated at \$10,500,000) (SFAA)

Phase II Increase

Approval: September 2018 (estimated at \$13,500,000) (Admin.)

CSOF Approval: September 2018 (estimated at \$13,500,000) (JBRC Staff)

Phase II Increase

Approval: December 2019 (estimated at \$19,600,000) (SFAA)

CSOF Approval: April 2020 (estimated at \$20,000,000) (Admin.)

Phase II Increase

Approval: June 2020 (estimated at \$21,000,000) (SFAA)

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Phase II Increase Approval: October 2020 (estimated at \$23,100,000) (SFAA)
Phase II Increase Approval: March 2021 (estimated at \$45,524,000) (SFAA)
Phase II Increase Approval: April 2022 (estimated at \$41,000,000) (SFAA)
Phase II Increase Approval: June 2023 (estimated at \$44,141,626) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY16 Capital Reserve (40), (Armory Revitalizations)	5,000,000		5,000,000		5,000,000
FY19 Capital Reserve (7), (Armory Revitalizations)		3,000,000	3,000,000		3,000,000
FY20 Appropriated State, Proviso 118.16(B)(18)(b), (Armory Construction and Revitalizations)		3,050,000	3,050,000		3,050,000
		2,000,000	2,000,000		2,000,000
FY22 Appropriated State, Proviso 118.18(B)(69)(b), (Armory Revitalization)		608,513	608,513	804,687	1,413,200
		6,500,000	6,500,000		6,500,000
FY23 Appropriated State, Proviso 118.19(B)(74)(a), (Armory	5,500,000		23,483,113	4,499,999	4,499,999

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Revitalization Funding)				28,519,782
	16,374,600	500,000		
FY22 Appropriated State, Carryforward			5,036,669	500,000
FY24 Appropriated State, Proviso 118.19(B)(63)(b), (Armory Revitalizations)				
Federal, National Guard Bureau				
Other, FY20 Armory Maint				
All Sources	<u>10,500,000</u>	<u>32,033,113</u>	<u>44,141,626</u>	<u>10,341,355</u> <u>54,482,981</u>

Summary of Work: The project was established to complete significant repairs at ten (10) Readiness Centers (aka; Armories) that are in the worst conditions of disrepair of the 63 RCs and are chosen based on the A/E’s assessment/design. The centers include Greenwood, Lancaster, Greenville, Florence, Sumter, Laurens, Union, Hartsville, Easley and Wellford. Each of these facilities has varying issues that need to be repaired or renovated, but the major cost items include 1) Roof replacement or repairs. Roofs will be replaced at Florence, Sumter, Easley, Laurens, Union, and Hartsville because each roof is approximately 40+ years old. Five armories have built-up bituminous roofing systems and two have standing seam metal roofs and all will be replaced with the same roofing material. All roofs will come with a minimum 20-year material and workmanship warranty. 2) HVAC systems maintenance and/or repairs. 3) Replacing existing exterior windows, doors, and storefront systems. 4) Interior renovations of latrines, kitchen, lighting, fire suppression, carpeting/flooring, painting of interior & exterior walls. 5) Electrical system upgrades. 6) Site improvements and repairs of parking lots, stormwater systems, security fencing, security lighting. 7) Foundation, structure, and exterior wall repairs.

Rationale: In most cases, items require replacement since they have exceeded their service life. In accordance with Federal law, the State of South Carolina is obligated to the National Guard Bureau to provide operation and

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maintenance funding for those facilities if there is a federally recognized unit assigned to the facilities.

Facility Characteristics: Each armory is 45,000 to 65,000 square feet and was constructed in 1970 (54 years old). The agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed. Each armory will be utilized by 300+ National Guardsman statewide.

Financial Impact: This increase will be funded with FY23 Appropriated State (nonrecurring) (uncommitted balance \$804K at June 18, 2024), FY24 Appropriated State (nonrecurring) (uncommitted balance \$4.5 million at June 18, 2024), and Federal, National Guard Bureau (project) Funds (uncommitted balance \$10.5 million at June 18, 2024). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office’s Master Cooperative Agreement funds. The project is expected to result in an increase of \$6,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$54,482,981 funded by Capital Reserve, Appropriated State, National Guard Bureau and Armory Maintenance Funds. Construction completion for Laurens is expected in October 2024. Construction completion for Union is expected in December 2024. Contract execution for Wellford and Hartsville is expected in August 2024 and completion of construction in August 2025.

Other: 6 of 10 facilities (Greenwood/Lancaster/Greenville/Florence/Sumter/Easley) have been completed.

(n) Project: JBRC Item 15: Office of the Adjutant General
 E24.9838: UTES CHP OP Line Units Replacement

Request: Increase Phase II Full Construction Budget and Revise Scope to add a metal canopy over the Controlled Humidity Preservation Lines.

Included in CPIP: Yes – 2024 CPIP Priority 17 of 20 in FY25 (estimated at \$1,905,000)
Phase II Approval: August 2022 (estimated at \$839,950) (JBRC)

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

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Federal, National Guard Bureau	839,950	839,950	1,905,000	2,744,950
All Sources	<u>839,950</u>	<u>839,950</u>	<u>1,905,000</u>	<u>2,744,950</u>

Summary of Work: The project was established to replace the existing Controlled Humidity Preservation (CHP) Operational Preservation (OP) Line Systems located at the SC Army National Guard’s Unit Training Equipment Site at the McCrady Training Center on Fort Jackson. This includes replacing SATS ADU-300-40 units on OP lines 1 thru 10, and the Munters ADU-300 on OP line 11, with an IAT 300RE unit. The ADU-600 units on OP lines 12 thru 15 will be replaced with IAT 600RE units. Unit replacement includes new controls for timed operation (no networking) and new air distribution ducting to replace the old PVC with metal duct on lines 4 thru 10. All flex hoses and CARS will be replaced. The additional scope will install a metal canopy over the Controlled Humidity Preservation Lines.

Rationale: The equipment is used to preserve Federally Owned Armored Vehicles (Tanks, Artillery, IFVs, etc.) located at the Unit Training Site by reducing the humidity inside them to reduce corrosion. This suspends the vehicles from the standard maintenance cycle, therefore reducing the number of mechanic man-hours required. The CHP OP Line Systems have reached the end of their life cycle, and repair parts are becoming unavailable.

Facility Characteristics: The existing CHP OP Line Systems were installed in 2002 (22 years old). The OP Line Systems are located on concrete parking pads outside the UTES Building.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$2.3 million at June 18, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$29,389 (year 1), \$30,859 (year 2), and \$32,402 (year 3), in annual operating expenses.

Full Project Estimate: \$2,744,950 funded by National Guard Bureau Funds. Contract execution is expected in September 2024 and completion of construction in January 2025.

(o) Project: JBRC Item 16: Vocational Rehabilitation Department
H73.9627: Marlboro VR Center Repaving

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

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existing parking lot and loading area

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY25 (estimated at \$718,400)
Phase I Approval: June 2024 (estimated at \$718,400) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(25), (Marlboro VR Center Paving)	15,000		15,000	179,600	179,600
Federal, Vocational Rehabilitation Services Grant				1,148,580	1,163,580
All Sources	<u>15,000</u>		<u>15,000</u>	<u>1,328,180</u>	<u>1,343,180</u>

Summary of Work: The project will repair and resurface the existing parking lot and loading area. Subsurface investigations will be required to determine the depth and extent of deterioration of the existing paving prior to resurfacing. Exterior lighting will also be added to the parking areas for increased safety and security.

Rationale: The existing parking lot needs repair and resurfacing.

Facility Characteristics: The Marlboro Vocational Rehabilitation (VR) Center is 24,100 square feet and was constructed in 1988 (36 years old). The existing parking totals 9,200 square yards. This is an Area Office which provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The center is utilized by 24 staff and 45 to 50 consumers.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$179K at June 19, 2024), and Federal, Vocational Rehabilitation Services Grant Funds (uncommitted balance \$26 million at June 19, 2024). The Vocational Rehabilitation Services Grant Funds are received to be used for the provision of VR

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services. The project is expected to result in an increase of \$400 (year 1), and \$1,200 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,343,180 funded by Appropriated State (nonrecurring) and Vocational Rehabilitation Services Grant Funds. The estimated cost to complete the project has increased from the Phase I submission and the 2024 CPIP because the unit costs for the asphalt and concrete paving are much higher in Marlboro, as well as the engineers are anticipating poor soil conditions based on their experience in this area. Contract execution is expected in October 2024 and completion of construction in February 2025.

(p) Project: JBRC Item 26: Department of Corrections
 N04.9801: RNG (Renewable Natural Gas) Project

Request: Establish Phase I Pre-Design Budget to allow the agency to partner with GreenGas to explore options to develop a Renewable Natural Gas project at the Wateree Correctional facility.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 8 in FY26 (estimated at \$8,000,000)

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

Summary of Work: The project will allow GreenGas USA to lease an area at the Wateree Correctional Institution and install and operate one or more tank based anaerobic digesters at Wateree River Farms with a total digester capacity of approximately 1 million gallons. The anaerobic digesters will process the Feedstock Material which utilizes Dairy manure and up to 35,000 tons of food waste per year, as well as other feedstock sources that may be in close proximity to the facility.

Rationale: The anaerobic digesters on the leased shall permit GreenGas USA to capture and process raw gas generated by the facility’s on-site dairy manure and food waste for the purpose of upgrading and processing the Raw Gas into saleable renewable natural gas. This RNG will be introduced into the SC Natural Gas Pipeline.

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Facility Characteristics: The new facility will be approximately 78,408 square feet on 1.8 acres.

Financial Impact: The project will be fully funded from Other, GreenGas USA Funds (\$14.5 million committed at July 11, 2024). GreenGas will pay a proposed \$100K annually for use of the property for a contract term of 20 years. GreenGas will share 50% of net project profits with the Department of Corrections, starting Year 1 for the 20-year contract term. The profit share will be net of a capital recovery charge that provides GreenGas with recovery of and minimum return on capital.

Full Project Estimate: \$14,500,000 funded by GreenGas USA.

(q) Project: JBRC Item 28: Department of Juvenile Justice
 N12.9621: HVAC R22 Replacement

Request: Increase Phase II Full Construction Budget and Revise Scope to replace HVAC systems in facilities statewide

Included in CPIP: Yes – 2024 CPIP 10 of 14 in FY25 (estimated at \$2,000,000)

Phase II Approval: April 2022 (estimated at \$1,476,363) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(50)(c), (HVAC Replacement)	1,476,363		1,476,363	523,637	2,000,000
Federal, ARP ESSER				175,000	175,000
All Sources	<u>1,476,363</u>		<u>1,476,363</u>	<u>698,637</u>	<u>2,175,000</u>

Summary of Work: The project was established to replace existing HVAC systems in the following facilities statewide: Birchwood Science/Gym, Birchwood Vocational, John G. Richards Gym, Palmetto, Willow Lane Girls Transition Home, Evergreen, The Juvenile Detention Center, Palmetto Annex, Building 2007, and the Midland Evaluation Center's Pearl unit. The revised scope will add the replacement of four (4) additional housing units on the Broad River Road Campus, Holly, Maple, Poplar, and Cypress. These units were not included in the original scope due to use of

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a newer refrigerant.

Rationale: The HVAC units being replaced operate on R22 freon and the R22 freon component is no longer in production making repairs and maintenance more expensive over the long term. The current HVAC units are reaching the end of their service lives and need replacement.

Facility Characteristics: The fourteen (14) facilities total 135,372 square feet and were constructed between 2002 (22 years old) and 2009 (15 years old). The facilities in this project are utilized by 159 faculty/staff, plus security, and 337 youth.

Financial Impact: This increase will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$523K at May 28, 2024), and Federal, ARP ESSER (\$307K awarded at May 28, 2024). The ARP ESSER funds were received from the American Rescue Plan Act that was signed into law. These funds are provided to state educational agencies and school districts to help safely reopen and sustain the safe operation of schools and address the impact of the coronavirus pandemic on the nation’s students. The project is expected to result in a decrease of \$20,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,175,000 funded by FY22 Appropriated State (nonrecurring), and ARP ESSER Funds. Construction completion is anticipated in December 2025.

(r) Project: JBRC Item 30: Department of Natural Resources
P24.6052: Beaufort – Waddell Mariculture Maturation Ponds Maintenance

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

Included in CPIP: Yes – 2024 CPIP Priority 10 of 62 in FY25 (estimated at \$7,584,800)
Phase II Approval: December 2021 (estimated at \$3,500,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(52)(f),	3,500,000		3,500,000		3,500,000

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(Waddell Fish Hatchery – Deferred Maint./Upgrades)		1,088,000	1,088,000
FY23 Appropriated State, Proviso 118.19 (B)(44)(g), (Infrastructure Needs)		2,996,800	2,996,800
Other – Marine Resources, Saltwater Fishing License			
All Sources	<u>3,500,000</u>	<u>3,500,000</u>	<u>4,084,800</u> <u>7,584,800</u>

Summary of Work: The project will address re-contouring the existing ponds to allow for replicated research. Repairs include concrete water control structures, basins, walkways, pond liners, electrical upgrades, pond pipes and valve replacements. The project will also renovate the saltwater/freshwater holding tower that allows for gravity flow of water to hatchery, ponds, outdoor tank systems, and greenhouse systems. This will include inflow and outflow pipes, valves, refurbishment of the saltwater and freshwater compartments and the addition of valves to allow the flushing of sediment from the tower. The current maturation building will be deconstructed and replaced with a 2,000 square foot pole barn set over the existing foundation for outdoor tanks. A greenhouse system will be added to provide thermal stability in cold months to allow flounder to be grown outside. IT infrastructure will be installed allowing remote monitoring of ponds. The additional funds being added to the project will allow additional ponds to be renovated.

Rationale: This project will allow for replicated research, gravity flow of water to hatchery, ponds, outdoor tank systems, and greenhouse systems. The valves to allow the flushing of sediment will reduce buildup that leads to water loss from leaks. The greenhouse system will provide thermal stability in cold months to allow flounder to be grown outside. The IT infrastructure portion will allow for automatic data recording and alerts to be sent if water quality parameters are outside safe ranges for fish.

Facility Characteristics: The Maturation Building is 2,000 square feet and along with the current Waddell Mariculture Center Hatchery was constructed in 1984 (40 years old). The Hatchery supports the agency’s Marine Resources Research and

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Monitoring - Flounder Restocking Program and is utilized by 10 staff on a daily basis.

Financial Impact: This increase will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$8.45 million at June 14, 2024), and Other, Marine Saltwater Fishing License Funds (uncommitted balance \$4.55 million at June 14, 2024). Revenue received for the Marine Resources; Saltwater Fishing Licenses is received from the sale of recreational fishing licenses. The project is expected to result in an increase of \$2,500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$7,584,800 funded by Appropriated State (nonrecurring) and Marine Resources, Saltwater Fishing License Funds. Contract execution is expected in October 2024 with construction completion in September 2025.

(s) Project: JBRC Item 31: Department of Natural Resources
P24.6097: Marion-Marsh WMA Land Acquisition (Waterfront Preservation)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-491 acres in Marion County.

Included in CPIP: Yes – 2024 CPIP Priority 45 of 62 in FY25 (estimated at \$640,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(37)(b), (Habitat Protection and Land Conservation Acquisitions)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of the property would protect property along the Pee Dee River that provides riparian, wetland, and aquatic habitats, floodwater storage, flood-flow attenuation, and water quality improvement functions.

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Protection of the property would enhance and expand the protection of riparian and aquatic habitats. The property adjoins Marsh Wildlife Management Area and will be open to the public for recreation.

Characteristics: The tract is on the Pee Dee River floodplain. Ninety percent of the property is palustrine-wetland habitat and located within a Flood Hazard Area, 100-year floodplain. The property borders 0.7 miles of the Pee Dee River and several sections of stream (portions of the Bull Swamp/Mulyn Creek system) run from NW to SE across the property.

Financial Impact: The property is offered by Waterfront Preservation Foundation, Inc. of Mt. Pleasant, SC for the proposed purchase price of \$980,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$12.84 million at June 19, 2024). The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

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

(t) Project: JBRC Item 36: Department of Natural Resources
P24.6108: Horry - Lewis Ocean Bay HP Land Acquisition (CMC)

Request: Establish Final Land Acquisition to purchase +/-353 acres of land in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 41 of 62 in FY25 (estimated at \$9,568,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(37)(c), (Habitat Protection				9,558,000	9,558,000

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and Land
Conservation)

All Sources

9,558,000

9,558,000

- Rationale:** The acquisition of the property will protect similar habitats that exist on Lewis Ocean Bay Heritage Preserve (LOBHP) containing pine savannas and blackwater swamp forests. There are several element of occurrence records for the federal At-Risk and globally imperiled Venus flytrap (*Dionaea muscipula*). The abundance and range of Venus flytrap has been decimated by fire suppression and land conversion. It is now known from only a few populations in the world – two populations in Horry County, SC and in a few coastal counties of NC. The largest population of Venus flytrap in the state of South Carolina is found centered at Lewis Ocean Bay HP and is the only population within the state that is considered to have long-term viability. The species is thought to be extirpated from Georgetown and Berkeley counties because of fire suppression and land use changes. Once acquired, the property will be open to the public for outdoor recreational activities and will be incorporated as part of the LOBHP.
- Characteristics:** The property is across International Drive from Lewis Ocean Bay Heritage Preserve, just north of the Carolina Forest community. A portion of Socastee Swamp runs through the property.
- Financial Impact:** The property is offered by Conway Hospital, Inc. for \$9,538,000. The acquisition will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$10 million at August 1, 2024). The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures. An appraisal was completed in February 2024 and valued the property at \$9,538,000. A Phase I Environmental Site Assessment was completed in July 2024 and revealed evidence of a recognized environmental condition in connection with the property. The assessment concluded that the southwest portion of the property is within the expanded investigation area of Range III in the former Conway Bombing and Gunnery Range and has not been screened for Munitions and Explosives of Concern (MEC). Because the potential presence of MEC or associated materials cannot be ruled out, this portion of the property’s past use as Conway Bombing and Gunnery Range III Safety Zone is considered a recognized environmental condition. Back in May 2018 a Remedial Investigation Report on the Former Conway Bombing and Gunnery Range was completed for the U.S. Army Corps of Engineers and concluded that any munitions related hazards were cleared by a private landowner funded operation. SCDHEC concurred with the No DoD Action Indicated (NDAI) recommendation. A Phase II Assessment is

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not recommended at this time. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a nonprofit organization.

Full Project Estimate: \$9,558,000 funded by FY25 Appropriated State (nonrecurring) Funds.
 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.

(u) Project: JBRC Item 37: Department of Parks, Recreation & Tourism
 P28.9851: Dearborn New Park Development

Request: Establish Phase I Pre-Design Budget to develop a state park on Dearborn Island in Chester.

Included in CPIP: Yes – 2024 CPIP Priority 26 of 37 in FY25 (estimated at \$2,013,589)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(45)(k), (State Park Enhancements)				30,204	30,204
All Sources				<u>30,204</u>	<u>30,204</u>

Summary of Work: This project will consist of site development, new construction, interior renovations to existing facilities, utilities, and landscaping. The multifaceted project will blend nature and history. The new park will feature hiking and biking trails with scenic viewpoints, as well as white water and flat-water paddling opportunities. All roof material options will be considered during the Phase I process.

Rationale: According to the agency, Dearborn Island State Park will boost tourism

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and stimulate the local economy by offering diverse recreational activities. With hiking, biking, and paddling options, the park will draw visitors seeking outdoor adventures. These attractions will support nearby businesses and create jobs, contributing to the economic vitality of the region. The project aligns with the goal of fostering sustainable tourism while preserving the natural and cultural heritage of the area.

Facility Characteristics: The historic structure located on the property was constructed in 1910 (114 years old). Total square footage of any new facilities will be determined upon assessment of existing facilities and completion of planning and design. New facilities may be constructed to provide necessary staff and visitor amenities. The new park is estimated to have over 10 million state park visitors annually.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State Funds (non-recurring) (uncommitted balance is \$3.14 million at March 30, 2024). The project is expected to result in an increase of \$10,000 (years 1 thru 3), in annual operating expenditures

Full Project Estimate: \$2,013,589 (internal). Phase II will be funded by \$3,147,000 in Appropriated State (nonrecurring), and \$120,864 in Duke Energy Funds.

(v) **Project:** JBRC Item 39: Department of Parks, Recreation & Tourism
P28.9824: Huntington Beach Boardwalk - Hurricane Ian Repairs

Request: Increase Phase II Full Construction Budget remove and replace the boardwalk at Huntington Beach State Park.

Included in CPIP: No – The project was not included in the 2024 CPIP because the need for the increase was unknown at the time of the 2024 CPIP submission.

Phase I Approval: May 2023 (estimated at \$500,000) (JBRC)

Phase II Approval: August 2023 (estimated at \$806,361.84) (JBRC)

Change Source of Funds Approval: May 2024 (estimated at \$806,361.84) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes		Adjustment Requested	Total Budget After Current Adjustment
		Since Original Budget	Current Budget		
Federal, FEMA		344,036	344,036		344,036
Other, Park Revenue	7,500	40,147	47,647	416,937	464,584
Other, Insurance		300,000	300,000		300,000

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Reserve	114,679	114,679		114,679
Other, FEMA Match				
All Sources	<u>7,500</u>	<u>798,862</u>	<u>806,362</u>	<u>416,937</u>
				<u>1,223,299</u>

Summary of Work: The project will remove the damaged boardwalk and construct a new boardwalk in its place. The existing small damaged three-tab asphalt shingle roof covering the wildlife viewing area will be replaced with be replaced with either three-tab asphalt shingles or a metal roof. The new roof will come with a minimum 20-year material and workmanship warranty. The additional funds being added will cover additional cost to repair a larger section of the boardwalk, as well as the overlook because the very end of the boardwalk was lost after another storm.

Rationale: The March boardwalk sustained damage during Hurricane Ian which include the loss of various sections of decking, hand-railing and support beams. It has been deemed unsafe and is closed to the public.

Facility Characteristics: The existing boardwalk is 5,700 square feet and was constructed in 1991 (32 years old). The new boardwalk to be constructed will be the same footprint (5,700 square feet), of the existing boardwalk. The agency is currently in negotiations with FEMA on possibly raising the height of the boardwalk, however the length and width will be same as before. The boardwalk is used by approximately 1.1 million visitors annually.

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

Full Project Estimate: \$1,223,299 funded by FEMA and Insurance Reserve, Park Revenue, Insurance Reserve, and FEMA Match Funds. Contract execution is expected in September 2024 and completion of construction in July 2025.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, 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, Executive Budget Office: Department of Natural Resources – Jasper-Coosawhatchie-HP Land Acquisition Part II (OSI) (Regular Session Item #4)

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

- (a) Project: JBRC Item 34: Department of Natural Resources
P24.6084: Jasper-Coosawhatchie HP Land Acquisition Part II (OSI)
- Request: Establish Final Land Acquisition to purchase +/-1,275 acres of land in Jasper County.
- Included in CPIP: Yes – 2024 CPIP Priority 42 of 62 in FY25 (estimated at \$3,870,000)
Phase I Approval: October 2023 (estimated at \$3,870,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USFS Forest Legacy	20,000		20,000	3,020,000	3,040,000
Other, Heritage Land Trust				805,000	805,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>3,825,000</u>	<u>3,845,000</u>

Rationale: The acquisition of the property will expand a Heritage Preserve/Wildlife Management Area for the public to engage in outdoor recreational activities such as for big and small game hunting. Also, activities to promote bobwhite quail restoration, recruitment of red-cockaded woodpeckers and the expansion of gopher tortoise populations will be undertaken. If the property is acquired, it will be managed as part of the new Coosawhatchie Heritage Preserve/Wildlife Management Area.

Characteristics: The property is approximately eight miles north of Ridgeland west of Interstate 95. It adjoins the west side of a 3,507-acre tract recently

acquired by DNR and the east side of a 398-acre tract (project P24-6085) proposed for acquisition by DNR. The property is comprised of upland mixed pine, hardwoods, sand ridges, open areas, and wetlands. Approximately 68 priority plant and animal species are known or expected to occur in the area.

Financial Impact: The property is offered by Open Space Institute Land Trust for \$3,825,000. The acquisition will be funded from Federal, Forest Legacy Administrative Grant (uncommitted balance \$3.97 million on May 31, 2024), and Other, Heritage Land Trust Funds (uncommitted balance \$33.50 million at May 31, 2024). Revenue received from the USFS Forest Legacy Grant is authorized by the Cooperative Forestry Assistance Act of 1978 as amended by the 1990 Farm Bill Section 1217 of Title XII of the Food, Agriculture, Conservation and Trade Act of 1990, and is to protect environmentally important forest areas that are threatened by conversion to non-forest uses. Revenue to the Heritage Land Trust Fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$10,000 (year 1), \$25,000 (year 2), and \$5,000 (year 3), in annual operating expenditures. An appraisal was completed in March 2024 and valued the property at \$5,820,000. A Phase I Environmental Site Assessment was completed in June 2024 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 are not required because the property is owned by a nonprofit organization.

Full Project Estimate: \$3,845,000 funded by Forest Legacy Administrative Grant and Heritage Land Trust Funds.

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

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority approved the

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Permanent Improvement Project for the Jasper-Coosawhatchie HP Land Acquisition Part II (OSI); and as requested by DNR approve an expenditure of \$805,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6084, as requested by the Department of Natural Resources (DNR) through the Department of Administration, Executive Budget Office.

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

Department of Administration, Executive Budget Office: Department of Natural Resources – Jasper-Coosawhatchie-HP Land Acquisition Part III (TNC) (Regular Session Item #5)

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

- (a) Project: JBRC Item 35: Department of Natural Resources
P24.6085: Jasper-Coosawhatchie HP Land Acquisition Part III (TNC)
- Request: Establish Final Land Acquisition to purchase +/-398 acres of land in Jasper County.
- Included in CPIP: Yes – 2024 CPIP Priority 43 of 62 in FY25 (estimated at \$2,690,000)
- Phase I Approval: October 2023 (estimated at \$2,2690,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USFS Forest Legacy	20,000		20,000	935,000	955,000
Other, Heritage Land Trust				1,392,137	1,392,137
Other, Fish & Wildlife Protection (Deer)				150,000	150,000
Other, Fish & Wildlife Protection (Timber)				150,000	150,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>2,627,137</u>	<u>2,647,137</u>

Rationale: The acquisition of the property will expand a Heritage Preserve/Wildlife

Management Area for the public to engage in outdoor recreational activities such as for big and small game hunting. Also, activities to promote bobwhite quail restoration, recruitment of red-cockaded woodpeckers and the expansion of gopher tortoise populations will be undertaken. If the property is acquired, it will be managed as part of the new Coosawhatchie Heritage Preserve/Wildlife Management Area.

Characteristics: The property is approximately eight miles north of Ridgeland west of Interstate 95. It adjoins the east side Possum Corner Road and the west side of a 1,205-acre parcel (project P24-6084) proposed for acquisition by DNR. The property is comprised of upland mixed pine, hardwoods, sand ridges, open areas, and wetlands. Approximately 68 priority plant and animal species are known or expected to occur in the area.

Financial Impact: The property is offered by The Nature Conservancy for \$2,627,137. The acquisition will be funded from Federal, Forest Legacy (uncommitted balance \$3.97 million at May 31, 2024), Other, Heritage Land Trust (uncommitted balance \$33.50 million at May 31, 2024), Other, Fish & Wildlife Protection (Deer) (uncommitted balance \$1.35 million at May 31, 2024), and Fish & Wildlife Protection (Timber) (uncommitted balance \$1.70 million at June 19, 2024). Revenue received from the USFS Forest Legacy Grant is authorized by the Cooperative Forestry Assistance Act of 1978 as amended by the 1990 Farm Bill Section 1217 of Title XII of the Food, Agriculture, Conservation and Trade Act of 1990, and is to protect environmentally important forest areas that are threatened by conversion to non-forest uses. Revenue to the Heritage Land Trust Fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. Revenue to the Fish & Wildlife Protection (Deer) Fund is derived income from timbers harvests on DNR lands. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. Revenue to the Fish and Wildlife Protection (Timber) Fund is derived income from timbers harvests on DNR lands. Revenue from this source must be expended by DNR for the protection, promotion, propagation, and management of freshwater fisheries and wildlife, the enforcement of related laws, the administration of the department, and the dissemination of information, facts, and findings the department considers necessary. The project is expected to result in an increase of \$5,000 (years 1 thru 3), in annual operating expenditures. An appraisal was completed in March

2024 and valued the property at \$2,935,000. A Phase I Environmental Site Assessment was completed in June 2024 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 are not required because the property is owned by a nonprofit organization.

Full Project Estimate: \$2,647,137 funded by USFS Forest Legacy Administrative Grant, Heritage Land Trust, Fish & Wildlife Protection (Timber), and Fish & Wildlife Protection (Deer) 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 Mr. Loftis, seconded by Senator Peeler, the Authority approved the Permanent Improvement Project for the Jasper-Coosawhatchie-HP Land Acquisition Part III (TNC); and as requested by DNR approve an expenditure of \$1,392,137 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6085, as requested by the Department of Natural Resources (DNR) through the Department of Administration, Executive Budget Office.

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: Easements (Regular Session #6)

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

- (a) County Location: Horry
- From: Department of Administration on behalf of South Carolina
Department of Motor Vehicles (#1213)
- To: Horry County
- Consideration: \$723.80 Administrative fee
\$2,934.00

Description/Purpose: To grant a 0.08± acre easement for the purpose of relocating, constructing, operating, repairing, maintaining and replacing telecommunications system, lines and equipment on property of SCDMV's Conway Office. Horry County desires to have a secondary system as a backup to Horry Telephone Cooperative's system to serve current and future telecommunications needs for County Government facilities that support day-to-day operations, including emergency response. 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 \$723.80 administrative fee plus the appraised value. The SCDMV 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: Charleston
From: Medical University of South Carolina (#1211A)
To: South Carolina Department of Transportation
Consideration: \$723.80 Administrative fee
\$10,450.00

Description/Purpose: To grant a 0.002± acre permanent easement for the construction, operation and maintenance of traffic and roadway improvements to facilitate better traffic and pedestrian movements along a portion of Calhoun and Jonathan Lucas Streets in Charleston. 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. Consideration is \$723.80 administrative fee plus the appraised value in fee simple based on SCDOT standard procedure. MUSC 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. SCDOT has requested that the easement be permanent, because the easement area will be managed and maintained by SCDOT as part of the roadway as long as it remains a roadway.

(c) County Location: Charleston
From: Medical University of South Carolina (1211B)
To: South Carolina Department of Transportation
Consideration: \$723.80 Administrative fee

- \$353,500.00
- Description/Purpose: To grant a 0.063± acre permanent easement for the construction, operation and maintenance of traffic and roadway improvements to facilitate better traffic and pedestrian movements along a portion of Calhoun Street in Charleston. 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. Consideration is \$723.80 administrative fee plus the appraised value in fee simple based on SCDOT standard procedure. MUSC 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. SCDOT has requested that the easement be permanent because the easement area will be managed and maintained by SCDOT as part of the roadway as long as it remains a roadway.
- (d) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Disabilities and Special Needs (#1216)
To: Dominion Energy South Carolina, Inc.
Consideration: \$723.80 Administrative fee
\$1.00
- Description/Purpose: To grant a 10.08± acre non-exclusive easement for the installation, operation and maintenance of electric lines and poles and other accessory apparatus and equipment on property of the Department of Disabilities & Special Needs' Midlands Center in Northeast Columbia. Dominion Energy will take over the electric infrastructure. 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. As the easement is being sought by DDSN to replace the existing outdated infrastructure with a new electrical distribution system, it does not materially impair the utility of the property or damage it, and DDSN has requested that the easement be granted for nominal consideration. 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 6.

Department of Administration, Facilities Management and Property Services: South Carolina Department of Administration Lease at 1628 Browning Road in Columbia (Regular Session #7)

The South Carolina Department of Administration requested approval to extend its current lease for office space at 1628 Browning Road, in Columbia SC from Browning Office Investment, LLC for the South Carolina Enterprise Information System (SCEIS). The Agency has leased space at this location since September 2008. The current lease for ±16,966 square feet will expire on October 31, 2024, and the rate is \$15.37/SF. The proposed lease would be for the same ±16,966 square feet for one year while Admin explores the possibility of moving SCEIS into state space that will be vacated at the Columbia Mills building when the Department of Public Health moves to 400 Otarre Parkway in Cayce.

The Department of Administration conducted a solicitation for various terms. Six proposals were received with the current location being the least expensive offer.

The space meets the state space standard of 210 SF/person with a density of 134 SF/person. The lease provides 154 free surface lot parking spaces for staff and visitors adjacent to the building.

The requested lease extension is for one (1) year commencing November 1, 2024. The rental rate will be \$15.75 per square foot which equals \$267,214.50. This is a full gross lease and includes all operating expenses.

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

Tenant	Location	Rate /SF*
Vacant*	1400 Pickens Street	\$20.00
Vacant*	1001 Pinnacle Point	\$20.00
Vacant*	7 Technology Circle	\$20.00
Vacant	246 Stoneridge Dr	\$27.00
Vacant	240 & 246 Stoneridge Dr	\$27.00

*Rates subject to operating expenses and base rent escalations.

SCEIS has adequate funds for the lease according to a Budget Approval Form submitted April 14, 2024. Lease payments will be funded through state appropriations. No option to

purchase the property is included in the lease. The lease was approved by JBRC at its August 20, 2024, meeting.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the proposed lease extension for one year for the South Carolina Department of Administration for ±16,966 square feet of space at 1628 Browning Road in Columbia from Browning Office Investment, LLC, 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: SC Department of Health and Human Services Lease of 4130 Faber Place Drive, Suite 300, N. Charleston (Regular Session #8)

The SC Department of Health and Human Services (HHS) requested approval to lease thirteen thousand two hundred (13,200) square feet (a reduction of approximately 5,781 sf) of office space in North Charleston from REVA Kay Ashley Corporate Center LLC for Community Long Term Care/Eligibility/Baby Net. The current lease for 18,981 square feet will expire on January 14, 2025, and the rate is \$20.30/SF. HHS has been leasing space at this location since 2006.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Three offers were received in response to the solicitation. The selected location was the least expensive offer.

The requested lease term is seven (7) years and one (1) month commencing January 15, 2025.

The rent for the first month of the term will be abated. Thereafter, rent for the first full year of the term will be \$290,400.00 or \$22.00 per square foot. The rental rate shall escalate by 4% annually over the term. All operating expenses are included in the lease. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
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Month 1	1/15/2025-2/14/2025	abated	abated	abated
YEAR 1	2/15/2025-2/14/2026	\$24,200.00	\$290,400.00	\$22.00
YEAR 2	2/15/2026-2/14/2027	\$25,168.00	\$302,016.00	\$22.88
YEAR 3	2/15/2027-2/14/2028	\$26,174.72	\$314,096.64	\$23.80
YEAR 4	2/15/2028-2/14/2029	\$27,221.71	\$326,660.51	\$24.75
YEAR 5	2/15/2029-2/14/2030	\$28,310.58	\$339,726.93	\$25.74
YEAR 6	2/15/2030-2/14/2031	\$29,443.00	\$353,316.00	\$26.77
YEAR 7	2/15/2031-2/14/2032	\$30,620.72	\$367,448.64	\$27.84

The maximum total rent that could be paid over the term is \$2,293,664.72.

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

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

Tenant	Location	Annual Rate per SF
Vacant	1360 Truxton+	\$25.00
Vacant	4600 Goer Drive+	\$54.04
Vacant	Maybank Hwy Building E*	\$40.00
Vacant	276 E. Bay St.*	\$29.75

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

+Received in response to solicitation.

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

HHS has adequate funds for the lease according to a Budget Approval Form submitted to

the Capital Budgeting Office on July 30, 2024. Lease payments will be funded through state appropriations and federal funding. No option to purchase the property is included in the lease. The lease was approved by JBRC at its August 20, 2024, meeting.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority approved the proposed seven-year and one month lease for the SC Department of Health and Human Services for 13,200 square feet of office space in North Charleston from REVA Kay Ashley Corporate Center LLC, 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.

Department of Administration, Facilities Management and Property Services and Executive Budget Office: Midlands Technical College Acquisition of ±4.56 acres of land and a 40,992 square foot building and subsequent Lease Out to the SC State Board for Technical and Comprehensive Education (Regular Session #9)

Midlands Technical College requested approval to purchase ±4.56 acres of land and a 40,992 square foot building located at 101 Research Drive in Columbia and to lease the property to the SC State Board for Technical and Comprehensive Education for use as a training center by readySC for Scout Motors' employees. The funding for the property acquisition will come from the SC Department of Commerce, the SC State Board for Technical and Comprehensive Education, Midlands Technical College, and Richland County at a total cost of \$5,001,000.

The initial term of the lease will be five (5) years with two (2) automatic renewals of three (3) years each commencing upon acquisition of the property. Consideration for the lease is \$1.00, with the tenant responsible for all maintenance and operations costs, as well as any improvements to the property. Any improvements made by the tenant will become the property of Midlands Technical College at the expiration or earlier termination of the lease.

No option to purchase the property is included in the lease. The lease was approved by JBRC at its August 20, 2024, meeting.

Upon a motion by Mr. Gaines, seconded by Representative Bannister, the Authority approved the Midlands Technical College Acquisition of ±4.56 acres of land and a 40,992 square foot building and subsequent Lease Out to the SC State Board for Technical and Comprehensive

Education, as recommended by the Department of Administration, Facilities Management and Property Services and Executive Budget Office.

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

Department of Administration, Facilities Management and Property Services: SC Department of Parks, Recreation and Tourism Grant of Conservation Easement to the Spartanburg Area Conservancy, Inc. (Regular Session #10)

The SC Department of Parks, Recreation and Tourism (SCPRT) requested approval to grant a conservation easement over ±945.91 acres of land in Spartanburg County to the Spartanburg Area Conservancy, Inc. (SPACE).

At its June 18, 2024, meeting, the State Fiscal Accountability Authority approved SCPRT's request to purchase ±945.91 acres of land in Spartanburg County from Tyger Oak, Inc. and Wellford-Glendale Properties, LLC and to lease the property to Spartanburg County for use as a passive-use park facility. At that time, it was noted that, following acquisition of the property, PRT would work with the Heritage Trust Advisory Board to conduct the required public hearings to place the property under a conservation easement with SPACE. The Heritage Trust Advisory Board conducted its public hearing on May 29, 2024, and provided final approval of the conservation easement on June 18, 2024. SCPRT conducted its public hearing on July 26, 2024. All the requisite approvals were obtained in accordance with S.C. Code Section 27-8-30.

The conservation easement will ensure the land area is preserved for outdoor recreation by, or the education of, the general public, the farm and forest land is protected as open space for the scenic enjoyment of the general public by protecting the rural scenic view along approximately 1.3 Miles on Lewis Chapel Road in Spartanburg County, 0.7 Miles on Clifdale Road in Spartanburg County, and 0.5 Miles on Goldmine Road in Spartanburg County, and Significant Natural Areas containing relatively natural habitat of fish, wildlife, and/or plants, associated with eastern temperate forests, are safeguarded. As the grantee, SPACE will be responsible for enforcing the terms of the conservation easement.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved SCPRT's grant of a ±945.91 acre conservation easement in Spartanburg County to Spartanburg Area Conservancy, Inc. (SPACE), 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 10.

Department of Administration, Facilities Management and Property Services: Real Property Conveyances (Regular Session #11)

- (a) **Controlling Agency:** **Department of Administration (Admin)**
Acreage: 4.44± acres and two (2) 4-story office buildings connected by an enclosed crosswalk totaling 99,183 gross square feet commonly known as the Mills/Jarrett Building
Location: 2100 Bull Street, Columbia
County: Richland
Purpose: To transfer real property
Price/Transferred To: TBD/Not less than appraised value
Disposition of Proceeds: To be retained by Admin pursuant to Proviso 93.8

Senator Peeler noted that he understood there are concerns about the proposed disposition of the Mills/Jarrett Building given its historical significance, and he shares those concerns. He moved to carry the item over. The motion was seconded by Representative Bannister. Governor McMaster stated that he appreciated Senator Peeler's concern for the building. He said the Mills/Jarrett Building is one of the most historical buildings in the State. He noted that it was designed by the first professional architect in the United States, Robert Mills. Governor McMaster noted that Robert Mills designed, among other things, sixteen (16) courthouses, several jails, a fireproof building in Charleston, the Washington Monument, a dorm at the University of Virginia, and a lot of other buildings. Senator Peeler commented that they are dealing with a treasure. The motion to carry item 11(a) over passed.

- (b) **Controlling Agency:** **Department Disabilities and Special Needs**
Acreage: 11.962± acres and a 2-story office building containing 52,000 gross square feet
Location: 3440 Harden Street Extension, Columbia
County: Richland
Purpose: To transfer real property
Price/Transferred To: TBD/Not less than appraised value

Disposition of Proceeds: To be divided between Admin and the Department of Disabilities and Special Needs pursuant to Proviso 93.8.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the property conveyances and transactions for item 11(b), 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 11.

Division of Procurement Services: South Carolina Department of Transportation (SCDOT) – Approval of Contract Duration (Regular Session Item #12)

Section 11-35-2030(5), of the SC Consolidated Procurement Code limits the maximum potential duration for any contract to seven years unless the Authority approves a longer maximum potential duration. SCDOT sought Authority approval to solicit a contract with a duration of twelve years for administration, marketing, construction, and maintenance of the Specific Service (Logo) Signing Program. The current contract, which had a Budget and Control Board approved extended duration of twelve-years, started on June 1, 2013, and is set to expire May 31, 2025. The new contract will require the contractor to replace all the extruded panel signs statewide within two years of award; a significant cash outlay. The useful life of the reflective sheeting on these panels is approximately twelve years. Allowing a twelve-year contract would allow the contractor to amortize the cost of replacing the panels over the entire useful life of the signs, thus allowing a greater annual revenue return to SCDOT. A twelve-year contract will also facilitate replacement of Logo signs on the same schedule DOT uses for other Interstate signs.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority, under authority of SC Consolidated Procurement Code Section 11-35-2030(5), approved SCDOT's request to solicit a contract for the administration, marketing, construction, and maintenance of the Specific Service (Logo) Signing Program with a duration of twelve years, as recommended by the Division of Procurement Services.

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

Exhibit 12.

Division of Procurement Services: South Carolina Educational Television (SCETV) – Procurement Exemption (Regular Session Item #13)

Section 11-35-710 authorizes the State Fiscal Accountability Authority (the “Authority”) to “exempt specific supplies, services, information technology, or construction from the purchasing procedures” of the South Carolina Consolidated Procurement Code (Procurement Code). Pursuant to a recommendation of the Legislative Oversight Committee, SCETV requested that the Authority grant them an exemption for the acquisition of the following supplies or services as more fully described in an attachment to SCETV’s request:

1. Composers for original score and music compositions that are applied to long-form documentaries
2. Director of photography positions
3. Educational media services essential for building content repositories, expert consultation, and other tasks that require vendors' specific intellectual property (IP)
4. Actors for scripted programming/series
5. Hosts for Broadcast and Community Programming
6. Post-production services for the editing of visual and audio elements after filming
7. Programming, library content catalogs, program titles, and access to services for measuring audience impressions and ratings
8. License and rights to film footage, images, and intellectual property
9. Dramatic and documentary form script writers
10. Maintenance, parts, and system support software maintenance for production and broadcasting equipment such as transmitters, antennas, and similar technology infrastructure items provided that the equipment was procured via the competitive procedures of the Procurement Code and further provided that the maintenance services, parts, or system support software are only available from the original vendor.

SCETV currently processes acquisition of these supplies and services under the sole source procurement rules of the Procurement Code. These exemptions are similar to existing exemptions for supplies or services that would otherwise be a sole source such as the exemptions for copyrighted educational materials, software licenses provided the

software has been competitively acquired, and a number of professional service categories.

Mr. Loftis noted that he would be voting against the item. He stated that the exemption is a broad exemption. He said not many people understand what the agency does and that he spent some time at the agency a couple of days before the meeting. He commented again that the exemption was broad.

Upon a motion by Mr. Gaines, seconded by Representative Bannister, the Authority, under authority of SC Consolidated Procurement Code Section 11-35-710, approved SCETV's request made pursuant to a recommendation of the Legislative Oversight Committee by exempting SCETV from (a) conducting through the chief procurement officer's area of responsibility procurements for any supplies, services, or information technology enumerated above, and (b) from conducting procurements for such supplies, services, or information technology pursuant to the Procurement Code's purchasing procedures. Further, required SCETV to submit annual reports of its acquisitions under this exemption to the Division of Procurement Services and provide that this exemption shall expire in five years unless reauthorized by the Authority, as recommended by the Division of Procurement Services. Governor McMaster, Mr. Gaines, Senator Peeler, and Representative Bannister voted for the item. Mr. Loftis voted against the item.

Information relating to this matter has been retained in these files and is identified as Exhibit 13.

Clemson University: Not Exceeding \$31,000,000 of Athletic Facilities Revenue Bonds of Clemson University (Regular Session Item #14)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$31,000,000 of Athletic Facilities Revenue Bonds of Clemson University.

The proceeds of the bonds will defray a portion of the costs to, construct, improve, expand, renovate, and equip Athletic Facilities on the campus of the University, including (i) University, visiting team, and officiating professionals locker room facilities, (ii) sports medicine, nutrition and strength and conditioning facilities, (iii) fan amenities, and (iv)

competition venues, and infrastructure related thereto on the campus of the University.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the adopted a resolution making provision for the issuance and sale of not exceeding \$31,000,000 of Athletic Facilities Revenue Bonds of Clemson University.

Information relating to this matter has been retained in these files and is identified as Exhibit 14.

Clemson University: Not Exceeding \$51,000,000 of General Obligation State Institution Bonds (Issued on Behalf of Clemson University) of the State of South Carolina (Regular Session Item #15)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$51,000,000 of General Obligation State Institution Bonds (Issued on Behalf of Clemson University) of the State of South Carolina.

The proceeds of which may be used: (i) to construct, reconstruct, maintain, improve, furnish, and refurnish the buildings of and other permanent improvements to the University; (ii) to defray the costs of acquiring or improving land needed as sites for such improvements or for the campus of the University; and (iii) to reimburse the University for expenses incurred in anticipation of the issuance of such bonds.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority adopted a resolution making provision for the issuance and sale of not exceeding \$51,000,000 of General Obligation State Institution Bonds (Issued on Behalf of Clemson University) of the State of South Carolina.

Information relating to this matter has been retained in these files and is identified as Exhibit 15.

Executive Director: Revenue Bonds (State Housing Finance and Development Authority) (Regular Session Item #16)

The required reviews on the following proposals to issue revenue bonds has been completed with satisfactory results. The projects required approval under State law.

- a. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$26,000,000 Multifamily Housing Revenue Bonds

Allocation Needed: \$26,000,000 of ceiling allocation carryforward will be used
Name of Project: Avery Landing
Employment Impact: n/a

Project Description: finance the acquisition, construction and equipping of a 153-unit apartment development located in Greenville County, South Carolina, to be known as Avery Landing.

Bond Counsel: Emily Zackon, Parker Poe Adams & Bernstein LLP

Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$24,910,341.59 for the Project and will utilize State Housing’s carryforward allocation of State ceiling. The remaining \$1,089,658.41 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

b. [Secretary’s Note: item 16(b) was deleted from the agenda earlier in the meeting.]

c. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$11,000,000 Multifamily Housing Revenue Bonds
Allocation Needed: \$11,000,000 of ceiling allocation carryforward will be used
Name of Project: Poplar Square
Employment Impact: n/a

Project Description: finance the acquisition, rehabilitation and equipping of a 100-unit multifamily development located in the City of Sumter, Sumter County, South Carolina, to be known as Poplar Square.

Bond Counsel: Emily Zackon, Parker Poe Adams & Bernstein LLP

Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$9,800,000 for the Project and will utilize State Housing’s carryforward allocation of State ceiling. The remaining \$1,200,000 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

Projects (a) and (c) above have been scored and ranked in accordance with the 2024 South Carolina State Ceiling Allocation Plan.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority adopted resolutions approving the referenced proposals to issue revenue bonds for the State Housing Finance and Development Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 16.

Executive Director: South Carolina State Ceiling Allocation Plan - 2025 (Regular Session Item #17)

As a condition of allocating state ceiling, Act 202 of 2022 directs the Authority to adopt an annual State Ceiling Allocation Plan. Section 1-11-520(A) requires the Authority to publish its plan no later than September 30th of the year preceding the calendar year to which the plan applies.

In compliance with Act 202, a proposed 2025 State Ceiling Allocation Plan has been developed. As required by Act 202, the proposed Plan was submitted to the Joint Bond Review Committee for review at its meeting of August 20, 2024. The Committee recommended approval of the Plan.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the 2025 State Ceiling Allocation Plan.

Information relating to this matter has been retained in these files and is identified as Exhibit 17.

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #18)

The Authority was asked to agree to meet at 2:00 p.m. on Tuesday, October 15, 2024, in Room 252, Edgar A. Brown Building.

The Authority was also asked to approve the following schedule of proposed meetings for the State Fiscal Accountability Authority for 2025:

Tuesday, February 4 - 9:30 A.M.

Tuesday, April 1 - 9:30 A.M.

Tuesday, June 10 – 2:00 P.M.

Tuesday, August 26 – 2:00 P.M.

Tuesday, October 14 – 2:00 P.M.

Tuesday, December 9– 2:00 P.M.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority agreed to meet at 2:00 p.m. on Tuesday, October 15, 2024, in Room 252, Edgar A. Brown Building and approved the proposed schedule of meetings for calendar year 2025:

Tuesday, February 4 - 9:30 A.M.

Tuesday, April 1 - 9:30 A.M.

Tuesday, June 10 – 2:00 P.M.

Tuesday, August 26 – 2:00 P.M.

Tuesday, October 14 – 2:00 P.M.

Information relating to this matter has been retained in these files and is identified as Exhibit 18.

Mr. Loftis thanked the staff and all those who worked to pull the meeting together. Governor McMaster also commented that he appreciates the hard work that it takes to pull the meetings together.

Adjournment

The meeting was adjourned at 2:15 p.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 3:22 p.m. on Friday, August 23, 2024.]