

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

April 1, 2025 – 2:00 P.M.

The State Fiscal Accountability Authority (Authority) met at 9:30 a.m. on Tuesday, April 1, 2025, 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; Interim State Auditor Sue Moss; Governor's Chief of Staff Mark Plowden; Treasurer's Chief of Staff Clarissa Adams; Comptroller General's General Counsel Bob Maldonado, Joint Bond Review Committee Director of Research Catherine Hart; 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

The Authority adopted the agenda as proposed.

Minutes of Previous Meetings

The Authority approved the minutes of the February 4, 2025, State Fiscal Accountability Authority meeting, the February 4, 2025, Tobacco Settlement Revenue Management Authority meeting and the February 13, 2025, State Fiscal Accountability Authority meeting.

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

CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$600,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Hospital Facilities Revenue Bonds; Bon Secours Mercy Health; Series 2025	Bon Secours Mercy Health, Inc. Conduit: SCJEDA	Haynsworth Sinkler Boyd - Jeremy Cook	Howell Linkous & Nettles – Sam Howell, Alan Linkous	2/19/2025
\$70,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Christ Church Episcopal School; Series 2025	Christ Church Episcopal School Conduit: SCJEDA	Haynsworth Sinkler Boyd - Kathy McKinney, Brad Love	Burr & Forman - Michael Seezen	2/19/2025
\$7,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; Foothills Area YMCA; Series 2025	Foothills Area YMCA Conduit: SCJEDA	Haynsworth Sinkler Boyd - Kathy McKinney, Brad Love	Maynard Nexsen - Laurie Becker	2/19/2025
\$25,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Fox Creek School; Series 2025	Fox Creek School Conduit: SCJEDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Maynard Nexsen - Laurie Becker	2/19/2025

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\$30,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Liberty STEAM Charter School; Series 2025	Liberty STEAM Charter School Conduit: SCJEDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Haynsworth Sinkler Boyd - Kathy McKinney, Ashley Long	2/19/2025
\$27,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Marshview Collegiate Academy; Series 2025	Marshview Collegiate Academy Conduit: SCJEDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Burr & Forman - Michael Seezen	2/19/2025
\$70,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Health Facilities Revenue Bonds; Wesley Commons; Series 2025	Wesley Commons Conduit: SCJEDA	Haynsworth Sinkler Boyd - Kathy McKinney, Brad Love	Howell Linkous & Nettles – Sam Howell, Alan Linkous	2/19/2025
\$20,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Health Facilities Revenue Bonds; Upstate Senior Living dba The Woodlands at Furman; Series 2025	Upstate Senior Living (The Woodlands at Furman) Conduit: SCJEDA	Haynsworth Sinkler Boyd - Brad Love	Pope Flynn - Joe Lucas	2/19/2025

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$130,000,000; Medical University Hospital Authority, South Carolina; Promissory Note; Series 2025	Medical University Hospital Authority	Pope Flynn Group – William Musser	Issuer's Counsel to Medical University Hospital Authority – Annette Drachman (General Counsel)	2/24/2025
\$400,000,000; Medical University Hospital Authority, South Carolina; FHA Insured Mortgage Revenue Bonds; Series 2025; Nexton	Medical University Hospital Authority	Pope Flynn Group – William Musser	Issuer's Counsel to Medical University Hospital Authority – Annette Drachman (General Counsel)	2/24/2025
\$330,000,000; Medical University Hospital Authority, South Carolina; FHA Insured Mortgage Revenue Bonds; Series 2025; Indian Land	Medical University Hospital Authority	Pope Flynn Group – William Musser	Issuer's Counsel to Medical University Hospital Authority – Annette Drachman (General Counsel)	2/24/2025
\$178,000,000; South Carolina State Housing Finance & Development Authority Mortgage Revenue Bonds; Series 2025B	South Carolina State Housing Finance and Development Authority	Burr Forman McNair – Rion Foley	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	2/24/2025

Upon a motion by Representative Bannister, 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.

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

South Carolina Office of Resilience: Resilience Revolving Fund Loan for The Nature Conservancy – Chelsea Plantation (Regular Session Item #2)

The Nature Conservancy (TNC) requested a \$5,000,000 loan from the South Carolina Resilience Revolving Fund to assist it in funding a portion of a \$32,000,000 acquisition of the Chelsea Plantation. The plantation consists of approximately 2,737 acres in Jasper County and has been appraised for \$34,860,000. The property has 7.2 miles of shoreline, 37.5 miles of unnamed ephemeral freshwater forested wetlands (48% of the total property), and is surrounded by salt marsh. The loan proceeds will be used to purchase approximately 887 acres located in the eastern portion of the total acreage (east of Three Mile Rd.) and north of the McClure compound. The 887 acres has been identified in the Statewide Resilience Plan as floodplain and is a statewide priority for the overall resilience of South Carolina.

TNC plans to own the property for approximately 2 years and then transfer ownership to the South Carolina Forestry Commission (SCFC) in April of 2027 to establish a new state forest. This will ensure the property is preserved with natural vegetation, permanently protecting the water quality in Port Royal Sound and the property's full water storing capacity. The primary restoration activities planned by TNC and SCFC will focus on professional forest management to include a return to a natural regime of prescribed fire, removal of two structures, and restoration of native habitats.

The loan has been approved by the Office of Resilience Advisory Committee and Chief Resilience Officer. The loan will be made for a ten-year term bearing interest at 40% of the 10-year treasury rate on the day of closing.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority, pursuant to Section 48-62-330, gave final approval for disbursement of funds from the Resilience Revolving Fund for a loan in the amount of \$5,000,000 to The Nature Conservancy (TNC) for acquisition of a portion of the Chelsea Plantation.

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. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

- (a) Project: JBRC Item 1: College of Charleston
H15.9678: Berry Residence Hall and Honors Program Renovation
- Request: Increase Phase II Full Construction Budget to continue completing interior renovations to the residence hall.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 8 in FY25 (estimated at \$6,000,000 for this annualized phase)
- Phase I Approval: May 2022 (estimated at \$23,000,000) (SFAA)
- Phase II Approval: March 2023 (estimated at \$23,000,000) (SFAA)
- Decrease Budget &
Revise Scope Approval: December 2023 (estimated at \$11,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Auxiliary Housing Revenues	475,000	6,525,000	7,000,000	4,900,000	11,900,000
Other, Auxiliary Housing Revenues (transfer from H18- 9680)				1,100,000	1,100,000
	100,000	3,900,000	4,000,000		4,000,000
Other, Capital Improvement Project					
All Sources	<u>575,000</u>	<u>10,425,000</u>	<u>11,000,000</u>	<u>6,000,000</u>	<u>17,000,000</u>

Summary of Work: This project will be completed in three annualized portions and will address

mechanical, electrical, and plumbing issues, upgrade elevators, interior refresh, and replace roofs and windows. The first portion previously approved and currently in progress, will complete a redesign of the ground floor Honors College classrooms, programming, and supporting administrative offices. Additionally, exterior brick/stucco repairs, window resealing, landscaping, and roof replacement will also be completed. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. This request will add funds for the second portion of the project and will include the replacement of HVAC systems and fan coil units in each student resident suite. The third portion, to be requested at a later time, will upgrade residence hall fire/life safety and security systems, technology cabling, signage, furniture, and appliances.

Rationale: This project is being completed in annualized portions due to funding availability, and to allow the facility to be occupied during the fall and spring semesters to maintain the required bed space. The last significant renovation to this building was in 2003.

Facility Characteristics: Berry Residence Hall is a 183,514 six-level 630-bed residence hall constructed in 1989 (36 years old). Floor one will house the Faculty Fellow Program/Advising Center, the Office of Undergraduate Research and Creative Activities, and the Office of Nationally Competitive Awards. Floors two and three will house Honors College students. Floors four through six will house general student population. Distribution can change as the Honors College grows.

Financial Impact: This increase project will be funded from Auxiliary Housing Revenues (uncommitted balance \$10.48 million at December 17, 2024). Revenue to the Housing fund is generated primarily through the Student Housing Fee, paid per-semester by students who reside in on-campus housing. The fee varies based on amenities, condition, and age of the College's 13 residence halls and 24 historic student residences. The revenues are used solely for the operation, maintenance, renovation, repair, and debt service of this specific auxiliary enterprise. The renovations to the building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$6,863,947 over 30-years. The project is expected to result in a decrease of \$735,962 (year 1), \$758,041 (year 2), and \$780,782 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital

projects and maintenance.

Full Project Estimate: \$17,000,000 funded from Auxiliary Housing Revenue and Capital Improvement Project Funds. The total estimated cost to complete all three annualized portions is \$23,000,000. Contract execution for this portion of the project is expected in May 2025 and completion of construction in August 2025.

(b) Project: JBRC Item 3: Coastal Carolina University
H17.9631: Health and Human Performance Building and Parking Garage

Request: Establish Phase I Pre-Design Budget to construct a new building and detached parking garage.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 12 in FY25 (estimated at \$53,100,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax				1,327,500	1,327,500
All Sources				<u>1,327,500</u>	<u>1,327,500</u>

Summary of Work: The project will construct a new building that will provide classrooms, laboratories, and administrative support/office space, as well as medical clinic for students, faculty, and staff to access healthcare needs. A new detached parking structure will also be constructed adjacent to the facility and will accommodate up to 400 parking spaces. The new building will be designed to meet Two Green Globes certification standards. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The College of Health and Human Performance was established in 2022 and has a couple of the largest majors at the university. The college began enrolling students in its new Bachelor of Science in Nursing program in Fall 2024. The new building will make it possible for the program to have approximately 10,000 square feet of nursing simulation lab space which will increase the number of students who can be accepted into the program, as the lab space will assist in meeting the state requirements for applied practical experience. The university will be able to provide more of the

required clinical hours on campus, thereby reducing the regional strain of clinical placements in the area.

Facility Characteristics: The new building to be constructed will be approximately 64,000 square feet and will include an approximately 10,000 square foot nursing simulation lab space, and an approximately 8,000 square foot medical clinic. The new building will house public health, nursing, health administration, exercise science, recreation and sport management, and sport management (master's degree). The current health and human performance program enrollment includes 2,000 students in over 1,600 majors, with more than 91 faculty members spread across 4 different buildings on campus.

Financial Impact: The project will be funded from Other, Penny Sales Tax Funds (uncommitted balance \$60.53 million at November 30, 2024). The Penny Sales Tax was approved in November 2008 and started March 1, 2009 and was effective until 2024 (15 years). The legislation guaranteed that the university will receive 13.3% of the sales tax collections. The Penny Sales tax was renewed on November 8, 2022 and will be effective for an additional 15 years (until 2039). The project is expected to result in an increase of \$460,418 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$53,100,000 (internal) funded from Penny Sales Tax Funds. The Phase I amount requested is 2.50% of the estimated cost to complete the project and the additional amount will be used to cover the cost of a Construction Manager at Risk.

(c) Project: JBRC Item 4: Coastal Carolina University
H17.9632: Kearns Hall Renovation
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

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

Included in CPIP: No – The full scope of work for this project was not determined until after the 2024 CPIP submission process.

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (5), (Maintenance, Renovation & Replacement)				2,617,487	2,617,487
FY23 Capital Reserve (5), (Maintenance, Renovation & Replacement)				1,282,513	1,282,513
All Sources				<u>3,900,000</u>	<u>3,900,000</u>

Summary of Work: The project will renovate the building to create two new additional classrooms and thirty-six new office spaces. Additionally, the information technology infrastructure will be overhauled, additional network closets will be created, and exterior doors and main hallway floor coverings will be replaced.

Rationale: The renovations will centralize student support services and add needed classrooms space to campus which will lower the overall classroom shortage.

Facility Characteristics: Kearns Hall is 31,283 square feet and was constructed in 1973 (51 years old). The entire interior of the building will be impacted by this renovation project. After renovation, university advising, and the Center for Global Engagement will be relocated and centralized to this building. All 10,000 plus undergraduate students and many graduate students will utilize the renovated space.

Financial Impact: The project will be funded from FY22 Capital Reserve (uncommitted balance \$4.4 million at November 18, 2024), and FY23 Capital Reserve Funds (uncommitted balance \$8 million at November 18, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of

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state) and has decreased from \$505 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,900,000 funded from Capital Reserve Funds. Contract execution is expected in May 2025 and completion of construction in May 2026.

(d) Project: JBRC Item 5: Francis Marion University
H18.9584: Deferred Maintenance: Roads, Parking Lots, Sidewalks, and Walkways
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Increase Phase II Full Construction Budget to cover higher than expected bid costs to complete Parking Lot F.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (6), (Maintenance, Renovation & Replacement)	3,178,113		3,178,113	67,370	3,245,483
		200,000	200,000		200,000
FY22 Capital Reserve (6), (Maintenance, Renovation & Replacement) (transfer from H18-9588)		1,140,000	1,140,000		1,140,000
FY22 Appropriated State, Proviso 118.18 (B)(14)(a), (Maintenance, Renovation & Replacement)		497,000	497,000	79,863	576,863

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(transfer from H18-9586)			150,000		150,000
FY22 Appropriated State, Proviso 118.18 (B)(14)(a), (Maintenance, Renovation & Replacement) (transfer from H18-9583)					
FY22 Appropriated State, Proviso 118.18 (B)(14)(a), (Maintenance, Renovation & Replacement)					
All Sources	<u>3,178,113</u>	<u>1,837,000</u>	<u>5,015,113</u>	<u>297,233</u>	<u>5,312,346</u>

Summary of Work: The scope of work for this project will be to resurface and reconstruct multiple roads and parking lots throughout the Francis Marion University (FMU) campus. The scope of work is to include repair, resurfacing, sealing, and striping. The FMU Roads and Parking Lot resurfacing /reconstruction requirements are as follows: Parking Lot E complete resurface; Parking Lot F complete resurface; Parking Lot A seal and stripe; Parking Lot B seal and stripe; Parking Lot G seal and stripe; Parking Lot D complete resurface; FMU Roads resurfacing/reconstruction; and all sidewalks and walkways. The budget increase covers increased costs associated to complete the project and more exhaustive existing work that now requires a combination of 20% full depth reclamation and 80% milling /repaving of the 3 main roads on FMU's campus.

Rationale: The improvements will extend and preserve the life of the pavement base and surface. It will provide a safe and level surface for walking and for the motoring public. It will provide up-to-date facilities for student-athletes, students, and members of the faculty and staff to utilize for athletic, recreation, ceremonies, and learning. These improvements will enhance recruitment and retention of students as well as faculty and staff.

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Facility Characteristics: The existing roads, sidewalks and walkways are more than 30 years old, and many have suffered substantial damage from roots and settling that require significant repair or replacement. This project will encompass use by all students, staff, faculty, and the public.

Financial Impact: This increase will be funded from FY22 Capital Reserve (uncommitted balance is \$67K at December 24, 2024), and FY22 Appropriated (nonrecurring) Funds (uncommitted balance is \$230K at December 24, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$200 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$5,312,346 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in April 2025 and completion of construction in July 2025.

(e) Project: JBRC Item 6: Lander University
H21.9574: Graduate School - Online Building Renovation and Site Upgrades
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 6 of 25 in FY26 (estimated at \$3,500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (9), (Maintenance, Renovation & Replacement				52,500	52,500
All Sources				<u>52,500</u>	<u>52,500</u>

Summary of Work: The project will reconfigure the first-floor interior spaces and includes painting, flooring, acoustic ceilings, HVAC system replacement, and

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overhead lighting replacement. Renovations to the second and third floors include lighting replacement, flooring replacement, and painting. Additionally, two new restrooms will also be constructed in the building. A portion of the electrical infrastructure will be upgraded to support the replacement of the HVAC unit and building operations. Exterior hardscape and landscape improvements will also be made. The lower-level sloped roof system will be replaced. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The first floor needs to be reconfigured to accommodate the expanding building occupancy. The roof system consists of non-tempered glass panels that have aged and cracked, resulting in multiple interior leaks. Site improvements will facilitate a code compliant ADA accessibility route from the parking lot to entry into the building.

Facility Characteristics: The three-story 18,100 square foot Online and Academic Support Building was constructed in 1983 (42 years old). All systems are original to the building. The building is utilized for online program academic support offices, and the management staff of the corporate partnerships. Approximately 35 staff will occupy the building full time. Student occupancy will range from 40 to 80 students per day.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.57 million at December 5, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$3,500,000 (internal) funded from Capital Reserve Funds.

(f) Project: JBRC Item 7: South Carolina State University
H24.9670: Whitaker Library Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to construct a new replacement library.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 5 in FY26 (estimated at \$30,319,310)

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

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FY25 Appropriated State, Proviso 118.20 (B)(13), (Replacement of the Whittaker Library)	600,000	600,000
All Sources	<u>600,000</u>	<u>600,000</u>

Summary of Work: The replacement facility to be constructed will provide a new/flexible state of the art facility with multiple study and collaboration areas that includes furniture that works for quiet study and group study with lots of natural light. The new facility will include a dedicated archives area, computer and research space, snack station and offices for faculty. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet Two Green Globes certification standards.

Rationale: The existing facility was constructed in 1968 (57 years old). It is outdated with multiple deferred maintenance and ADA issues.

Facility Characteristics: The new library to be constructed with be approximately 50,000 square feet. It will be located at the site of the recently demolished Manning & Branham Halls, which is located between the Memorial Plaza and Davis Hall along Gathers Street, on the northwest side of campus. The library will support all students and academic programs across the campus and surrounding community. The current enrollment is 3,200 students.

Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$25 million at January 8, 2024). The project is expected to result in an increase of \$18,800 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$30,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring), and Capital Reserve Funds. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used to cover a Construction Manager at Risk.

(g) Project: JBRC Item 8: South Carolina State University
H24.9666: Benner C. Turner Hall
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

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Request: Establish Phase II Full Construction Budget to construct a replacement academic facility.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 5 in FY26 (estimated at \$54,702,850)

Phase I Approval: January 2024 (estimated at \$54,700,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (7)(b), (Turner Hall Replacement)	1,094,000		1,094,000	10,000,000 43,606,000	10,000,000 44,700,000
FY24 Appropriated State, Proviso 118.19 (B)(12), (Turner Hall Replacement)					
All Sources	<u>1,094,000</u>		<u>1,094,000</u>	<u>53,606,000</u>	<u>54,700,000</u>

Summary of Work: The project will demolish the existing Benner C. Turner Hall academic facility and construct a new state-of-the-art academic facility on the same site. The new facility will include a new auditorium, classrooms, study areas, office space, equipment, furnishings, and innovative collaboration areas for students. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing Benner C Turner Hall includes four wings - Building A, Building B, Building C, and Building D, which total 98,260 square feet. The buildings were constructed between 1928 (97 years old) and 1972 (53 years old). There is only one elevator in the classroom building's four wings and the building is not ADA compliant.

Facility Characteristics: The new academic facility to be constructed will be 95,500 square feet. It will house the largest academic majors of the university (Criminal Justice, Education, Teacher Education, Social Science, and the Call Me Mister program), along with being the main academic center for general education courses for the campus student population. The project will benefit the student body, faculty, and staff. The current enrollment is 3,200 students.

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Financial Impact: This phase of the project will be funded from FY24 Capital Reserve (uncommitted balance \$10 million at January 17, 2025), and FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$43.61 million at January 17, 2024). The building will be constructed to meet Two Green Globes Certification Standards with anticipated energy savings of \$2,059,935 over 30 years. The project is expected to result in a decrease of \$2,359,877 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 in the academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$54,700,000 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in April 2025 and completion of construction in March 2027.

(h) Project: JBRC Item 9: University of South Carolina – Columbia
H27.6165: STEM Building

Request: Establish Phase I Pre-Design Budget to construct an academic facility.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 6 in FY26 (estimated at \$85,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				1,500,000	1,500,000
All Sources				<u>1,500,000</u>	<u>1,500,000</u>

Summary of Work: The project will construct an academic facility for innovation and research labs in the fields of science, technology, engineering, and mathematics (STEM). The building will prioritize new wet and dry labs and innovation spaces that are well-equipped with the most modern mechanical, electrical, audio/visual, and information technology infrastructure. Two floors will be dedicated to incubation and innovation labs and three floors for collaborative wet and dry research labs that may include greenhouse space for research. The proposed site is an existing parking lot adjacent to the recently renovated Science and Technology Building and across from other science-focused academic and research buildings that comprise a STEM

district within the USC campus. Site work and site utility infrastructure will be included in the project. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: The 2018 University Master Plan proposes the renovation and optimization of existing facilities to provide needed academic and research space until 2025. Beyond 2025, new space will be needed to accommodate the trajectory of enrollment growth and to provide updated learning and research environments with modern technology infrastructure. Per the university, the new building will be critical to retaining and recruiting researchers and pursuing research grants. It will promote collaboration in STEM research and create industry partnerships through incubation and innovation.

Facility Characteristics: The new STEM academic building to be constructed will be approximately 95,000 square feet. It will be utilized by academic, research, office/administration, and support services. It is estimated that 2,000 plus students, faculty, researchers, and staff will utilize the new facility.

Financial Impact: This phase of the project will be funded from Other, Institutional Funds (uncommitted balance \$1.5 million at November 30, 2024). Revenue to this fund is derived from funds carried forward as a result of revenue excess over expenditures. These funds come primarily from regular operating funds. The project is expected to result in an increase of \$1,190,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$100,000,000 (internal). Phase II will be funded from \$93,000,000 in State Institution Bonds and \$7,000,000 in FY24 Appropriated State (nonrecurring) Funds.

(i) Project: JBRC Item 10: University of South Carolina – Columbia
H27.6160: Jones PSC Second and Third Floor Instructional and Research Lab Renovation

Request: Establish Phase II Full Construction Budget to renovate the second and third floors of the Physical Sciences Center.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 21 in FY25 (estimated at \$20,000,000)
Phase I Approval: December 2024 (estimated at \$20,000,000) (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
Other, Institutional Capital Project	300,000		300,000	19,700,000	20,000,000
All Sources	<u>300,000</u>		<u>300,000</u>	<u>19,700,000</u>	<u>20,000,000</u>

Summary of Work: The project will consolidate two separate renovations of the second and third floors of Jones PSC into one project dedicating one floor to become new instructional labs and the other floor into new research labs. Both floors will be gutted and reconfigured. One floor will be configured for 4 instructional Biology Labs and one large classroom. The other floor will be reconfigured for open multi-disciplinary research labs accommodating 8-10 research teams. The research labs will employ an open-lab concept to foster collaboration. The work will include entirely new mechanical and electrical systems to support the new labs and will comply with proper ventilation standards. New lab equipment, casework, finishes, information technology infrastructure, and audio/visual equipment will be provided.

Rationale: Reasons for consolidation into one project include construction practicality, financial benefit through greater economy of scale, and reduction of future disruption compared to a phased project. The renovation of the second and third floors are part of a phased master plan to modernize instructional and research labs on the campus. The floors were mostly vacated when instructional chemistry labs relocated to the Science and Technology Building in 2020. There is significant demand for instructional biology labs due to increasing enrollment in STEM and nursing majors, per the university. The university has no available space to recruit new researchers and much of the existing research space is outdated.

Facility Characteristics: The Jones Physical Sciences Center is 192,503 square feet and was constructed in 1967 (57 years old). The two floors at the south wing impacted by this project total approximately 20,000 square feet. The facility includes instructional labs, a large classroom, and grant-funded science research. It is utilized by approximately 3,300 students, faculty, and staff.

Financial Impact: The project will be funded from Other, Institutional Capital Project Funds (uncommitted balance \$87.99 million at November 3, 2024). Revenue to this fund is generated from the portion of tuition and fees designated for

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Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$20,000,000 funded from Institutional Capital Project Funds. Contract execution is expected in June 2025 and completion of construction in December 2026.

(j) Project: JBRC Item 11: University of South Carolina – Columbia
H27.6151: Science and Technology Building East Tower Upfit Renovation
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Revise Scope and increase Phase II Full Construction Budget to add four STEM science teaching wet labs and lab equipment support spaces to the project.

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

Phase II Approval: October 2023 (estimated at \$19,000,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (8)(a), (Science and Technology Center)	15,000,000		15,000,000		15,000,000
FY24 Appropriated State, Proviso 118.19 (B)(13)(d), (Science and Technology Center)	4,000,000		4,000,000	3,000,000	7,000,000
All Sources	<u>19,000,000</u>		<u>19,000,000</u>	<u>3,000,000</u>	<u>22,000,000</u>

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Summary of Work: The project was established to upfit (3) floors of the Science and Technology Building East Tower that is currently shell space with a combination of small, medium, and large classrooms, and offices/workspaces. New HVAC and electrical systems will be installed. A sprinkler system will be installed throughout. Plumbing upgrades to include new fixtures and will comply with current accessibility standards. The existing elevator will be replaced. The revised scope will add four STEM science teaching wet labs and lab equipment support spaces on the upper level of the East Tower of the building.

Rationale: During Phase II design it was determined that the East Tower upfit renovation needed to include instructional labs and not be limited to only classrooms. The demand for scheduling instructional Biology and Chemistry labs has increased significantly due to general enrollment growth, disproportionate interest in STEM fields, and growth in the Nursing Program class. Per the university, the existing east tower of the building is the most economical and expeditious opportunity to expand academic space on the campus in response to enrollment growth in accordance with the 2018 Master Plan.

Facility Characteristics: The Science and Technology Building is 195,816 square feet and was constructed in 1973 (52 years old). Approximately 50,300 square feet of the building will be renovated. The renovations will be completed to meet Two Green Globes certification standards with anticipated energy savings of \$1,094,366 over 30 years. The building houses general purpose science classrooms, instructional science lab spaces, study spaces, and faculty offices for STEM education. The instructional labs will specifically support Biology and Chemistry courses within the College of Arts and Sciences. Approximately 5,000 students, faculty, and staff will utilize the upfitted space.

Financial Impact: This increase will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$10 million at December 31, 2024). The project is expected to result in an increase of \$181,250 (year 1), \$362,500 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$22,000,000 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Construction completion is expected in January 2026.

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(k) Project: JBRC Item 12: University of South Carolina - Columbia
H27.6139: New Health Sciences Campus – Medical Education and Research Facilities
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds in this project to construct a new University of South Carolina School of Medicine facility to replace current leased space in the Wm. Jennings Bryan Dorn Veterans Affairs Medical Center campus in Columbia.

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

Phase I Approval: July 2021 (estimated at \$300,000,000) (SFAA)

Phase II Approval: March 2024 (estimated at \$300,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds		100,000,000	100,000,000	(100,000,000)	
FY19 Capital Reserve (18), (Columbia School of Medicine Relocation)		5,000,000	5,000,000		5,000,000
FY20 Capital Reserve (13), (Columbia School of Medicine Relocation)		15,000,000	15,000,000		15,000,000
FY22 Capital Reserve (10), (Columbia School of Medicine Relocation)		25,000,000	25,000,000		25,000,000
FY23 Capital Reserve (9), (Health Science Campus)		25,000,000	25,000,000		25,000,000
				47,000,000	47,000,000
		10,000,000	10,000,000		10,000,000

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FY25 Capital Reserve (11), (Health Science Campus)	5,000,000	5,000,000	5,000,000
FY22 Appropriated State, Proviso 118.18 (B)(17)(a), (School of Medicine Relocation)	4,200,000	110,800,000	115,000,000
FY24 Appropriated State, USC Medical School			
FY25 Appropriated State, Proviso 118.22 (B)(5), (Health Science Campus Bond Avoidance)			
Other, Institutional			
All Sources	<u>4,200,000</u>	<u>295,800,000</u>	<u>300,000,000</u>

Summary of Work: The proposed new Medical Education Building will provide spaces to accommodate classrooms, anatomy labs, clinical skills, simulation spaces, faculty offices, administration offices, and student support. The four-story education and research building will be comprised of approximately 308,000 gross square feet. Approximately 150,000 gross square feet is allocated for the Education program, 125,000 feet is allocated for Research (wet labs, vivarium, lab support spaces), and 33,000 gross square feet is allocated for “Common” programmatic elements. The master plan incorporates both the initial facility and subsequent phases that will add buildings and create structured parking in the future. This first phase will provide the education and research building in the heart of the 16 acres with a separate central utility plant. The central utility plant is designed to support one future building and is expandable to support additional future buildings. The majority of the roof to be installed on the new buildings will be a TPO membrane roof system. Portions of the building that need a more durable walking surface for maintenance will be a modified bitumen membrane roof for durability where required. The roofs will come with a minimum 20-year material and workmanship warranty. Approximately 700 surface parking

spaces will be created with roughly half of the spaces located south of the building and half to the north of the building. These surface lots will be the locations of future buildings. Site planning also incorporates sensitive urban planning themes enforced upon development within the Bull Street District. The entire 16-acre site will be improved with grading, landscaping, asphalt surface parking, paving to include Cooper Drive, and site utilities.

Rationale: The current School of Medicine at the Dorn VA Center campus does not reflect a cutting-edge reputation, and the location is unsustainable with critical space and technology constraints. The space is leased from the U.S. Department of Veterans Affairs through an agreement that terminates in 2030. The SOM at the VA campus space requires extensive capital investment which would be unwise for space that the university does not own or control beyond 2030. Both the SOM and the Dorn VA Center are outgrowing their respective spaces, and the VA intends to recover and occupy large portions of space currently leased by USC. Some USC research space is expected to remain active at the VA site. These and other factors have led the university to determine that a modern, efficient new facility, located closer to both the USC Columbia campus and to Prisma Health in downtown Columbia, is the most effective long-term strategy for the School of Medicine and a Health Sciences Campus.

Facility Characteristics: The site for the new 308,000 gross square foot four-story Health Sciences Campus is 16 acres in the Bull Street District in downtown Columbia. The site is near the Prisma Hospital and about 2 miles north of the USC Columbia campus. This location will be more convenient to USC's main campus and the Prisma Health Campus where many third and fourth-year medical students will have the opportunity for practical experience. The total estimated square footage of the Medical Education and Research Building and the Central Utility Plant is 335,393 gross square feet. The Medical Education Building will be home for the USC School of Medicine. The Research Building will accommodate inter-disciplinary research in support of Medicine, Public Health, and other synergistic programs. Using the enrollment growth plan as a guide, the estimated number of students, faculty, staff, and visitors expected to utilize the new facility is approximately 2,000.

Financial Impact: This change source of funds request will remove Institution Bond Funds and replace with FY25 Capital Reserve (uncommitted balance \$47 million at December 23, 2024, and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$53 million at December 23, 2024). The buildings will be constructed to meet LEED Silver certification standards with anticipated energy savings of \$10,389,600 over a 30-year period. The project is expected to result in a decrease of \$1,050,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased

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as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$300,000,000 funded from Capital Reserve, and Appropriated State (nonrecurring) Funds. Construction completion is expected in August 2027.

- (l) Project: JBRC Item 13: University of South Carolina – Columbia
H27.6146: SC Department of Mental Health Tucker Center Land
- Acquisition
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Final Land Acquisition to purchase +/- 15.31 acres in Richland County.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 21 in FY25 (estimated at \$3,140,000)
Phase I Approval: December 2022 (estimated at \$2,235,000) (JBRC Staff)

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)(18)(b), (Tucker Center)	15,000		15,000	3,130,000	3,145,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>3,130,000</u>	<u>3,145,000</u>

Rationale: The property is adjacent to land that will eventually be developed for the USC Health Sciences Campus. The acquisition of this parcel would enable future expansion of the university's Health Sciences Campus to support academic, research, and clinical activities.

Characteristics: The property is located at the northwest area of the Department of Mental Health's C.M. Tucker Jr. Nurse Care Center. The parcel is a portion of a larger 45-acre parcel which is undeveloped and has no buildings or structures. It is also connected with tunnels under Harden Street to land that will be developed for the USC Health Sciences Campus.

Financial Impact: The property is offered by the Department of Mental Health for \$3,125,000. The acquisition will be funded from FY23 Appropriated State

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(nonrecurring) Funds (uncommitted balance \$4.56 million at October 28, 2024). This request includes an additional \$5,000 to cover due diligence activities. An appraisal was completed in January 2025 and valued the property at \$3,125,000. A Phase I Environmental Site Assessment was completed in April 2023 and found evidence of Recognized Environmental Conditions (RECs), and Business Environmental Risks (BERs), in connection with the property. The City of Columbia Equipment Service facility, located adjoining the Site to the north and upgradient, currently operates four (4) Underground Storage Tanks. Contaminants of Concern (COC) were detected above the applicable Risk Based Screening Level in nine (9) monitoring wells on site. Based on the active operational status of the facility, the reported COCs in groundwater on site, and the upgradient location of the facility, City of Columbia Equipment Service facility represents an REC to the site. According to the USFWS NWI mapper, a portion of an approximate 1.75-acres Riverine habitat identified as Riverine, Intermittent, Streambed, Seasonally Flooded (R4SBC) is located on the southern portion of the site. At this time, there is no current plan to construct a facility on the property. A Limited Phase II Environmental Site Assessment was completed in January 2025 and found no detected concentrations of VOC's to be above their respective EPA Residential or Industrial RSLs. No additional environmental assessment is recommended at this time. The project is expected to result in an increase of \$18,000 (year 1) and \$36,000 (years 2 thru 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,145,000 funded from Appropriated State (nonrecurring) Funds.

(m)Project:	JBRC Item 14: University of South Carolina – Aiken H29.9558: Softball Facility Construction (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
Request:	Change Source of Funds in this project to create a basic softball field near the baseball stadium.
Included in CPIP:	No – Change Source of Funds requests are not required to be included in the CPIP.
Phase I Approval:	March 2023 (estimated at \$2,600,000) (SFAA)
Phase II Approval:	June 2023 (estimated at \$2,600,000) (SFAA)

Cumulative

Total Budget

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Source of Funds	Original Budget Amount	Changes Since Original Budget	Current Budget	Adjustment Requested	After Current Adjustment
FY23 Capital Reserve (10), (Maintenance, Renovation & Replacement)				2,000,000	2,000,000
(transfer from H29-9559)	39,000	2,561,000	2,600,000	(2,000,000)	600,000
Other, Institutional					
All Sources	<u>39,000</u>	<u>2,561,000</u>	<u>2,600,000</u>		<u>2,600,000</u>

Summary of Work: This project will create a basic softball field to include dugouts, bleachers for approximately 200 spectators, a ticket kiosk, lighting, and fencing for crowd control. As a cost savings measure, the existing scoreboard and batting cage will be relocated to the new facility. The roof to be installed on the new building has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Relocating the existing softball facility to the periphery of campus enables academic programs to be developed in the campus core.

Facility Characteristics: The new softball facility will include a softball field, dug outs with restrooms, fencing, and scoreboard. The alternates include field lighting, bleachers, press box, concessions and restrooms totaling 1,005 square feet. The new facility will accommodate approximately 200 spectators, and approximately 60 players and coaches.

Financial Impact: This change source of funds request will remove Institutional Funds and replace with FY23 Capital Reserve (uncommitted balance \$2.27 million at December 23, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$12 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$2,600,000 funded from Capital Reserve and Institutional Funds. Construction was completed in January 2025.

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(n) Project: JBRC Item 15: University of South Carolina – Aiken
H29.9559: FY23 Maintenance, Renovation, & Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds in this project to complete campus-wide infrastructure and mechanical upgrades

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

Phase I Approval: March 2023 (estimated at \$8,600,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (10), (Maintenance, Renovation & Replacement)	7,600,000		7,600,000	(2,000,000)	5,600,000
				2,000,000	2,000,000
FY24 Capital Reserve (9)(b), (Etherredge Center HVAC Upgrades)	1,000,000		1,000,000		1,000,000
FY23 Appropriated State, Proviso 118.19 (B)(19)					
All Sources	<u>8,600,000</u>		<u>8,600,000</u>		<u>8,600,000</u>

Summary of Work: The project will: (1) address HVAC energy management systems across campus for energy savings optimization and to replace aged HVAC equipment at the Etherredge Center; (2) complete renovations to existing campus-wide sewer and drainage infrastructure to increase capacity and design for anticipated campus growth; (3) complete envelope and foundation repairs at Science and Engineering Building; (4) replace flooring in the Humanities & Social Sciences Building; (5) replace generators; (6) complete exterior painting and sealing,

Rationale: The project addresses critical maintenance, repairs, and renovations needed to keep the current facilities weather tight, operational, and safe.

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Facility Characteristics: The Science & Engineering Building is 61,659 square feet and was constructed in 1989 (36 years old). The Etheredge Center 53,849 square feet and was constructed in 1980 (45 years old). The Humanities & Social Sciences Building is 39,944 square feet and was constructed in 1977 (48 years old). Over 4,000 students and 100 faculty and staff utilize these facilities each semester.

Financial Impact: This change source of funds request will remove FY23 Capital Reserve and replace with FY24 Capital Reserve Funds (uncommitted balance \$2 million at December 23, 2024). The project is expected to result in a decrease of \$56,288 (year 1), and \$112,575 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$12 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$8,600,000 funded from Capital Reserve and Institutional Funds. Construction completion is expected in December 2025.

(o) Project: JBRC Item 16: University of South Carolina - Upstate
H34.9557: George Dean Johnson Building Acquisition

Request: Establish Final Land Acquisition to purchase a building and +/- 1 acre in Spartanburg County.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 4 in FY25 (estimated at \$14,020,000)
Phase I Approval: March 2024 (estimated at \$12,270,000) (SAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional	20,000		20,000	12,350,000	12,370,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>12,350,000</u>	<u>12,370,000</u>

Rationale: The building is currently leased by the university and houses programs that must occupy the building for the foreseeable future, per the university. The owner of the building has expressed interest in selling the building to the university, which would eliminate leasing the space. If acquired, there are no plans for construction or renovation of the property by the university at this time.

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Characteristics: The George Dean Johnson Building is approximately 59,000 gross square feet, was constructed in 2010 (15 years old), and is on +/- one acre which is on the corner of W. St. John St. and N. Liberty St. in downtown Spartanburg. The building predominantly houses the Business and Economics academic programs, which has over 500 students, faculty, and staff.

Financial Impact: The property is offered by CPF Properties II, LLC for \$12,350,000. The acquisition will be funded from Other, Institutional Funds (uncommitted balance \$12.37 million at December 15, 2024). Revenue to this fund is generated from a variety of sources including tuition and fees and sales and services activities. An appraisal was completed in June 2024 and valued the property at \$14,450,000. A Phase I Environmental Site Assessment was completed in September 2024 and found evidence of Recognized Environmental Conditions (RECs), and Business Environmental Risks (BERs), in connection with the property. As of result, a vapor intrusion investigation from seven (7) soil gas samples were collected and tested for VOCs. The findings concluded that no soil gas VOCs were estimated at indoor air concentrations above the EPA levels, and as such, the detected contaminants of concern in soil gas are unlikely to result in indoor air concentrations above EPA level. Based on these findings, no additional environmental assessment is recommended at this time. A Building Condition Assessment was completed in May 2024 and found the building to be in overall good condition. A Phase II assessment is not recommended at this time. The project is expected to result in a decrease of \$125,000 (year 1), and \$500,00 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$85 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$12,370,000 funded from Institutional Funds.

(p) Project: JBRC Item 17: University of South Carolina – Sumter
H39.9533: FY25 Campus Roof Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the roof on five (5) buildings on campus.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 3 in FY26 (estimated at \$2,500,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (17), (Maintenance, Renovation & Replacement)				52,500	52,500
All Sources				<u>52,500</u>	<u>52,500</u>

Summary of Work: The project will replace the roof on the Arts and Letters Building, the Anderson Library, the Business Administration Building, and the Schwartz/Nettles Complex. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The project will address prioritized maintenance needs on campus.

Facility Characteristics: The Arts & Letters Building is 23,814 square feet and was constructed in 1958 (67 years old). The existing roof was installed in 2001 (24 years old). The Anderson Library is 50,046 square feet and was constructed in 1967 (58 years old). The existing roof was installed in 1994 (31 years old). The Business Administration Building is 17,438 square feet and was constructed in 1966 (59 years old). The existing roof was installed in 1997 (28 years old). The Schwartz Building is 23,233 square feet and was constructed in 1985 (40 years old). The existing roof was installed in 2002 (23 years old). The Nettles Complex is 40,023 square feet and was constructed in 1985 (40 years old). The existing roof was installed in 2002 (23 years old). All buildings are each utilized by approximately 500 to 1,000 students, faculty, and staff.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$2.1 million at December 23, 2024). The project is expected to result in a decrease of \$40,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,500,000 (internal). Phase II will be funded from \$2,047,500 in Capital Reserve and \$1,400,000 in Appropriated State (nonrecurring) Funds.

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(q) Project: JBRC Item 18: Midlands Technical College
H59.6345: CDL Facility – Airport Campus

Request: Establish Phase I Pre-Design Budget to construct a building for the commercial driver's license program.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 3 in FY25 (estimated at \$3,147,145)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, County				48,977	48,977
All Sources				<u>48,977</u>	<u>48,977</u>

Summary of Work: The project will construct a building that will include 2 classrooms, 2 offices, a workroom, men's and women's restrooms, data, janitorial and storage. Also, the project will include the construction of 2 CDL driving pads. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The CDL program currently shares the AMSC Building with the Building Construction Program. This project is needed due to the growth of the CDL program that is currently housed in the AMSC Building. Additionally, the program may be expanded into bus driver training. The construction of a new facility to house the CDL program, will free up space in the AMSC Building for future renovations on that building. Per the college, the other trades programs will eventually need to be relocated to the AMSC Building after a renovation. Moving the other trades programs to AMSC will free up space in Granby Hall for future renovations/expansions on that building.

Facility Characteristics: The new facility to be constructed will be approximately 4,000 square feet and will be utilized by 5 faculty and staff, and 40 students.

Financial Impact: The project will be funded from Other, County Funds (uncommitted balance \$9.31 million at December 5, 2024). County revenue is received for additions, renovations, and operation of the colleges physical plant. The project is expected to result in an increase of \$4,000 (year 1), and \$9,000 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$75 per student per

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semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,265,163 (internal) funded from County Funds.

(r) Project: JBRC Item 19: Northeastern Technical College
H59.6222: Cheraw Campus Schaeffler Manufacturing Technology Academy
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Revise Scope and increase Phase II Full Construction Budget to construct an industrial building on the Cheraw Campus.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 8 in FY25 (estimated at \$787,413)
Phase I Approval: November 2022 (estimated at \$5,600,000) (SFAA)
Phase II Approval: June 2024 (estimated at \$7,006,130) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18)(h), (Northeastern Technical College)				677,026	677,026
	52,500	3,447,500	3,500,000		3,500,000
FY17 Appropriated State, Proviso 118.16 (B)(23)(n), Instructional Building (transfer from H59-6142) (FY20 Proviso 25.12, Northeastern Tech Repurpose)		3,000,000	3,000,000		3,000,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(i), Cheraw Campus		506,130	506,130		506,130

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Other, NETC
Foundation
Schaeffler Donation

All Sources	<u>52,500</u>	<u>6,953,630</u>	<u>7,006,130</u>	<u>677,026</u>	<u>7,683,156</u>
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Summary of Work: The project was established to construct an industrial building from a prefab shell to be purchased. The roof to be installed on the new building has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The revised scope will add a CDL parking lot, training, and testing pad to this project. The CDL lot will be connected to the Schaeffler Manufacturing Technology Academy building and the dirt that is excavated to create the CDL lot will be used for the site prep of the building. The CDL classroom will be housed in the Schaeffler Manufacturing Technology Academy building.

Rationale: Renovation of buildings 600 and 700 would cost more than constructing a new building to bring them into compliance with current building codes, add additional bathrooms, and make major repairs, per the college. The configuration of the existing buildings to convert into a flexible space for training would have required the removal of walls and major reconstruction to get the same amount of space compared to the new building.

Facility Characteristics: Building 400 was 7,600 square feet and was constructed in 1976 (48 years old). Building 600 was 9,220 square feet and was constructed in the 1970's (54 years old). Building 700 was 5,225 square feet and was constructed in the 1970's (54 years old). All three buildings have been demolished in a non-pip project (H59-N176-MJ), which was fully funded from Chesterfield County. The new building to be constructed will be 27,520 square feet and be utilized by the Schaeffler Manufacturing Technology Academy to provide a flexible space to teach multiple courses for the workforce. An estimated 236 students complete the CDL training program each year.

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve Funds (uncommitted balance \$1 million at December 11, 2024). The building will be constructed to meet Two Green Globe certification standards with anticipated energy savings of \$506,250 over a 30-year period. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$7 per student per credit hour, and has not changed between academic years 2020-2021 to 2024-2025.

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Full Project Estimate: \$7,683,156 funded from Capital Reserve, Appropriated State (nonrecurring), and NETC Foundation Schaeffler Donation Funds. Contract execution is expected in April 2025 and completion of construction in September 2026.

(s) Project: JBRC Item 23: State Board for Technical and Comprehensive Education
H59.6327: Scout Motors and Midlands Regional Training Center Up Fit

Request: Change Project Name and establish Phase II Full Construction Budget to upfit the new training center in Columbia.

Included in CPIP: No – The agency was unaware that this project needed to be established as a PIP during the 2024 CPIP submission process.

Phase I Approval: October 2024 (estimated at \$1,500,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, ReadySC	80,000		80,000	4,722,959	4,802,959
All Sources	<u>80,000</u>		<u>80,000</u>	<u>4,722,959</u>	<u>4,802,959</u>

Summary of Work: The project will renovate the facility to include, reconfiguration, painting, new flooring, new HVAC, electrical work and/or plumbing.

Rationale: This project is part of a contractual obligation to Scout Motors to have a training center operational as soon as possible to start training employees.

Facility Characteristics: The building is 40,992 square feet and was constructed in 2000 (25 years old). The building is located at 101 Research Drive, within Carolina Research Park and is on +/-4.56 acres. This property was acquired in November 2024 in project H59-6313. The entire building will be renovated. Scout Motors has the potential to bring approximately 4,000 jobs to the state.

Financial Impact: The project will be funded from Other, ReadySC Funds (uncommitted balance \$4.80 million at December 23, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,802,959 funded from ReadySC Funds. Contract execution is expected in April 2025 and completion of construction in July 2025.

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(t) Project: JBRC Item 24: Department of Administration
D50.6179: Assembly Street Parking Deck – Elevator Modernization

Request: Establish Phase I Pre-Design Budget to modernize the elevators in the parking deck.

Included in CPIP: Yes – 2024 CPIP Priority 14 of 27 in FY25 (estimated at \$171,035)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				6,797	6,797
All Sources				<u>6,797</u>	<u>6,797</u>

Summary of Work: The project will replace all major components of the existing single car hydraulic elevator internal to the building. The interior of the cab, control panel, and lighting will all be replaced as part of this project.

Rationale: The elevators are past their useful life, experience frequent failure, and replacement parts are difficult to find.

Facility Characteristics: The Assembly Street Parking Deck is 100,000 square feet and was constructed in 1970 (55 years old). The parking structure is utilized by various agencies and offices of the Dennis Building, Gressette Building, Blatt Building, Brown Building, Calhoun Building, and Wade Hampton Building. Approximately 270 staff members utilize this parking structure.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$465,280 (internal) funded from Depreciation Reserve Funds.

(u) Project: JBRC Item 25: Department of Administration
D50.6180: SC State House - Exterior Waterproofing

Request: Establish Phase I Pre-Design Budget to complete exterior waterproofing.

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

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

Summary of Work: The project will complete targeted exterior waterproofing. This waterproofing will primarily take place on the exterior of the 2nd floor working downward.

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

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

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$991,000 (internal) funded from Depreciation Reserve Funds.

(v) Project: JBRC 26: Department of Administration
D50.6181: Supreme Court Building - First and Second Floor Carpet Replacement

Request: Establish Phase I Pre-Design Budget to replace and update the existing flooring finishes.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 27 in FY25 (estimated at \$120,000)

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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				18,280	18,280
All Sources				<u>18,280</u>	<u>18,280</u>

Summary of Work: The project will replace the flooring on the first and second floor and the mezzanine level of the building. This includes installing new carpet, refinishing the existing hardwood floors, and abatement of hazardous materials as needed.

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

Facility Characteristics: The Supreme Court Building is approximately 51,006 square feet and was constructed in 1921 (104 years old). The existing flooring finishes are approximately 20 years old. The building is utilized by the Judicial Branch which includes approximately 50 staff and various visitors annually.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$552,000 (internal) funded from Depreciation Reserve Funds.

(w) Project: JBRC Item 27: Department of Administration
D50.6160: SC Data Center - Replace ATS #2 & #6 and Emergency
Breaker Retrofit

Request: Establish Phase II Full Construction Budget to replace automatic transfer switches at the Data Center.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 27 in FY25 (estimated at \$500,000)
Phase I Approval: October 2024 (estimated at \$500,000) (SFAA)

	Original	Cumulative Changes	Adjustment	Total Budget After Current
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Source of Funds	Budget Amount	Since Original Budget	Current Budget	Requested	Adjustment
Other – SC Division of Technology	12,500		12,500	761,652	774,152
All Sources	<u>12,500</u>		<u>12,500</u>	<u>761,652</u>	<u>774,152</u>

Summary of Work: The project will replace automatic transfer switches #2 and #6, and retrofit the associated emergency breakers, which are utilized to ensure the operation of the life safety equipment and support electrical panels.

Rationale: These automatic transfer switches are past their useful life, replacement parts are unavailable, and the manufacturer no longer provides support.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (26 years old). The automatic transfer switches 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 million at December 19, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$774,152 funded from SC Division of Technology Funds. Contract execution is expected in August 2025 and completion of construction in June 2026.

(x) Project: JBRC Item 28: Department of Administration
D50.6162: SC Data Center - Roof Replacement (Sections A & D)

Request: Establish Phase II Full Construction Budget to replace Roof Area A and Roof Area D on the SC Data Center.

Included in CPIP: Yes – 2024 CPIP Priority 12 of 27 in FY25 (estimated at \$750,000)
Phase I Approval: October 2024 (estimated at \$750,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
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FY25 Appropriated State	13,750	13,750	1,221,600	1,235,350
All Sources	<u>13,750</u>	<u>13,750</u>	<u>1,221,600</u>	<u>1,235,350</u>

Summary of Work: The project will replace Roof Area A (+/- 28,930 square feet), and Roof Area D (+/- 4,035 square feet). The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The roof's warranty expired in April 2019. The roof is past its useful life and the roof is experiencing multiple leaks. The roof is not eligible for an elastomeric coating.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (26 years old). The roof is original to the building. The building is utilized by approximately 205 SC Division of Technology (DTO) staff plus varying numbers of customers and visitors daily.

Financial Impact: The project will be funded from FY25 Appropriated State Funds (uncommitted balance \$7.92 million at December 10, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,235,350 funded from Appropriated State Funds. Contract execution is expected in September 2025 and completion of construction in June 2026.

(y) Project: JBRC Item 29: Department of Administration
D50.6170: SC Archives & History Building - SCHAC Office Renovations

Request: Establish Phase II Full Construction Budget to renovate office spaces for the SC Human Affairs Commission.

Included in CPIP: No – The need for the project was unknown at the time of the 2024 CPIP submission.

Phase I Approval: December 2024 (estimated at \$565,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	3,000		3,000	141,227	144,227

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	4,239	4,239	206,148	210,387
Other, SCHAC				
General	2,118	2,118	103,075	105,193
Other, EEOC	2,118	2,118	103,075	105,193
Other, HUD				
All Sources	<u>11,475</u>	<u>11,475</u>	<u>553,525</u>	<u>565,000</u>

Summary of Work: The project will install new flooring, wall finishes, structure open spaces to create additional offices, update the break room and work room, complete associated electrical, plumbing and HVAC work, and abate hazardous materials as required.

Rationale: The SC Human Affairs Commission is relocating to the space and the office space requires renovations to accommodate current and future staff.

Facility Characteristics: The SC Archives & History Building is approximately 143,709 square feet and was constructed in 1997 (28 years old). The area to be renovated for the SC Human Affairs Commission is approximately 11,293 square feet. Approximately 65 staff and various annual visitors will utilize the renovated office space.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 2024), Other, SC Human Affairs Commission (uncommitted balance \$650K at December 16, 2024), Other, Equal Employment Opportunity Commission (uncommitted balance \$1.85 million at December 16, 2024), and Other, Housing and Urban Development (uncommitted balance \$1.55 million at December 16, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. SC Human Affairs Commission Funds are provided through state appropriations for the agency's operations. Equal Opportunity Commission Funds are provided through a work sharing agreement vouchers with the US Equal Opportunity Commission. Housing and Urban Development Funds are provided through a memorandum of understanding vouchers with the USC Department of Housing and Urban Development Agency. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$565,000 funded from Depreciation Reserve, SCHAC General, EEOC, and HUD Funds. Contract execution is expected in October 2025 and completion of construction in September 2026.

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(z) Project: JBRC Item 30: Department of Administration
D50.6147: Wade Hampton Building - Subsurface Water Remediation
Repairs (Annualized)

Request: Revised Scope and increase Phase II Full Construction Budget to proceed with the second annualized phase of the exterior waterproofing of the building basement.

Included in CPIP: Yes – 2025 CPIP Priority 17 of 27 in FY25 (estimated at \$2,081,760)

Phase I Approval: March 2024 (estimated at \$1,819,620) (SFAA)

Phase II Approval: June 2024 (estimated at \$1,795,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	37,000	1,360,263	1,397,263		1,397,263
				2,081,760	2,081,760
FY25 Appropriated State		397,737	397,737		397,737
Other, Depreciation Reserve					
All Sources	<u>37,000</u>	<u>1,758,000</u>	<u>1,795,000</u>	<u>2,081,760</u>	<u>3,876,760</u>

Summary of Work: This will be an annualized project and will be completed in two (2) annualized phases, to repair or replace the exterior waterproofing of the building basement and the underground pedestrian tunnel. Construction of the first annualized phase to address the pedestrian tunnel was requested previously. This request will add the exterior waterproofing of the building basement.

Rationale: The exterior subsurface waterproofing material for the building and pedestrian tunnel, has deteriorated, leading to water infiltration in the basement and the pedestrian tunnel. Both areas experience water infiltration in office spaces and common areas after rainfall events.

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (87 years old). The pedestrian tunnel is approximately 12,240 square feet and was constructed in 1970 (55 years old). The pedestrian tunnel is utilized by the Calhoun and Wade Hampton

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Buildings. The Calhoun Building is utilized by approximately 190 Judicial Branch personnel and the Wade Hampton Building is utilized by approximately 275 staff and various annual visitors of the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor's Office, SC State Treasurer's Office, SC Comptroller General Office, SC Adjutant General's Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various visitors daily.

Financial Impact: This increase will be funded from FY25 Appropriated State (uncommitted balance \$7.92 million at December 10, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,876,760 funded from Appropriated State Funds. Contract execution is expected in July 2025 and completion of construction in June 2026.

(aa) Project: JBRC Item 31: Office of the Adjutant General
E24.9861: Clark's Hill Training Site Cabin Renovation

Request: Establish Phase I Pre-Design Budget to complete interior and limited exterior renovations to a recreational use cabin.

Included in CPIP: No – The need for the project was not a priority to agency leadership until after the 2024 CPIP submission process.

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

Summary of Work: This project will update interior finishes, cabinets, appliances, and heating/air systems in recreational use cabin one (1). On the exterior, the wood siding will be sealed, and rotting portions will be replaced, including trim and fascia. Additionally, the windows and doors will be replaced, and repairs will be made to the front and back porches.

Rationale: The cabins are aging and need finish and system upgrades to avoid increased maintenance costs. The cabins are high use at the training facility

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and therefore only cabin one (1) is being taken off-line at this time.

Facility Characteristics: There are six (6) recreational use cabins at Clarks Hill Training Site. The cabins are 1,750 square feet each and were constructed in 2000 (25 years old). Soldiers on and off duty have access to the cabins, in addition to retirees, and state employees of the agency.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 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 a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$500,000 (internal) to be funded from National Guard Bureau Funds.

(bb) Project: JBRC Item 32: Office of the Adjutant General
E24.9862: Exercise Field Shelter

Request: Establish Phase I Pre-Design Budget to install a physical fitness field cover.

Included in CPIP: No – The need for the project was not a priority to agency leadership until after the 2024 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				16,500	16,500
All Sources				<u>16,500</u>	<u>16,500</u>

Summary of Work: This project will install a pre-engineered metal physical fitness field cover. The new cover will be approximately 250 feet by 150 feet and will be open construction with no walls.

Rationale: Providing a cover for the physical fitness field will extend the life of the artificial turf. Soldiers will be able to conduct physical fitness training regardless of weather conditions, making the site more useful.

Facility Characteristics: The exercise field shelter to be installed will be 10,000 square feet. The

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facility will be utilized by approximately 1,500 National Guard soldiers annually for physical training exercises.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 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 a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,306,143 (internal) to be funded from National Guard Bureau Funds.

(cc) Project: JBRC Item 33: Office of the Adjutant General
E24.9863: Military Equipment Shelters

Request: Establish Phase I Pre-Design Budget to construct a military equipment shelter.

Included in CPIP: Yes – 2024 CPIP Priority 17 of 20 in FY25 (estimated at \$2,184,528)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				32,768	32,768
All Sources				<u>32,768</u>	<u>32,768</u>

Summary of Work: This project will construct a metal/steel canopy with a vertical wall 26-gauge galvanized steel roof and siding. The equipment shelter will be approximately 8,000 square feet.

Rationale: This shelter will be used to preserve Federally Owned Armored Vehicles located at the Unit Training Equipment Site and associated dehumidification equipment used to maintain a controlled environment within these vehicles. This suspends the vehicles from the standard maintenance cycle, therefore reducing the number of mechanic man-hours required.

Facility Characteristics: The equipment shelter will be installed at the McCrady Training Center. The facility will house necessary equipment to support dehumidification

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equipment used to maintain proper environmental conditions for the vehicles. The Unit Training Equipment Site and the shelter being constructed will be utilized by approximately 1,500 soldiers annually.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 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 \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,184,528 (internal) to be funded from National Guard Bureau Funds.

(dd) Project: JBRC Item 34: Office of the Adjutant General
E24.9842: CHTS Organizational Storage Building

Request: Establish Phase II Full Construction Budget to construct a pre-engineered metal building at the Clarks Hill Training Site.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 20 in FY25 (estimated at \$1,399,271)
Phase I Approval: December 2022 (estimated at \$1,156,143) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	17,342		17,342	2,370,637	2,387,979
All Sources	<u>17,342</u>		<u>17,342</u>	<u>2,370,637</u>	<u>2,387,979</u>

Summary of Work: The project will construct a pre-engineered metal building, to include associated electrical, mechanical, and HVAC equipment on a concrete slab foundation. This building will include roll-up doors, pedestrian access, a single office, and restroom.

Rationale: Various SC Army National Guard Units utilize the Clarks Hill Training Site, and due to travel distances, on-site storage of some organizational equipment will reduce the number of vehicles needed to travel to and from the Clarks Hill Training Site for weekend training.

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Facility Characteristics: The new pre-engineered metal storage building to be constructed will be 10,000 square. It will provide storage space for various SC Army National Guard Unit Organizational Equipment. Multiple National Guard units, which include approximately 200 soldiers, will utilize the building annually.

Financial Impact: The project will be funded with National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 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 \$1,500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,387,979 to be funded from National Guard Bureau Funds. The estimated cost to complete the project has increased from the Phase I amount and the 2024 CPIP submission due to the amount of civil work for site preparation and construction of the building foundation. Contract execution is expected in August 2025 and completion of construction in June 2026.

(ee) Project: JBRC Item 35: Office of the Adjutant General
E24.9846: McEntire Army Aviation Support Facility Roof Replacement

Request: Establish Phase II Full Construction Budget to replace the Apache helicopter hangar roof at the Army Aviation Support Facility.

Included in CPIP: Yes – 2024 CPIP Priority 14 of 20 in FY25 (estimated at \$1,137,699)
Phase I Approval: June 2023 (estimated at \$883,307) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	18,990		18,990	1,620,420	1,639,409
All Sources	<u>18,990</u>		<u>18,990</u>	<u>1,620,420</u>	<u>1,639,409</u>

Summary of Work: The project will remove and replace the existing single-ply asphalt roofing system with a 2-ply modified bitumen roof system. The new roof has been evaluated by the Department of Administration and has been determined to

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comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing roof has exceeded its life cycle and is experiencing numerous leaks causing potential damage to electrical and mechanical systems within the building, along with rotary wing aircraft being repaired within the facility, per the agency.

Facility Characteristics: The McEntire Army Aviation Support Facility is 40,100 square feet and was constructed in 1973 (52 years old). The existing 33,100 square foot roof is original to the building. The facility is utilized by the personnel of the HHC 1-151 Aviation Battalion and subordinate units totaling 396 soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 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 a decrease of \$3,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,639,409 funded from National Guard Bureau Funds. The estimated cost to complete the project has increased from the Phase I amount and the 2024 CPIP submission due to increased costs of materials. Contract execution is expected in May 2025 and completion of construction in March 2026.

(ff) Project: JBRC Item 36: Office of the Adjutant General
E24.9847: Golden Lion Re-Pave

Request: Establish Phase II Full Construction Budget to re-surface Golden Lion Road.

Included in CPIP: Yes – 2024 CPIP Priority 16 of 20 in FY25 (estimated at \$618,437)
Phase I Approval: May 2023 (estimated at \$583,932) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	8,759		8,759	953,014	961,773

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All Sources	<u>8,759</u>	<u>8,759</u>	<u>953,014</u>	<u>961,773</u>
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Summary of Work: The project will re-surface/asphalt 3,200 linear feet of Golden Lion Road.

Rationale: Golden Lion Road has been patched in numerous locations over the years and is experiencing severe degradation Repaving of the road will allow for removal of the old asphalt, re-compaction of the subgrade and rework of the roadside drainage ditches prior to placement of new asphalt.

Facility Characteristics: Golden Lion Road totals 11,703 linear feet and was asphalted in 1984 (41 years old). It is a major access route for vehicle convoys at McCrady Training Center leaving and returning from the main cantonment area to other training areas. The road is utilized by approximately 1,200 soldiers annually.

Financial Impact: The project will be funded with National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 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 \$500 (year 3), in annual operating expenditures.

Full Project Estimate: \$961,773 funded from National Guard Bureau Funds. The estimated cost to complete the project has increased from the Phase I amount and the 2024 CPIP submission due to increases in costs of materials. Contract execution is expected in August 2025 and completion of construction in June 2026.

(gg) Project: JBRC Item 37: Office of the Adjutant General
E24.9853: SCEMD (Pine Ridge Armory) Building Expansion

Request: Revise Scope and establish a partial Phase II Construction Budget to add Phase II design funds to expand the State Emergency Operations Center (SEOC), to include the SC National Guard’s Joint Operations Center (JOC), and increase facility parking.

Included in CPIP: Yes – 2024 CPIP priority 5 of 20 FY25 (estimated at \$20,750,000)
Phase I Approval: December 2023 (estimated at \$20,751,000) (SFAA)

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, Emergency Operations Center Grant Program	315,000	315,000	1,189,820	1,504,820
All Sources	<u>315,000</u>	<u>315,000</u>	<u>1,189,820</u>	<u>1,504,820</u>

Summary of Work: The project was established to construct an approximately 29,000 square foot addition to the current SCEMD facility, which would increase the square footage from 37,000 square feet to approximately 66,000 square feet. The revised scope will now construct a new 47,000 square foot facility, which will either connect to the current SEOC or be developed as a standalone structure on the SCEMD site. The project will still expand parking by adding 52 spaces, taking it from 341 spaces to 393 spaces. The roof to be installed on the new building has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The new facility will not be designed to meet LEED Silver or Two Green Globes certification standards because SEOCs must prioritize continuous function during disasters, which means that features like high-security systems, specialized air filtration, and resilient materials often take precedence over sustainable practices. These factors, including higher energy demands and the need for adaptive design, make it challenging for SEOCs to meet the sustainability standards necessary for Two Green Globes, which emphasizes energy efficiency, sustainable materials, and resource conservation. However, the facility will be designed to meet the most energy efficient building possible.

Rationale: The SEOC and JOC provide the locations for the coordination of state level responses to emergencies and disasters affecting the state and its residents. The goal is to ensure continuity of SCEMD/JOC operations during construction while accommodating necessary upgrades to include parking. Due to the critical emergency operations of the SCEMD, this facility will be considered an essential facility (Risk Category IV). This classification is given to buildings that must remain operational under severe conditions and must be capable of withstanding extreme forces, such as wind, snow, floods, and seismic events. Because of this, the SEOC and JOC provides the locations for the coordination of State-level responses to emergencies and disasters affecting the State and its residents. The new standalone building ensures the SEOC is capable of supporting staff requirements to continuously respond to large disasters, enhances the JOC's ability to support the National Guard's ever-increasing role in emergency response operations, and provides the SCEMD staff with adequate space to support daily recovery, mitigation and preparedness actions. Currently, the lack of space in the SEOC and JOC during disasters has a detrimental effect on the

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ability of the SERT to effectively and efficiently coordinate the State's response and to provide support to the counties.

Facility Characteristics: The SCEMD facility is currently approximately 37,000 square feet and was constructed in 1994 (31 years old). The new facility to be constructed will be approximately 66,000 square feet. The South Carolina Emergency Management Division (Pine Ridge Armory) is occupied by approximately 100 plus personnel during normal day to day operations. During State EOC activations the SCEMD facility can have up to 500-600 people in the building coordinating state-level responses to emergencies and disasters.

Financial Impact: This increase will be funded from Federal, Emergency Operations Center Grant Program Funds (uncommitted balance \$7.185 million at February 1, 2025). The project is expected to result in an increase of \$121,434 (year 1), \$133,578 (year 2), and \$146,936 (year 3), in annual operating expenditures.

Full Project Estimate: \$27,158,601. Full Phase II Construction will be funded from \$5,995,180 in Emergency Operations Center Grant Program, \$7,000,000 in Federal, Congressional Earmark, \$6,251,000 in FY25 Appropriated State (nonrecurring) and \$6,407,601 in federal, state and other funds, yet to be determined.

(hh) Project: JBRC Item 38: Office of the Adjutant General
E24.9855: Donaldson Washrack

Request: Establish Phase II Full Construction Budget to install gravity fed sewer lines for the Army Aviation Support Facility – upstate wash rack.

Included in CPIP: Yes – 2024 CPIP Priority 18 of 20 in FY25 (estimated at \$250,000)
Phase I Approval: August 2024 (estimated at \$250,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	3,760		3,760	256,250	260,000
All Sources	<u>3,760</u>		<u>3,760</u>	<u>256,250</u>	<u>260,000</u>

Summary of Work: The project will install gravity fed sewer lines to include cutting pavement where required to install the new system. The plan is to keep and reuse portions of the existing sediment tanks. New piping will be connected on

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the downstream side and run to an identified tie-in location.

Rationale: The new system will allow for the agency to stop routing wastewater from the flight line area wash rack through the Oil Water Separator in front of the facility and solve some of the settlement issues at and around the current tanks. Wastewater is currently being collected in collection tanks which requires payment to be hauled away.

Facility Characteristics: The wash rack is 320 square feet and was installed in 2014 (11 years old). The Donaldson Army Aviation Support Facility utilizes the wash rack to wash down the aircraft and aircraft engines. The facility supports approximately 226 individuals, and the wash rack is utilized by 25 trained staff.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 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 a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$260,000 funded from National Guard Bureau Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

(ii) Project: JBRC Item 39: Office of Adjutant General
E24.9841: Class IX /742nd Facility HVAC Replacement

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to complete the replacement of the HVAC system.

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

Phase I Approval: September 2022 (estimated at \$218,920) (JBRC Staff)

Phase II Approval: October 2023 (estimated at \$233,184) (JBRC Staff)

Phase II Increase Approval: April 2024 (estimated at \$246,020) (JBRC Staff)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
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FY22 Appropriated State, Operating	821		821		821
FY23 Appropriated State, Operating		57,475	57,475		57,475
FY24 Appropriated State, Operating		3,209	3,209		3,209
FY25 Appropriated State, Operating				152,420	152,420
Federal, National Guard Bureau	2,463	182,052	184,515	29,411	206,769
All Sources	<u>3,284</u>	<u>242,736</u>	<u>246,020</u>	<u>181,831</u>	<u>427,851</u>

Summary of Work: The project includes the demolition of the existing drop-ceiling grid and tiles, and all existing ductwork and existing 10-Ton HVAC and gas furnace, and the installation of a replacement HVAC unit and new supply, return and exhaust ductwork with new dampers and grilles. New controls to operate two stages of cooling and heating with connection to fire alarm system, and new electrical breakers and conductors for the new unit will also be installed.

Rationale: The existing HVAC system has reached the end of its life cycle and requires replacement to increase efficiency and economical costs. The existing ceiling grid system is original to the building and has extensive water damage.

Facility Characteristics: The Class IX 742nd Facility is approximately 41,566 square feet and was constructed in 1995 (30 years old). The area to be renovated is 3,830 square feet. The facility is utilized by 148 soldiers of the 742nd Transportation Company.

Financial Impact: The increase will be funded from FY25 Appropriated State, Operating (uncommitted balance is \$3 million at December 20, 2024), and Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 2024). National Guard Bureau Funds are identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

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Full Project Estimate: \$427,851 funded from Appropriated State Operating, and National Guard Bureau Funds. Contract execution is expected in May 2025 and completion of construction in August 2025.

(jj) Project: JBRC Item 40: Office of the Adjutant General
E24.9850: Office of the Adjutant General Facility Upgrades

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

Included in CPIP: Yes – 2024 CPIP priority 4 of 20 FY25 (estimated at \$1,488,600)
Phase I Approval: October 2023 (estimated at \$1,500,000) (SFAA)
Phase II Approval: January 2024 (estimated at \$1,488,600) (SFAA)
Change Source of Funds Approval: April 2024 (estimated at \$1,488,600)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Operating	10,575	1,326,045	1,336,620		1,336,620
				1,113,308	1,113,308
FY25 Appropriated State, Operating	11,925	140,055	151,980	586,986	738,966
Federal, National Guard Bureau					
All Sources	<u>22,500</u>	<u>1,466,100</u>	<u>1,488,600</u>	<u>1,700,294</u>	<u>3,188,894</u>

Summary of Work: This annualized project will repair or replace interior finishes/flooring, individual workspace partition repair/replacement, doors and storefront systems, lighting, and site improvements. This stage of the project will install new carpet and tile, paint interior walls, upgrade IT lines, latrine finishes, replace lighting, and replace individual workspace partitions on the 1st and 3rd floors.

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

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Facility Characteristics: The building is approximately 56,304 square feet and was constructed in 1987 (38 years old). Approximately 37,500 square feet of the facility will be impacted by this stage of the project. The building is used by State, Federal, and Civilian Employees, as well as Federal Technicians and National Guard Army and Air Employees. Approximately 300 individuals utilize this building daily.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$3 million at December 20, 2024), and Federal, National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 2024) National Guard Bureau Funds are identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,188,894 funded from Operating, and National Guard Bureau Funds. Contract execution is expected in April 2025 and completion of construction in August 2025.

(kk) Project: JBRC Item 41: Department of Veterans Affairs
E26.9862: Campbell Cooling Tower Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds and establish Phase II Full Construction Budget to replace two cooling towers at the nursing home.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 7 in FY25 (estimated at \$450,000)
Phase I Approval: March 2024 (estimated at \$450,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (35)(a), (Veterans Homes – Capital Improvements)				784,447	784,447
	6,750		6,750	(1,770)	4,980
Other, Capital Improvement & Maintenance					

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All Sources	<u>6,750</u>	<u>6,750</u>	<u>782,677</u>	<u>789,427</u>
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Summary of Work: The project will replace the two cooling towers, pumps, valves, and controls.

Rationale: The existing cooling towers have exceeded their useful life, are starting to have problems, and are slowly requiring more service to keep them operational.

Facility Characteristics: The Richard M. Campbell Veterans Nursing Home in Anderson County is 92,210 square feet and was constructed in 1991 (34 years old). The cooling towers were installed in 2003 (22 years old). The cooling towers serve the two chillers that provide chilled water to the Harris Psychiatric Hospital in Anderson, which is +/- .25 miles away from this nursing home. The nursing home houses 218 VA long-term nursing residents and 250 staff and support personnel.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$20 million at December 20, 2024). The project is expected to result in a decrease of \$2,300 (year 1), and \$2,250 (year 2), and \$2,100 (year 3), in annual operating expenditures.

Full Project Estimate: \$789,427 funded from Capital Reserve and Capital Improvement & Maintenance Funds. Contract execution is expected in May 2025 and completion of construction in September 2025.

(II) Project: JBRC Item 42: Department of Veterans Affairs
E26.9866: VVH Boiler Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Revise Scope, Change Source of Funds, and establish Phase II Full Construction Budget to replace boilers at the nursing home in Walterboro.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 7 in FY25 (estimated at \$400,000)
Phase I Approval: June 2024 (estimated at \$367,380) (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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FY25 Capital Reserve (35)(a), (Veterans Homes – Capital Improvements)			698,898	698,898
	5,511	5,511		5,511
Other, Capital Improvement & Maintenance				
All Sources	<u>5,511</u>	<u>5,511</u>	<u>698,898</u>	<u>704,409</u>

Summary of Work: The project was established to replace one of the three heating boilers because it was inoperable. The revised scope will replace all three boilers. The project will also include some re-piping, and controls work to make the new unit fit.

Rationale: The boilers are past their expected useful life and require significant service repairs. Replacing all three boilers will provide a more consistent and reliable water heating plant, ensure compatibility with each other, and facilitate synchronization of routine service/maintenance requirements.

Facility Characteristics: The Veteran’s Victory House State Veterans Nursing home is 92,210 square feet and was constructed in 2007 (18 years old). The boilers are original to the building. The nursing home has 220 VA long-term nursing residents and 225 staff and support personnel.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$20 million at December 20, 2024). The project is expected to result in a decrease of \$6,400 (year 1), \$6,080 (year 2), and \$5,776 (year 3), in annual operating expenditures.

Full Project Estimate: \$704,409 funded from Capital Reserve, and Capital Improvement & Maintenance Funds. Contract execution is expected in May 2025 and completion of construction in November 2025.

(mm) Project: JBRC Item 43: Department of Veterans Affairs
E26.9904: VVH Lightning Suppression
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds and establish Phase II Full Construction Budget to upgrade the lightning protection at the nursing home.

Included in CPIP: Yes - 2024 CPIP Priority 3 of 7 in FY25 (estimated at \$300,000)

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Phase I Approval: October 2024 (estimated at \$300,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (35)(a), (Veterans Homes – Capital Improvements)	4,500		4,500	306,739 (475)	306,739 4,025
FY25 Appropriated State, Proviso 118.20 (B)(61)(c), (Veteran Homes – Capital Improvements)					
All Sources	<u>4,500</u>		<u>4,500</u>	<u>306,264</u>	<u>310,764</u>

Summary of Work: The project will upgrade the lightning protection.

Rationale: The facility is in an area that is prone to lightning strikes, and its current lightning protection equipment is past its expected useful life and is no longer capable of providing the appropriate level of protection it needs.

Facility Characteristics: The Veterans Victory House State Veterans Nursing Home is approximately 92,210 square feet and was constructed in 2007 (18 years old). The last project addressing the lightning protection equipment was back in 2019 (6 years ago). The nursing home has 220 VA long-term nursing residents and 225 staff and support personnel.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$20 million at December 20, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$310,764 funded from Capital Reserve, and Appropriated State (nonrecurring) Funds. Contract execution is expected in April 2025 and completion of construction in September 2025.

(nn) Project: JBRC Item 44: Department of Veterans Affairs
E26.9905: Columbarium Expansion

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Request: Establish Phase II Full Construction Budget to expand the MJ Dolly Cooper State Veterans Cemetery.

Included in CPIP: Yes - 2024 CPIP Priority 5 of 6 in FY26 (estimated at \$1,430,000)

Phase I Approval: December 2024 (estimated at \$1,433,250) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Veterans Cemetery Grant Service	17,550		17,550	1,415,700	1,433,250
All Sources	<u>17,550</u>		<u>17,550</u>	<u>1,415,700</u>	<u>1,433,250</u>

Summary of Work: The project will construct six (6) additional Columbariums for the interment of cremated remains at the cemetery. The columbarium walls to be constructed will be approximately 26 feet long by 3 feet wide and 6 feet high. They will be erected on two separate foundational concrete pads. One will measure 3,588 square feet and the other will measure 2,346 square feet.

Rationale: Based on National Cemetery Administration requirements, the SC Department of Veterans Affairs is required to expand the cemetery in order to meet the accommodation requirements for the interment of cremated remains for the next 10 years.

Facility Characteristics: Each Columbarium Wall will contain 200 niches for the interment of cremated remains. There will be a total of 1,200 niches added to the Columbarium grounds.

Financial Impact: The project will be funded from Federal, Veterans Cemetery Grant Service Funds (uncommitted balance \$1.41 million at January 28, 2025). The project is expected to result in an increase of \$600 (year 1), \$900 (year 2), and \$1,200 (year 3), in annual operating expenditures.

Full Project Estimate: \$1,433,250 funded from Veterans Cemetery Grant Service Funds. Contract execution is expected in September 2025 and completion of construction in May 2026.

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(oo) Project: JBRC Item 45: Vocational Rehabilitation Department
H73.9629: Berkeley-Dorchester VR Center Re-roofing
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to reroof the building.

Included in CPIP: Yes - 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$494,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(32)(c), (Berkeley-Dorchester VR Center Re- roofing)				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will remove and replace the existing built-up roof. The project will require the removal and disposal of asbestos containing roofing and flashing materials. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The existing roof has exceeded its useful expected life and has experienced numerous leaks, which have been repaired but the size and frequency of the leaks is increasing. The roof needs to be replaced before water further deteriorates the deck, ceiling, and contents of the building.

Facility Characteristics: The Berkeley-Dorchester VR Center building is approximately 21,450 square feet and was constructed in 1992 (33 years old). The roof is original to the building. This facility provides vocational rehabilitation services to individuals with a wide range of disabilities. The center is utilized by 24 staff and 20 to 30 consumers daily.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$494K at December 19, 2024). The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$494,000 (internal) funded from Appropriated State (nonrecurring) Funds.
The Phase I amount is 3.03% of the estimated cost to complete the project and the additional amount will be used to cover the cost extensive field work that is required, and for material testing.

(pp) Project: JBRC Item 46: Department of Mental Health
J12.9808: Crafts-Farrow Campus Electrical Distribution System

Request: Establish Phase II Full Construction Budget to construct a new, medium voltage secondary electrical distribution system to serve the facilities

Included in CPIP: Yes – 2024 CPIP Priority 1 of 28 in FY25 (estimated at \$1,200,000)
Phase I Approval: December 2021 (estimated at \$1,200,000) (SFAA)

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

Summary of Work: The project will have Dominion take over and refeed the primary power to each campus at Crafts Farrow eliminating the 50-year-old switchgear that is a single point of failure for three medical facilities and a large support facility. In addition, this project will set up the secondary power for the Crafts Farrow State Hospital (CRSH)/Bryan/Hall/Morris Village campus to be fed directly from the new Dominion power lines and transformers, eliminating the dependence on the old switchgear. The secondary power work shall include rewiring from the transformer to the buildings, temporary rental generators, trenching, and overhead work.

Rationale: The stability of the power grid to these facilities is critical due to the nature of the treatment. The patients reside on these campuses 24/7/365 to receive the treatment they need. Per the agency, loss of power would result in loss of environmental control, security, lights, and communications, which could result in loss of life.

Facility Characteristics: The Crafts-Farrow State Hospital includes 16 buildings that total 252,863 square feet and were constructed between 1911 (114 years old) and 1975 (50 years old). There are 490 staff and support personnel which include

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Forensic Staff, Physical Plant Services, Employee Training, IT, Public Safety, Nutrition Services, Vehicle Management, and other various Administrative personnel. The Bryan/Hall Psychiatric Hospital includes 26 buildings that total 204,011 square feet and were constructed between 1977(48 years old) and 2015 (9 years old). There are over 200 patients and 519 staff which provide inpatient psychiatric care for adults and juveniles. The Morris Village Treatment Center includes 31 buildings that total 89,191 square feet and were constructed between 1975 (50 years old) and 1987 (38 years old). There are 100 patients and 120 staff which include Administrative, Support, Alcohol, and Drug Addition Programs.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$23.73 million at November 30, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$10,000 (year 1), and \$25,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,784,360 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in September 2025 and completion of construction in June 2027.

(qq) Project: JBRC Item 47: Department of Mental Health
J12.9864: Harris Life Safety Improvements

Request: Establish Phase II Full Construction Budget to identify and fix building life safety issues.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 28 in FY25 (estimated at \$350,000)
Phase I Approval: March 2024 (estimated at \$300,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	5,250		5,250	639,176	644,426
All Sources	<u>5,250</u>		<u>5,250</u>	<u>639,176</u>	<u>644,426</u>

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Summary of Work: The project will identify and correct life safety issues in the building. The work will include concrete and masonry, door replacement, frame, hardware, drywall, sealant, and fire /smoke dampers.

Rationale: There have been multiple renovation projects in the hospital since it was constructed. It has been found that fire/smoke wall penetrations have not been sealed correctly. It was identified during a major renovation that during the original construction, some life safety building components were either not completed correctly, or not built at all.

Facility Characteristics: The Patrick B. Harris Psychiatric Hospital in Anderson County is 162,310 square feet and was constructed in 1985 (40 years old). The building is an inpatient psychiatric hospital that is utilized by 250 staff, and up to 200 patients.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$23.73 million at November 30, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$644,426 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in September 2025 and completion of construction in February 2026.

(rr) Project: JBRC Item 48: Department of Juvenile Justice
N12.9636: BRRC Physical Security Upgrades
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to address significant security challenges.

Included in CPIP: Yes – 2024 CPIP Priority 10 of 14 in FY25 (estimated at \$3,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
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FY24 Appropriated State, Proviso 118.19 (B)(51)(a), (Broad River Road Complex Renovations)	3,000,000	3,000,000
All Sources	<u>3,000,000</u>	<u>3,000,000</u>

Summary of Work: The project will divide up the campus with a 3,800 linear-foot security fence to create two distinct zones. One zone will be a secure campus (80 acres), and will include the existing facilities to meet residential, clinical, educational, and programmatic needs. The second zone will be the administrative campus (100 acres) and will include the administrative and training functions. Until the infirmary can be relocated to the secure campus, there must a new security fence with a sally port installed around the infirmary. Some new access roads and parking lots will be necessary along with additional security measures such as cameras, upgrading inoperable gates, and modernizing the access control systems. Given the neglect and ineffective design of the current campus, additional security upgrades may be required as the project evolves.

Rationale: The agency is beginning the process of vacating its leased office building and moving employees back to the BRRC campus. Due to the current design of campus, there are significant security challenges. The campus layout necessitates transporting youth by vehicle to various activities, increasing risks and vulnerabilities. The expansive area enables opportunities for contraband concealment, unauthorized access, and evasion from staff oversight. The dispersed configuration delays incident response times, leading to greater risks of injury and damage to state property. Juvenile Justice best practices recommend contained facilities with secure perimeters. While a fully enclosed facility is not feasible at present, the next best solution is to reduce the operational footprint of the campus.

Facility Characteristics: The Broad River Road Complex is 180 acres. The secure campus will be used to house juveniles and their associated programming. The other side of the campus will contain agency support buildings. The complex houses approximately 150 juveniles, and there are up to 500 staff.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$16.93 million at January 2, 2025). The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$3,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in December 2027.

(ss)Project: JBRC Item 49: Department of Juvenile Justice
N12.9637: BRRC Gatehouse Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 13 of 14 in FY25 (estimated at \$1,000,000)

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)(51)(a), (Broad River Road Complex Renovations)				45,000	45,000
All Sources				<u>45,000</u>	<u>45,000</u>

Summary of Work: The project will replace the existing gatehouse at the Broad River Road Complex. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The current gatehouse serving the facility does not have sufficient room for the security screening equipment now in use, i.e., body scanner, package scanners, and magnetometers used by the Agency. This equipment takes up most of the floor space, preventing adequate room to properly screen staff and visitors, which creates bottlenecks preventing a smooth flow of traffic. This project will increase the safety and security of staff, juveniles and visitors by ensuring that everyone is screened properly before they enter the facility.

Facility Characteristics: The existing gatehouse was constructed in 2008 (17 years old). The new gatehouse to be constructed will be approximately 4,500 square feet. The new building will house the Dispatch Center, Employee Health and a Recruiting office. The Dispatch Center is currently housed in an old house

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that is not secure and does not meet the needs of the Agency. The addition of Employee Health, and the Recruiting Office into this building will provide a single easy to find location for prospective employees.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$16.93 million at January 2, 2025). The project is expected to result in additional annual operating costs, but those amounts have not yet been determined.

Full Project Estimate: \$3,000,000 (internal) funded from Appropriated State (nonrecurring) Funds.

(tt) Project: JBRC Item 50: Department of Juvenile Justice
N12.9638: Upgrade Evaluation Center Gatehouses
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to upgrade the existing gatehouses at the Coastal, Upstate, and Midlands Evaluation Center.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 14 in FY25 (estimated at \$3,000,000)

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)(51)(a), (Broad River Road Complex Renovations)				3,000,000	3,000,000
All Sources				<u>3,000,000</u>	<u>3,000,000</u>

Summary of Work: The project will include the enlargement of the current gatehouses if cost effective, or replacement if required due to the existing gatehouse's design.

Rationale: The current gatehouses are of the same design and do not have sufficient room for the security screening equipment now in use, i.e., body scanner, package scanners, and magnetometers. Additionally, the current gatehouses do not have a bathroom which requires constant adjustments by staff to accommodate bathroom breaks for the staff assigned to that post. This

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project will increase the safety and security of staff, juveniles and visitors by ensuring that everyone is screened properly before they enter the facility.

Facility Characteristics: The existing gatehouses are approximately 120 square feet and were constructed between 1996 (29 years old) and 2002 (23 years old). Each gatehouse will be expanded to approximately 600 square feet. Each evaluation center has approximately 70 staff and various visitors daily.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$16.93 million at January 2, 2025). The project is expected to result in additional annual operating expenditures, but those amounts have not yet been determined.

Full Project Estimate: \$3,000,000 (internal) funded from Appropriated State (nonrecurring) Funds.

(uu) Project: JBRC Separate Item: Forestry Commission
P12.9608: RMS Santee

Request: Establish Final Land Acquisition to purchase +/- 880 acres Georgetown County.

Included in CPIP: 2024 – CPIP Priority 2 of 2 in FY25 (estimated at \$20,000)
Phase I Approval: October 2024 (estimated at \$3,320,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	20,000		20,000	20,000	40,000
Other, SCCB Grant				3,300,000	3,300,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>3,320,000</u>	<u>3,340,000</u>

Rationale: Acquisition of this property allows the state to protect this property from future development, and with much of this property being placed in the DNR WMA program, it can be preserved for public use. If acquired, the property will be added to the existing Wee Tee State Forest.

Characteristics: The property is +/- 880 acres of timberland that is part of the Pee Dee Basin RMS Initiative that is spread across three counties.

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Financial Impact: The property is being offered by Evergreen Timber CO SC, LLC for \$3,300,000. The acquisition will be funded by Other, Timber Sales Revenue (uncommitted balance \$7.46 million at December 19, 2024) and Other, SC Conservation Bank Grant Funds (uncommitted balance \$6.98 million at December 31, 2024). Timber Sales Revenue Funds are generated from all timber sales and all pine straw sales from all five state forests. The additional \$20,000 is being added to the project to cover the cost of some ongoing survey work. An appraisal was completed in July 2024 and valued the property at \$3,300,000. A Phase I Environmental Site Assessment was completed in December 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Georgetown County and Georgetown County School District authorizing the removal of the property from the tax rolls. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,340,000 funded by Timber Sales Revenue and SC Conservation Bank Grant Funds.

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

(vv) **Project:** JBRC Item 51: Department of Natural Resources
P24.6081: York - York Area Office Rebuild

Request: Establish Phase II Full Construction Budget to replace the existing DNR York Office located in central York County.

Included in CPIP: Yes – 2024 CPIP Priority 16 of 62 in FY25 (estimated at \$1,350,000)
Phase I Approval: October 2023 (estimated at \$1,350,000) (SFAA)

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)	20,250		20,250	600,000	620,250

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(44) (i), (Field/Regional Office and Building Maintenance)			835,117	835,117
			300,000	300,000
FY24 Carryforward				
FY24 Carryforward, (transfer from P24- 6073)			187,500	187,500
Federal, US Fish & Wildlife Service Grant				
All Sources	<u>20,250</u>	<u>20,250</u>	<u>1,922,617</u>	<u>1,942,867</u>

Summary of Work: The project will construct a new multipurpose office at the current location that will be designed to meet ADA accessibility standards and PCI requirements. Upon completion of the new building, the old building will be demolished as part of this project. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing building is past its useful life. The building does not have sufficient space to meet the agencies needs or current security guidelines without major renovation. Additionally, the Freshwater Fisheries section had to vacate property leased from Duke Power due to the latest FERC relicensing plans. Fisheries has occupied storage and temporary office space in the interim, none of which allow for on-site wet lab work.

Facility Characteristics: The existing building is 1,200 square feet and was constructed in 1978 (47 years old). The new building will be approximately 3,520 square feet. The new building will enable the agency to consolidate multiple division needs into one facility that is centrally located and convenient to the public in the northern portion of the state. The new building will be utilized by 11 staff, and 20 to 30 public visitors a day.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance \$979K at December 27, 2024), FY24 Appropriated State, Carryforward (uncommitted balance \$2.43 million at December 27, 2024), and Federal, US Fish & Wildlife Service Grant Funds (uncommitted balance \$188K at December 27, 2024). US Fish & Wildlife

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Service Grant Funds were received to construct a new office building to house fisheries staff and equipment. The project is expected to result in an increase of \$367 (year 1), and \$1,100 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,942,867 fund from Appropriated State (nonrecurring), Carryforward, and US Fish & Wildlife Service Sportfish Restoration Grant Funds. Contract execution is expected in July 2025 and completion of construction in February 2026.

(ww) Project: JBRC Item 52: Department of Natural Resources
P24.6105: Georgetown - Yawkey Center-Rockfish Bridge Replacement

Request: Establish Phase II Full Construction Budget to replace the existing bridge over Rockfish canal that provides access to the Tom Yawkey Wildlife Center.

Included in CPIP: Yes – 2024 CPIP Priority 20 of 62 in FY25 (estimated at \$1,400,000)
Phase I Approval: June 2024 (estimated at \$1,400,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Yawkey Wildlife Operating	42,000		42,000		42,000
Other, Tom Yawkey Wildlife Center Trust				1,242,010	1,242,010
All Sources	<u>42,000</u>		<u>42,000</u>	<u>1,242,010</u>	<u>1,284,010</u>

Summary of Work: The project will replace the existing timber bridge with a concrete superstructure.

Rationale: A recent inspection by a structural engineer identified several deficiencies with the existing bridge and recommended replacement. The lack of a bridge at this location would eliminate vehicular and equipment access to nearly 10,000 acres of Heritage Preserve and 12 state owned buildings.

Facility Characteristics: The existing bridge was constructed in 1965 (60 years old). Approximately 10,000 persons use the bridge annually.

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Financial Impact: This phase of the project will be funded from Other, Tom Yawkey Wildlife Center Trust Fund (uncommitted balance \$1.52 million at December 27, 2024). This grant was awarded for the purpose of supporting the operation and maintenance and the acquisition of additional real property complementary to those tracts of real property owned by DNR in Georgetown County. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,284,010 funded from Tom Yawkey Wildlife Center Trust Funds. Contract execution is expected in July 2025 and completion of construction in January 2026.

(xx) Project: JBRC Item 53: Department of Natural Resources
P24.6099: Sumter/Lee - Bobwhite Hills Land Acquisition (Player)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 774 acres in Sumter and Lee Counties.

Included in CPIP: Yes – 2024 CPIP Priority 44 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
Other, Fish & Wildlife Protection (Deer)				20,000	20,000
Other, Fish & Wildlife Protection (Timber)				20,000	20,000
All Sources				<u>40,000</u>	<u>40,000</u>

Rationale: The property adjoins a 2,490-acre tract leased by DNR as a Wildlife Management Area. Acquisition of the property will increase habitat connectivity and provide additional land for the public to engage in outdoor recreational and educational activities.

Characteristics: The property is composed of an upland longleaf pine savanna ecosystem in an area in which forty-three priority species are known or expected to occur, including four that are classified as federally at-risk.

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Financial Impact: The property is offered by Pheasants Forever, Inc. of St. Paul, Minnesota for the proposed purchase price of \$675,000. The due diligence activities will be funded from Other, Fish & Wildlife Protection (Deer) (uncommitted balance \$1.69 million at December 27, 2024), and Other, Fish & Wildlife Protection (Timber) Funds (uncommitted balance \$976K at December 27, 2024). Fish & Wildlife Protection (Deer) Funds are derived from the sale of antlered and antlerless deer tags. Fish & Wildlife Protection (Timber) Funds are derived from timber harvests on DNR lands. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$5,000 (year 1), \$2,000 (year 2), and \$1,000 (year 3), in annual operating expenditures.

Full Project Estimate: \$715,000 (internal) funded from Fish & Wildlife Protection (Deer), and Fish & Wildlife Protection (Timber) 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.

(yy) Project: JBRC Item 61: Department of Natural Resources
P24.6091: Pickens – Jocassee Gorges WMA Land Acquisition
(Winchester-NLT)

Request: Establish Final Land Acquisition to purchase +/- 234.43 acres of land in Pickens County.

Included in CPIP: Yes – 2024 CPIP Priority 49 of 62 in FY24 (estimated at \$400,000)

Phase I Approval: December 2023 (estimated at \$370,000) (JBRC)

Revise Scope Approval: October 2024 (estimated at \$415,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection (Deer)	20,000		20,000	175,000	195,000
				220,000	220,000
Other, Fish & Wildlife Protection					

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(Timber)				
All Sources	<u>20,000</u>	<u>20,000</u>	<u>395,000</u>	<u>415,000</u>

Rationale:	Acquisition of the property will aid in management activities, connect it to another parcel of interest by DNR and provide additional lands for the public to engage in outdoor recreational activities. The added acreage will provide public access to Little Eastatoe Creek increasing recreational fishing opportunities.
Characteristics:	The property is approximately 3 miles west of Sunset north of US Highway 11. It adjoins the south side of Jocassee Gorges Wildlife Management Area. The property is composed of forested uplands containing planted pine and mixed pine/hardwoods. A section of the Little Eastatoe Creek and three associated streams are also located on the tract.
Financial Impact:	The property is offered by Naturaland Trust for \$395,000. The acquisition will be funded from Fish & Wildlife Protection (Deer) (uncommitted balance \$1.69 million at December 27, 2024), and Fish & Wildlife Protection (Timber) Funds (uncommitted balance \$976K at December 27, 2024). Fish & Wildlife Protection (Deer) Funds are derived from income from the sale of antlered and antlerless deer tags. Fish & Wildlife Protection (Timber) Funds are derived from income from the sale of timber harvests on DNR lands. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$3,000 (year 1), \$2,000 (year 2), and \$500 (year 3), in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$1,530,000. A Phase I Environmental Site Assessment was completed in June 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls.
Full Project Estimate:	\$415,000 funded from Fish & Wildlife Protection (Deer) and Fish & Wildlife Protection (Timber) 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.

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(zz) Project: JBRC Item 63: Department of Parks, Recreation, and Tourism
P28.9796: Paving Agreement with SCDOT

Request: Increase Phase II Full Construction Budget for statewide paving projects at ten (10) state parks.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 37 in FY25 (estimated at \$4,670,000)
Phase I Approval: June 2021 (estimated at \$1,100,000) (SFAA)
Phase II Approval: October 2021 (estimated at \$1,000,000) (SFAA)
Phase II Increase Approval: April 2022 (estimated at \$1,660,000) (SFAA)
Phase II Increase Approval: May 2023 (estimated at \$4,660,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue	15,000	1,645,000	1,660,000		1,660,000
FY23 Appropriated State, Proviso 118.19 (B)(45)(k), (State Park Enhancements)		3,000,000	3,000,000		3,000,000
				500,000	500,000
FY25 Appropriated State, Proviso 118.20 (B)(38)(k), (State Park Road Paving)					
All Sources	<u>15,000</u>	<u>4,645,000</u>	<u>4,660,000</u>	<u>500,000</u>	<u>5,160,000</u>

Summary of Work: This annualized project will be completed in phases and was established to re-pave park roads. The SCDOT will be moving forward with these projects first based on the following priority list provided to them: (1) Barnwell State Park: Partial Re-paving; (2) Charles Town Landing: Entrance Road; (3) Santee State Park: Lake Shore side and possible round about; (4) Table Rock State Park; (5) Chester State Park; (6) Jones Gap State Park; (7) Paris Mountain State Park: Road Shoulder Repair /Patching /Widening; (8) Lake Hartwell State Park; (9) Aiken State Park; (10) Myrtle Beach State Park.

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Barnwell State Park, Charles Town Landing, and Aiken State Park have been completed. This increase will cover Santee State Park and one more on the list included in this project.

Rationale: Through discussions with the SCDOT and a recent completed project, SCPRT has discovered that the SCDOT can repair and resurface roads less expensively and more efficiently than the SCPRT can internally. These funds will be used to reimburse the SCDOT for paving projects. The SCDOT will oversee all on site construction work and when billed by the paving contractor, the SCPRT will reimburse the SCDOT for the expense. The SCDOT will be moving forward with these projects first based on the priority list provided to them.

Facility Characteristics: The roads in the parks are utilized by all park visitors to these sites. It is estimated that approximately 5 million people use the state's park roads each year.

Financial Impact: This increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$500K at November 20, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$5,160,000 funded from Appropriated State (nonrecurring) Funds. Completion of construction is anticipated in December 2026.

(aaa) Project: JBRC Item 65: Department of Parks, Recreation & Tourism
P28.9839: Property Acquisition – Waites Olivia

Request: Establish Final Land Acquisition to purchase +/- 111.22-acres of land in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 29 of 37 in FY25 (estimated at \$20,000)

Phase I Approval: February 2024 (estimated at \$20,000) (JBRC Staff)

Revise Scope &

Change Project Name: February 2025 (estimated at \$2,062,500) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park	20,000		20,000	(20,000)	

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Property Acquisitions)			20,000	20,000
FY25 Appropriated State, Operating			1,000,000	1,000,000
Federal, US Fish & Wildlife's North American Wetland Conservation Act (NAWCA)			1,000,000	1,000,000
Federal, National Coastal Wetland Conservation Grant (NCWCGP)				
All Sources	<u>20,000</u>	<u>20,000</u>	<u>2,000,000</u>	<u>2,020,000</u>

Rationale: This project was established as a donation, however, due to the availability of federal funds to reimburse the state for its initial contribution, the property will now be purchased. The property is one of the last remaining undeveloped and unprotected barrier islands of this size in the southeastern United States. This is a key tract along the Atlantic Ocean that has not been developed. Development on the island would undermine key ecological services afforded by this open space to the larger built environment around it. In addition to supporting priority habitats and species, Waites Island addresses resiliency goals for the state and its protection is a top priority for SC's Office of Resilience. This property is part of an assemblage of tracts Open Space Institute is working with the Boyce family members to acquire.

Characteristics: Waites Island is the most significant undeveloped coastal fringe habitat in the 22 miles from Myrtle Beach to the North Carolina border. The connected salt marsh patches as well as intact dunes and maritime forests protect inland areas with human development and infrastructure during storm events. No construction or renovations will be done on the property.

Financial Impact: The property is offered by Open Space Institute Land Trust for \$2,000,000. The acquisition will be funded from FY25 Appropriated State, Operating Funds (uncommitted balance \$1.966 million at February 14, 2025), Federal, North American Wetland Conservation Act grant (uncommitted balance \$1 million at December 13, 2024), and Federal, National Coastal Wetland Conservation Grant Funds (uncommitted balance \$1 million at December 13, 2024). National American Wetlands Conservation Act funds are

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competitive, matching grants that support public-private partnerships carrying out projects in the U.S. that involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats for the benefit of all wetlands-associated migratory birds. The National Coastal Wetlands Conservation Grants Program annually provides grants of up to \$1 million to coastal and Great Lakes states, as well as U.S. territories to protect, restore and enhance coastal wetland ecosystems and associated uplands. If acquired, no construction will be completed on the property. The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in August 2024 and valued the property at \$5,480,000. A Phase I Environmental Site Assessment was completed in October 2023 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls.

Full Project Estimate: \$2,020,000 funded from Operating, North American Wetland Conservation Act, and National Coastal Wetlands Conservation Grant Funds.

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

(bbb)Project: JBRC Item 66: Department of Parks, Recreation & Tourism
P28.9840: Property Acquisition - Black River Browns Ferry

Request: Establish Final Land Acquisition to purchase +/-311.49 acres in Georgetown County.

Included in CPIP: Yes – 2024 CPIP Priority 30 of 37 in FY25 (estimated at \$1,220,000)
Phase I Approval: March 2024 (estimated at \$1,220,000) (SFAA)

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	20,000		20,000		20,000

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(B)(38)(a), (Additional Park Property Acquisitions)			249,000	249,000
Federal, Land and Water Conservation Grant			284,000	284,000
Other, Park Revenue				
All Sources	<u>20,000</u>	<u>20,000</u>	<u>533,000</u>	<u>553,000</u>

Rationale: Acquisition of the property will provide residents and visitors a wilderness-quality experience along a coastal-plan river. This tract will connect the Mingo Creek Paddle experience with broader paddling experience on the Black River. This property is located near town Choppee and is an important tract to connect and provide access to residents.

Characteristics: The property to be acquired is near the town of Andrews. The land is part of a larger green way that will require additional acquisition.

Financial Impact: The property is offered by Evergreen TimberCo SC, LLC to Open Space Institute Land Trust, Inc. for \$996,768. Open Space Institute Land Trust is offering the property to the state for \$498,000. The acquisition will be funded from Federal, Land and Water Conservation Grant (uncommitted balance \$500K at February 14, 2025), and Other, Park Revenue Funds (uncommitted balance \$7.40 million at February 14, 2025). If acquired, no construction will be completed on the property. The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in December 2023 and valued the property at \$1,065,000. A Phase I Environmental Site Assessment was completed in September 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Georgetown County and Georgetown County School District authorizing the remove of the property from the tax rolls.

Full Project Estimate: \$553,000 funded from Appropriated State (nonrecurring), Land and Water Conservation Grant, and Park Revenue Funds.

Other: The South Carolina Department of Parks Recreation and Tourism has coordinated and collaborated with the South Carolina Conservation Bank to

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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.

(ccc) Project: JBRC Item 68: Department of Parks, Recreation & Tourism
P28.9841: Property Acquisition – Black River Cold Creek
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds in this project to purchase +/- 178.76 acres in Georgetown County.

Included in CPIP: Yes – 2024 CPIP Priority 31 of 37 in FY25 (estimated at \$662,000)
Phase I Approval: March 2024 (estimated at \$662,000) (JBRC)
Phase II Approval: December 2024 (estimated at \$493,931) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000	31,500	51,500		51,500
		221,215	221,215	(221,215)	
FY25 Appropriated State, Operating				221,215	221,215
Federal, Land and Water Conservation		221,215	221,215		
Other, SC Conservation Bank - FY25 Appropriated State, Operating					221,216
All Sources	<u>20,000</u>	<u>473,930</u>	<u>493,930</u>		<u>493,931</u>

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Rationale:	Acquisition of the property will provide residents and visitors a wilderness-quality experience along a coastal-plan river. The agency's presence in the region will help spur visitation and tourism in an economically depressed part of the state. The tract will connect the Mingo Creek Paddle experience with a broader paddling experience on the Black River.
Characteristics:	The property consists of bottomland hardwood forest and undeveloped riverfront on the freshwater tidal reach of Mingo Creek in the Winyah Bay estuary. The Black River provides significant habitat for waterfowl, resident and migratory songbirds and wading birds.
Financial Impact:	The property is offered by Open Space Institute Land Trust, Inc. for \$442,431. The acquisition will be funded from Federal, Land and Water Conservation (uncommitted balance \$321K at November 20, 2024), and Other, SC Conservation Bank FY25 Appropriated State, Operating Funds (uncommitted balance \$13.5 million at October 31, 2024). An appraisal was completed in April 2024 and valued the property at \$642,000. A Phase I Environmental Site Assessment was completed in May 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore not included on the tax rolls. The project is not expected to result in any change in annual operating expenditures.
Full Project Estimate:	\$493,931 funded from Appropriated State (nonrecurring), Land and Water Conservation, and SC Conservation Bank Appropriated State Operating Funds. The project requested an additional \$31,500 for additional survey work that was needed to delineate the tract and confirm the acreage.
Other:	The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

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 IV (Gopher Tortoise-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. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

Project: JBRC Item 57: Department of Natural Resources
P24.6089: Jasper-Coosawhatchie HP Land Acquisition Part IV (Gopher Tortoise-OSI)
Request: Establish Final Land Acquisition to purchase +/- 332.8 acres in Jasper County.
Included in CPIP: Yes – 2024 CPIP Priority 48 of 62 in FY25 (estimated at \$720,000)
Phase I Approval: December 2023 (estimated at \$720,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	20,000		20,000	670,000	690,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>670,000</u>	<u>690,000</u>

Rationale: Acquisition of the property will protect important wildlife species and provide additional lands for the public to engage in outdoor recreational activities.

Characteristics: The property is approximately eight miles north of Ridgeland and three miles west of Interstate 95. It adjoins the west side of Coosawhatchie Heritage Preserve/Wildlife Management Area and is comprised of forested uplands and sand ridges that provide habitat for the state endangered gopher tortoise. More than 170 tortoises currently inhabit the area. Besides the gopher tortoise, the area provides habitat for other herpetofauna of concern, big and small game species, and Neotropical songbirds.

Financial Impact: The property is offered by Open Space Institute Lane Trust for \$670,000. The acquisition will be funded from Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 2024). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to

acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$4,000 (year 1), \$1,000 (year 2), and \$500 (year 3), in annual operating expenditures. An appraisal was completed in August 2024 for the +/- 272.62-acre tract and valued the property at \$670,000. An appraisal was completed in August 2024 for the +/- 60.26-acre tract and valued the property at \$240,000. A Phase I Environmental Site Assessment was completed in September 2024 and found no evidence of recognized environmental conditions in connection with the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls.

Full Project Estimate: \$690,000 funded from Heritage Land Trust Funds.

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

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the Permanent Improvement Project for the Jasper-Coosawhatchie HP Land Acquisition Part IV (Gopher Tortoise-OSI); and as requested by DNR approved an expenditure of \$690,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6089, 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 – Florence – Woodbury HP/WMA Land Acquisition (Snow's Island) (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. The Joint Bond Review Committee (JBRC) reviewed

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and recommended approval.

Project: JBRC Item 51: Department of Natural Resources
P24.6112: Florence - Woodbury HP/WMA Land Acquisition (Snow's Island)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 4,969 acres in Florence County.

Included in CPIP: Yes – 2024 CPIP Priority 12 of 34 in FY26 (estimated at \$20,000)

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

Rationale: Snow's Island and another potential land acquisition property, River Forks, combined will total approximately 7,553 acres and provide protection for more than 60 miles of river and creek frontage. These properties abut to the majority of the 66-mile Revolutionary Rivers Trail, a federally recognized water trail along the State's designated Scenic Lynches and Great Pee Dee rivers. If acquired, the property will be established as a Heritage Preserve and placed in the agency's Wildlife Management Area Program. In addition to the outdoor recreation activities that will be available to the public, this property represents unique and significant natural and cultural resources.

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

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. of New York, New York for the proposed purchase price of \$10,000,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 2024). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating

expenditures.

Full Project Estimate: \$10,020,000 (internal). The Final Land Acquisition will be funded from \$1,500,000 in US Fish & Wildlife Service, North American Wetland Conservation Act, and \$8,500,000 in US Forest Service, Forest Legacy Program 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 Florence – Woodbury HP/WMA Land Acquisition (Snow’s Island); and as requested by DNR approved an expenditure of \$20,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6112, 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, Executive Budget Office: Department of Natural Resources – Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way) (Regular Session #6)

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. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

Project: JBRC Item 53: Department of Natural Resources
P24.6115: Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 106 acres in Pickens County.

Included in CPIP: No – The property was not available for purchase during the 2024 CPIP submission process.

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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, Heritage Land Trust				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Acquisition of this property will protect the viewshed along Highway 11 and limit the threat of development along the Eastatoe Creek. It would expand visitor benefits for users of the existing Jocassee Gorges HP and Wadakoe Mountain HP/WMA by providing opportunities for recreational fishing, hunting, and nature observation. Trails could be established and there is existing parking and trail access across the street from the property on Roy F. Jones Highway. If acquired, this property will be dedicated as a Heritage Preserve and placed into the Corpus of the Heritage Trust program. The property will also be designated a Wildlife Management Area to be added to the Jocassee Gorges WMA.

Characteristics: Jocassee Gorges boasts a diverse array of wildlife, including some of the most abundant salamander and black bear populations in the southeast.

Financial Impact: The property is offered by Naturaland Trust of Greenville, South Carolina for the proposed purchase price of \$475,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 2024). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), and \$1,000 (year 2), in annual operating expenditures.

Full Project Estimate: \$495,000 (internal) funded from Heritage Land Trust Funds.

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

Upon a motion made by Senator Peeler, seconded by Representative Bannister, the Authority approved the Permanent Improvement Project for the Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way); and as requested by DNR approved an expenditure of \$20,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6115, 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 6.

Department of Administration, Facilities Management and Property Services: Easements (Regular Session #7)

The Department of Administration requests approval of the following easement in accordance with SC Code of Laws:

- (a) County Location: Florence
From: Francis Marion University (FMU) (#1228)
To: Duke Energy Progress, LLC
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.212± acre permanent easement for the construction, reconstruction, operation, patrolling, maintenance, inspection, repairing, replacement, modification and removal of overhead and underground electric lines and associated facilities on FMU's property off Francis Marion Road. The easement is necessary to provide electric service to SLED's new Pee Dee District Office and FMU's new construction projects. As the easement is being sought by the State to benefit both SLED and FMU, it does not materially impair the utility of the property or damage it, and FMU has requested that the easement be granted for nominal consideration. Duke Energy Progress, LLC has requested one exception to the 2022 easement policy, and FMU has agreed, which is that the easement be permanent due to the building's intended long lifespan and continuous operational needs for lighting, heating/cooling systems, and equipment functionality requiring an ongoing electricity supply.

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- (b) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Mental Health (DMH) (#1224)
To: Dominion Energy South Carolina, Inc.
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a non-exclusive easement with two easement areas of 0.0146± acre and 0.0143± acre for the installation, operation and maintenance of electric lines and poles and other accessory apparatus and equipment on property of the Department of Mental Health's Crafts-Farrow State Hospital Campus in Northeast Columbia. The easement is necessary to provide electric service to DMH's new Psychiatric Residential Treatment Facility. The term of the easement will be fifty (50) years. As the easement is being sought by DMH to establish service to its new facility, it does not materially impair the utility of the property or damage it, and DMH has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.
- (c) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Mental Health (DMH) (#1225)
To: City of Columbia
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.28± acre assignable, non-exclusive easement for the purpose of access, ingress, egress, construction, operation, reconstruction and maintenance of water lines, vault and appurtenances on property of the Department of Mental Health's Crafts-Farrow State Hospital Camps in Northeast Columbia. The easement is necessary to provide water service to DMH's new Psychiatric Residential Treatment Facility. The term of the easement will be fifty (50) years. As the easement is being sought by DMH to establish power to its new facility, it does not materially impair the utility of the property or damage it, and DMH has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.
- (d) County Location: Charleston
From: The Citadel, The Military College of South Carolina (#1229)
To: Comcast
Consideration: \$744.79 Administrative fee

\$1.00
Description/Purpose: To grant a 0.055± acre non-exclusive easement for the purpose of access, ingress, egress, laying, constructing, maintaining, operating, repairing, altering, replacing and removing fiber optic cable and appurtenant facilities on The Citadel's property on Hagood Avenue. The easement is needed to perform fiber optic upgrades to increase telecommunications and internet capabilities in the building. The term of the easement will be fifty (50) years. As the easement is being sought by The Citadel, it does not materially impair the utility of the property or damage it, and The Citadel 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 by Representative Bannister, seconded by Senator Peeler, 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 7.

Department of Administration, Facilities Management and Property Services: SC Forestry Commission Acquisition of Conservation Easements over ±61,340 acres of Forested Land (Regular Session #8)

The SC Forestry Commission (Forestry) requested approval to acquire four (4) Conservation Easements over a combined total of ±61,340 acres of land as part of the Pee Dee Basin RMS initiative (the "Project") in Marion, Georgetown and Williamsburg counties as follows:

- Evergreen – Evergreen Timberco SC LLC will grant a Conservation Easement to Forestry consisting of ±8,666 acres of substantially natural and undeveloped forested land in Georgetown and Williamsburg counties for \$11,900,000, which is the appraised value of the easement.
- Oak Mountain – Oak Mountain Timberco SC LLC will grant a Conservation Easement to Forestry consisting of ±14,124 acres of substantially natural and undeveloped forested land in Georgetown and Marion counties for \$14,500,000 which is the appraised value of the easement.

- Shades Mountain Timberco SC LLC will grant a Conservation Easement to Forestry consisting of $\pm 2,751$ acres of substantially natural and undeveloped forested land in Georgetown and Marion counties for \$3,400,000, which is the appraised value of the easement.
- Tamarack – Tamarack Timberco SC LLC will grant a Conservation Easement to Forestry consisting of $\pm 35,799$ acres of substantially natural and undeveloped forested land in Georgetown County for \$39,100,000, which is the appraised value of the easement.

An additional ± 880 acres will be purchased in fee simple by Forestry, if approved, under a separate item included on this agenda, bringing the total Project area to $\pm 62,220$ acres. Forestry has indicated that these conservation easements will conserve expansive working forests to benefit the timber economy while conserving habitat for at least 115 priority plant and animal species. The Project will also expand recreational opportunities for residents and visitors, with 7,567 acres open to the public for hunting, fishing and other recreational activities. Forestry will have the right to enter the properties for inspection and monitoring purposes and for enforcement of the terms of the Conservation Easements but will have no responsibility for operation or maintenance of the easement areas.

The Project is being funded as follows:

- For the purchase of the Conservation Easements: \$50,000,000 Forest Legacy Program Inflation Reduction Act Project Grant from the USDA Forest Service, \$17,300,000 contribution from the SC Office of Resilience, \$1,392,000 North American Wetlands Conservation Act grant, \$208,000 Acres Across America Grant.
- For the 880 acre fee simple acquisition (P12-9608): \$3,300,000 contribution from the SC Conservation Bank.

There are also various grants and other contributions being allocated to due diligence, closing costs, and stewardship endowment as shown on the attached chart.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the SC Forestry Commission's acquisition of four (4) Conservation Easements over $\pm 61,340$ acres of forested land in Georgetown, Marion and Williamsburg counties for a combined

total of \$68,900,000, 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: Clemson University Lease of 215 Innovation Drive, Greenville (Regular Session #9)

Clemson University (Clemson) requested approval to lease sixteen thousand nine hundred twenty-five (16,925) square feet of flex space in Greenville from LICAR, LLC for research labs and personnel office space in support of the University's research contract with the Department of Defense supporting the University's Virtual Prototyping of Ground Systems Center and to support research clusters in 3D printing, battery testing and manufacturing, battery materials, fiber weaving, and composites. This is a new lease.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Two offers were received in response to the solicitation. The selected location was the lowest offer and was also determined by Clemson to be the best option due to the location/proximity to Clemson's Campbell Graduate Education Center and Greenville Technical College's Center for Manufacturing Innovation, which they advise allows for continued research and collaboration.

The requested lease term is ten (10) years commencing March 1, 2026.

The rent for the first two years of the term will be \$324,960.00 or \$19.20 per square foot which includes taxes and insurance. The rental rate shall escalate by 2.5% annually over the term beginning in year 3. All other building operating expenses will be billed monthly. The estimated annual costs of the additional building operating expenses are \$2.54 per SF. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	3/1/2026– 2/28/2027	\$27,080.00	\$324,960.00	\$19.20

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YEAR 2	3/1/2027– 2/29/2028	\$27,080.00	\$324,960.00	\$19.20
YEAR 3	3/1/2028– 2/28/2029	\$27,757.00	\$333,084.00	\$19.68
YEAR 4	3/1/2029– 2/28/2030	\$28,450.93	\$341,411.10	\$20.17
YEAR 5	3/1/2030– 2/29/2031	\$29,162.0	\$349,946.38	\$20.68
YEAR 6	3/1/2031– 2/29/2032	\$29,891.25	\$358,695.04	\$21.19
YEAR 7	3/1/2032– 2/28/2033	\$30,638.53	\$367,662.41	\$21.72
YEAR 8	3/1/2033– 2/28/2034	\$31,404.50	\$376,853.97	\$22.27
YEAR 9	3/1/2034– 2/28/2035	\$32,189.61	\$386,275.32	\$22.82
YEAR 10	3/1/2035– 2/29/2036	\$32,994.35	\$395,932.21	\$23.39

The total rent to be paid over the term is \$3,559,780.43. Clemson will upfit the space to accommodate the program needs. It is anticipated that the cost of the upfit will not exceed \$5,900,000 (and similar upfits would have been required if the alternative offer had been pursued.

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

Tenant	Location	Annual Rate per SF
Vacant	6000 Pelham Road, Greenville+*	\$13.00**
Department of Environmental Services	660 Mauldin Road, Greenville	\$20.00
Department of Social Services	714 N. Pleasantburg Drive, Greenville	\$19.11**

*Rate does not include operating and maintenance expenses, which would be an additional tenant responsibility and are estimated at \$10.46/SF based on calendar year 2024 expenses for the location and included taxes and insurance.

**Rate subject to base rent escalations.

+Received in response to solicitation.

The lease has adequate parking in the surface lot surrounding the premises. The lease also meets the State space standards with an approximate density of 210 SF per person.

Clemson has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on March 3, 2025. Lease payments will be funded through grant recoveries.

The lease was approved by the University's Board of Trustees July 18, 2024.

No option to purchase the property is included in the lease. JBRC reviewed and recommended approval on March 26, 2025.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the ten-year lease for Clemson of sixteen thousand nine hundred twenty-five (16,925) square feet of office and lab space in Greenville from LICAR, LLC, as requested by Clemson University, through 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 9.

Department of Administration, Facilities Management and Property Services: SC Department of Social Services Lease of 1628 Browning Road, Columbia (Regular Session Item #10)

The SC Department of Social Services (DSS) requested approval to lease twenty-four thousand six hundred eighty-three (24,683) square feet of office space at 1628 Browning Road in Columbia from Browning Office Investment LLC (Landlord). This is a short-term lease for immediate temporary space as DSS will be ultimately relocating to the new Richland County Family Services Center when completed, which most recently was estimated to be in early calendar year 2027. DSS's current location in County owned space at 3220 Two Notch Road in Columbia has become untenable with respect to the non-public serving areas of the building, requiring an immediate need to relocate staff that work in those office and workstation areas that are not utilized to provide direct in-person client services to the public.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for 22 months with optional renewals. Two offers were received and the proposed offer is the least expensive option.

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The requested lease term is twenty-two months with an option to renew for up to four additional months commencing April 2, 2025.

Rent for the first year of the term will be \$15.85 per square foot. Rent for the second year and any optional months will be at a rate of \$16.33 per square foot (a 3.0% increase). This a full gross lease and includes all operating expenses. The following chart sets forth the rent (rounded) over the maximum possible term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>TERM RENT</u>	<u>RENT PER SF</u>
Months 1-12	\$32,602.13	\$391,225.55	\$15.85
Months 13-22	\$33,589.45	\$335,894.49	\$16.33
4 month additional extension	\$33,589.45	\$134,357.80	\$16.33

The total rent to be paid over the term, if all options are exercised is \$861,477.84 (rounded). The lease meets the state space standard of 210 SF/person with a density of less than 175 SF/person.

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

Tenant	Location	Annual Rate per SF
Vacant	607 Bush River+	\$19.50**
Vacant	700 Gervais	\$22.50**
Vacant	1200 Colonial Life Boulevard, West Tower*	\$22.00**

* Submitted in response to request for proposal.

** Subject to rent escalations.

+ Tenant to reimburse Landlord for its pro-rata share of increases in property taxes over the base year.

DSS will have access to surface parking adjoining the building at no additional cost.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on March 3, 2025. Lease payments will be funded primarily through

State appropriations, Federal Funding and Medicaid. No option to purchase the property is included in the lease.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority approved the proposed 22-month lease and any optional extension for up to four months for the SC Department of Social Services for 24,683 square feet of office space at 1628 Browning Road in Columbia from Browning Office Investments, 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 10.

Department of Administration, Facilities Management and Property Services: SC Retirement System Investment Commission Lease of 1201 Main Street, Columbia (Regular Session Item #11)

The SC Retirement System Investment Commission (RSIC) requested approval to lease nineteen thousand seven hundred (19,700) square feet of office space at 1201 Main Street in Columbia from Hamilton Capitol Center, LLC (Landlord). RSIC has leased space at this location since September 2010. Their current lease is \$18.03/SF and expires on August 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Seven offers were received in response to the solicitation, one of which had insufficient space. Of the remaining offers, the selected location is the second least expensive.

The requested lease term is seven (7) years commencing September 1, 2025.

Rent for the first year of the term will be \$20.32 per square foot. The rental rate shall escalate thereafter by 2.75% annually. This a full gross lease and includes all operating expenses. The following chart sets forth the rent (rounded) over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$33,358.67	\$400,304.00	\$20.32

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YEAR 2	\$34,276.03	\$411,312.36	\$20.88
YEAR 3	\$35,218.62	\$422,623.45	\$21.45
YEAR 4	\$36,187.13	\$434,245.59	\$22.04
YEAR 5	\$37,182.28	\$446,187.35	\$22.65
YEAR 6	\$38,204.79	\$458,457.50	\$23.27
YEAR 7	\$39,255.42	\$471,065.08	\$23.91

The total rent to be paid over the term is \$3,044,195.34 (rounded). The lease meets the state space standard of 210 SF/person with a density of approximately 200 SF/person.

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

Tenant	Location	Annual Rate per SF
Vacant	607 Bush River+**+++	\$19.50
Vacant	700 Gervais+**	\$22.50
Vacant	1333 Main Street+**	\$21.50
Vacant	200 Center Point Circle+**	\$22.50
Vacant	1600 Williams Street+**	\$23.50
Vacant	1441 Main Street+**++	\$23.50

+ Received in response to solicitation.

** Subject to rent escalations.

++ Rate is subject to operating expense escalations.

+++ Tenant to reimburse Landlord for its pro-rate share of increases in property taxes over the base year.

RSIC will have access to up to 9 reserved parking spaces and up to 35 unreserved parking spaces in the garage adjoining the building. RSIC will pay for parking directly to the City of Columbia at an estimated maximum cost of \$30,000.00 per year.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on February 20, 2025. Lease payments will be funded primarily through Commission Operating Funds. No option to purchase the property is included in the lease.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed seven-year lease for the SC Retirement System Investment Commission for 19,700 square feet of office space at 1201 Main Street in Columbia from Hamilton Capitol 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 11.

Department of Administration, Facilities Management and Property Services: State Fiscal Accountability Authority Lease of 1333 Main Street (Regular Session Item #12)

The State Fiscal Accountability Authority (SFAA) requested approval to lease 40,330 square feet of space at 1333 Main Street, Columbia, SC from Galium 1333, LLC. SFAA's current lease of 51,515 square feet at 1201 Main Street expires October 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Eight offers were received. While the selected location is not the lowest cost proposal, SFAA determined that it was the best value for their agency and employees in part due to its proximity to the five-member SFAA board. In addition, the landlord is providing up to 4 months of free rent (contingent on overall renovation costs) and following negotiations, agreed to provide free access to 158 parking spaces.

The requested lease term is 124 months and will commence upon completion of space renovations by the Landlord, as agreed by the parties ("Renovations"). Renovations are anticipated to be completed no later than October 15, 2025. Rent for the first year of the term will be \$19.50 per square foot and will escalate by 3.85% annually as set forth in the chart below:

Year	Annual Rent	Monthly Rent	Rent Per SF
1*	\$ 720,898.75	\$ 65,536.25	\$ 19.50
2	\$ 816,712.75	\$ 68,059.40	\$ 20.25
3	\$ 848,156.19	\$ 70,679.68	\$ 21.03
4	\$ 880,810.20	\$ 73,400.85	\$ 21.84
5	\$ 914,721.39	\$ 76,226.78	\$ 22.68

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6	\$ 949,938.17	\$ 79,161.51	\$ 23.55
7	\$ 986,510.79	\$ 82,209.23	\$ 24.46
8	\$ 1,024,491.45	\$ 85,374.29	\$ 25.40
9	\$ 1,063,934.37	\$ 88,661.20	\$ 26.38
10	\$ 1,104,895.85	\$ 92,074.65	\$ 27.40
11*	\$ 382,478.11	\$ 95,619.53	\$ 28.45

* Reflects 11 months of payments to allow for one free month of rent.

** Year 11 is a partial year, and Tenant will pay four months of rental.

The maximum total rent to be paid over the 124-month term is \$9,693,548.02 (rounded), however, to the extent that Landlord is able to complete all of the Renovations at a cost of no more than \$27.50 per square foot (\$1,109,075), Landlord shall provide Tenant an additional three months of free rent in year one. If the total cost of Renovations exceeds \$1,109,075, the amount of free rent to Tenant shall be reduced by the amount of the additional cost of such Renovations up to \$196,608.75 (or three months rent in year 1). If the Renovations exceed \$1,305,683.75, Landlord shall absorb such additional costs associated with the Renovations. This is a full gross lease and includes all operating expenses.

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

Tenant	Location	Annual Rate per SF*
Vacant	1628 Browning Road	\$14.25
Vacant	7909 Parklane Road	\$17.00
Vacant	202 Arbor Lake Drive	\$19.00
Vacant	1201 Main Street +	\$19.75
Vacant	917 Chapin Road++	\$20.00
Vacant	1600 Williams Street	\$21.50

*Rates are subject to base rent escalations.

+Parking would be an additional cost.

++Subject to operating expense escalations.

The lease meets the space standard of 210 SF/person with a density of approximately 210 SF/person. The agency has adequate funds for the lease based on the Budget Approval Form submitted. Rent will be paid through Spec Operation/Trust funds. No option to purchase the property is included in the lease.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed 124-month lease to the State Fiscal Accountability Authority of 40,330 square feet of space at 1333 Main Street from Galium 1333, 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 12.

Department of Administration on behalf of the College of Charleston: Conveyance and Acquisition of Real Property (Regular Session Item #13)

The College of Charleston (“College”) currently has a 99-year ground lease with the City of Charleston for 34 St. Philip Street, under which the terms of which the City is the owner and operator of a functioning parking structure. The ground lease is set to expire in the year 2106.

In 1981, the College entered into a 99-ground lease of 81 Wentworth Street from the City of Charleston as part of a joint venture parking development and proceeded to build a 515-space parking garage using state funds and proceeds from the College revenue bonds. The lease is set to expire in the year 2080. In May 2022 the garage was determined to be structurally deficient. The College seeks to acquire 81 Wentworth St. and demolish the parking garage and rebuild a new and improved parking structure on land that is owned by the College.

The College and the City of Charleston would like to consolidate ownership of the respective parcels. The College desires to convey 34 St. Philip Street to the City of Charleston as a portion of the consideration to be paid by the College for the acquisition of 81 Wentworth St. The appraised value of 81 Wentworth St. is \$18,114,000 and the appraised value of 34 St. Philip Street is \$10,099,000. The City of Charleston is offering a demolition conveyance amount of \$3,000,000 for the purchase of 81 Wentworth St. to allow the College to demolish the deficient parking garage. The total acquisition cost of 81 Wentworth will be \$5,015,000. No funds will be exchanged for the sale of 34 St. Philip Street.

On March 26, 2025, the Joint Bond Review committee recommended approval of the conveyance and acquisition, contingent upon the College ensuring that, where appropriate, the Grantor’s participation in costs associated with the potential remediation of any environmental conditions following a Phase II Environmental Site Assessment will be contemplated in the

purchase agreement.

Upon a motion by Representative Bannister, seconded by Mr. Loftis, the Authority (1) approved the conveyance of 34 St. Philip Street, Charleston, SC to the City of Charleston as part consideration for the College's acquisition of 81 Wentworth Street, Charleston, SC and (2) established final land acquisition to purchase 81 Wentworth Street, Charleston, SC.

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

Division of Procurement Services: South Carolina Department of Motor Vehicles (SCDMV) – Approval of Contract Duration (Regular Session Item #14)

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. The South Carolina Department of Motor Vehicles (SCDMV) sought Authority approval to enter a contract for modernization of its main business application system with a duration of up to fourteen years after implementation.

The current application, Phoenix, was internally developed in 2002. The Phoenix system has two primary components: a Driver Services component, which performs driver licensing-related functions, and a Vehicle Service component, which performs vehicle titling and registration functions. While this system has functioned adequately for a little over two decades, it now requires modernization to meet evolving technological and operational demands. The modernization of the SCDMV system will be a resource intensive multi-year effort, with estimated implementation costs ranging from \$80 to \$100 million and annual maintenance and support costs ranging from \$5 to \$8 million.

Modernization will not only impact SCDMV personnel. This system will need to interface with over 210 partner organizations. Modernization will significantly impact these external entities requiring modifications and potentially upgrades to their IT systems to enable them to perform their mandated functions. These entities include law enforcement agencies at all levels of government, county taxation offices, State Election Commission, and others as well as a wide range of commercial business enterprises, including automobile dealers, vehicle fleet management organizations such as rental car companies, driving schools, and insurance validators.

A major upgrade in SCDMV's system such as this modernization project involves significant investment and disruption costs for SCDMV and partner organizations. Moreover, employees and stakeholders must go through an extensive training effort to learn the new system. SCDMV and its consultant believe a longer contract duration will reduce these investment and disruption costs and will likely result in more favorable contract pricing and terms.

Based on the forgoing and factors set forth in the letter attached from SCDMV, SCDMV believes entering into a contract with a potential duration of fourteen years after implementation will provide the most efficient system for the state, SCDMV partner organizations, and the citizens who depend on SCDMV services.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority, under authority of SC Consolidated Procurement Code Section 11-35-2030(5), approved South Carolina Department of Motor Vehicles' request to enter a contract for modernization of its main business application system with a duration of up to fourteen years after implementation, as recommended by the Division of Procurement Services.

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

Medical University Hospital Authority: Not Exceeding \$330,000,000 Medical University Hospital Authority FHA Insured Mortgage Revenue Bonds (Indian Land Project), Series 2025 (Regular Session Item #15)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$330,000,000 Medical University Hospital Authority FHA Insured Mortgage Revenue Bonds (Indian Land Project), Series 2025.

The bonds will be used for the purpose of defraying and financing the costs of the construction of a hospital and related auxiliary facilities in Lancaster County, South Carolina.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority adopted a resolution making provision for the issuance and sale of not exceeding \$330,000,000 Medical University Hospital Authority FHA Insured Mortgage Revenue Bonds (Indian Land Project), Series 2025.

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

Exhibit 15.

Medical University Hospital Authority: Not Exceeding \$400,000,000 Medical University Hospital Authority FHA Insured Mortgage Revenue Bonds (Nexton Project), Series 2025 (Regular Session Item #16)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$400,000,000 Medical University Hospital Authority FHA Insured Mortgage Revenue Bonds (Nexton Project), Series 2025.

The bonds will be used for the purpose of defraying and financing the costs of the construction of a hospital and related auxiliary facilities in Berkeley County, South Carolina.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority adopted a resolution making provision for the issuance and sale of not exceeding \$400,000,000 Medical University Hospital Authority FHA Insured Mortgage Revenue Bonds (Nexton Project), Series 2025.

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

Medical University Hospital Authority: Not Exceeding \$130,000,000 Medical University Hospital Authority Promissory Notes (Equipment Financing) (Regular Session Item #17)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$130,000,000 Medical University Hospital Authority Promissory Notes (Equipment Financing).

The bonds will be used to provide financing for equipment to be used by the Medical University Hospital Authority in its hospitals and related auxiliary facilities under development in Indian Land (Lancaster County) and Nexton (Berkeley County).

Upon a motion by Mr. Loftis, seconded by Representative Bannister, adopted a resolution making provision for the issuance and sale of not exceeding \$130,000,000 Medical University Hospital Authority Promissory Notes (Equipment Financing).

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

State Fiscal Accountability Authority: Annual Report of State Housing Tax Credits (Regular Session Item #18)

Section 12-6-3795(C)(4) of the South Carolina Code of Laws provides that the State Housing Finance and Development Authority must furnish no later than January 31 of each year an annual report of South Carolina housing tax credits allocated pursuant to this section, which must include for the preceding calendar year the total amount of tax credits allocated. The annual report must be furnished to the President of the Senate, the Speaker of the House of Representatives, the Chairman of the House Ways and Means Committee, the Joint Bond Review Committee, and the State Fiscal Accountability Authority. The State Housing Finance and Development Authority provided its report for calendar year 2024 on January 31, 2025.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority received as information the Annual Report of State Housing Tax Credits from the State Housing Finance and Development Authority.

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

Executive Director: Revenue Bonds (State Housing Finance and Development Authority) (Regular Session Item #19)

The required review on the following proposal to issue revenue bonds was completed with satisfactory results. The project required approval under State law.

- a. Issuing Authority: State Housing Finance and Development Authority
- Amount of Issue: N/E \$178,000,000 Mortgage Revenue Bonds, Series 2025B
- Allocation Needed: \$178,000,000 of 2024 ceiling allocation carry forward to be used
- Name of Project: Single Family Mortgage Revenue Bonds
- Employment Impact: n/a
- Project Description: Single Family Mortgage Revenue Bonds
- Bond Counsel: Rion D. Foley, Burr Forman McNair
- Note:** **The carryforward allocation being utilized is derived from State Housing Finance and Development Authority's single family mortgage revenue bond resource and is not subject to the provisions of the 2025 South Carolina State Ceiling Allocation Plan, Section E.**

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority adopted the resolution approving the referenced proposal 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 19.

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #20)

The next regular meeting of the State Fiscal Accountability Authority will be held at 2:00 p.m. on Tuesday, June 10, 2025, in Room 252, Edgar A. Brown Building.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority agreed to meet at 2:00 p.m. on Tuesday, June 10, 2025, in Room 252, Edgar A. Brown Building.

Information relating to this matter has been retained in these files and is identified as Exhibit 20.

Adjournment

The meeting was adjourned at 9:44 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted near the Board Secretary's office in the Wade Hampton Building, and in the lobbies of the Wade Hampton Building and the Edgar A. Brown Building at 3:15 p.m. on Friday, March 28, 2025.]