

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

February 4, 2025 -- 9:30 A.M.

The Tobacco Settlement Revenue Management Authority (the Authority) met at 9:30 a.m. on Tuesday, February 4, 2025, in Room 252 in the Edgar A. Brown Building, with the following members in attendance:

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

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; 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.

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

Adoption of Agenda

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

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

In accord with South Carolina Code of Laws Section 11-49-60 (12), the Authority was asked to adopt the attached proposed fiscal year budget for the period July 1, 2025, through June 30, 2026, as submitted by the State Treasurer. The proposed budget is anticipated to cover, in part, expenses including, but is not limited to, professional services, payment of insurance premiums for members of the Authority Board, and other expenses related to the operation and

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administration of the Authority.

Upon a motion by Mr. Loftis the Authority adopted the operating budget for the Authority's fiscal year budget for the period July 1, 2025, through June 30, 2026.

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

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

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

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, in accord with Code Section 11-49-100, the Authority received as information the Tobacco Settlement Revenue Management Authority's Financial Statement for the Fiscal Year Ended June 30, 2024, and approved the submittal of the Financial Statement to the State Fiscal Accountability Authority.

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

Adjournment

The meeting was adjourned at 9:58 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted on bulletin boards 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 2:00 p.m. on Friday, January 31, 2025.]

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

February 4, 2025 – 9:30 A.M.

The State Fiscal Accountability Authority (Authority) met at 9:30 a.m. on Tuesday, February 4, 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; 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

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

Minutes of Previous Meetings

The Authority approved the minutes of the December 10, 2024, 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
\$7,700,000; South Carolina State Housing Authority (“SCSHFDA”) Multifamily Housing Revenue Bonds; A.C.T.S. Community; Series 2025	A.C.T.S. Community Apartments, LP (A.C.T.S. Community) Conduit: SCSHFDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Issuer’s Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	1/3/2025
\$20,220,000 South Carolina State Housing Authority (“SCSHFDA”) Multifamily Housing Revenue Bonds; Livewell Terrace; Series 2025	Livewell Terrace Limited Partnership (Livewell Terrace) Conduit: SCSHFDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Issuer’s Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	1/3/2025
\$17,000,000 South Carolina State Housing Authority (“SCSHFDA”) Multifamily Housing Revenue Bonds; Oak Grove; Series 2025	Oak Grove at Hunt Club, LLC (Oak Grove) Conduit: SCSHFDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Issuer’s Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	1/3/2025
\$14,500,000 South Carolina State Housing Authority (“SCSHFDA”) Multifamily Housing Revenue Bonds; Pinehaven Villas; Series 2025	Pinehaven Villas Acquisition Partners, LP (Pinehaven Villas) Conduit: SCSHFDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Issuer’s Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	1/3/2025
\$17,000,000 South Carolina State Housing Authority	Willowbrook at Wateree, LLC (Willowbrook at	Howell Linkous & Nettles –	Issuer’s Counsel to SC State Housing	1/3/2025

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("SCSHFDA") Multifamily Housing Revenue Bonds; Willowbrook at Wateree; Series 2025	Wateree) Conduit: SCSHFDA	Sam Howell, Alan Linkous	Authority – Lee Ann Watson (General Counsel)	
\$13,200,000 South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Edgewood School; Series 2025	Edgewood School Apartments, LP (Edgewood School) Conduit: SCSHFDA	Parker Poe Adams & Bernstein – Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	1/3/2025
\$170,000,000; South Carolina Jobs- Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds, Series 2025; University Medical Associates of the Medical University of South Carolina	University Medical Associates of the Medical University of South Carolina Conduit: SCJEDA	Burr & Forman - Rion Foley, George Morrison	Pope Flynn - Joe Lucas	12/11/2024
\$32,000,000; South Carolina Jobs- Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds, Series 2025; Cogito Academies	Cogito Academies Conduit: SCJEDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Parker Poe Adams & Bernstein – Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	11/20/2024
\$10,000,000; South Carolina Jobs- Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds, Series 2025; Affordable Senior	Affordable Senior Housing Foundation, Inc.- Pee Dee Gardens Conduit: SCJEDA	Burr & Forman- Michael Seezen	Howell Linkous & Nettles – Sam Howell, Alan Linkous	11/20/2024

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Housing Foundation, Inc.; Pee Dee Gardens				
\$115,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds, Series 2025; Foothill Affordable Housing Foundation, Inc & Foundation for Affordable Housing V, Inc.; The Paddock Club & The Fairways	Foothill Affordable Housing Foundation, Inc & Foundation for Affordable Housing V, Inc.-The Paddock Club & The Fairways Conduit: SCJEDA	Parker Poe Adams & Bernstein – Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Haynworth Sinkler Boyd - Kathy McKinney	11/20/2024

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$10,000,000; Winthrop University, South Carolina Higher Education Revenue Bonds; Series 2025	Winthrop University	Pope Flynn Group – Gary Pope	Spencer & Spencer, PA-Paul Dillingham	1/2/2025

SPECIAL ASSIGNMENT OF BOND COUNSEL:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
Advice and counsel to SC State University in connection with financing through HBCU Capital Financing Program; Health & Wellness	SC State University	Pope Flynn Group – Gary Pope	N/A	11/26/2024

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Center & New Student Residence Hall				
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Upon a motion by Mr. Loftis, seconded by Representative Bannister, 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.

Department of Administration, Executive Budget Office: Permanent Improvement Projects (Regular Session Item #2)

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
H15.9690: College Lodge Residence Hall Demolition
- Request: Establish Phase I Pre-Design Budget to demolish the vacant building, courtyard, and parking area.
- Included in CPIP: Yes – 2024 CPIP Priority 8 of 8 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
Other, Capital Improvement Project				100,000	100,000
All Sources				<u>100,000</u>	<u>100,000</u>

Summary of Work: The project will demolish the vacant building, courtyard, and parking area.

Once demolished, the site will temporarily serve as greenspace or surface parking until the purpose of a replacement building is confirmed.

Rationale: Structural deficiencies and building envelope issues are allowing water intrusion. Additionally, the building has an outdated fire alarm system, lacks a fire sprinkler system, and does not meet current seismic requirements or ADA compliance. A fully renovated building would provide about 15-20 additional years of useful life, whereas a new building could provide approximately 40 years.

Facility Characteristics: College Lodge Residence Hall is 71,375 square feet and was constructed in 1963 (61 years old). The six-level 200-bed building was constructed as the Downtowner Motor Inn on a .23-acre parcel at 159 Calhoun Street. The college purchased the building in 1975 (49 years ago), and the last significant renovation was completed in 2004 (20 years ago). The building was taken offline in May 2023.

Financial Impact: The project will be funded from Other, Capital Improvement Project Funds (uncommitted balance \$28.30 million at October 2, 2024). Revenue to this fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. The project is expected to result in a decrease of \$404,955 (year 1), \$417,104 (year 2), and \$429,617 (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: \$3,855,000 (internal) funded by Capital Improvement Project Funds. The Phase I amount requested is 2.59% of the estimated cost to complete the project and the additional amount will be used to prepare a precise and controlled demolition plan because underground conditions are currently unknown.

(b) Project: JBRC Item 2: University of South Carolina – Columbia
H27.6161: Barnwell College Renovation

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

Included in CPIP: Yes – 2024 CPIP Priority 4 of 5 in FY27 (estimated at \$30,000,000)

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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, Institutional				700,000	700,000
All Sources				<u>700,000</u>	<u>700,000</u>

Summary of Work: The project will add classrooms and update meeting rooms, faculty labs, offices, and support spaces. New floor plans are expected to require almost a full gut of the existing interior. New plans will emphasize maximizing natural light and creating efficient learning and faculty environments. Restrooms will be replaced and designed to comply with modern accessibility standards. The project will replace aged MEP building systems and integrate a sprinkler system into the building. Site work will replace aged underground energy and utility infrastructure serving Barnwell College and enhance landscaping and hardscaping in Gibbes Green south of Barnwell College. The renovations will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: Barnwell College is the last remaining Gibbes Green building that has not been renovated since the 1980s. Per the university, the building has an interior layout that does not support a modern academic program. Building systems are at, or nearing, life expectancy and the building does not comply with current life safety and accessibility codes.

Facility Characteristics: Barnwell College is 58,623 square feet and was constructed in 1910 (114 years old). The building houses Academic/Programs, Office/Administrative, Support Services, and Food Service. The building is utilized by approximately 5,000 students, faculty, and staff.

Financial Impact: The project will be funded from Other, Institutional Funds (uncommitted balance \$1.4 million at September 30, 2024). Revenue to this fund is operating funds carried forward from one fiscal year to the next from excess revenue over expenditures. The project is expected to result in a decrease of \$110,150 (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: \$43,630,000 (internal). Phase II will be funded by State Institution Bond Funds. The Phase I amount requested is 1.60% 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 3: University of South Carolina – Columbia
H27.6162: McKissick Building Renovation

Request: Establish Phase I Pre-Design Budget to comprehensively renovate and reconfigure the interior of the building, and complete exterior renovations.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 6 in FY26 (estimated at \$40,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				700,000	700,000
All Sources				<u>700,000</u>	<u>700,000</u>

Summary of Work: The project will renovate and reconfigure interior space to include classrooms and study spaces. Structural mezzanines will be removed to optimize volume for new classrooms. Existing aged MEP building systems will be replaced, and a sprinkler system will be installed. The lower two floors will be modernized to improve the services of the Visitors Center. The upper two floors will be renovated to offer approximately 12 classrooms depending on the ultimate capacities of individual rooms. The plans offer numerous study space options, and a café is intended for a new two-story entrance lobby from Gibbes Green. The renovation will re-expose the windows to the interior. Exterior work will create new student entrance patios surveying Gibbes Green, enhanced accessibility for disabled visitors, minor exterior limestone repairs, and the potential creation of a roof terrace to overlook Gibbes Green. Sitework will replace aged underground energy and utility infrastructure serving McKissick and enhance landscaping and hardscaping in Gibbes Green east of McKissick. The renovations will be designed to meet either LEED Silver or Two Green Globes certification standards.

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Rationale: New classroom and study space will address student demand. The MEP and life safety building systems, and energy/utility infrastructure need replacement due to exceeded service lives and/or code compliance.

Facility Characteristics: McKissick is 60,524 square feet and was constructed in 1940 (84 years old). The building houses Academic/Programs, Office/Administrative, Support Services, and Food Service. The building is utilized by approximately 5,000 students, faculty, staff, and the local community.

Financial Impact: This phase of the project will be funded from Other, Institutional Funds (uncommitted balance \$1.4 million at September 30, 2024). Revenue to this fund is operating funds carried forward from one fiscal year to the next from excess revenue over expenditures. The project is expected to result in a decrease of \$85,000 (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: \$47,550,000 (internal). Phase II will be funded by State Institution Bond Funds.

(d) Project: JBRC Item 4: University of South Carolina – Columbia
H27.6163: Williams-Brice Stadium West Stands Renovation

Request: Establish Phase I Pre-Design Budget to comprehensively renovate multiple levels at the grandstand.

Included in CPIP: Yes – 2024 CPIP Priority 20 of 21 in FY25 (estimated at \$72,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Athletic Institutional				4,000,000	4,000,000
All Sources				<u>4,000,000</u>	<u>4,000,000</u>

Summary of Work: The project will comprehensively renovate multiple levels, primarily at the west grandstand and relatively minimally at the north end zone of the stadium, to broadly improve fan amenity spaces. Approximately 10,000

square foot of conditioned space is being added within the existing stadium footprint at the North End Zone. The West Stands, at the 100 and 200 levels, will be gutted and new suites, club spaces, restrooms, and concessions will be created. The Main and Ground Level Concourses will be renovated to provide a club, new restrooms, and concessions. A new elevator tower and stairs will offer fans more options to access the elevated concourses from the west plaza. New MEP systems will be provided at all conditioned spaces. Audio/Visual equipment will be provided throughout renovated areas. The project will also investigate options to create conditioned space under the north end zone stands and lightly renovate areas in the Floyd Building for student fan use. A master plan to inform future phases of work at other stadium zones will also be executed as part of the Phase I process. The decision to design the renovations to meet LEED Silver or Two Green Globes certification standards will be determined during the Phase I process.

Rationale: Williams-Brice Stadium has only 18 suites- the lowest count of any stadium in the Southeastern Conference. The project would increase the suite quantity to 36 suites. Increased suites will address demand from fans and generate new revenue. Improvements at the north end zone would improve the game day experience for students who have no access to air-conditioned concession spaces to escape the heat. The project will also abate an estimated \$40 million of deferred maintenance in the West and North zones of the stadium.

Facility Characteristics: Williams-Brice Stadium is 500,000 square feet and was constructed in 1934 (90 years old). The west stands were completely rebuilt in 1972 (52 years old). The Floyd Building was constructed in 1994 (30 years old). The stadium is utilized for athletics and football and event attendees.

Financial Impact: This phase of the project will be funded from Other, Athletic Institutional Funds (uncommitted balance \$4 million at September 30, 2024). Revenue to this fund is operating funds carried forward from one fiscal year to the next from excess revenue over expenditures. The project is expected to result in a decrease of \$10,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. 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: \$200,000,000 (internal). Phase II will be funded by Athletic Facilities Bond 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.

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(e) Project: JBRC Item 5: University of South Carolina - Upstate
H34.9559: FY25 Campus-wide Interior Building Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to address critical interior maintenance, repairs, and renovations.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at \$15,500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (13)(a), (Maintenance, Renovation, and Replacement)				2,000,000	2,000,000
				2,000,000	2,000,000
FY25 Appropriated State (16), (Maintenance, Renovation and Replacement)					
All Sources				<u>4,000,000</u>	<u>4,000,000</u>

Summary of Work: The project will replace flooring, window and wall caulking, painting, fixtures and finishes to classrooms, offices, general education areas, and meeting spaces. The air handler units at the University Readiness Center will also be replaced. Lastly, the domestic water heater will be replaced at the College of Arts & Sciences Buildings.

Rationale: This specific work has been prioritized based on the criticality of their maintenance needs, impact to academic mission, and to make the most impact on the maintenance needs.

Facility Characteristics: The Health Education Center is 149,402 square feet and was constructed in 2007 (17 years old). The Sansbury Campus Life Center is 60,726 square feet and was constructed in 1994 (30 years old). The Library is 73,648 square feet and was constructed in 1976 (48 years old). The Horace C.

Smith Science Building is 65,541 square feet and was constructed in 1984 (40 years old). The Humanities & Performing Arts Center is 57,899 square feet and was constructed in 1990 (34 years old). The Media Center is 48,394 square feet and was constructed in 1979 (45 years old). The Arts & Sciences Building is 26,573 square feet and was constructed in 1982 (42 years old). The Hodge Center is 83,090 square feet and was constructed in 1973 (51 years old). The University Readiness Center is 57,384 square feet and was constructed in 1980 (44 years old). The facilities are utilized for academic programs, classrooms, theater space, athletics/recreational space, office/administrative space, and food service. Approximately 5,000 students, faculty and staff utilize the facilities.

Financial Impact: The project will be funded from FY25 Capital Reserve (uncommitted balance \$2 million at October 14, 2024), and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance is \$2 million at October 14, 2024). The project is expected to result in a decrease of \$50,000 (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 \$85 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$4,000,000 (internal) funded from Capital Reserve and Appropriated State Funds. Contract execution is expected in February 2025 and completion of construction in December 2026.

(f) Project: JBRC Item 6: University of South Carolina - Lancaster
H37.9525: FY24 Maintenance, Renovation, and Replacement

Request: Change Source of Funds, Revise Scope, and increase Phase II Full Construction Budget to complete various critical maintenance, repairs, and renovation needs campus wide.

Included in CPIP: No – The federal funding was not received until after the 2024 CPIP submission process.

Phase II Approval: February 2024 (estimated at \$5,000,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (12),	5,000,000		5,000,000		5,000,000

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(Maintenance, Renovation, and Replacement)			2,800,000	2,800,000
Federal, DHHS				
All Sources	<u>5,000,000</u>	<u>5,000,000</u>	<u>2,800,000</u>	<u>7,800,000</u>

Summary of Work: The project was established to complete campus-wide interior improvements and maintenance to four (4) facilities. The work included paint, carpet, tile, fire suppression system upgrades, fire alarm system upgrades, HVAC replacement, lighting, and exterior walkway and pedestrian improvements. The scope revision will add the renovation of approximately 12,000 square feet of Hubbard Hall. The additional renovation will reconfigure and update the space to provide a more interactive and functional space with better circulation and improve flow between clinical/classroom space. The scope will include converting an existing office into a welcome center, transition a classroom into a health coaching training lab to involve tele-medicine, modernize a testing lab space to create a lab and simulation room, update a classroom for an engaging high tech anatomy lab, and reconfigure space so an additional 360 square feet will be utilized as a home environment room and CPR simulation lab with resuscitation quality improvement technology. Additionally, upgrades to technology, lighting, plumbing, HVAC, and fire protection will be addressed from these renovations.

Rationale: This federal award will run concurrently with Hubbard Hall renovations from the original scope of work to provide the most cost effective and time saving methods. This specific work has been prioritized based on the criticality of their maintenance needs, impact to academic mission, and to make the most impact on the maintenance needs.

Facility Characteristics: The James Bradley Arts and Sciences Building is 66,242 square feet and was constructed in 2000 (24 years old). Hubbard Hall is 37,894 square feet and was constructed in 1964 (60 years old). Medford Library is 49,681 square feet and was constructed in 1974 (50 years old). Founders Hall is 40,787 square feet and was constructed in 2014 (10 years old). Approximately 2,000 students, faculty and staff will benefit from the improvements.

Financial Impact: This increase will be funded from Federal, Department of Health and Human Services Funds (uncommitted balance \$2.8 million at October 31, 2024). The project is expected to result in a decrease of \$45,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be

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increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$50 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$7,800,000 funded from Capital Reserve and Department of Health and Human Services Funds. Contract execution is expected in February 2025 and completion of construction in June 2026.

(g) Project: JBRC Item 7: University of South Carolina - Sumter
H39.9523: Science Building Renovation II
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Revise Scope and increase Phase II Full Construction Budget to complete additional upgrades to the building.

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

Phase II Approval: January 2019 (estimated at \$2,250,000) (Admin.)

Phase II Increase &

Revise Scope: April 2020 (estimated at 4,500,000) (Admin.)

Revise Scope: October 2021 (estimated at 4,500,000) (Admin.)

Phase II Increase &

Revise Scope: July 2022 (estimated at \$7,700,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (16), (Sumter Campus Science Building) (transfer from 9520)				177,048	177,048
FY19 Capital Reserve (26), (Science Building Renovation)	2,250,000		2,250,000		2,250,000
	2,250,000		2,250,000		2,250,000
FY20 Capital Reserve (8), (Science Building Renovation)		3,200,000	3,200,000	300,000	3,500,000

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FY22 Capital Reserve
(18), (Science
Laboratory)

All Sources	<u>4,500,000</u>	<u>3,200,000</u>	<u>7,700,000</u>	<u>477,048</u>	<u>8,177,048</u>
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Summary of Work: The project was established to renovate four (4) labs which included the associated prep and work rooms. The work includes mechanical and electrical upgrades, installing a fire sprinkler system, ADA accessibility improvements, new finishes and equipment, and improvements to comply with state energy and sustainability standards. The revised scope will cover an outdoor laboratory space. 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 renovations facility will allow for the space to better serve the faculty, staff, and students who occupy the space.

Facility Characteristics: The Science Building is 21,459 sq. ft. and was constructed in 1967 (57 years old). The total square footage of the portion to be renovated is approximately 10,000 square feet. Based on 6 lab sessions per week, approximately 555 students and faculty are estimated to utilize the lab spaces. The new covered outdoor lab space is 1,000 square feet and will accommodate 30 students. When not in use by academic functions, it will serve 1,600+ students, faculty, and staff campus community as an outdoor study space and for events.

Financial Impact: This increase will be funded from FY17 and FY22 Capital Reserve Funds (uncommitted balance is \$478K at September 10, 2024). The project is expected to result in a decrease of \$8,425 (year 1), and \$16,850 (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: \$8,177,048 funded from Capital Reserve Funds. Contract execution is expected in February 2025 and completion of construction in December 2025.

(h) **Project:** JBRC Item 9: Winthrop University
H47.9620: Tillman Hall Renovation

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

Included in CPIP: Yes – 2024 CPIP Priority 2 of 12 in FY26 (estimated at \$15,750,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(19), (Maintenance, Renovation, and Replacement)				315,000	315,000
All Sources				<u>315,000</u>	<u>315,000</u>

Summary of Work: The project will include space reconfiguration, new paint and flooring, HVAC, electrical, plumbing upgrades, bathroom, elevator, ADA accessibility, and life safety upgrades. Exterior details will be repaired/repainted. The auditorium will receive new flooring, finishes, seating, theatre sound-light-AV-stage rigging updates. The Phase I process will determine if the entire building will be renovated or if it will only be partially renovated.

Rationale: The intent of the renovation is to relocate administrative functions out of the building and relocate student services groups into Tillman to create a one stop student support hub.

Facility Characteristics: Tillman Hall is 115,264 square feet and was constructed in 1894 (130 years old). There have been several renovations and modifications to the building since construction, with the last significant renovation being in the 1980's (44 years ago). Tillman Hall is the original campus administrative, and classroom building, and is used currently for administrative, student, and campus support offices.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (non-recurring) Funds (uncommitted balance \$1 million at October 29, 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 \$543 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

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Full Project Estimate: \$15,750,000 (internal). The university is requesting \$15,750,000 in the FY25-26 budget request process to fund the construction of the project. If full funding is not received, the university will review available funds to determine how much work, and what work can be accomplished, and/or if the project should be delayed for another year to seek additional funding or other options to address funding. 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 Construction Manager At Risk and environmental material testing.

(i) Project: JBRC Separate Item: Winthrop University
H47.9613: Courtyard Apartment Purchase

Request: Establish Final Land Acquisition to purchase +/- 4.58 acres including the Courtyard Apartments in York County.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 9 in FY25 (estimated at \$11,500,000)
Phase I Approval: October 2023 (estimated at \$10,420,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				9,705,000	9,705,000
Other, Housing Revenue	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>9,705,000</u>	<u>9,725,000</u>

Rationale: The apartments are on the boundary of campus and are solely used for Winthrop student housing. Based on its high occupancy rate and the current complexities related to the management and support provided by the university to operate the facility, the university would like to acquire the apartments by buying out Winthrop University Real Estate Foundation's current debt, which must be refinanced by August 27, 2025.

Characteristics: The 4-story apartment building is 103,495 square feet and was constructed in 2002 (22 years old). The building includes 2 and 4 bed apartment style units, with a total occupancy of 401.

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Financial Impact: The property is offered by Winthrop University Real Estate Foundation Development, LLC for \$9,630,000. The acquisition will be funded from Revenue Bond Funds (to be issued). An appraisal was completed in October 2024 and valued the property at \$29,600,000. A Phase I Environmental Site Assessment was completed in December 2023 and identified the historical industrial operations as a REC based on the length of time industrial operations took place on the site and the reported residual contamination and fly ash on the site. However, based on the assessment and ligation documents reviewed, the contamination has been addressed to the satisfaction of the SC Department of Environmental Services. The assessment further noted, if subsurface earthwork or redevelopment is to occur in the future, it is recommended that assessments be conducted at that time to identify conditions to which future construction workers or residents will be exposed and refer to the most recent SC Department of Environmental Services guidance regarding handling and disposing of fly ash. A Property Condition Assessment report was completed in July 2023 and found \$159,300 in immediate costs to be rectified. The project is expected to result in a decrease of 605,000 (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 \$543 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$9,725,000 funded by Revenue Bonds and Housing Revenue Funds.

(j) **Project:** JBRC Item 10: Piedmont Technical College
H59.6333: Library and Student Engagement Center
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to renovate the upstairs of the library on the Greenwood Campus.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY26 (estimated at \$27,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18				109,500	109,500

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(B)(27)(n),
(Maintenance,
Renovation and
Replacement)

All Sources

109,500

109,500

Summary of Work: The project will renovate the upstairs of the existing library facility to create collaboration space for student engagement. This renovation will provide areas for focused group and independent study, casual interactions, and private study spaces. Additionally, the renovation will include a workforce engagement and training area, allowing opportunities for students to engage with local industry partners. These renovations will not be designed to meet LEED Silver or Two Green Globes certification standards, but all upgrades and improvements made during this project will contribute to the overall certification points, laying the groundwork for the project's environmental and sustainability goals. Upon completion of an additional, future project, it is anticipated that the requirements for Two Green Globes certification will be met.

Rationale: Renovating the upstairs will provide collaborative and student spaces that enhance library functionality and better serve student needs.

Facility Characteristics: The existing Library Building is 42,000 square feet and was constructed in 1991 (33 years old). Approximately 21,000 square feet will be renovated in this project. Once renovated, the space will be house the Student Engagement Center and be utilized by approximately 2,649 students who attend at the Greenwood Campus, as well as it will be available to all credit and non-credit students regardless of their primary campus location.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$2.29 million at October 29, 2024). The project is expected to result in a decrease of \$15,000 (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 \$150 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$7,300,000 (internal). Phase II will be funded by \$2,120,231 in FY22 Appropriated State (nonrecurring), \$3,711,966 in FY23 Appropriated State (nonrecurring), and \$1,358,303 in FY25 Capital Reserve Funds. The estimated cost to complete the project has decreased from the 2024 CIP

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submission because the scope of work has been decreased due to funding limitations. The project will now be completed in stages as part of two separate projects.

(k) Project: JBRC Item 11: Piedmont Technical College
H59.6302: Saluda Center for Manufacturing Excellence
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 5 of 5 in FY25 (estimated at \$14,382,500)
Phase I Approval: February 2024 (estimated at \$14,382,500) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(k), (Manufacturing Center and New Campus)	215,738		215,738	14,166,762	14,382,500
All Sources	<u>215,738</u>		<u>215,738</u>	<u>14,166,762</u>	<u>14,382,500</u>

Summary of Work: The project will construct a facility that will support advance manufacturing programs for the college in the area. The new facility will consist of high bay technical lab spaces with support classrooms, and additional classrooms for non-lab instruction, administrative spaces, and restrooms. The scope of work will also include required sitework development and parking to support the facility. 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: There is a need to provide manufacturing program opportunities to areas that are currently underserved due to travel distances that includes communities both inside and outside of PTC's service area. This facility will allow those communities to be better served by offering opportunities that will be located significantly closer to them in the PTC service area.

The current facilities are constrained by the physical footprint and cannot support the addition of advanced manufacturing programs.

Facility Characteristics: The new Saluda Center will be 21,000 square feet. The planned instruction for the new facility includes Mechatronics and CNC programs with flexibility to include additional programs in the future. The college currently enrolls between 10 and 21 students from Saluda in the targeted programs. Between dual enrollment opportunities and adult enrollment, it is expected that an additional 50 credit students per academic year in these programs due to the addition of the space. The college will also provide continuing education opportunities. Each of the targeted programs would bring multiple additional faculty to campus, and would serve a variety of clients, including local businesses and industries, the Saluda, Lexington and Aiken County school districts, and the local population.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$14.16 million at October 28, 2024). The new facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$775,738 over 30-years. The project is expected to result in an increase of \$120,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$14,382,500 funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in January 2026 and completion of construction in March 2027.

(I) **Project:** JBRC Item 12: Piedmont Technical College
H59.6193: New Construction for Health Sciences Replacement

Request: Change Source of Funds to add EDA funds received to the project to construct a 27,000 square foot replacement building on the Piedmont Campus.

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

Phase I Approval: April 2022 (estimated at \$9,150,000) (SFAA)

**Phase II Approval,
Revise Scope, &**

Change Project Name: March 2023 (estimated at \$16,632,000) (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
FY22 Capital Reserve (24), (Maintenance, Renovation, and Replacement)		696,875	696,875		696,875
		6,893,159	6,893,159	(2,229,731)	4,663,428
FY22 Appropriated State, Proviso 118.18 (B)(27)(n), (Maintenance, Renovation, and Replacement)		3,674,093	3,674,093	(3,674,093)	
FY23 Appropriated State, Proviso 118.19 (B)(27)(j), (Maintenance, Renovation, and Replacement)	137,250	5,230,623	5,367,873	(5,367,873)	
				11,271,697	11,271,697
Other, College					
Other, US Department of Commerce EDA					
All Sources	<u>137,250</u>	<u>16,494,750</u>	<u>16,632,000</u>		<u>16,632,000</u>

Summary of Work: The project was established to renovate and repair the two existing Health and Science Buildings and construct an additional 12,100 square foot connector building on the Piedmont Campus. The revised scope will now construct a 27,000 square foot facility that will include Nursing simulation labs, Nursing skills labs, Cardiovascular Labs, and classrooms. The new Health Science Building will be a 2-story, slab-on-grade building with a low-slope insulated roof and internal roof draining. The building structure will be structural steel framing. The building envelope will consist of brick veneer, fiber-cement rainscreen and aluminum curtainwall. 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. Buildings H & S, which are currently housing these programs, will remain in use as swing space until the completion of the replacement facility. It is anticipated that Buildings H & S will be demolished as a separate project for a total estimated cost of \$250,000 to \$275,000.

Rationale: Building H and S do not provide adequate teaching and lab space. The new facility will provide modern lab spaces which are needed to ensure the students are practice-ready when completing the programs, per the college. The number of students has grown from 1,181 students enrolled in a pre-health program in the 2017-2018 academic year to 1,674 in the most recent full year.

Facility Characteristics: The Health Building is 16,728 square feet and was constructed in 1982 (41 years old) and the Science Building is 15,920 square feet and was constructed in 1992 (31 years old). The new 27,000 square foot facility will be utilized by 33 full time faculty in its Nursing and Healthcare Division and 694 students.

Financial Impact: This change source of funds will be funded from Other, US Department of Commerce, EDA Funds (awarded \$11.3 million at September 9, 2024). The project is expected to result in an increase of \$81,235 (year 1), \$119,144 (year 2), and \$131,059 (year 3), in annual operating expenses. The new building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$674,081 over 30-years. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$16,632,000 funded by Capital Reserve, Appropriated State (nonrecurring) and EDA Funds. Contract execution is expected in March 2025 and completion of construction in August 2026.

(m)Project: JBRC Item 13: Spartanburg Community College
H59.6298: Cherokee Campus Spark Center

Request: Change Source of Funds and Revise Scope in the project to construct a new economic development building in Gaffney.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 8 in FY25 (estimated at \$20,000,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spark Centers)	300,000		300,000	(300,000)	
				300,000	300,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(l), (Cherokee County Campus – Spark Center)					
All Sources	<u>300,000</u>		<u>300,000</u>		<u>300,000</u>

Summary of Work: The project will construct a new economic development multi-use building consisting of offices and warehouse space. The scope is being revised to scale back the size of the Cherokee Spark based on rising construction costs. This facility will have the ability to add on additional space in the future. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: According to the college, there is considerable economic development activity in Cherokee County and surrounding areas and anticipated growth along the I-85 corridor between Charlotte and Atlanta. I-85 is presently being widened through Cherokee County that will further expand development along the corridor.

Facility Characteristics: The Cherokee Campus is located in Gaffney. There are five (5) buildings located on campus. The new facility will be a 65,000 square foot single-story economic development building. It will be situated between the existing Harvey Peeler Academic Building and Interstate-85, as close to Interstate-85 as site conditions will allow. The warehouse space can be used for prospects' general warehousing, light production, and worker hands-on-training. The offices will be used by the prospects for business management activities. The space will be used by 120 students and 20 staff daily.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$12 million at November 1, 2024). The project is expected to result in an increase of \$160,000 (year 1), and \$320,000 (years 2 thru 3) in annual operating expenditures. No student

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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: \$17,000,000 (internal). Phase II will be funded from \$9,700,000 in FY24 Appropriated State (non-recurring), \$5,000,000 in Cherokee County Funds, and \$2,000,000 in Duke Energy Utility Tax Credit Grant Funds that the college will be applying for.

(n) Project: JBRC Item 14: Spartanburg Community College
H59.6304: Cherokee Campus Hamricks Land Acquisition

Request: Increase Final Land Acquisition Budget to cover brokerage commission fees associated with acquiring +/-20.39 acres in Cherokee County.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 8 in FY25 (estimated at \$1,337,235)
Phase I Approval: March 2024 (estimated at \$1,396,000) (JBRC)
Phase II Approval: July 2024 (estimated at \$1,337,234.78) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
		1,317,235	1,317,235		1,317,235
FY24 Appropriated State, Proviso 118.19 (B)(20)(l), (Cherokee County Campus – Spark Center)	20,000		20,000	34,173	54,173
Other, College Plant					
All Sources	<u>20,000</u>	<u>1,317,235</u>	<u>1,317,235</u>	<u>34,173</u>	<u>1,371,408</u>

Rationale: Spartanburg Community College has its Cherokee County Campus in Gaffney, SC, within the boundaries of SC Hwy 11 and Peachoid Road. The property is just north of Peachoid Road on the far west end of the campus. The college desires to acquire the property to allow a future opportunity to expand the Cherokee Campus. Per the college, this vacant land, if acquired and developed by others, may not be as affordable to the state in the future.

Characteristics: The property is +/-20.39 acres and has no buildings located on the property. It is contiguous to the Spartanburg Community College

Cherokee Campus and has good interstate visibility as well.

Financial Impact: The property is being offered by Hamricks, Inc. for \$1,317,235. The brokerage fees will be funded from College Plant Funds (uncommitted balance \$7.33 million at October 11, 2024). A Phase I Environmental Site Assessment was completed in April 2024 and found no evidence of recognized environmental conditions in connection with the property and therefore no further evaluation is recommended at this time. An appraisal was completed May 2024 and valued the property at \$1,396,000. A building condition assessment is not required because there are no buildings located on the property. There are no immediate construction plans for the property. Letters of support have been received from Cherokee County and Cherokee County School District authorizing the removal of the property from the tax rolls. The project is expected to result in an increase of \$3,200 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$1,371,408 funded from Appropriated State (nonrecurring), and from College Plant Funds.

(o) Project: JBRC Item 17: York Technical College
H59.6303: Renovate K Building
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Increase Phase I Pre-Design Budget to cover the cost of a Construction Manager at Risk for this project to renovate the building.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 7 in FY25 (estimated at \$7,478,640)
Phase I Approval: February 2024 (estimated at \$7,478,640) (Admin)
Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(23)(bb), (Health & Human	112,180		112,180	112,180	224,360

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Services Building)
(FY19 Proviso 25.9)

All Sources	<u>112,180</u>	<u>112,180</u>	<u>112,180</u>	<u>224,360</u>
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Summary of Work: The project will include a complete modernization of the facility that will include HVAC replacement, plumbing, fire suppression, electrical, and roof maintenance and repairs. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The renovation will provide more flexible academic and student support space.

Facility Characteristics: Building K is 17,700 square feet and was constructed in 1974 (50 years old). The electrical systems are original to the building. The roof is 18 years old, and the HVAC systems are approximately 20 to 30 years old. Previously, the facility was used for food services, student activities, and a bookstore. After the renovation, the facility will be used for campus tours, student orientations, student activities, parent /student seminars, student support & enrollment, classes, and campus safety services. Instruction for the new facility includes Mechatronics, CNC, and Welding programs with flexibility to include additional programs in the future. Approximately 5,000 students and 300 faculty and staff will benefit from the project.

Financial Impact: The increase will be funded from FY17 Appropriated State Funds (non-recurring) (uncommitted balance \$778K at October 28, 2024). The project is expected to result in a decrease of \$1,934 (year 1), \$1,983 (year 2), and \$2,032 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$7,478,640 (internal). Phase II will be funded Appropriated State Funds (non-recurring), and Capital Reserve Funds.

(p) Project: JBRC Item 18: Department of Administration
D50.6174: Columbia Mills Building - Energy Savings Performance Contract

Request: Establish Phase I Pre-Design Budget to issue an RFP for an energy savings performance contract.

Included in CPIP: Yes – 2024 CPIP Priority 12 of 17 in FY28 (estimated at \$3,480,000)

Cumulative

Total Budget

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Source of Funds	Original Budget Amount	Changes Since Original Budget	Current Budget	Adjustment Requested	After Current Adjustment
Other, Depreciation Reserve				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Summary of Work: The project will issue an RFP for an energy savings performance contract (ESPC) to address the HVAC replacement needs identified in the August 30, 2022 HVAC Assessment issued by GMK, coupled with other energy savings measures to be identified through the associated investment grade audit process required by OSE as part of acquiring an ESPC.

Rationale: Portions of the 2022 HVAC Assessment have been addressed in annualized phases through project D50-6118 as funding comes available but the magnitude of the needs outweighs the ability to address all of the necessary replacements in a timely manner. Using an ESPC will allow the use of funds through the Treasurer's Office Master Lease program with lease payments structured to be funded through the guaranteed annual energy savings.

Facility Characteristics: The Columbia Mills Building is +/- 388,445 square feet and was constructed in 1893 (131 years old). The building is utilized by the State Museum, SC Confederate Relic Room & Military Museum, the Department of Administration, and various state agency tenants. Approximately 235,000 employees and visitors utilize the building on a yearly basis.

Financial Impact: This phase of the project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.76 million at October 29, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is expected to result in a decrease in annual operating expenditures, but those amounts have not yet been determined.

Full Project Estimate: \$10,000,000 to \$20,000,000 (internal). Phase II will be funded from the Treasurer's Office Master Lease program.

(q) Project: JBRC Item 19: Department of Administration
D50.6175: Governor's Mansion - Roof & HVAC Replacement

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Request: Establish Phase I Pre-Design Budget to replace the roof system along with all associated HVAC equipment and duct system.

Included in CPIP: Yes – 2024 CPIP Priority 18 to 27 in FY25 (estimated at \$1,160,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				19,449	19,449
All Sources				<u>19,449</u>	<u>19,449</u>

Summary of Work: The project will replace the existing SBS modified bitumen low slope roof system. The existing skylights and exterior parapet wall will be re-flashed. AHU #4 & #5, which provide heating and cooling to the entire 2nd floor residence level will need to be removed and replaced to allow clear access to the roof. The hot water boiler will also be replaced as part of this project. No building features or any part of the exterior appearance will be altered as a result of this project. All guidelines outlined by the SC State Historic Preservation office will be followed. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The warranty on the roof has expired and the HVAC equipment is near the end of its useful life.

Facility Characteristics: The Governor’s Mansion is 16,161 square feet and was constructed in 1842 (182 years old) as the Arsenal Military Academy. It was transformed into the Governor’s Mansion in 1869 (155 years ago). The building has gone through several renovations throughout the years. The existing roof system was installed in 2000 (24 years ago). The HVAC equipment was installed in 2004 (20 years ago). The mansion is utilized by approximately 15 family members, staff, and hundreds of visitors annually.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12 million at October 30, 2024). The project is expected to result in a decrease in annual operating expenditures, but those amounts have not yet been determined.

Full Project Estimate: \$1,296,628 (internal) funded by Appropriated State Funds.

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(r) Project: JBRC Item 20: Department of Administration
D50.6157: Blatt Building – 3rd Floor VAV Replacement

Request: Establish Phase II Full Construction Budget to replace terminal hot water reheat VAV mechanical units.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	23,480		23,480	1,176,520	1,200,000
Other, Depreciation Reserve				331,961	331,961
All Sources	<u>23,480</u>		<u>23,480</u>	<u>1,508,481</u>	<u>1,531,961</u>

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

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

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

Financial Impact: This phase of the project will be funded from Appropriated State (uncommitted balance \$12 million at October 30, 2024), and Other, Depreciation Reserve Funds (uncommitted balance \$4.76 at October 29, 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: \$1,531,961 funded by Appropriated State, and Depreciation Reserve Funds. Contract execution is expected in May 2025 and completion of

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construction in November 2025.

(s) Project: JBRC Item 21: Department of Administration
D50.6158: SC Data Center - Replace UPS A-Side Modules and Battery String

Request: Establish Phase II Full Construction Budget to replace and upgrade the uninterrupted power source.

Included in CPIP: Yes – 2024 CPIP Priority 10 of 27 in FY25 (estimated at \$1,500,000)
Phase I Approval: August 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 – SC Division of Technology	25,510		25,510	2,140,314	2,165,824
All Sources	<u>25,510</u>		<u>25,510</u>	<u>2,140,314</u>	<u>2,165,824</u>

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

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

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

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$6.33 million at October 29, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,165,824 funded by SC Division of Technology Funds. Contract execution is expected in July 2025 and completion of construction in October 2026.

(t) Project: JBRC Item 22: Department of Administration
D50.6084: SCCB – Building A Interior Renovations

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(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Increase Phase II Full Construction Budget to add additional contingency funds to update and increase the functionality of the second-floor space provided to the staff in these areas.

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

Phase I Approval: September 2021 (estimated at \$243,032) (JBRC Staff)

Phase II Approval: June 2022 (estimated at \$766,860) (JBRC)

Phase II Increase Approval: March 2023 (estimated at \$805,553) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SCCB Operating	2,950	276,176	279,126		279,126
Other, SCCB Federal Grant		472,727	472,727		472,727
Other, SCCB Appropriated State		15,007	15,007		15,007
Other, SCCB Operating (transfer from D50-6051)		38,693	38,693		38,693
Other, SCCB FY22 Capital Reserve (26) (transfer from D50-6054)				206,000	206,000
Other, SCCB Federal (transfer from D50-6078)				36,801	36,801

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All Sources	<u>2,950</u>	<u>802,603</u>	<u>805,553</u>	<u>242,801</u>	<u>1,048,354</u>
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Summary of Work: The project includes partitions, replacing flooring, upgrading bathrooms, repainting doors and walls, and the establishment of a break room and conference room in the administrative area on the second floor of the building.

Rationale: These areas show years of wear and damage in some cases, as well as wasted spaces that could be put to better use. The renovation will allow for improved utilization of the space to increase performance and program outcomes. The additional funds will be placed in contingency to address any unknown conditions and/or price increases due to the unstable construction market and increasing pricing conditions.

Facility Characteristics: The SC Commission for the Blind Building A is 21,939 square feet and was constructed in 1980 (44 years old). The entire building will be renovated in this project. The first floor of Building A at the Commission for the Blind houses the Columbia District Office for the Vocational Rehabilitation, Older Blind, Children’s, Prevention of Blindness and Business Enterprise programs. The second floor houses the administrative functions and a sub-office for the SC Vocational Rehabilitation Department. Approximately 100 staff and various visitors utilize the facility daily.

Financial Impact: This increase will be funded from Other, SC Commission for the Blind FY22 Capital Reserve (uncommitted balance \$434K at December 17, 2024), and Other, SC Commission for the Blind Federal Grant Funds (uncommitted balance \$103K at December 17, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,048,354 funded by Appropriated State, Operating, Grant, and Capital Reserve Funds. Completion of construction is expected in September 2025.

(u) Project: JBRC Item 23: Department of Administration
D50.6098: Capital Complex – Electrical Unit Substation Replacement

Request: Revise Scope, Change Project Name, and increase Phase II Full Construction Budget to fully fund the replacement of seven electrical unit substation systems.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 27 in FY25 (estimated at \$4,656,610)
Phase II Approval: June 2022 (estimated at \$2,696,141) (Admin)

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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 Appropriated State, Proviso 118.18 (B)(67)(b) (Facilities Management Permanent Improvements)	2,696,141		2,696,141		2,696,141
				1,985,469	1,985,469
Appropriated State					
All Sources	<u>2,696,141</u>		<u>2,696,141</u>	<u>1,985,469</u>	<u>4,681,610</u>

Summary of Work: The project was established to replace the eight (8) kV electrical switchgear system to include electrical cables, transformers, unit substations, switchboards, and distribution panels serving all facilities on the Capitol Complex. The revised scope will replace seven (7) electrical unit substations.

Rationale: Dominion Energy has recommended replacing the system to ensure future service outages are not encountered at facilities on the complex grounds. The electrical infrastructure will still be housed within the McEachern Parking Facility. The cost of this project has increased due to the required temporary electrical equipment needed to ensure all facilities maintain daily operations with little to no electrical outages or impacts. The current economic climate combined with the increasing cost of building materials, shortages and labor cost also affected previous estimates.

Facility Characteristics: The McEachern Parking Facility is 714,000 square feet and was constructed in 1974 (50 years old). The electrical unit substations are original to the building. All agencies and organizations that are occupants of the buildings that comprise the SC Capitol Complex are as follows: Dennis Building – DNR, Attorney General, Legislative Council, Revenue & Fiscal Affairs; Gressette Building – Senate; Blatt Building – House of Representatives Brown Building – PRT, SC Admin, Secretary of State, MUSC, Department of Veteran's Affairs, Commission for the Blind, Continuum of Care (a division of Children's Advocacy), SC Senate, Procurement Review Panel, Administrative Law Court, Board of Financial Institutions, Attorney General, Judicial, Bureau of Protective Services Calhoun Building – Judicial Department Wade Hampton Building – SC Admin., SC Treasurer, Department of Agriculture, Comptroller General,

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Governor's Office, Commission on Prosecution Coordination SC State House – Bureau of Protective Services, PRT, Governor's Office, Lt. Governor's Office, House Clerk's Office, Senate Clerk's Office Supreme Court - Judicial Department

Financial Impact: This increase will be funded from Appropriated State Funds (uncommitted balance \$12 million at October 30, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,681,610 funded by Appropriated State (nonrecurring) and Appropriated State Funds. Contract execution is expected in June 2025 and completion of construction in December 2026.

(v) Project: JBRC Item 24: Department of Administration
D50.6127: SC Data Center - Redundant Cooling System for Computer Room

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to replace the redundant cooling system in the computer room.

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

Phase I Approval: October 2023 (estimated at \$1,157,400) (SFAA)

Phase II Approval: January 2024 (estimated at \$1,157,400) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Division of Technology	17,361	1,140,039	1,157,400	373,940	1,531,340
All Sources	<u>17,361</u>	<u>1,140,039</u>	<u>1,157,400</u>	<u>373,940</u>	<u>1,531,340</u>

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

Rationale: The existing computer room air conditioning units are original to the

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building and have reached the end of their life expectancy. A redundant cooling system is needed to avert a shutdown of the computer room IT systems due to a loss of cooling by the existing system.

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

Financial Impact: The project will be funded from Other, Division of Technology Funds (uncommitted balance \$6.33 million at October 29, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,531,340 funded by Division of Technology Funds. Contract execution is expected in February 2025 and completion of construction in December 2025.

(w)Project: JBRC Item 25: Department of Administration
D50.6152: SC State House – Interior Dome Restoration
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Revise Scope and increase Phase II Full Construction Budget to complete restorations to the interior dome.

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

Phase II Approval: April 2024 (estimated at \$304,869) (Admin)

Change Source of Funds Approval: June 2024 (estimated at \$304,869) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (5), (State Owned Building Maintenance)	26,566	(26,566)			
	278,303	26,566	304,869	114,553	419,402
FY20 Capital					

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Reserve (1), (State Owned Building Deferred Maintenance)				
All Sources	<u>304,869</u>	<u>304,869</u>	<u>114,553</u>	<u>419,402</u>

Summary of Work: The project was established to complete an interior restoration of the dome and includes erecting scaffolding, the removal of all compromised paint material on the interior of the dome, applying a pro-industrial primer, and repainting, matching all existing colors and finishes using a water-based alkyd enamel. The project also includes touching up some of the paint in the molding that surrounds the 3rd floor of the main lobby. Upon completion, a high-performance radiant insulation system will be installed in the attic surrounding the dome to combat thermal exposure that is affecting the ability of the paints to bond properly to metal surfaces. The scope revision will add the replacement of all 145 LED strip lighting located on the dome's interior.

Rationale: According to the agency, the condition of the interior of the dome has deteriorated significantly and cannot be delayed. As the original scope of work was being completed it was determined to be an optimal time to replace all 145 LED strip lighting.

Facility Characteristics: The South Carolina Statehouse is 164,880 square feet and was constructed in 1851 (173 years old). The last renovation was completed in 1997 (27 years ago). The building is utilized by the Senate, House of Representatives, Legislative Council, Legislative Information Systems, Governor's Office, Lieutenant Governor's Office, Department of Public Safety & Parks Recreation and Tourism. Approximately 110,000 individuals utilize the building annually.

Financial Impact: The increase will be funded from FY20 Capital Reserve Funds, (uncommitted balance \$115K at September 30, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$419,402 funded by Capital Reserve Funds. Completion of construction is expected in June 2025.

(x) Project: JBRC Item 26: Governor's School for Science and Mathematics
H65.9529: Residence Hall Elevator Modernization Project
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY25 (estimated at \$350,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(7)(b), (Residential Elevator Replacement)				4,500	4,500
All Sources				<u>4,500</u>	<u>4,500</u>

Summary of Work: The project will modernize the elevators that service the residence halls.

Rationale: The equipment is beyond its serviceable life. The original manufacturer is no longer in business and replacement parts are extremely difficult to locate. The age and overall operational state of the equipment leads to significant downtime.

Facility Characteristics: The residence hall is approximately 25,000 square feet and constructed in 2003 (21 years old). The current elevator equipment is original to the building. The building is utilized by approximately 300 students and staff living in the residence.

Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$300K at October 24, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$300,000 (internal) funded by Appropriated State (nonrecurring) Funds.

(y) Project: JBRC Item 27: South Carolina Educational Television Commission
H67.9529: ETV Sumter Studio Facility
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to construct a new multi-use studio building.

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Included in CPIP: Yes – 2024 CPIP Priority 1 of 10 in FY25 (estimated at \$22,750,000)
 Supporting Details: Pages

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)(8), (Regional Studio Construction Enhancements)				337,455	337,455
All Sources				<u>337,455</u>	<u>337,455</u>

Summary of Work: The project will construct a new multi-use studio building in downtown Sumter on land donated by the City of Sumter in project H67-9524. The details of the new building will be determined during the Phase I process and will depend on the cost of materials and USC-Sumter requirements. 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: ETV Sumter works with other state agencies, counties, cities, and schools in Kershaw, Sumter, Clarendon, and Lee counties on projects to promote SC history, culture, and education.

Facility Characteristics: The new building to be constructed will be approximately 46,000 square feet and will be utilized by ETV Sumter Productions and USC Sumter faculty and staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$25.75 million at November 5, 2024). The project is expected to result in an increase in annual operating costs, but those amounts have not yet been determined.

Full Project Estimate: \$22,497,000 (internal) funded by Appropriated State (nonrecurring) Funds

(z) **Project:** JBRC Item 28: South Carolina Educational Television Commission

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H67.9530: Demolition of Sumter Buildings

(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to demolish buildings on the property.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 10 in FY25 (this component estimated at \$253,000)

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)(8), (Regional Studio Construction Enhancements)				253,000	253,000
All Sources				<u>253,000</u>	<u>253,000</u>

Summary of Work: The project will demolish the existing buildings on the property and prepare the site for the future construction of a new SCETV studio.

Rationale: The existing buildings on the property need to be demolished before a new ETV Sumter studio can be constructed.

Facility Characteristics: The two (2) buildings on the property to be demolished were constructed between 1940 (84 years old) and 1960 (64 years old).

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$25.75 million at November 5, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$253,000 funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2025 and completion of construction in July 2025.

(aa) Project: JBRC Item 29: South Carolina Educational Television Commission

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H67.9531: ETV Lowcountry Emergency Generator
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to install an emergency generator system at the ETV Lowcountry facility.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 10 in FY25 (estimated at \$750,000)

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)(8), (Regional Studio Construction Enhancements)				458,739	458,739
All Sources				<u>458,739</u>	<u>458,739</u>

Summary of Work: The project will install an emergency generator system to support UPS equipment and miscellaneous electrical loads critical to operation of computer equipment. The project will include two new automatic transfer switches and a new diesel-electric emergency generator, which will be connected back to existing electrical distribution equipment located in Electrical Room 130. Additional work includes expansion of the service yard and screening of the generator.

Rationale: This project will support ETV's ability to maintain operations in emergency situations.

Facility Characteristics: This is a new emergency generator system which will provide seamless communication during hazardous and other types of unmitigated events.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$25.75 million at November 5, 2024). The project is expected to result in an increase of \$1,500 (years 1 thru 3), in annual operating expenditures.

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Full Project Estimate: \$458,739 funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2025 and completion of construction in February 2026.

(bb) Project: JBRC Item 30: South Carolina Educational Television Commission
H67.9532: Phase B - HVAC and Transmitter Upgrades
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the HVAC units needed to accommodate the heat produced by the new technology.

Included in CPIP: Yes – 2024 CPIP Priority 10 of 10 in FY25 (estimated at \$5,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (2) (Microwave and Transmitter Upgrades – Phase I)				75,000	75,000
All Sources				<u>75,000</u>	<u>75,000</u>

Summary of Work: This project will support replacing electrical systems, construction for new work, and replacing outdated HVAC equipment. The network received a \$5M state appropriation to support this work.

Rationale: Much of SCETV's existing HVAC equipment is at the end of its useful life. With rising inflation and decreased availability of parts, replacing the units is more cost effective than continuing to repair them and will also guarantee continued operations for critical services.

Facility Characteristics: The Telecommunications Center in Columbia is approximately 140,000 square feet and was constructed in 1992 (32 years old). The HVAC system is original to the building. The WHMC Conway building is approximately 1,785 square feet and was constructed in 1979 (45 years old). The HVAC system is 20 years old. ETV personnel will utilize the space for daily operations for television and radio production. Approximately 150 staff work in the Telecommunications Center and WHMC is an unmanned

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facility.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$5 million at October 31, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$5,000,000 (internal) funded by Capital Reserve Funds.

(cc) Project: JBRC Item 31: South Carolina Educational Television Commission H67.9533: TCC Emergency UPS Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 3 of 10 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, Spectrum Auction				7,500	7,500
All Sources				<u>7,500</u>	<u>7,500</u>

Summary of Work: The Telecommunications Center (TCC) in Columbia is the agency's central distribution hub for state-wide television, FM, and IP data signals as a result of recent improvements to infrastructure and design. To provide high availability and reliable uptime to these critical communication systems, the agency intends to replace the UPS battery backup and electrical transfer switch.

Rationale: The legacy UPS at this site has begun to fail and replacement will support the improved infrastructure load.

Facility Characteristics: The Telecommunications Center in Columbia is approximately 140,000 square feet and was constructed 1992 (32 years old). The UPS battery backup is almost 20 years old. ETV personnel will utilize the space for daily operations for television and radio production. Approximately 150 staff work in the Telecommunications Center.

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Financial Impact: This phase of the project will be funded from Other, Spectrum Auction Funds (uncommitted balance \$99K at December 12, 2024). Revenue to this fund is received from the Federal Communication Commission TC Auction and placed in a segregated, restricted account to be used to fund capital needs, including broadcast industry standards changes, existing equipment repair, maintenance and replacement needs, and operational costs. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$500,000 (internal) funded by Earmarked Funds. Phase II will be funded from Wireless Communications Tower Funds.

(dd) Project: JBRC Item 32: South Carolina Educational Television Commission H67.9527: HVAC Upgrades at Transmission and Interconnection Facilities
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to make HVAC upgrades at transmission and interconnection facilities located statewide.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 10 in FY25 (estimated at \$4,000,000)
Phase I Approval: May 2024 (estimated at \$2,000,000) (Admin)

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)(5)(b), (Transmission and Interconnection Facility Upgrades)	30,000		30,000	1,970,000	2,000,000
All Sources	<u>30,000</u>		<u>30,000</u>	<u>1,970,000</u>	<u>2,000,000</u>

Summary of Work: The project will replace the existing nine (9) 40-60-ton HVAC units for the three (3) facilities. The work includes demolition, new curb adapters, electrical, and installation of ductwork, piping, and controls.

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Rationale: The existing HVAC units have reached their useful lifespan. Replacing the necessary infrastructure components will allow SCETV to provide statewide radio coverage and provide the backbone to distribute the network's signals across the state. Given SCETV's role in emergency communications and other services, it is imperative to retain a high degree of reliability for its infrastructure.

Facility Characteristics: The three (3) Transmission Buildings (WRLK, WNSC, and WHMC) are 2,500 square feet each and were constructed in 1967 (57 years old), 1979 (45 years old), and 1979 (45 years old) respectively. The HVAC units are 34 years old. The three facilities only house technical infrastructure for broadcasting. There are no staff at these locations.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$3.97 million at November 5, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,000,000 funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in March 2025 and completion of construction in March 2027.

(ee) **Project:** JBRC Item 34: School for the Deaf and Blind
H75.9552: 2021 Campus Wide Improvements
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Revise Scope and Increase Phase II Full Construction Budget to cover higher than anticipated costs to complete the track and field updates.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 5 in FY25 (estimated at \$5,026,924)

Phase II Approval: December 2021 (estimated at \$1,580,000) (Admin)

Phase II Increase Approval: February 2023 (estimated at \$2,059,798) (Admin)

Phase II Increase & Change Source of Funds Approval: June 2023 (estimated at \$2,226,924) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
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Budget			
FY13 Appropriated State, Part 1A (Early Childhood Center); Redirected FY22 Appropriated State, Proviso 6.11 (transfer from H75-9547)	1,487,669	1,487,669	1,487,669
	91,983	91,983	91,983
FY13 Appropriated State, Part 1A (Deferred Maintenance); Redirected FY22 Appropriated State, Proviso 6.11 (transfer from H75-9544)	348	348	348
	479,798	479,798	479,798
FY12 Capital Reserve (30), (Deferred Maintenance) (transfer from H75-9544)		1,500,000	1,500,000
FY13 Appropriated State, Proviso 90.20 (Robertson Hall Construction); Redirected (transfer from H75-9548)	167,126	167,126	167,126
FY25 Appropriated State, Proviso 118.20 (B)(4)(c), (Campus Wide Improvements)			
Other, Operating (transfer from H75-			

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9551)

All Sources	<u>1,580,000</u>	<u>646,924</u>	<u>2,226,924</u>	<u>1,500,000</u>	<u>3,726,924</u>
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Summary of Work: The project was established to address several maintenance issues throughout the campus of the SC School for the Deaf and Blind. The scope of work includes the following: flooring/tile replacement in Robertson Hall; flooring replacement in Dorm Hall; resurfacing and lights for the track; resurfacing flooring of Voss Gym; a campus wide fire alarm system upgrade (17 panels); and a bowling alley machine replacement. During the preliminary design of the track and field, it has been determined that this portion of the project is going to cost more than the original internal projections. The increase will cover the revised estimate for the track and field updates. The scope revision will remove the bowling alley machine replacement because it was donated.

Rationale: The current flooring is original and has begun deteriorating. The current alarm system is obsolete. The track is cracking in several places. The project will provide safe up-to-date facilities for student, faculty, and staff.

Facility Characteristics: The Robertson building is 31,005 square feet and was constructed in 1966 (58 years old). The current fire alarm system is from 2001 (23 years old). The track is original and was constructed in 1988 (36 years old). Over 600 students and staff utilize these facilities on an annual basis.

Financial Impact: The increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at October 15, 2024). The project is not expected to result in any change in annual operating expenses.

Full Project Estimate: \$3,726,924 funded by Appropriated State (non-recurring), Capital Reserve Funds, and Operating Funds. Contract execution for the track and field is expected in February 2025 and completion of construction in August 2025.

(ff) **Project:** JBRC Item 35: SC School for the Deaf and Blind
H75.9553: Voss Gym HVAC
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Change Project Name, Revise Scope and increase Phase II Full Construction Budget to replace HVAC in Voss Building.

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Included in CPIP: Yes – 2024 CPIP Priority 2 of 5 in FY25 (estimated at \$3,820,000)
Phase II Approval: December 2021 (estimated at \$820,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY13 Appropriated State, Part 1A (Early Childhood Center); Redirected FY22 Appropriated State, Proviso 6.11 (transfer from H75-9547)	320,000		320,000		320,000
	500,000		500,000		500,000
FY15 Appropriated State, Proviso 118.14 (B)(5)(a), (Thackston Hall Roof Replacement); Redirected FY22 Appropriated State, Proviso 6.11 (transfer from H75-9547)				1,500,000	1,500,000
FY25 Appropriated State, Proviso 118.20 (B)(4)(b), (Campus Wide HVAC)					
All Sources	<u>820,000</u>		<u>820,000</u>	<u>1,500,000</u>	<u>2,320,000</u>

Summary of Work: This project was established to replace HVAC campus-wide to address the deteriorating HVAC systems throughout campus. The scope of work included the following: HVAC replacement for the Voss Gymnasium and offices; boiler replacement for Walker Hall; new heat pumps for Trades; a chiller and boiler for CLRC; hot water heater with new gas dryers for the

laundry building; hot water heaters for Henderson Hall, Coleman, and health center. The revised project scope will remove Walker Hall, Trades, CLRC, Laundry, Henderson Hall, Coleman, and the Health Center. The project will now replace the HVAC in the entire Voss Building and the heat for the pool area.

Rationale: The current HVAC systems are at the end of their life spans. They have been deteriorating for years resulting in costly repairs. It was determined during the A&E process that there are only enough funds available to complete the Voss Building and therefore the other facilities on campus are being removed from the project and will be completed as part of a separate project(s), as funds become available.

Facility Characteristics: The Voss Gymnasium is 38,500 square feet and was constructed in 1975 (49 years old). The HVAC in the facility were installed in the 1990's (34 years old). The gym is used by multiple sports and houses an Olympic size pool that is used by students and the swim group. Approximately 50 to 100 people could be occupying the building at different sporting events.

Financial Impact: This increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at October 31, 2024). The project is not expected to result in any change in annual operating expenses.

Full Project Estimate: \$2,320,000 funded by Appropriated State Funds. The agency anticipates execution of the construction contract May 2025 and completion of construction in August 2026. The estimated cost to complete the project is less than the 2024 CIP submission because the CIP included the other campus wide items.

(gg) Project: JBRC Item 36: Department of Mental Health
J12.9872: Beaufort MHC Parking Lot Expansion
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to expand the parking lot at the Coastal Empire Mental Health Center.

Included in CIP: Yes – 2024 CIP Priority 4 of 20 in FY26 (estimated at \$550,000)

Cumulative

Total Budget

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

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

Rationale: The Beaufort Mental Health Center has limited parking and additional parking is needed for the growing clientele and staff.

Facility Characteristics: The Coastal Empire Mental Health Center is 16,766 square feet and was constructed in 1995 (29 years old). The center provides emergency services, case management, outpatient counseling, and psychiatric treatment for children, adolescents, adults, and families in Beaufort County and surrounding areas. The center currently has 84 staff and serves an average of 2,500 patients a year.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$22.39 million at September 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 expenses.

Full Project Estimate: \$550,000 (internal) funded by Capital Improvement & Maintenance Funds.

(hh) **Project:** JBRC Item 37: Department of Mental Health
J12.9873: North Augusta MHC Building Purchase
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Preliminary Land Acquisition for the purpose of investigating

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the acquisition of +/- 1.89 acres and a building in Aiken County.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 22 in FY27 (estimated at \$350,000)

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

Rationale: The current North Augusta Mental Health Clinic is a leased facility operated by the Aiken-Barnwell Community Mental Health Center as a satellite location. The clinic has outgrown the 3,900 square foot leased facility. Due to the size of the facility and the incapability to meet patient needs on-site the patients are sent to the Main Center in Aiken. Further, the current facility is in poor condition and needs several upgrades. The current lease will expire in 2026.

Characteristics: The property is located at 202 Rhomboid Place in North Augusta. It is centrally located in North Augusta. The property is +/- 1.89 acres with a 20,126 square foot single story building. The building was constructed in 1954 (70 years old), with various renovations, including an addition in 1994 (30 years old). The property includes a paved parking area with 52 parking spaces.

Financial Impact: The property is offered by SC Conference of the United Methodist Church for the proposed purchase price of \$556,000. The due diligence activities will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$22.39 million at September 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. If acquired, the building will be renovated as part of a separate project with an estimated cost of approximately \$2,000,000. The project is expected to result in a decrease of \$36,000 (year 1), and \$96,000 (years 2 thru 3), annual operating expenditures.

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

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Funds.

(ii) Project: JBRC Item 38: Department of Public Safety
K05.9622: SCDPS/DMV Blythewood Complex – 300 Ton Chiller Replacement

Request: Establish Phase II Full Construction Budget to replace a 300-ton chiller.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY25 (estimated at \$800,000)
Phase I Approval: October 2024 (estimated at \$1,057,657) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building	14,750		14,750	1,243,807	1,258,557
All Sources	<u>14,750</u>		<u>14,750</u>	<u>1,243,807</u>	<u>1,258,557</u>

Summary of Work: The project will replace a 300-ton chiller and associated pumps and cooling tower at the headquarters building. This replacement chiller will be on an alternate cycle with the other older 300-ton chiller because both are not needed to run at the same time to meet building needs.

Rationale: The existing chiller is not dependable and has had many breakdowns in recent years. A facility assessment was completed in 2019 and stated that the total connected chilled water load required for these two buildings is approximately 850 tons. As a result, project K05-9617 was established and completed to replace a 530-ton chiller, cooling tower, and associated pumps with a 600-ton chiller system. The two older 300-ton chillers are not sufficient to maintain essential temperatures and humidity levels. The older chillers have parts that are obsolete and hard to find, and the refrigerant required for its operation is expensive and difficult to locate. A new chiller and associated elements will help solve the current problem with adequate building cooling issues and provide for greater system efficiency. Only one of the 300-ton chillers is being replaced at this time due to budget restrictions.

Facility Characteristics: The Headquarters Buildings total +/- 300,000 square feet and were constructed in 1994 (30 years old). The chiller is original to the building. The building is utilized by SCDMV staff and the general public, SCDPS staff, Highway Patrol staff, State Transport Police staff, Highway Safety staff and Regional Telecommunications staff. Both DMV and DPS have

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795 employees in the two buildings and about 1,150 visitors a month at the DMV branch in the DMV Headquarters building.

Financial Impact: The project will be funded from Other, DPS Building Funds (uncommitted balance \$2.80 million at October 31, 2024. Revenue received is from the late penalty fee on vehicle registrations. This money is collected by the Department of Motor Vehicles and transferred to DPS. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,258,557 funded by DPS Building Funds. Contract execution is expected in April 2025 and completion of construction in December 2025.

(jj) Project: JBRC Item 39: Department of Corrections
N04.9799: Manning CI - Asbestos Removal

Request: Revise Scope and increase Phase II Full Construction Budget to abate asbestos from the ceilings.

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

Phase I Approval: October 2023 (estimated at \$880,000) (JBRC)

Phase II Approval: January 2024 (estimated at \$880,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY23 Carryforward	12,500		12,500		12,500
Appropriated State, Operating				634,427	634,427
Other, Operating Revenue		867,500	867,500		867,500
All Sources	<u>12,500</u>	<u>867,500</u>	<u>880,000</u>	<u>634,427</u>	<u>1,514,427</u>

Summary of Work: The project was established to abate asbestos from the ceilings of Manning Administration, Training, Cafeteria and Living Quarters. Approximately 66,000 square feet is being repaired in this project. The renovations will utilize outside contractors to abate and monitor air quality during the project. The scope revision is needed due to more asbestos

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being found, which will require the removal and replacement of lights, duct work, and flooring.

Rationale: The existing ceiling is in poor condition allowing sections of the ceiling to release the asbestos coating. This is a major health and safety issue.

Facility Characteristics: The area in the building impacted by the project is approximately 66,000 square feet. The building was constructed in 1963 (61 years old). Manning Correctional houses approximately 500 inmates and has an average of 80 staff members.

Financial Impact: This increase will be funded from Appropriated State, Operating Funds (uncommitted balance \$89.15 million at October 18, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,514,427 funded by Appropriated State Carryforward, Appropriated State, Operating and Operating Revenue Funds. Contract execution is expected in March 2025 and completion of construction in March 2026.

(kk) Project: JBRC Item 40: Department of Juvenile Justice
N12.9633: BRRC Additional Roof Replacements
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the roofs on seven buildings on the Broad River Road Complex.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 14 in FY25 (estimated at \$2,000,000)

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)				61,000	61,000
All Sources				<u>61,000</u>	<u>61,000</u>

Summary of Work: The project will replace the roofs and complete associated roof drainage repair on the John G. Gym, Willow Lane Gym, Birchwood Academic, Birchwood Administration, Willow Lane Administration, Birchwood Chapel, and Laurel Building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The roofs have all exceeded their anticipated service life, are in poor condition with multiple leaks. Each roof has had multiple repairs and patches over the proceeding years to address roof leaks, but these measures are no longer sufficient as new leaks appear as soon as they are fixed.

Facility Characteristics: The John G. Gym is 6,750 square feet and was constructed in 1990 (34 years old). The Willow Lane Gym is 7,800 square feet and was constructed in 1972 (52 years old). The Birchwood Academic Building is 20,836 square feet and was constructed in 1976 (48 years old). The Birchwood Administration Building is 4,283 square feet and was constructed in 1976 (48 years old). The Willow Lane Administration Building is 6,122 square feet and was constructed in 1966 (58 years old). The Birchwood Chapel is 7,557 square feet and was constructed in 1976 (48 years old). The Laurel Building is 28,765 square feet and was constructed in 1976 (48 years old). The roofs are all approximately 20 to 30 years old. Currently, both the John G. Gym and Willow Lane Gym are not being utilized due to upgrades needed. The roof is the first step to allow for these buildings to be reoccupied. Once occupied, they will be used as gyms. Birchwood Administration and Willow Lane Administration are used as office space for various support functions. The Birchwood Chapel is used as a multipurpose building along with office space. Laurel is a juvenile housing unit that is current being used to help with the additional juveniles transferred from Alvin S. Glenn.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$17 million at October 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,066,633 (internal) funded by Appropriated State (nonrecurring) Funds.

(II) **Project:** JBRC Item 41: Department of Juvenile Justice
N12.9634: CEC Boiler Replacements
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to replace existing boilers at the Coastal Evaluation Center.

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Included in CPIP: Yes – 2024 CPIP Priority 3 of 14 in FY25 (estimated at \$585,105)

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)(d), (Facilities Management & Security Upgrades)				585,105	585,105
All Sources				<u>585,105</u>	<u>585,105</u>

Summary of Work: The project will replace the existing boilers and associated equipment.

Rationale: The boilers have reached the end of their service life and need replacement.

Facility Characteristics: The Coastal Evaluation Center is approximately 26,797 square feet and was constructed in 2000 (24 years old). The boilers are original to the building and are hot water type boilers and supply heat for the Phase 1 portion of the center which contains juvenile housing, the kitchen, various support functions, and office space. The building can house 72 juveniles at capacity but serves the entire evaluation center through its kitchen, medical area, and office space, which at capacity is 114 juveniles and approximately 70 staff.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$9.99 million at October 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$585,105 (internal) funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2025 and completion of construction in December 2026.

(mm) Project: JBRC Item 42: Department of Juvenile Justice
N12.9635: UEC Boiler Replacements
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

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Request: Establish Phase II Full Construction Budget to replace existing boilers at the Upstate Evaluation Center.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 14 in FY25 (estimated at \$585,105)

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)(d), (Facilities Management & Security Upgrades)				585,105	585,105
All Sources				<u>585,105</u>	<u>585,105</u>

Summary of Work: The project will replace the existing boilers and associated equipment.

Rationale: The boilers have reached the end of their service life and need replacement.

Facility Characteristics: The Upstate Evaluation Center is approximately 26,797 square feet and was constructed in 1996 (28 years old). The boilers are original to the building and are hot water type boilers and supply heat for the Phase 1 portion of the center which contains juvenile housing, the kitchen, various support functions, and office space. The building can house 72 juveniles at capacity but serves the entire evaluation center through its kitchen, medical area, and office space, which at capacity is 114 juveniles and approximately 70 staff.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$9.99 million at October 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$585,105 (internal) funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2025 and completion of construction in December 2026.

(nn) Project: JBRC Item 43: Department of Agriculture

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P16.9521: CPD Laboratory Renovation
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Change Source of Funds in the project to create new space at the Consumer Protection Laboratory/Food Protection Program Support.

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

Phase II Approval: December 2023 (estimated at \$659,541) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	509,990		509,990	(509,990)	
FY25 Appropriated State, Proviso 118.20 (B)(34)(b), (DHEC Food Protection Restructuring)	149,551		149,551	(149,551)	659,541
Other, State Farmers Market Escrow Account					
All Sources	<u>659,541</u>		<u>659,541</u>		<u>659,541</u>

Summary of Work: The project will create new space to relocate the feed grinding room to accommodate new equipment related to that function and to provide storage space. The resultant vacated grinding room will be converted to the milk testing laboratory to accommodate the laboratory bench, hood and equipment needs.

Rationale: The Consumer Protection Laboratory has been identified as needing improvements to accommodate the SCDHEC personnel that are transferring to SCDA as a result of the passage of S.399.

Facility Characteristics: The Consumer Protection Laboratory is 1,355 square feet and was

constructed in 2000 (14 years old). It is utilized by 40 staff members for Retail Food Safety, Milk Safety Inspection, Milk/Dairy Laboratory, Residue Laboratory, Feed Laboratory, Produce Safety, Consumer Services and Laboratory Services.

Financial Impact: This change source of funds will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$1.046 million at November 22, 2024). The project is expected to result in an increase of \$2,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$659,541 funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in December 2024 and completion of construction in July 2025.

(oo) Project: JBRC Item 44: Department of Natural Resources
P24.6114: Georgetown - Samworth WMA Dirleton House Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 25 of 62 in FY25 (estimated at \$180,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Carryforward				7,920	7,920
All Sources				<u>7,920</u>	<u>7,920</u>

Summary of Work: The project will make exterior and interior repairs and renovations to the two-story historic Dirleton House at the Samworth Wildlife Management Area. The scope of work will include exterior painting, porch deck repairs, floor repairs and refinishing on the first and second floors, siding replacement as needed, handicap ramp replacement, and stairs replacements. Due to the historical significance, high pressure washing of the exterior is not allowed. Specific prepping techniques before painting must be conducted. Structural repairs to the house must also not be changed or altered from the original design due to the historical

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significance.

Rationale: The project will protect assets and maintain the facility according to National Historic Register standards.

Facility Characteristics: The Dirleton House is 3,000 square feet and was constructed in the 1850's (170-plus years old). The house is listed on the National Historical Register. Approximately 15 staff utilize the house as office space daily. The agency will conduct meetings as well that can accommodate 50-70 people at a time.

Financial Impact: The project will be funded from FY24 Appropriated State, Carryforward Funds (uncommitted balance \$2.27 million at September 30, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$528,000 (internal) funded from Carryforward Funds,

(pp) Project: JBRC Item 45: Department of Natural Resources
P24.6080: Pickens – Pickens County Range Improvements

Request: Establish Phase II Full Construction Budget to renovate the existing Pickens County Shooting Range northeast of Liberty in Pickens County.

Included in CPIP: Yes – 2024 Priority 14 of 62 in FY25 (estimated at \$2,500,000)
Phase I Approval: June 2023 (estimated at \$2,500,000) (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)(44)(g), (Infrastructure Needs)	37,500		37,500	246,250	283,750
Federal, USFWS Grant				2,216,250	2,216,250
All Sources	<u>37,500</u>		<u>37,500</u>	<u>2,462,500</u>	<u>2,500,000</u>

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Summary of Work: The project includes lead reclamation on all affected areas, reconstructing the 100 yard rifle range, including higher containment and impact berms along with a new covered shooting line, new 5 stand shotgun range with covered firing line, addition of a Trap field, renovation of the archery range, new multi-use storage/office/restroom building including utilities, paved parking area, constructing ADA accessibility throughout and associated items needed to improve safety and function. All range design components will meet or exceed those set by the National Rifle Association.

Rationale: Most of the amenities have outlived their useful life and the entire facility needs a complete renovation and expansion to accommodate the increasing demand for shooting sports and to provide improvements for ADA accessibility, improved safety, and functionality.

Facility Characteristics: The Pickens County Range is comprised of a 10 position 100-yard rifle range, 12 position 25-yard pistol range, archery range and open field for shotgun sports, and was constructed in 1987 (37 years old). The 2,400 square foot open sided rifle range building, and 1,500 square foot office/storage/bathroom building will be renovated. The range receives an average of 12,000 visitors annually.

Financial Impact: This phase of the project will be funded from Appropriated State (nonrecurring) (uncommitted balance \$8.44 million at October 31, 2024), and Federal, US Fish & Wildlife Grant Funds (uncommitted balance \$2.25 million at October 31, 2024). The project is expected to result in an increase of \$581 (year 1), and \$700 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,500,000 funded by Appropriated State (nonrecurring) and US Fish & Wildlife Grant Funds. Contract execution is expected in February 2025 and completion of construction in January 2026.

(qq) Project: JBRC Item 49: Department of Natural Resources
P24.6087: Pickens South Saluda WMA Land Acquisition (Jopeco Tract-NT)

Request: Establish Final Land Acquisition to purchase +/- 1,072 acres in Pickens County.

Included in CPIP: Yes – 2024 CPIP Priority 51 of 62 in FY25 (estimated at \$7,520,000)
Phase I Approval: December 2023 (estimated at \$7,520,000) (JBRC Staff)

Cumulative

Total Budget

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Source of Funds	Original Budget Amount	Changes Since Original Budget	Current Budget	Adjustment Requested	After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(37)(b), (Habitat Protection and Land Conservation Acquisitions)	20,000		20,000	5,832,244	5,852,244
				1,250,045	1,250,045
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation)					
All Sources	<u>20,000</u>		<u>20,000</u>	<u>7,082,289</u>	<u>7,102,289</u>

Rationale: If acquired, the property would become a new SCDNR Wildlife Management Area. The property is of high value to protect trout habitat and would provide public access. It preserves the viewshed of the Cherokee Scenic Highway (Hwy. 11) which it abuts in several locations. This tract would provide a mix of public use opportunities including big and small game hunting, bird watching, trout fishing, nature observation, and hiking.

Characteristics: The property is located on Highway 11 in Pickens County southwest of Bald Rock. It borders about 1.3 miles of the South Saluda River in two separate sections, one approximately 5,200-feet in length and the second approximately 1,900 feet. Six additional streams are within the property and measure a total length of more than 3 miles. The natural vegetation is dominated by mesic dry hardwood and mixed pine forests including mesic mixed hardwood forest and pine-oak heath.

Financial Impact: The property is offered by The Natural Land Trust for \$7,057,320. The acquisition will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$19.96 million at October 29, 2024), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.25 million at October 29, 2024). This request includes an additional \$24,969 to cover higher than anticipated due diligence costs due to the location of the property and the difficulty of surveying the mountainous terrain. The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3) in annual operating expenditures. An appraisal was

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completed in February 2024 and valued the property at \$9,945,000. A Phase I Environmental Site Assessment was completed in February 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. The project is expected to result in an increase of \$10,000 (year 1), \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$7,102,289 funded by Appropriated State (nonrecurring) Funds.

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

(rr) Project: JBRC Item 50: Department of Parks, Recreation & Tourism
P28.9855: Hampton Plantation Boardwalk and Dock
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Change Source of Funds and Establish Phase II Full Construction Budget to extend the existing boardwalk.

Included in CPIP: Yes – 2024 CPIP Priority 18 of 37 in FY25 (estimated at \$300,000)
Phase I Approval: October 2024 (estimated at \$300,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(38)(i), (State Park Boardwalk and Dock Improvements)	4,500		4,500	(4,500)	255,000
Other, Endowment & Gifts					

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All Sources	<u>4,500</u>	<u>4,500</u>	<u>250,500</u>	<u>255,000</u>
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Summary of Work: The project will extend the existing boardwalk an additional 72' to provide access to Wamba Creek, a historical and scenic waterway. The structure will include a 16' x 16' pier head, 5' x 20' gangway with an 8' x 30' aluminum floating dock.

Rationale: This extension will improve access to Wamba Creek for visitors to the historic site, especially visitors from the surrounding community.

Facility Characteristics: The existing boardwalk and dock in Hampton Plantation is approximately 104 feet long by 6 feet wide, with a walkable area of 5 feet, for a total of approximately 624 square feet. It was constructed in 1996 (28 years old). The boardwalk and dock are utilized by an average of 25,000 state park visitors per year.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance of \$1 million at October 31, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$255,000 funded by Appropriated State (nonrecurring) Funds. Contract execution is expected in January 2025 and completion of construction in January 2026.

(ss) Project: JBRC Item 51: Department of Parks, Recreation & Tourism
P28.9860: Property Acquisition – Waites – Jackie Boyce

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 209 acres and a house in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at \$7,500,000)

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)(38)(a), (Additional Park				75,000	75,000

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<hr/>		
Property Acquisitions)		
All Sources	<u>75,000</u>	<u>75,000</u>
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Rationale:	The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.	
Characteristics:	The property is three distinct parcels totaling +/- 209 acres and includes a 2,504 square foot building constructed in 2017 (7 years old). This property is undeveloped.	
Financial Impact:	The property is offered by Jackie Boyce for the proposed purchase price of \$8,000,000. The due diligence activities will be funded by FY24 Appropriated State (non-recurring) Funds (uncommitted balance \$568K at October 30, 2024). The project is expected to result in an increase of additional annual operating costs, but those amounts have not yet been determined. Waites Island is a long-range project with acquisition and master planning needing to take place before the additional costs can be determined.	
Full Project Estimate:	\$8,075,000 (internal). Acquisition of the property will be funded by SC Office of Resilience Funds. This request is asking for \$20K for due diligence activities, \$50,000 for refundable earnest money, and \$5,000 for legal fees to complete the life estate. The seller is retaining a life estate in approximately 30 acres and will also retain certain use rights over the remainder of the property and other properties owned or to be owned by the state under the Lifetime License Agreement.	
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.	
(tt) Project:	JBRC Item 52: Department of Parks, Recreation & Tourism P28.9839: Property Acquisition – Waites Olivia	
Request:	Change Project Name and Revise Scope of the approved Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 111.22-acres of land in Horry County.	

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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)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>		<u>20,000</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: The property to be donated is +/- 111.22-acres of land located in Horry County. 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 the proposed purchase price of \$2,042,500. The acquisition will be funded from a National Coastal Wetlands Conservation Grant Program award (uncommitted balance \$1,042,500 at October 30, 2024), and Coastal Federal Grant Funds (uncommitted balance \$1,000,000 at October 30,

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2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,062,500 (internal) funded from Appropriated State (non-recurring), National Coastal Wetlands Conservation Grant Program, and Coastal Federal Grant funds.

(uu) Project: JBRC Item 53: Department of Employment and Workforce
R60.9543: Florence Workforce Center – Repave Parking Lot
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to replace the parking lot.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 4 in FY25 (estimated at \$544,237)
Phase I Approval: June 2024 (estimated at \$489,877) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment	10,815		10,815	479,062	489,877
All Sources	<u>10,815</u>		<u>10,815</u>	<u>479,062</u>	<u>489,877</u>

Summary of Work: This project will replace the parking lot, which will correct the deficiencies, and bring the parking lot up to meet ADA requirements, and current county or city code requirements for landscaping in parking areas.

Rationale: The pavement has failed in a number of locations and high severity weathering, cracking, and potholes are present. Loss of asphalt binder is evident, and this compromises structural integrity. Some locations have been repaired with asphalt patches, but the condition of the lot poses trip hazards to DEW staff and the general public. Vehicular, handicap, and pedestrian traffic are not safe due to the condition of the lot, and the lot requires ongoing maintenance and repair. Additionally, the lot does not meet ADA requirements, and does not meet current county or city requirements for landscaping in parking areas.

Facility Characteristics: The parking lot is 32,375 square feet and was constructed in 1969 (55 years old). The center is utilized by SC Department of Employment

Workforce - Workforce and Economic Development, Unemployment Insurance, and Partner Agencies - Workforce Innovation and Opportunity Act, Department of Social Services, South Carolina Vocational Rehabilitation Department, and Adult Education. There are approximately 34 staff housed in this facility on a normal and regular basis, 18 SCDEW employees and 18 partner agency staff.

Financial Impact: The project will be funded from Other, Contingent Assessment Funds (uncommitted balance \$80.87 million at September 17, 2024). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$489,877 funded by Contingency Assessment Funds. Contract execution is expected in March 2025 and completion of construction in September 2025.

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 2.

Department of Administration, Facilities Management and Property Services: Easements (Regular Session Item #3)

The Authority was asked to approve the following easements in accordance with SC Code of Laws:

- | | | |
|-----|------------------|---|
| (a) | County Location: | Florence |
| | From: | Department of Administration on behalf of South Carolina State Law Enforcement Division (SLED) (#1221A) |
| | To: | Duke Energy Progress, LLC |
| | Consideration: | \$744.79 Administrative fee |
| | | \$1.00 |

Description/Purpose: To grant a 0.122± acre easement for the construction, reconstruction, operation, patrolling, maintenance, inspection, repairing, replacement, modification and removal of electric lines and associated facilities on SLED's property at Francis Marion University. The easement is necessary to provide electric service to SLED's new Pee Dee District Office. As the easement is being sought by SLED to establish power to its new facility, it does not materially impair the utility of the property or damage it, and SLED has requested that the easement be granted for nominal consideration. Duke Energy Progress, LLC has requested one exception to the 2022 easement policy, and SLED 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.

Senator Peeler asked what would happen if the Authority approved only a 50-year easement and not a permanent easement. Ashley Lancaster, Director of Facilities Management and Property Services, appeared before the Authority on this matter. She stated that Duke Energy has said it would decline to provide the service from the road, where the current tie-in would be, to the building. She said that SLED would have to figure out a way to incorporate the installation into their project budget which they do not currently have available. She stated that would delay the project. She further stated that SLED would be responsible for maintaining the line from the building to the point of service location.

Senator Peeler asked what would it mean for SLED to not approve the item. SLED Director Chief Mark Keel stated that without the easement they would have a building that is ready to be occupied at the end of March with no power. He said the building would be ready to receive power in two weeks to finish construction. He stated that without power they will have an empty building they cannot occupy and the lease on the building they are in now expires through August. He said it is important for the item to be approved so they can move forward.

Senator Peeler asked if the request is for 50 years. Ms. Lancaster stated that the request is for a perpetual easement. She said the lease contains standard termination clauses that would allow for termination if the easement were abandoned, or the agreement is breached. She stated that if the Authority allows for the perpetual easement Duke Energy will continue with the installation of the power lines and SLED will be able to occupy the building as planned. Senator

Peeler stated that he prefers a 50-year easement instead of a permanent easement.

Representative Bannister asked if the easement needed to be retracted in the future for some critical purpose could the easement be condemned, and the utility lines be removed. He said the State has the ability take the property back and pay Duke Energy for the infrastructure. Ms. Lancaster said a different process would have to be used rather than the termination process allowed for in the easement, but that would be a possibility. Representative Bannister said that the State would still have the ability 50 years from now to condemn the utility easement and retake the property whether Duke Energy wanted that to happen or not. Ms. Lancaster said that could happen through a condemnation process.

Governor McMaster asked if the agreement allowed for voluntary relinquishment or rescission of the easement or did the termination have to be for cause. Ms. Lancaster said the termination had to be for cause, breach of the agreement, or if the easement was not used for its intended purpose to provide power to SLED's facility. She also noted the easement is nonexclusive and will provide access to other entities in the area. Chief Keel commented that Francis Marion University will be constructing another building on the property, and he presumes that this easement may be used to provide power to that facility.

Dale Law, a real estate representative with Duke Energy, appeared before the Authority on this matter. Senator Peeler asked Mr. Law if Duke Energy would service the property with a 50-year easement rather than a perpetual easement. Mr. Law asked what would happen after 50 years and one week, would Duke Energy no longer have the right to enter the property to maintain and repair facilities. He stated that they would like certainty in those areas. He said their facilities are different from other facilities in that their facilities could be hazardous because high voltage lines 13,000 volts going into the facility. He said they hope to set up equipment to extend power to construction on adjoining property as well.

- (b) County Location: Florence
From: South Carolina Department of Natural Resources (DNR)
To: South Carolina State Law Enforcement Division (SLED)
(#1221B)
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.06± acre easement for the construction, location, installation, operation, maintenance, repair, and replacement of

an underground force main sewer line on DNR's property at Francis Marion University. The easement is necessary to tie into the main sewer line and provide service to SLED's new Pee Dee District Office. The term of the easement will be fifty (50) years. As the easement is being sought by SLED to establish sewer service to its new facility, it does not materially impair the utility of the property or damage it, and SLED 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: Florence
From: Francis Marion University
To: South Carolina State Law Enforcement Division (SLED) (#1221C)
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.048± acre easement for the construction, installation, operation, and maintenance of an underground force main sewer line on property of Francis Marion University. The easement is necessary to tie into the main sewer line and provide service to SLED's new Pee Dee District Office. The term of the easement will be fifty (50) years. As the easement is being sought by SLED to establish sewer service to its new facility, it does not materially impair the utility of the property or damage it, and SLED 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: Horry
From: Coastal Carolina University (CCU)
To: South Carolina Public Service Authority (#1227)
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant an easement with two easement areas of 0.03± acres and 0.01± acres for the construction, installation, operation and maintenance of electric lines and facilities to provide electrical service to the new PGA Golf Management Program Academic Learning Lab. The term of the easement will be fifty (50) years. As the easement is being sought by CCU to serve its new facility, it does not materially impair the utility of the property or damage it, and CCU 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 Mr. Loftis, seconded by Representative Bannister, 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 3.

Division of Procurement Services: Procurement Audit and Certification of Winthrop University (Regular Session Item #4)

The S.C. Consolidated Procurement Code and ensuing regulations (Procurement Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210 (1), 1560, and 1570, and Regulation 19-445.2000 C (1). The Code authorizes the Authority to authorize additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On October 23, 2018, the Authority delegated procurement authority to Winthrop University as follows:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services	250,000 per commitment*
Consultant Services	250,000 per commitment*
Information Technology	250,000 per commitment*
Construction Contract Award	200,000 per commitment*
Construction Contract Change Order	50,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

- Total potential purchase commitment whether single year or multi-term contracts are used.

In accordance with S.C. Code Ann. § 11-35-1230, the Division of Procurement Services (DPS) audited the procurement operating policies and procedures of Winthrop University to determine whether the internal controls of the University's procurement system were adequate to ensure compliance, in all material respects, with the Procurement Code. The audit revealed a number of procurement and P-Card deficiencies. The University has started implementation of the recommended corrective actions and upon completion of the corrective actions, the internal controls of the University's procurement system will be adequate to ensure compliance with the Procurement Code as described in the audit report.

Per S.C. Code Ann. §11-35-1210, DPS requested that the Authority decrease Winthrop University's authority to make direct procurements not under contract for Supplies & Services, and Information Technology.

Representative Bannister asked if there is a way to send a message to State agencies that they need to be paying attention to the use of their P-cards and have an updated policy for their use. He said the issue concerning P-card usage seems to come up every time an audit comes before the Authority. John White, Chief Procurement Officer with the Division of Procurement Services, appeared before the Authority on this matter. Mr. White stated that at an upcoming procurement directors' conference in April 2025 the Division will emphasize the importance of agencies following what Representative Bannister suggested. Mr. White further stated that the Division can also put the message out in its monthly newsletter publication.

Representative Bannister asked Mr. White to share with the Authority those things that can be done to sanction agencies who are not compliant with the Procurement Code and use of the P-card. Mr. White said the Division can make recommendations to the Authority to cut the number of P-cards, but it is difficult to determine what number would get an agency's attention and not prevent it from doing the business they need to do. He said the Division will also begin combining a recommendation to cut the number of P-cards an agency may have along with a recommendation in a reduction of an agency's procurement authority in the case of an agency's P-card. He noted that that is what was done in Winthrop's situation.

Governor McMaster asked if there is some disciplinary action that can be taken against an employee if an employee continues to misuse the P-card. Mr. White said the State P-card Manual in certain instances provides for the agency to take action against their employees who misuse the P-card. He noted that the Division cannot take action against an agency's employees because it is not in the supervisory chain for the employee. Representative Bannister asked, for example, if two employees conspired to split a purchase that exceeded their limit to circumvent the rules would that be something the agency would have address. Mr. White concurred that the agency would have to address that matter and take action against the employee. He stated that the Division can recommend action be taken against the employee, but the Division cannot take that action.

Governor McMaster commented that someone needs to take that action if it warranted.

Representative Bannister asked what would revoking an agency's use of the P-card do to the agency. Mr. White stated that everything would then have to run through the agency's procurement office which could overwhelm the office with small items that do not require competition. He said that people working in the field would have to contact their procurement office and wait for the procurement office to handle it. He noted that would vary from agency to agency depending on the number of people in the field and the size of the agency.

Representative Bannister commented that failure to follow the P-card rules would result in a great inconvenience for the agency who cannot follow the rules. Mr. White responded that is correct. Representative Bannister said that maybe an agency needs to feel what that is like so they can tell other agencies they should pay attention to the P-card rules.

Mr. Loftis asked Mr. White whether a statute or contract could be amended to allow the Division to issue directives within the agency's chain of command. Mr. White said he would need to consult with legal counsel to see how that could be accomplished. Mr. Loftis noted to his recollection that the bank gives the State money for training. Mr. White said BOA provides training and the State P-card Manual requires that each agency provide training to everyone who has a P-card. He noted that not providing training for P-card holders is one of the typical findings for an agency. Mr. Loftis asked who provides the training. Mr. White stated that BOA provides training, and the State manual requires the agency to train employees on the requirements of the State manual and the agency's internal manual. Mr. Loftis said he seemed to remember that several hundred thousand dollars is allotted for training and that he would like to take a look at the manual. He said if a couple of hundred thousand dollars is being spent for a computer printout, he would like to know what else is going on. Mr. White said he could not speak to that and is not aware of it.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority approved Winthrop University to make direct procurements at the following limits for three years from date of approval:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services ¹	100,000 per commitment*
Information Technology ²	100,000 per commitment*
Construction Contract Award	200,000 per commitment*
Construction Contract Change Order	50,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

* Total potential purchase commitment whether single year or multi-term contracts are used.

The Authority also required the University to take the following actions:

Cancel 20% of their 208 active P-Cards within 30 days of receipt of this report and maintain the number of active P-Cards at 166 or less for a period of one year. Provide the Division of Procurement Services (DPS) with a list of both cancelled and active P-Cards by March 4, 2025. Revise the University's P-Card Manual and submit to DPS by May 5, 2025. Conduct an independent audit of the P-Card program within one year of the receipt of this report and submit to DPS by February 4, 2026.

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

Division of Procurement Services: Exempt the South Carolina Commission for the Blind's (Commission) acquisition of specialized supplies, information technology, and services, which are individualized for each customer from the Chief Procurement Officer's area of responsibility and from the purchasing procedures of the Procurement Code (Regular Session Item #5)

The South Carolina Commission for the Blind (Commission) provides children, youth, and adults (consumers) who are blind or low vision with quality individualized vocational rehabilitation services, independent living services, and prevention-of-blindness services that lead to competitive employment and/or social and economic independence. Per governing Federal Regulations, the Commission works with each consumer to develop a set of goals for competitive employment and/or social and economic independence and to select the supplies, information technology, and services needed to achieve those goals. Per 34 CFR 361.46, "each individualized plan for employment must include a description of the specific employment outcome, as defined in

¹ Supplies and Services includes non-IT consulting services.

² Information Technology includes consultant assistance for any aspect of information technology, systems, and networks.

§ 361.5(c)(15), that is chosen by the eligible individual and is consistent with the individual's unique strengths, resources, priorities, concerns, abilities, capabilities, career interests, and informed choice” (34 CFR 361.52). The individualized plan includes “a description of the specific rehabilitation services needed to achieve the employment outcome, including, as appropriate, the provision of assistive technology devices, assistive technology services, and personal assistance services, including training in the management of those services.” Services may also include assessments for determining an individual’s eligibility for services and rehabilitation, assistive technology, and training needs. The individualized plan must also “include a description of the entity or entities chosen by the eligible individual or, as appropriate, the individual's representative that will provide the vocational rehabilitation services and the methods used to procure those services.” While the supplies, information technology, and services may not be customized, they are selected based on the needs of the individual consumer. Any supplies/equipment (assistive technology, information technology, etc.) purchased by the agency for a consumer are owned by that consumer. Because no two consumers are alike, the needs vary, and each consumer will receive services required to address their specific situation.

The Commission’s goal is to enable the consumer to start working towards his/her goals as soon they are developed to include providing the needed supplies, information technology, and services straight away. Per the Rehabilitation Services Administration, which oversees the federal programs offered by the Commission, “VR agencies should eliminate delays in the referral and application process, thereby expediting engagement and facilitating rapid access to VR services” (RSA-Technical Assistance Circular 24-01). Moreover, these supplies, information technology, and services are expensive, often exceeding the no competition threshold of the Procurement Code. The written requests for three written quote procedures take time and are not always effective. Sources of appropriate supplies, information technology, or services are often limited, and the Commission may have difficulty obtaining three bona fide quotes. Therefore, the Commission often must resort to advertised solicitation of quotes, bids, or proposals. Even if there is only one source of supply, the Commission must go through the sole source procurement process. These processes delay the Commission’s provision of supplies, information technology, or services to the consumer thus delaying the consumer’s ability to work toward the achievement of his/her goals. Therefore, the Commission requested an exemption from the Procurement Code giving it the

flexibility to obtain the most appropriate individualized supplies, information technology, or services for each consumer in a manner that is efficient and will enable the consumer to work towards his/her goals sooner.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority, under authority of S.C. Code Section 11-35-710, exempted the South Carolina Commission for the Blind (Commission) from purchasing supplies, information technology, and services for people (consumers) who are legally blind or low vision through the Chief Procurement Officer's area of responsibility where such supplies, information technology, or services are acquired to enable consumers to achieve their goals for competitive employment and/or social and economic independence. Further, exempted the Commission's acquisition of such supplies, information technology, and services from the purchasing procedures of the Procurement Code, as recommended by the Division of Procurement Services.

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

State Fiscal Accountability Authority, Executive Director: South Carolina State Ceiling Allocation Plan – 2025 Administrative Updates (Regular Session #6)

The Authority adopted the 2025 South Carolina State Ceiling Allocation Plan on August 27, 2024. Section C requires that the Authority Secretary administratively update the annual State Ceiling Allocation Plan by the second Monday in January. On January 13, 2025, the Authority Secretary did publish an administratively updated plan. This revision updates (1) Section D to reflect the total state ceiling as certified by the Authority Secretary pursuant to Section 1-11-500 to be \$712,248,030; (2) Section D to recalculate the limits on authorized requests using the total state ceiling for the Plan Year; (3) Section E to reflect the now current amounts identified in that section; (4) Section E to add the amount of any carryforward designated in the prior calendar year pursuant to Section 1-11-250(G); and (5) Section G to recalculate the dollar amounts based on the actual certified amount of state ceiling for the Plan year.

Upon a motion made by Senator Peeler, seconded by Representative Bannister, the Authority received as information the administratively updated 2025 State Ceiling Allocation Plan.

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

South Carolina Department of Commerce: A Resolution Amending a Resolution Entitled “A Resolution to Provide for the Issuance and Sale of not Exceeding in the Aggregate \$111,000,000” (Regular Session #7)

On March 26, 2024, the State Fiscal Accountability Authority approved a bond resolution for the issuance and sale of not exceeding \$111,000,000 State General Obligation Economic Development Bonds to fund Project Agave. Project Agave was a second facility for the production of electric vehicle batteries. The Sponsor of Project Agave has informed the Department of Commerce that it no longer has a fixed timeline for carrying out the Project, and has mutually agreed with the Department of Commerce that the State will withdraw its commitment to issue bonds in support Project Agave.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved repeal of the authorization to issue bonds in an amount not to exceed \$111,000,000 and as further set forth in the Resolution adopted by the State Fiscal Accountability Authority on March 26, 2024.

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

Winthrop University: Not Exceeding \$10,000,000 Winthrop University Higher Education Revenue Bonds, Series 2025 (Regular Session #8)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$10,000,000 Winthrop University Higher Education Revenue Bonds, Series 2025.

The proceeds of the bonds will be used to defray the costs of acquiring an approximately 406-bed student housing facility known as “The Courtyard at Winthrop” from the Winthrop University Real Estate Foundation, Inc.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved a resolution making provision for the issuance and sale of not exceeding \$10,000,000 Winthrop University Higher Education Revenue Bonds, Series 2025.

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

***Executive Director: Revenue Bonds (State Housing Finance and Development Authority)
(Regular Session #9)***

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

- a. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$7,700,000 Multifamily Housing Revenue Bonds, Series 2025
Allocation Needed: \$7,700,000 of 2022 ceiling allocation carry forward to be used
Name of Project: A.C.T.S. Community Apartments
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition and construction of a 40-unit apartment development located in the City of Abbeville, South Carolina, to be known as A.C.T.S. Community Apartments.
Bond Counsel: Samuel W. Howell, IV, Howell Linkous & Nettles, LLC
- b. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$13,200,000 Multifamily Housing Revenue Bonds or Notes, Series 2025
Allocation Needed: \$13,200,000 of 2022 ceiling allocation carry forward to be used
Name of Project: Edgewood School Apartments
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition, construction and equipping of a 75-unit multifamily development located in Greenwood County, South Carolina, to be known as Edgewood School Apartments.
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
- c. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$20,220,000 Multifamily Housing Revenue Bonds, Series 2025
Allocation Needed: \$20,220,000 of 2022 ceiling allocation carry forward to be used
Name of Project: Livewell Terrace
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition and construction of a 120-unit apartment development located in the Town of Bluffton, South Carolina, to be known as Livewell Terrace.
Bond Counsel: Samuel W. Howell, IV, Howell Linkous & Nettles, LLC

- d. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$17,000,000 Multifamily Housing Revenue Bonds, Series 2025
Allocation Needed: \$17,000,000 of 2022 ceiling allocation carry forward to be used
Name of Project: Oak Grove Apartments
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition and construction of a 96-unit apartment development located in Richland County, South Carolina, to be known as Oak Grove Apartments.
Bond Counsel: Samuel W. Howell, IV, Howell Linkous & Nettles, LLC
- e. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$14,500,000 Multifamily Housing Revenue Bonds, Series 2025
Allocation Needed: \$14,500,000 of 2022 ceiling allocation carry forward to be used
Name of Project: Pinehaven Villas
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition, renovation and construction of an 80-unit apartment development located in the city of Columbia, South Carolina, to be known as Pinehaven Villas.
Bond Counsel: Samuel W. Howell, IV, Howell Linkous & Nettles, LLC
- f. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$17,000,000 Multifamily Housing Revenue Bonds, Series 2025
Allocation Needed: \$17,000,000 of 2022 ceiling allocation carry forward to be used
Name of Project: Willowbrook at Wateree
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition and construction of a 102-unit apartment development located in Richland County, South Carolina, to be known as Willowbrook at Wateree.
Bond Counsel: Samuel W. Howell, IV, Howell Linkous & Nettles, LLC

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

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

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

The next regular meeting of the State Fiscal Accountability Authority will be held at 9:30 a.m. on Tuesday, April 1, 2025, in Room 252, Edgar A. Brown Building.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority agreed to meet at 9:30 a.m. on Tuesday, April 1, 2025, in Room 252, Edgar A. Brown Building.

Information relating to this matter has been retained in these files and is identified as Exhibit 10.

Prior to adjournment of the meeting, Governor McMaster stated that as Chairman of the State Fiscal Accountability Authority he accepted the resignation of State Auditor George Kennedy on January 23, 2025. He said the State Auditor is hired by the Authority. He noted the position is not a cabinet agency. He said when one of his cabinet directors retires or steps down, he has the authority to designate or authorize in writing a senior employee to perform the duties of the director until such time as a new director is selected and confirmed by the Senate. He said that is not the situation in this case. He noted that the Authority has not authorized anyone in the State Auditor's Office to serve as the acting director. He informed the Authority members that he intends to call a meeting at their earliest convenience for the Authority to designate and authorize someone to perform the duties of the State Auditor until such time as the new Auditor is hired. Governor McMaster said he would be in touch with the Authority members about scheduling the meeting.

Senator Peeler asked who is now in charge of the office. Governor McMaster said a senior and experienced employee with the agency named Susan Moss is willing to do so. Senator Peeler asked Governor McMaster when someone might be brought forward for the State Auditor position. Governor McMaster stated he is looking and hopes to have someone very soon.

Mr. Loftis asked if they would first be looking for an interim director because the permanent position is hard to fill. Governor McMaster concurred.

Adjournment

The meeting was adjourned at 9:58 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 2:00 p.m. on Friday, January 31, 2025.]