

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

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

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

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

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

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building. The program will open with 100 students in year one and expand to 400 students by year five and include 15+ faculty and staff.

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

Full Project Estimate: \$12,697,248 (internal). Phase II will be funded from \$5,365,000 in FY22 Capital Reserve, \$3,500,000 in FY26 Appropriated State (nonrecurring), \$1,332,248 in Capital Improvement Project, and \$2,500,000 in MUSC Capital Project Reserve Funds. The Phase I amount requested is 5% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method.

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

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

Summary of Work: The project will complete exterior envelope repairs to address water intrusion. The roof will be replaced on areas A and B. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. Interior work will create an interactive lobby, connecting George Street with the Stern Center Courtyard and renovated 100-seat food court. The project will convert the three-level abandoned natatorium to three full levels of

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multipurpose student services space, gaining 10,137 square feet of usable space within the existing building. Other areas will be reconfigured as needed to improve space efficiency and address programmatic needs. Space reconfigurations allow the college to bring the student fitness center back to the Stern Student Center. The project will also upfit a dedicated space to accommodate an onsite restaurant, Chick-fil-A.

Rationale: As part of the overall project scope, a dedicated space has been reserved to accommodate a restaurant. During planning discussions, Chick-fil-A was identified as the preferred restaurant vendor for this building. Chick-fil-A has highly specific architectural, mechanical, electrical, and operational standards that must be adhered to in order to qualify the space for their use. These standards exceed the baseline requirements included in the original construction estimate. The revised project budget reflects the cost of building a Chick-fil-A compliant restaurant space. All additional construction expenses related to this have been absorbed within the updated internal budget framework. Per the College, incorporating these elements during the on-going construction phase is more cost effective than retrofitting the space at a later date. It also ensures the facility construction remains on schedule for completion. The existing Chick-fil-A is located in Berry Hall and will be relocated to this building because it will accommodate additional seating, etc. For the overall project, the three-level abandoned natatorium will be converted to three full levels, gaining additional space in the building. The college is currently leasing private space at \$500k per year for the student fitness center. This move will save money and bring traffic and activity to the student union.

Facility Characteristics: The Stern Student Center is 66,794 square feet and was constructed in 1975 (51 years old). The last major renovation was in 2005, affecting all areas except the pool area. The entire building will be renovated in this project. Additionally, approximately 10,137 square feet of usable space will be gained by converting the natatorium to three full levels of multipurpose student services space. The Stern Student Center has served as the central hub of campus life and features a food court, lockers, canteen area, game room, theater, study lounges, recreational lounges, student organization offices, and meeting/programming space for the entire campus community. The building houses offices for the Division of Student Affairs and will repatriate the student fitness center currently in nearby leased space. The project will benefit the entire college community of 11,926 students, 2,095 faculty and staff, clients, visitors, parents, and potential students.

Financial Impact: This increase will be funded from Other, College Fees Balance Forward Funds (uncommitted balance \$35.16 million at February 28, 2026). Revenue to this fund is generated by the portion of the student bill not specifically earmarked or dedicated for debt service, auxiliary enterprises, nor student clubs and activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings

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of \$763,800 over 30 years. The project is expected to result in a decrease of \$525,460 (year 1), \$541,224 (year 2), and \$568,285 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026. Currently pledged for debt service is \$622 of the \$906. The remainder of the fee, \$284, funds ongoing capital projects and maintenance.

Full Project Estimate: \$44,950,000 funded from Capital Reserve, Appropriated State (nonrecurring), Auxiliary Dining Revenue, Capital Improvement Project, and College Fees Balance Forward Funds. Completion of construction is anticipated in December 2026.

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

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

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

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

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

Financial Impact: This phase of the project will be funded from Housing Auxiliary Funds (uncommitted balance \$4.59 million at March 26, 2026). Revenue to this fund is generated through the contractual agreement with students for student housing intended for ongoing housing, maintenance, renovations, and expansion. The project is expected to result in an increase of \$147,781 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project, however a new housing rate will be established as a result of construction of this new housing facility. The University anticipates that the housing rate will be aligned with comparable upper-tier housing currently in operation. Housing fees are charged to residential students, an average of the various rates is \$3,431 per student per semester and has increased from \$3,086 between academic years 2021-2022 to 2025-2026. Currently, there is no portion of tuition designated for capital improvements.

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(15)(b), (Marion Carnell Learning Center Renovation)				8,000,000	8,000,000
All Sources				<u>8,000,000</u>	<u>8,000,000</u>

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

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

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

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

Full Project Estimate: \$8,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. The estimated cost to complete this project is

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

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

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

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

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

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

Financial Impact: This phase of the project will be funded from Other, Housing Maintenance Reserve Funds (uncommitted balance \$38.48 million at March 24, 2026). Revenue to this fund is derived from the housing operating budget which includes housing fees and revenues generated by laundry operations, conferences, and interest. The project is expected to result in a decrease of \$370,000 (years 1 thru 3) in annual

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operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. A bond debt service fee of \$319.50 per semester (in-state) and \$815.50 per semester (out-of-state) is charged to students to service outstanding debt. Housing fees are charged to residential students, an average of the various rates is \$4,608 per student per semester and has increased from \$3,856 between academic years 2021-2022 to 2025-2026.

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

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

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

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

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

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

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

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capital improvements, currently \$12 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

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

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- (g) Project: JBRC Item 7: University of South Carolina - Salkehatchie
H38.9532: Student Commons & Conference Center Upfit
- Request: Establish Phase II Full Construction Budget to renovate and upfit the building.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 1 in FY26 (estimated at \$4,000,000)
- Phase I Approval: October 2025 (estimated at \$4,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (13), (Maintenance, Renovation and Replacement)	60,000		60,000	3,540,000	3,600,000
FY23 Capital Reserve (14), (Maintenance, Renovation and Replacement) (transfer from H38-9531)				400,000	400,000
All Sources	<u>60,000</u>		<u>60,000</u>	<u>3,940,000</u>	<u>4,000,000</u>

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

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

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

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve Funds (uncommitted balance \$3.69 million at March 24, 2026) and FY23 Capital Reserve (uncommitted balance \$400k at March 24, 2026). The project is expected to result in a decrease of \$8,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital

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improvements, currently \$34 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

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

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

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

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

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

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

Financial Impact: The project will be funded from FY23 Capital Reserve Funds (\$3.6 million previously committed to the project). The project is expected to result in a decrease of \$15,000 (year 1), and \$30,000 (years 2 thru 3) in annual operating expenditures.

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No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$34 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

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

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

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

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

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

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

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

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

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(j) Project: JBRC Item 10: Winthrop University
H47.9630: Dinkins Hall Renovation

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

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

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

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

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

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

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

Financial Impact: This request will be funded from FY23 Appropriated State (nonrecurring) Funds (\$2.85 million will be available once released from H47-9599 in June 2026). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While

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not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$151 per student per semester, and decreased from \$543 between academic years 2021-2022 to 2025-2026.

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(b), (Kershaw County)				200,000	200,000
All Sources				<u>200,000</u>	<u>200,000</u>

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

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

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

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Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$10 million at March 6, 2026). The project is expected to result in an increase of \$465,000 (year 1), \$480,000 (year 2), and \$494,400, (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$9.70 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

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

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SUBJECT: Permanent Improvement Projects

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

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

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

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

Financial Impact: The property is offered by Airport Technologies, LLC for \$5,703,000. The acquisition will be funded from Other, College Funds (uncommitted balance \$10.15 million at April 8, 2026). College Funds are generated from excess debt service and capital fees set aside to support future projects. An appraisal completed in February 2026 valued the property at \$5,810,000. A Phase I Environmental Site Assessment was completed in December 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in July 2025 and found \$1,800,000 in immediate and short-term deficiencies to be rectified. Letters of support have been

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received from Lexington County Council and Lexington County School District Two authorizing the removal of the property from the tax rolls. After acquisition, the building will be renovated as a separate project, with a total estimated cost of \$19,000,000. The project is expected to result in an increase of \$1,299,000 (year 1), \$2,727,900 (year 2), and \$2,864,295 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$75 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. The full amount of this fee is pledged for debt service.

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

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(m) Project: JBRC Item 13: Northeastern Technical College
H59.6217: Cheraw Campus Boiler/Chiller Upgrades

Request: Increase Phase II Full Construction Budget to cover higher than anticipated construction costs to complete campus wide boiler/chiller upgrades for 4 buildings.

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

Phase II Approval: August 2022 (estimated at \$1,276,990) (Admin)

Phase II Increase & Revise Scope Approval: January 2024 (estimated at \$2,500,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(k), (Maintenance, Renovation, and Replacement)	1,276,990	558,953	1,835,943	51,137	1,887,080
FY23 Appropriated State, Proviso 118.19 (B)(27)(h), (Maintenance, Renovation, and Replacement)		664,057	664,057	324,184	988,241
FY24 Appropriated State, Proviso 118.19 (B)(20)(i), (Cheraw Campus)				479,738	479,738
FY22 Capital Reserve (24), (State Board for Technical and Comprehensive Education – Maintenance, Renovation, and Replacement)				227,947	227,947
FY24 Capital Reserve (18)(h), (Northeastern Technical College)				322,974	322,974
All Sources	<u>1,276,990</u>	<u>1,223,010</u>	<u>2,500,000</u>	<u>1,405,980</u>	<u>3,905,980</u>

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

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ties into the facility. A chilled-water/hot-water distribution loop, sized to accommodate future expansion, will be installed to provide heating and cooling capability from the new module to all connected buildings. All necessary piping connections to the new NETC Schaeffler Manufacturing Technology Academy and Building 500 are also included.

Rationale: All major mechanical equipment for this project has already been purchased and delivered to the campus. However, due to industry-wide delays in equipment manufacturing and delivery, as well as significant increases in equipment costs since the original project budgeting, the prior cost estimate was grossly underestimated. As a result, an increase in project funding is necessary to complete the full scope of work as defined. The mechanical and HVAC equipment has reached the end of its useful life.

Facility Characteristics: The boiler and chiller upgrade will connect buildings 100, 500, 800, and the new 700 Schaeffler Manufacturing Technology Academy currently being constructed. These buildings total approximately 108,735 square feet and were constructed in the 1970's (56 years old). The buildings house numerous academic programs and offices utilized by approximately 400 persons combined.

Financial Impact: This increase will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$52k at March 16, 2026), FY23 Appropriated State (nonrecurring) (uncommitted balance \$325k at March 16, 2026), FY24 Appropriated State (nonrecurring) (uncommitted balance \$788k at March 16, 2026), FY22 Capital Reserve (uncommitted balance \$2.37 million at March 16, 2026), and FY24 Capital Reserve (uncommitted balance \$323k at March 16, 2026). The project is expected to result in a decrease of \$25,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$7 per student per credit hour, and has not changed between academic years 2021-2022 and 2025-2026.

Full Project Estimate: \$3,905,980 funded from Appropriated State and Capital Reserve Funds. Contract execution is expected in August 2026 and completion of construction in December 2026.

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

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

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

Rationale: Piedmont Technical College, in partnership with the three school districts serving Greenwood County, proposes to build a state-of-the-art Technical Innovation Center. This center will allow high school, dual enrollment, and college students access to programs not currently being offered by the existing Career Center which is used by three school districts. The current Career Center is owned by Greenwood County and is 50+ years old. After construction of the new Technical Innovation Center, the old Career Center will be taken back over by Greenwood County. The Automotive, Automotive Collision, Cosmetology, Culinary, PTLW – Project Lead the Way (Biomedical, Health Science Programming and Sports Medicine) programs currently taught at the Career Center will be relocated to the new Technical Innovation Center and taught by the school districts during the day. The College will have the opportunity to offer Automotive Collision, Cosmetology, Culinary, PTLW – Project Lead the Way (Biomedical, Health Science Programming and Sports Medicine) programs at night after Career Center students are gone. Additionally, the College will offer Cybersecurity, AI, EV Technician, CDL, and Logistics. The College and the school districts will leverage each other's

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programming to provide opportunities for all students. By building the Technical Innovation Center on the Greenwood Campus, high school students will be steps away from the College's broader offerings in industrial technology, health care, business, and arts and sciences, as well as the nearby William H. "Billy" O'Dell Upstate Center for Manufacturing Excellence. This proximity allows seamless pathways from dual-enrollment coursework into certificates, diplomas, and associate degrees, helping students transition directly into the workforce or on to further college study.

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

Financial Impact: This phase of the project will be funded from Other, Greenwood County Capital Project Sales Tax Funds (\$10.4 million Greenwood County commitment). Greenwood County citizens successfully voted on a Capital Project Sales Tax in November 2024. The Technical Innovation Center Project was slated first on the project list of the 27 projects which began collections in May 2025. According to Greenwood County, \$8.2 million has been collected to date with the remaining \$2.2 million estimated to be received by May 2026 based on quarterly estimates. These funds will be disbursed by the County on a reimbursement basis. The project is expected to result in an increase of \$85,297 (year 1), \$112,592 (year 2), and \$123,851 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

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

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- (o) Project: JBRC Item 15: Piedmont Technical College
H59.6333: Library and Student Engagement Center
- Request: Revise Scope and Increase Phase II Full Construction Budget to renovate the library on the Greenwood Campus.
- Included in CPIP: Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$12,800,000)
Phase I Approval: February 2025 (estimated at \$7,300,000) (SFAA)
Phase II & Revise
Scope Approval: December 2025 (estimated at \$12,795,684) (SFAA)

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

Summary of Work: The project was established to renovate the upstairs of the building and subsequently revised to add the renovation of the downstairs to the project scope. The project will renovate the upstairs and downstairs of the existing K Building. The upstairs houses the Library and Student Engagement Center. The renovations will create collaboration space, providing areas for focused group and independent study, casual interactions, and private study spaces. Additionally, the renovation will include a workforce engagement and training area, allowing opportunities for students to engage with local industry partners. The downstairs houses faculty offices and additional student engagement spaces. Mechanical units and related systems will be replaced, and plumbing piping will be upgraded, along with

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associated electrical work. This revised scope request will add the replacement of the roof system and removal of a skylight. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The roof system and skylight in place have had several leaks and have exceeded their estimated useful life. Renovating the upstairs will provide collaborative and student spaces that enhance library functionality and better serve student needs. Renovating the downstairs will provide an upgrade to faculty and staff spaces with additional student engagement areas.

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

Financial Impact: This increase will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$3.74 million at March 18, 2026). The project is expected to result in a decrease of \$15,000 (years 1 thru 3), in annual operating expenditures. The renovations will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$454,959 over 30 years. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

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

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

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

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

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

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

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

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

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- (q) Project: JBRC Item 17: Spartanburg Community College
H59.6361: Industrial Spark Building Acquisition
- Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 13.72 acres and a building in Spartanburg County.
- Included in CPIP: Yes – 2025 CPIP Priority 3 of 7 in FY26 (estimated at \$18,020,000)
Phase I Approval: August 2025 (estimated at \$18,020,000) (SFAA)
Phase I Increase Approval: February 2026 (estimated at \$16,536,250) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spark Centers)	20,000	16,250	36,250	15,823,250	15,859,500
All Sources	<u>20,000</u>	<u>16,250</u>	<u>36,250</u>	<u>15,823,250</u>	<u>15,859,500</u>

Rationale: This acquisition project was established for Spartanburg Community College to acquire the property and then for the College to transfer the property to the Spartanburg Community College Enterprise Campus Authority at a later date. This scope revision request will allow Spartanburg Community College Enterprise Campus Authority to acquire the property directly. Based on the large composition of manufacturing industries in the community, there is a large need for industrial training such as Mechatronics, Robotics, Automotive & Diesel Technicians and Welding. The current space on the Giles Campus in Spartanburg is at max capacity making the College unable to grow these programs. Acquisition of this property will allow the College to consolidate the current industrial programs to the new facility and expand the number of students trained in these disciplines.

Characteristics: The property is located at 191 Parkway West in Duncan. The building is comprised of 30,877 square feet of office and 143,025 square feet of warehouse, totaling 173,902 square feet. It is located less than 2 miles from the Tyger River Campus.

Financial Impact: The property is offered to the Spartanburg Community College Enterprise Campus Authority by ZF Chassis Systems Duncan, LLC for \$15,729,500. The acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$20.96 million at March 6, 2026). An appraisal completed in September 2025 valued the property at \$16,500,000. A Phase I Environmental Site Assessment was completed in September 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in October 2025 and found \$479,250 in immediate and short-term deficiencies to be rectified. Letters of support have been received from Spartanburg County Council and Spartanburg District Five authorizing the removal of the property from the tax rolls. After acquisition, a

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separate project will be established to address issues noted in the building condition assessment and will potentially include renovation costs related to classrooms or other internal changes such as labs. The total estimated cost of the renovation project is approximately \$2,589,250 with \$589,250 allocated for items noted in the building condition assessment (escalated from \$479,250 to account for inflation) and up to \$2,000,000 for internal renovations. The acquisition is expected to result in an increase of \$346,000 (year 1) and \$692,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

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

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- (r) **Project:** JBRC Item 19: York Technical College
 H59.6381: 454 S. Anderson Road Property Acquisition
- Request:** Establish Final Land Acquisition to purchase +/- 9.29 acres and two buildings in York County.
- Included in CPIP:** No – The property was not available for purchase during the 2025 CPIP submission process.
- Phase I Approval:** March 2026 (estimated at \$6,930,000) (SFAA)

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

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

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

Financial Impact: The property is offered by Rock Hill Business Technology Center, LLC for \$6,500,000. The acquisition will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$27.3 million at March 20, 2026). An appraisal completed in December 2025 valued the property at \$6,680,000. A Phase I Environmental Site Assessment was completed in December 2025 and found no evidence of recognized environmental conditions in connection with the property.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

A Building Condition Assessment was completed in March 2026 and found \$138,000 in immediate and short-term deficiencies to be rectified. Letters of support have been received from York County, City of Rock Hill, and Rock Hill Schools authorizing the removal of the property from the tax rolls. After acquisition, the two Phase I established projects would be rescoped from constructing new facilities to renovating the buildings located on the property for a total estimated cost of \$30,000,000 to \$33,000,000. The acquisition is expected to result in an increase of \$1,098,081 (year 1), \$1,131,024 (year 2), and \$1,164,954 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (s) Project: JBRC Item 20: South Carolina Law Enforcement Division
D10.9536: SLED Headquarters Cyber Remodel
- Request: Revise Scope and Establish Phase II Full Construction Budget to renovate space at the Headquarters facility.
- Included in CPIP: Yes – 2025 CPIP Priority 2 of 6 in FY26 (estimated at \$2,110,585)
Phase I Approval: August 2025 (estimated at \$2,110,585) (SFAA)

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (u) Project: JBRC Item 22: Department of Administration
 D50.6195: Calhoun Building - Flooring Repair and Replacement Floors 3-5
- Request: Establish Phase II Full Construction Budget to replace and update floor finishes.
- Included in CPIP: Yes – 2025 CPIP Priority 14 of 32 in FY26 (estimated at \$435,030)
- Phase I Approval: December 2025 (estimated at \$435,000) (SFAA)

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(v) Project: JBRC Item 23: Department of Administration
D50.6198: Mills/Jarrett Building - Parking Lot Improvements

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

Included in CPIP: Yes – 2025 CPIP Priority 32 of 32 of FY26 (estimated at \$497,000)

Phase I Approval: December 2026 (estimated at \$500,000) (SFAA)

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

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

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

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

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$5.18 million at March 5, 2026). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$517,874 funded from Depreciation Reserve Funds. Contract execution is expected November 2026 and completion of construction June 2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(w) Project: JBRC Item 24: Department of Administration
D50.6199: Wade Hampton Building - Window Replacement

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

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

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

Summary of Work: The project will renovate Court Rooms 1, 2, & 3 utilized by the SC Administrative Law Court located in the Brown Building. The work includes replacement of flooring and wall finishes, court room benches, desks, seating, associated electrical work, wood wrapping the column in the 3rd floor reception area, and hazardous material abatement, as needed.

Rationale: The court rooms are outdated and showing wear and tear on the finishes. The wallpaper is separating from the wall, and moldings are falling off the doors and wainscoting. The judge’s bench and court reporter’s stand have started to separate and have deep scratches.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1976 (50 years old). Court Rooms 1, 2, and 3 have a combined square footage of approximately 1,974 square feet. The court rooms were last renovated around 2009 (17 years ago). The renovated space will be utilized by the South Carolina Administrative Law Court. It will be utilized by approximately 76 staff and various visitors annually.

Financial Impact: The project will be funded from Other, SCALC FY25 Appropriated State, Carryforward Funds (uncommitted balance \$2.13 million at March 16, 2026). The project is not expected to result in any change in annual operating expenditures.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (y) Project: JBRC Item 26: Department of Administration
D50.6202: McEachern Parking Facility - Re-striping & Minor Repairs
- Request: Establish Phase II Full Construction Budget to make repairs and improvements to the parking facility.
- Included in CPIP: Yes – 2025 CPIP Priority 15 of 32 in FY26 (estimated at \$596,481)
Phase I Approval: February 2026 (estimated at \$362,216) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				356,783	356,783
Other, Depreciation Reserve	5,433		5,433		5,433
All Sources	<u>5,433</u>		<u>5,433</u>	<u>356,783</u>	<u>362,216</u>

Summary of Work: The project will re-stripe and complete minor repairs to the McEachern Parking Facility. The work will involve re-striping all traffic markers, parking stripes, vehicle assignment numbers, and columns. Minor repairs at identified areas will also be completed.

Rationale: The parking space division lines and wayfaring are fading and there are areas requiring minor repairs.

Facility Characteristics: The McEachern Parking Facility is approximately 714,000 square feet and was constructed in two phases. Phase I was constructed in 1969 (57 years old) and Phase II was constructed in 1974 (52 years old). The tenants of the State House Complex include the Attorney General, Legislative Council, Revenue & Fiscal Affairs, Senate, House of Representatives, Parks Recreation and Tourism, Department of Administration, Secretary of State, Administrative Law Court, Board of Financial Institutions, Judicial Department, Bureau of Protective Services, Office of the State Treasurer, Department of Agriculture, Comptroller General's Office, Governor's Office, and the State Fiscal Accountability Authority. The parking facility contains approximately 1,800 parking spaces.

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (z) Project: JBRC Item 27: Department of Administration
D50.6203: Mills /Jarrett Building - Elevator Modernization
- Request: Establish Phase II Full Construction Budget to modernize the passenger elevators in the Mills/Jarrett Building.
- Included in CPIP: Yes – 2025 CPIP Priority 25 of 32 in FY26 (estimated at \$308,985)
Phase I Approval: February 2026 (estimated at \$308,985) (SFAA)

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

Summary of Work: The project will modernize the passenger elevators in the Mills/Jarrett Building. The work will include the replacement/upgrade of the elevator controls and modernization of the elevator cabs.

Rationale: The elevators and control systems have exceeded their life expectancy and need modernization to bring them into compliance with current governing codes and regulations. The elevators experience frequent interruption of service due to their age and repair parts are difficult to find and often must be fabricated, thus extending the periods when the elevators are offline and out of service.

Facility Characteristics: The Mills/Jarrett Building is approximately 103,781 square feet. The Mills Building was constructed in 1825 (201 years old), and the Jarrett Building was constructed in 1987 (39 years old). The elevators have not been updated since construction of the Jarrett Building. The Mills/Jarrett Building is utilized by the South Carolina Office of Resilience. Approximately 80 staff plus varying numbers of employees and visitors utilize the building.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (uncommitted balance \$6.26 million at March 18, 2026), FY25 Appropriated State (\$301k will be available once released from D50-6112 in June 2026), FY25

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

Appropriated State (\$230k will be available once released from D50-6123 in June 2026), FY24 Appropriated State (\$27k will be available once released from D50-6143), and FY23 Appropriated State (nonrecurring) Funds (\$158k will be available once released from D50-6114). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,135,835 funded from Appropriated State Funds. The estimated cost to complete the project has increased from the 2025 CIP submission and the Phase I estimate because the estimate reflected the modernization of 1 elevator instead of 3. Contract execution is expected November 2026 and construction completion June 2028.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (aa)Project: JBRC Item 28: Department of Administration
D50.6204: Supreme Court Building - Bathroom Renovations
- Request: Establish Phase II Full Construction Budget to renovate the bathrooms in the Supreme Court Building.
- Included in CPIP: Yes – 2025 CPIP Priority 23 of 32 in FY26 (estimated at \$400,000)
Phase I Approval: February 2026 (estimated at \$400,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	11,000		11,000	437,446	448,446
All Sources	<u>11,000</u>		<u>11,000</u>	<u>437,446</u>	<u>448,446</u>

Summary of Work: The project will renovate the bathrooms in the Supreme Court Building. The work will include new wall and flooring finishes, new bathroom fixtures, new lighting, associated plumbing and electrical work, and hazardous material abatement, as needed.

Rationale: The bathrooms finishes are worn, and the flooring is in disrepair. The plumbing fixtures have rusted and need replacing.

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (105 years old). The bathrooms being renovated are approximately 1,315 square feet. They were renovated over 30 years ago. The Supreme Court Building is utilized by approximately 50 Judicial Branch staff and various visitors annually.

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(bb) Project: JBRC Item 29: Department of Administration
D50.6181: Supreme Court Building - First and Second Floor Carpet Replacement

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

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(cc)Project: JBRC Item 30: Office of the Adjutant General
E24.9869: Bluff Road Armory Parking Improvements

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

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (dd) Project: JBRC Item 31: Office of the Adjutant General
 E24.9870: Unit Training and Equipment Site (UTES) Female Latrine
- Request: Establish Phase II Full Construction Budget to renovate and expand the female latrine in Eastover.
- Included in CPIP: No – The project was deemed a priority after the 2025 CPIP submission process.

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

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

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

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

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$656k at March 10, 2026). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in an increase of \$500 (years 1 thru 3) in annual operating expenditures.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ee)Project: JBRC Item 32: Office of the Adjutant General
 E24.9861: Clark’s Hill Training Site Cabin Renovation

Request: Establish Phase II Full Construction Budget to complete interior and limited exterior renovations to a recreational use cabin.

Included in CPIP: Yes – 2025 CPIP Priority 16 of 23 in FY26 (estimated at \$500,000)
 Phase I Approval: April 2025 (estimated at \$500,000) (SFAA)

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ff) Project: JBRC Item 33: Office of the Adjutant General
E24.9826: Statewide Readiness Center Stand-By Emergency Generators

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

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

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

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

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

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

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

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

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

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

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

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

Summary of Work: The project was established to construct and install standby generators with automatic transfer switches at various locations across the state. After subsequent changes, the revised group includes Georgetown, Marion, Mullins, Walterboro, North Charleston, Beaufort, Varnville RC, Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment system, Anderson (installation only), Newberry, and Moncks Corner. The design and construction for Anderson, Beaufort, Marion, Mullins, Georgetown, and Varnville RC are all completed. The design for Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment System, Newberry and Moncks Corner have all been completed. The construction for Manning RC and McCrady Training Center Fire Station is completed. The construction for the McCrady Training Center Water Treatment

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

System, Varnville FMS, North Charleston, and Walterboro is ongoing. This request is to complete the installation of the back-up generators on the Newberry and Moncks Corner Readiness Centers. These are the last two generators to be completed under this project. The work at each readiness center includes a generator and concrete pad.

Rationale: The standby generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the SC Army National Guard.

Facility Characteristics: The Georgetown, Marion, Mullins, Walterboro, North Charleston, Beaufort, Varnville RC, Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment system, Anderson, Newberry, and Moncks Readiness Centers support soldiers, firefighters, and staff of the SC Army National Guard. Approximately 10,978 individuals utilize the readiness centers.

Financial Impact: This increase will be funded from Appropriated State, Operating (uncommitted balance \$1 million at March 18, 2026), and Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). The project is expected to result in an increase of \$1,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,499,483 funded from Appropriated State Operating and National Guard Bureau Funds. Contract execution for Newberry and Moncks Corner is expected in August 2026 and completion of construction in March 2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(gg) Project: JBRC Item 34: Office of the Adjutant General
 E24.9831: MTC Building 3410 Roof Replacement

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to remove and replace the roof on the McCrady Training Center located in Columbia.

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

Phase I Approval: January 2021 (estimated at \$172,265) (JBRC Staff)

Phase II Approval: February 2024 (estimated at \$182,059) (JBRC Staff)

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

Summary of Work: This project will remove the existing metal roof and replace it with a standing seam metal roof. All gutters and downspouts will be metal fabricated. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The original contractor selected for this project was unable to execute the project and therefore the agency took the bid bond and went back to design. The revised cost estimate came in higher than the original design due to material cost increase. The existing roof system is leaking and affecting the interior finish of the building. Additionally, the existing roofing system has reached its life cycle replacement term of 20 years.

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(hh) Project: JBRC Item 35: Office of the Adjutant General
E24.9852: Armory Revitalizations 2024-2025

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (ii) Project: JBRC Item 36: Office of the Adjutant General
 E24.9860: Training Sites TT Enlisted Barracks Replacement
- Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs for construction of Barracks #2.
- Included in CPIP: Yes – 2025 CPIP Priority 22 of 23 in FY26 (Barracks #1 estimated at \$1,896,985)
 Phase I Approval: December 2024 (Barracks #1 & #2 estimated at \$4,026,000) (SFAA)
 Phase II Approval: August 2025 (Barracks #1 estimated at \$1,896,985) (SFAA)
 Phase II Increase Approval: February 2026 (Barracks #1 & #2 estimated at \$3,704,985) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	50,850	3,654,135	3,704,985	824,176	4,529,161
All Sources	<u>50,850</u>	<u>3,654,135</u>	<u>3,704,985</u>	<u>824,176</u>	<u>4,529,161</u>

Summary of Work: This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted (TT ENL) Barracks at the McCrady Training Center (MTC) Army National Guard Training Site. This project will complete four barracks (MTC #1, MTC #2, MTC #3, and MTC #4) from FY25 thru FY28. Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. The design for Barracks #1 and #2 has been completed. The construction of Barracks #1 is in progress. The construction of Barracks #2 has not yet begun. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The barracks to be replaced are no longer sufficient for housing soldiers because the structures are not insulated properly; the roofs are cost prohibitive to repair; there is no latrine; the windows are single pane; and the light fixtures are old and energy inefficient.

Facility Characteristics: The current McCrady Training Center site has four barracks that total 4,000 square feet and were moved from Fort Jackson in 1970 (56 years ago). Each new barrack to be constructed will be 3,200 square feet. These barracks support approximately 380 Army National Guard soldiers per year.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

National Guard Bureau. The project is expected to result in a decrease of \$1,000 (years 1 thru 3) in annual operating expenditures.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (jj) Project: JBRC Item 37: Department of Veterans Affairs
 E26.9910: Veterans Victory House Curry Nurse Station Renovation
- Request: Establish Phase I Pre-Design Budget to renovate two nursing stations and two semi-private resident rooms in the Curry Building.
- Included in CPIP: Yes – 2025 CPIP Priority 2 of 6 in FY27 (estimated at \$800,000)

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(kk) Project: JBRC Item 38: Governor’s School for the Arts and Humanities
H64.9600: Dining Hall Renovation

Request: Increase Phase II Full Construction Budget to add contingency funds to renovate and expand the dining space.

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

Phase II Approval: January 2023 (estimated at \$1,235,900) (SFAA)

Phase II Increase Approval: June 2024 (estimated at \$1,235,900) (SFAA)

Phase II Increase Approval: February 2026 (estimated at \$1,352,875) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(9), (Dining Hall Expansion and Furniture Replacement)	512,950		512,950		512,950
FY24 Appropriated State, Proviso 118.19 (B)(6)(a), (Dining Hall Expansion and Furniture Replacement)		512,950	512,950		512,950
Appropriated State, Carryforward		116,975	116,975		116,975
Appropriated, Operating				50,000	50,000
Other, Aramark Contract Commitment		210,000	210,000		210,000
All Sources	<u>512,950</u>	<u>839,925</u>	<u>1,352,875</u>	<u>50,000</u>	<u>1,402,875</u>

Summary of Work: The renovation portion of this project includes demolishing several non-load bearing walls, relocating serving lines, installing new flooring, and replacing the furniture. The dining hall will be expanded by enclosing a covered outdoor space by adding walls and windows.

Rationale: The increase is needed to cover any unforeseen conditions that may arise during construction. The existing dining hall is only rated to accommodate 90 occupants. The combination of a student population of 238 and approximately 10 employees that dine on campus each day, far exceeds the hall’s capacity. The current dining facilities are not usable by students with mobility challenges and do not meet current standards for accessibility. As the school seeks to have a more diverse student population, it is essential that this space meets the needs of all students.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

Having maintained the original furnishings, the dining area is outdated and institutional. Significant expansion of the dining space with furniture replacement is necessary at this time.

Facility Characteristics: The Dining Hall is 3,648 square feet and was constructed in 1999 (27 years old). No significant renovations have been completed since construction. An additional 1,037 square feet will be added under the outside arcade by adding walls and windows to enclose the space. The renovated and expanded space will increase occupancy from 90 to 180 seats inside and an additional 40 under a covered breezeway. Currently, there are three meal shifts. The facility serves all meals for students, staff, and special events such as parent weekends, orientation, and any other large student events. There are 238 students and 100 staff that dine there daily.

Financial Impact: The increase will be funded from FY26 Appropriated State, Operating Funds (uncommitted balance \$1.43 million at March 19, 2026). The project is not expected to result in any change in annual operating expenditures.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (II) Project: JBRC Item 39: Vocational Rehabilitation Department
 H73.9635: Dorm Building – Heat Pump Units Replacement
- Request: Establish Phase I Pre-Design Budget to replace the existing water source heat pumps in the building.
- Included in CPIP: Yes – 2025 CPIP Priority 6 of 7 in FY26 (estimated at \$295,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(mm) Project: JBRC Item 40: Vocational Rehabilitation Department
H73.9633: Evaluation Center / State Office Repaving

Request: Establish Phase II Full Construction Budget to repair and resurface parking areas, loading areas, and access roads.

Included in CPIP: Yes - 2025 CPIP Priority 5 of 7 in FY26 (estimated at \$600,000)
Phase I Approval: February 2026 (estimated at \$600,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(33)(a), (Evaluation VR Center/State Office Repaving)				150,000	150,000
Federal, State Vocational Rehabilitation Services Grant	20,000		20,000	704,500	724,500
All Sources	<u>20,000</u>		<u>20,000</u>	<u>854,500</u>	<u>874,500</u>

Summary of Work: The project will repair and resurface parking areas, loading areas, and access roads at the State Office building and Evaluation Center. The work includes demolition, striping, lighting, and landscaping.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The State Office building is 34,511 square feet and Evaluation Center building is 22,203 square feet and both were constructed in 1984 (42 years old). Between both buildings the parking areas, loading areas, and access roads total 7,600 square yards and were constructed in 1996 (30 years old). These areas were last patched in 1992. The Evaluation Center provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 140 staff and 55 to 65 consumers daily.

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

Full Project Estimate: \$874,500 funded from Appropriated State (nonrecurring) and State Vocational Rehabilitation Services Grant Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I estimate due to significantly

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

increased asphalt unit prices and soil conditions. Contract execution is expected in September 2026 and completion of construction in June 2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(nn) Project: JBRC Item 41: Vocational Rehabilitation Department
H73.9634: ITTC / Rehabilitation Engineering Building Repaving

Request: Establish Phase II Full Construction Budget to repair and resurface parking areas and access roads at two buildings.

Included in CPIP: Yes - 2025 CPIP Priority 4 of 7 in FY26 (estimated at \$600,000)
Phase I Approval: February 2026 (estimated at \$600,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(33)(b), (ITTC/Rehabilitation Engineering Building Repaving)				150,000	150,000
Federal, State Vocational Rehabilitation Services Grant	20,000		20,000	1,006,000	1,026,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,156,000</u>	<u>1,176,000</u>

Summary of Work: The project will repair and resurface parking areas and access roads at the Information Technology Training Center/Rehabilitation Engineering Building. The work includes demolition, striping, lighting, and landscaping.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The Information Technology Training Center (ITTC) building is 9,400 square feet and was constructed in 1987 (39 years old). The Rehabilitation Engineering building is 11,706 square feet and was constructed in 1987 (39 years old). Between both buildings the parking areas, loading areas, and access roads total 10,700 square yards and were constructed in 1996 (30 years old). These areas were last patched in 1992 (34 years ago). The buildings house Rehabilitation Engineering, ITTC classrooms, Finance, Facilities Management, MDC (swimming pool & physical therapy) and the Human Resource Development Conference Center. The facilities provide vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 75 staff and plus 60 to 70 consumers daily.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$150k at March 23, 2026) and Federal, State Vocational Rehabilitation Services Grant (uncommitted balance \$71.48 million at March 23, 2026). The State Vocational Rehabilitation Services Grant revenue is

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

received to assist in the provision of proving vocational rehabilitation services. The project is not expected to result in any change in annual operating expenditures.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(pp) Project: JBRC Item 43: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9887: Columbia Area MHC HVAC Replacement

Request: Establish Phase I Pre-Design Budget to replace chiller and boiler at the mental health center.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 20 in FY26 (estimated at \$530,000).
 A 2025 CPIP was not submitted due to the dissolution of DMH.

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

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

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

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

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

Full Project Estimate: \$545,000 (internal) funded from Capital Improvement & Maintenance Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(qq) Project: JBRC Item 44: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9888: Columbia Area MHC Retaining Wall and CMU Repairs

Request: Establish Phase I Pre-Design Budget to repair retaining walls, concrete masonry units and brick deficiencies.

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.

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

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

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

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

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

Full Project Estimate: \$269,000 (internal) funded from Capital Improvement & Maintenance Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(rr) Project: JBRC Item 45: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
J12.9889: Spartanburg MHC Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the roof system and building exterior sealants around the perimeter of the facility.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 20 in FY26 (estimated at \$150,000).
A 2025 CPIP was not submitted due to the dissolution of DMH.

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

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

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

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

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

Full Project Estimate: \$364,500 (internal) funded from Capital Improvement & Maintenance Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ss) Project: JBRC Item 46: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
J12.9877: Beaufort MHC Interior & Restroom Improvements

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

Included in CPIP: Yes – 2024 CPIP Priority 5 of 20 in FY26 (estimated at \$150,000).
A 2025 CPIP was not submitted due to the dissolution of DMH.

Phase I Approval: October 2025 (estimated at \$350,000) (SFAA)

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

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

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

Facility Characteristics: The Coastal Empire (Beaufort) Mental Health Center is 16,766 square feet and was constructed in 1995 (31 years old). The interior finishes, fixtures, and accessories are original to construction. The project will renovate 1,370 square feet of interior space. The Center provides emergency services, case management, outpatient counseling, and psychiatric treatment for children, adolescents, adults, and families in Beaufort County and surrounding areas. The Center currently has 84 staff and serves an average of 2,500 patients annually.

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(tt) Project: JBRC Item 47: Department of Behavioral Health & Developmental Disabilities
(Office of Mental Health)
J12.9880: Aiken MHC Roof Replacement

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

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.
Phase I Approval: October 2025 (estimated at \$950,000) (SFAA)

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

Summary of Work: The project will replace the roof system with an insulated metal roof system and provide a complete insulated building envelope from exterior walls to the underside of the roof deck. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The building has experienced multiple water intrusions from penetrations (exhaust vents and pipes) and improper flashing in valleys around dormers. The complete insulated building envelope will also allow the facility to convert the anti-freeze fire sprinkler system into a wet pipe system.

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(uu) Project: JBRC Item 48: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9884: Patient Lodges B, E & F - HVAC Repairs and Mold Remediation

Request: Revise Scope, Change Project Name, and Establish Phase II Full Construction Budget to repair HVAC and remediate mold.

Included in CPIP: No – The mold infestation was recently discovered.
 Phase I Approval: December 2025 (estimated at \$1,064,667) (SFAA)

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

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

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

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

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$27.25 million at March 18, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source

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into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,922,729 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in January 2027 and completion of construction in September 2027. The estimated cost to complete the project has increased from the Phase I estimate due to adding Patient Lodge E and an 18.7% contingency for unforeseen conditions as recommended by the A&E firm.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

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

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

Facility Characteristics: The Crafts-Farrow State Hospital includes 17 buildings that total 278,578 square feet and were constructed between 1911 (115 years old) and 2007 (19 years old). There are 490 staff and support personnel which include Forensic Staff, Physical

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

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

Full Project Estimate: \$4,612,006 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in September 2026 and completion of construction in December 2028.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ww) Project: JBRC Item 50: SC Governor’s School for Agriculture at John De La Howe L12.9523: JDLH Residence Halls Renovation

Request: Revise Scope and Increase Phase II Full Construction Budget to remove three staff houses from the project, and to renovate the third residence hall.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 3 in FY26 (estimated at \$600,000 for the FY26 increase)

Phase I Approval: December 2021 (estimated at \$889,209) (JBRC)

Phase II Approval: August 2022 (estimated at \$889,209) (JBRC)

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

Summary of Work: The project will upgrade the plumbing, electrical, and install any necessary interior finishes. The work will be completed by outside contractors.

Rationale: The current medical lab is housed in an old antiquated modular building. These renovations will allow the medical lab to be relocated to the Central Office Annex building.

Facility Characteristics: The Central Office Annex building is 22,155 square feet and was constructed in 1997 (29 years old). Approximately 3,020 square feet will be renovated. This space is currently used for storage and administrative staff. The administrative staff will relocate into other offices with partitions. The Central Office Annex building is a medical facility for the Department of Corrections. The medical lab processes all clinical samples for all correction institutions statewide. The lab has approximately 10 employees.

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

Full Project Estimate: \$500,000 (internal) funded from Appropriated State, Operating Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(yy) Project: JBRC Item 52: Department of Corrections
 N04.9807: Statewide Paving 2026

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

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(zz)Project: JBRC Item 53: Department of Corrections
 N04.9808: Statewide Roof Replacement 2026

Request: Establish Phase I Pre-Design Budget to complete roof replacements on support buildings at various correctional institutions.

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(aaa)Project: JBRC Item 54: Department of Corrections
 N04.9809: Water & Wastewater Statewide Maintenance 2026

Request: Establish Phase I Pre-Design Budget to complete renovations and upgrades to water treatment facilities and wastewater systems at various correctional institutions.

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

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

Summary of Work: The project will complete renovations and equipment upgrades to water treatment facilities and wastewater systems at Turbeville Correctional, Perry Correctional, Wateree Correctional, Tyger River Correctional, Ridgeland Correctional, and Kershaw Correctional. The work includes replacement of bar screens and equipment. Additionally, miscellaneous repairs will be completed at various other correctional institutions. The work will be completed by in-house supervisors and engineers, and outside contractors.

Rationale: The project will keep system operations compliant with the Department of Environmental Services and local municipal permit requirements.

Facility Characteristics: The correctional institutions impacted by this project include Turbeville, Perry, Wateree, Tyger River, Ridgeland, and Kershaw. The systems are original to construction (35 to 40 years old). There are approximately 2,000 individuals per institution impacted by this project.

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(bbb) Project: JBRC Item 55: Department of Corrections
 N04.9796: Lee Engineering Room Upgrades

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

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ccc)Project: JBRC Item 56: Department of Juvenile Justice
N12.9643: DJJ Kitchen and Laundry Building Replacements

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(51)(a), (Broad River Road Complex Renovations)	97,500		97,500	8,227,500	8,325,000
Appropriated State, Carryforward				95,956	95,956
All Sources	<u>97,500</u>		<u>97,500</u>	<u>8,323,456</u>	<u>8,420,956</u>

Summary of Work: The project will replace both facilities with a single building housing both functions. The new building will include a larger front office, kitchen preparation space, and include a loading dock. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The current kitchen has become more difficult to maintain as it has aged. The underground utilities routed under the slab have deteriorated to the point where major disruptions to services are occurring with increasing regularity. Additionally, the design of the building leaves it susceptible to pipe bursts during the winter months. The current laundry facility no longer meets the agency’s needs. The existing buildings will be demolished at a later date as part of a separate project.

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ddd) Project: JBRC Item 57: Department of Juvenile Justice
N12.9638: Upgrade Evaluation Center Gatehouses

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

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(51)(b), (Comprehensive Permanent Improvement Projects)	3,000,000		3,000,000		3,000,000
Other, Capital Expenditure Charge (FY26 Proviso 67.17)				1,000,000	1,000,000
All Sources	<u>3,000,000</u>		<u>3,000,000</u>	<u>1,000,000</u>	<u>4,000,000</u>

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(eee)Project: JBRC Item 58: Criminal Justice Academy
N20.9639: Renovate North and West Dorm Restrooms

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

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

Phase II Approval: January 2023 (estimated at \$1,240,553) (Admin.)

Phase II Increase Approval: October 2025 (estimated at \$1,549,325) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(55)(a), (Dormitory Restrooms Renovation)	1,240,553		1,240,553		1,240,553
Other, Fines & Fees		308,772	308,772	136,391	445,163
All Sources	<u>1,240,553</u>	<u>308,772</u>	<u>1,549,325</u>	<u>136,391</u>	<u>1,685,716</u>

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(fff) Project: JBRC Item 59: Forestry Commission
 P12.9611: Chelsea Plantation Project

Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 2,684 acres and two buildings in Jasper County.

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

Phase I Approval: June 2025 (estimated at \$32,120,000) (SFAA)

Revise Scope Approval: February 2026 (estimated at \$32,120,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	120,000		120,000		120,000
Other, Forest Legacy Grant				23,400,000	23,400,000
All Sources	<u>120,000</u>		<u>120,000</u>	<u>23,400,000</u>	<u>23,520,000</u>

Rationale: The project was established to acquire +/- 2,724 acres and subsequently revised to acquire +/- 2,896 acres. This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area are in imminent danger of being lost to development. Acquisition of this property will provide protection to +/- 600 acres of saltwater marsh with 1.5 miles of marsh along Hazard Creek that empties into the Port Royal Sound. This property will also provide water for water protection for the adjacent Beaufort-Jasper Water and Sewer Authority facility and water canal. After acquisition, the property will be managed by the Forestry Commission for multiple use and sustain yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land. This revise scope request will remove an +/- 212 acre tract that will be acquired later in a separate project due to a delay in due diligence and funding.

Characteristics: The property is located near the community of Okatie. The property includes three buildings that are approximately 1,600 square feet each. One of the buildings will be demolished by the current owner before the property is acquired.

Financial Impact: The property is being offered by The Nature Conservancy for \$23,400,000. The acquisition will be funded from Other, Forest Legacy Grant Funds (uncommitted balance \$23.4 million at March 23, 2026). An appraisal completed in October 2025 valued the property at \$23,870,000 with a conservation easement. Open Space Institute will hold the conservation easement on +/- 2,684 acres and it will become effective at closing for this property. A Phase I Environmental Site Assessment was completed in March 2025 and found no evidence of recognized environmental conditions in connection with the property. Home Inspections were completed for

AGENCY: Department of Administration, Facilities Management and Property Services

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the 2 residential structures located on the property and found needed repairs. There are no renovations or construction planned at this time. Letters of support have been received from Jasper County Council and Jasper County School District authorizing the removal of the property from the tax rolls. Acquisition of the property is not expected to result in any change in annual operating expenditures.

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

Other: There is currently a lease in place for approximately 6 billboards on portions of the property to be acquired. The current lease term is anticipated to end in 2034. The Forestry Commission has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ggg) Project: JBRC Item 60: Department of Natural Resources
P24.6125: McCormick-Bordeaux Dove Field Workshop Replacement

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

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(hhh) Project: JBRC Item 61: Department of Natural Resources
 P24.6145: Colleton – South Fenwick Island Dock Replacement

Request: Establish Phase I Pre-Design Budget to demolish the existing dock and construct a new dock on South Fenwick Island.

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

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

Summary of Work: The project will demolish the existing dock and construct a new one.

Rationale: The existing dock is old and is reaching the end of its useful life. This has been compounded by Hurricane Helene in 2024 and by multiple king tide events in 2025. Due to rising sea levels, the dock has experienced over wash during spring high tides on average at least 3 times per year for the past 3 years. During high winds, tides, or storms, substantial debris from the marsh grass is deposited on the wood and causes boards to uplift and shift.

Facility Characteristics: The existing dock on South Fenwick Island is the only staff and publicly accessible dock on the island. It already existed when most of the island was acquired by the agency and ACE Basin NERR in 2016. Periodic repairs have been made after consecutive events that caused damage. The replacement dock to be constructed will be 1,300 square feet. South Fenwick Island is managed by 3 full-time and 1 part-time staff member. It is used by researchers, community members, campers, hunters, and students. Approximately 250 visitors come to the island to camp, fish, hunt, birdwatch, and learn annually.

Financial Impact: This phase of the project will be funded from Federal, National Oceanic and Atmospheric Administration Grant Funds (uncommitted balance \$300,000 at March 22, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$321,000 (internal). Phase II will be funded from \$300,000 in National Oceanic and Atmospheric Administration Grant and an in-kind match. The in-kind match comes from banked match from previously acquired reserve land.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (iii) Project: JBRC Item 62: Department of Natural Resources
 P24.6119: Barnwell - Barnwell Hatchery Office Renovations
- Request: Establish Phase II Full Construction Budget to renovate portions of an office building on the Barnwell State Fish Hatchery site.
- Included in CPIP: Yes – 2025 CPIP Priority 16 of 18 in FY27 (estimated at \$230,000)
 Phase I Approval: December 2024 (estimated at \$200,000) (Admin.)

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

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (jjj) Project: JBRC Item 63: Department of Natural Resources
P24.6129: Marlboro – Lake Paul Wallace Dam Repair
- Request: Change Source of Funds and Establish Phase II Full Construction Budget to repair and rebuild the dam in Bennettsville.
- Included in CPIP: Yes – 2025 CPIP Priority 1 of 60 in FY26 (estimated at \$26,000,000)
Phase I Approval: August 2025 (estimated at \$26,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(44)(e), (State Lakes – High Hazard Dams and Spillway Repair)				25,879,700	25,879,700
Other, Water Recreation Resource	1,000,000		1,000,000	(1,000,000)	
All Sources	<u>1,000,000</u>		<u>1,000,000</u>	<u>24,879,700</u>	<u>25,879,700</u>

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation)				1,302	1,302
FY24 Appropriated State, Proviso 118.19 (B)(37)(b), (Land Conservation Acquisition)				10,397	10,397
FY25 Appropriated State, Proviso 118.20 (B)(37)(c), (Habitat Protection and Land Conservation)				8,301	8,301
All Sources				<u>20,000</u>	<u>20,000</u>

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

- (III) Project: JBRC Item 67: Department of Natural Resources
P24.6112: Florence - Woodbury HP/WMA Land Acquisition (Snow's Island)
- Request: Establish Final Land Acquisition to purchase +/- 5,181 acres in Florence County.
- Included in CPIP: Yes – 2025 CPIP Priority 22 of 60 in FY26 (estimated at \$10,020,000)
Phase I Approval: April 2025 (estimated at \$10,020,000) (SFAA)

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

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

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

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$10,000,000. The acquisition will be funded from Federal, USDA Forest Legacy Program (uncommitted balance \$8.5 million at March 23, 2026) and Federal, USFWS North American Wetland Conservation Act Funds (uncommitted balance \$1.5 million at March 23, 2026). The USDA Forest Legacy Grant funds were awarded to protect certain habitat specified in the grant application which includes Snow’s Island. The USFWS North American Wetland Conservation Act funds were awarded based on adherence to protecting wetlands and meeting other habitat criteria as specified in the grant application. An appraisal completed in March 2026 valued the property at \$15,545,000. A Phase I Environmental Site Assessment was completed in March 2026 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required authorizing the removal of the property from the tax rolls because the

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

property is owned by a non-profit entity. Once acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3) in annual operating expenditures.

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(mmm) Project: JBRC Item 68: Department of Parks, Recreation & Tourism
P28.9778: Venues at Arsenal Hill Improvements

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

Included in CPIP: Yes - 2025 CPIP Priority 1 of 33 in FY26 (estimated at \$20,000,000)
Phase I Approval: October 2019 (estimated at \$8,350,000) (SFAA)
Phase II & Change
Project Name Approval: April 2022 (estimated at \$10,375,000) (SFAA)
Phase II Increase
Approval: October 2024 (estimated at \$14,375,000) (SFAA)
Phase II Increase
Approval: October 2025 (estimated at \$16,375,000) (SFAA)

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

Summary of Work: The project was established to complete renovations at the various venues located on the property. Renovations completed at the Lace House include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, a new

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

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

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(nnn) Project: JBRC Item 69: Department of Parks, Recreation, and Tourism
P28.9798: Fair Play Welcome Center Rebuild and Beautification

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

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

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

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

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

Summary of Work: This project will demolish the outdated facility and construct a new, more energy efficient Welcome Center at the site. The new Center will include high performing glazing and thermal insulation that exceeds minimum building code requirements. Energy efficient LED lighting is planned for all spaces. HVAC systems will meet ASHRE requirements for ventilation and indoor air quality, as well as efficiency requirements prescribed by the Energy Code. The roof system to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: This increase will add contingency funds to the project. Construction is currently underway, and the project has faced a series of budget challenges such as increased costs associated with asphalt demolition, abandoned storm sewer and infrastructure, water tie-in to the new Center, retaining wall guard rail, and additional inspections associated with these items. Further, the project estimates an additional cost associated with the removal of trees and the shoreline management required by the US Army Corps of Engineers related to enhancing the site view of the new Center.

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

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

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ooo) Project: JBRC Item 74: Department of Parks, Recreation & Tourism
P28.9861: Property Acquisition – Waites – Rebecca (Becky) Work

Request: Increase Final Land Acquisition to purchase +/- 114.93 acres in Horry County.

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

Phase I Approval: October 2024 (estimated at \$8,020,000) (SFAA)

Phase II Approval: June 2025 (estimated at \$1,020,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000		20,000
Other, SCCB, (National Coastal Wetland Conservation Grant Program)		1,000,000	1,000,000		1,000,000
Other, Ducks Unlimited, (North American Wetland Conservation Act Grant)				1,000,000	1,000,000
All Sources	<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</u>	<u>1,000,000</u>	<u>2,020,000</u>

Rationale: Subsequent to the final land acquisition approval, state partners learned in August 2025 that Ducks Unlimited \$1 million US Fish & Wildlife Services’ North American Wetland Conservation Act application was approved. This increase is needed to reimburse more of the original grant back to the SC Office of Resilience, thus reducing the overall state investment. The location of this tract in proximity to the causeway to the island makes it a keystone tract to acquire in the Waites Island assemblage. The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.

Characteristics: The property is three distinct parcels totaling +/- 114.93 acres. This property is undeveloped.

Financial Impact: The property was sold by Rebecca (Becky) Work to Open Space Institute for \$8,000,000 in November 2024. Open Space Institute is offering the property for \$2,000,000. The acquisition will be funded from Other, National Coastal Wetland Conservation Grant Program funds awarded to the SC Conservation Bank (uncommitted balance \$1 million at March 13, 2026) and Other, North American Wetland Conservation Act Grant Funds awarded to Ducks Unlimited (uncommitted balance \$1 million at March 13, 2026). The project is not expected

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to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$19,320,000. A Phase I Environmental Site Assessment was completed in June 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Horry County and Horry County School District.

Full Project Estimate: \$2,020,000 funded from Appropriated State (nonrecurring), National Coastal Wetland Conservation Grant Program, and North American Wetland Conservation Act Grant Funds.

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

AUTHORITY ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services. All items have been reviewed favorably by the Joint Bond Review Committee.

ATTACHMENTS:

Agenda item worksheet and attachments

Project List: SFAA Items - June 16, 2026

SFAA Items - June 16, 2026

SFAA Item	JBRC Item2	Agency Code	Agency Name	Project ID	Project Name	Action Proposed	Included in CIP?*	Current Budget	Requested Change	Phase I	Total Phase II Budget	SOF (excludes proposed Phase II if currently seeking Phase I)
(a)	1	H15	College of Charleston	9692	MUSC/CofC Center for Nursing Education	Establish Phase I	No	-	635,000	635,000	12,697,248	FY22 Capital Reserve (4)
(b)	2	H15	College of Charleston	9677	Stern Student Center Renovation	Phase II Increase	No	44,000,000	950,000	900,000	44,950,000	FY16 Capital Reserve (29) / FY19 Capital Reserve (12), FY20 Capital Reserve (1), FY22 Appropriated State, Proviso 118.18 (B)(12), Other - Auxiliary Dining Revenues, Other - Capital Improvement Project, Other - College Fees Balance Forward
(c)	3	H21	Lander University	9579	Student Housing Construction 2026	Establish Phase I	Yes	-	600,000	600,000	40,000,000	Other - Housing Auxiliary
(d)	4	H21	Lander University	9580	Carnell Learning Center Renovation	Establish Phase II	Yes	-	8,000,000	-	8,000,000	FY26 Appropriated State, Proviso 118.22 (B)(15)(b)
(e)	5	H27	University of South Carolina - Columbia	6167	Capstone Renovation	Establish Phase I	Yes	-	2,000,000	2,000,000	100,000,000	Other - Housing Maintenance Reserve
(f)	6	H29	University of South Carolina - Aiken	9565	Quadrangle Renovation	Establish Phase I	No	-	160,000	160,000	4,000,000	Other - Institutional
(g)	7	H38	University of South Carolina - Salkehatchie	9532	Student Commons & Conference Center Upfit	Establish Phase II	Yes	60,000	3,940,000	60,000	4,000,000	FY24 Capital Reserve (13) / FY23 Capital Reserve (14)
(h)	8	H38	University of South Carolina - Salkehatchie	9531	FY23 Maintenance, Renovation, and Replacement	Decrease Budget & Revise Scope	No	4,000,000	(400,000)	-	3,600,000	FY23 Capital Reserve (14)
(i)	9	H47	Winthrop University	9599	Dacus Library Renovation	Decrease Budget & Revise Scope	Yes	6,000,000	(3,850,000)	75,000	2,150,000	FY25 Capital Reserve (19) / FY23 Appropriated State - Proviso 118.19 (B)(25)(c)
(j)	10	H47	Winthrop University	9630	Dinkins Hall Renovation	Change Source of Funds	Yes	4,009,996	-	-	4,009,996	FY25 Capital Reserve (19) / FY23 Appropriated State - Proviso 118.19 (B)(25)(c)
(k)	11	H59	Central Carolina Technical College	6383	Kershaw Campus Expansion	Establish Phase I	Yes	-	200,000	200,000	30,000,000	FY24 Appropriated State, Proviso 118.19 (B)(20)(b)
(l)	12	H59	Midlands Technical College	6370	3245 Platt Spring Road Building Project - Acquisition	Final Land Acquisition	Yes	45,000	5,678,000	45,000	5,723,000	Other - College
(m)	13	H59	Northeastern Technical College	6217	Cheraw Campus Boiler/Chiller Upgrades	Phase II Increase	No	2,500,000	1,405,980	-	3,905,980	FY22 Appropriated State, Proviso 118.18 (B)(27)(k) / FY23 Appropriated State, Proviso 118.19 (B)(27)(h) / FY24 Appropriated State, Proviso 119.19 (B)(20)(i) / FY22 Capital Reserve (24) / FY24 Capital Reserve (18)(h)
(n)	14	H59	Piedmont Technical College	6384	Technical Innovation Center	Establish Phase I	Yes	-	507,906	507,906	25,395,296	Other - Greenwood County Capital Project Sales Tax
(o)	15	H59	Piedmont Technical College	6333	Library and Student Engagement Center	Phase II Increase & Revise Scope	Yes	12,795,684	1,000,000	109,500	13,795,684	FY25 Capital Reserve (21)(h) / FY22 Appropriated State, Proviso 118.18 (B)(27)(n) / FY23 Appropriated State - Proviso 118.19 (B)(27)(j) / FY25 Appropriated State, Proviso 118.20 (B)(21)(i)(ii) / FY26 Appropriated State, Proviso 118.22 (B)(27)(m)
(p)	16	H59	Spartanburg Community College	6315	SCC Tyger River HVAC & Boiler Replacements	Phase II Increase	No	3,394,950	339,006	-	3,733,956	FY23 Appropriated State - Proviso 118.19 (B)(27)(k)
(q)	17	H59	Spartanburg Community College	6361	Industrial Spark Building Acquisition	Final Land Acquisition & Revise Scope	Yes	36,250	15,823,250	36,250	15,859,500	FY24 Appropriated State, Proviso 118.19 (B)(20)(m)
(r)	19	H59	York Technical College	6381	454 S. Anderson Road Property Acquisition	Final Land Acquisition	No	50,000	6,826,100	50,000	6,876,100	FY23 Appropriated State - Proviso 118.19 (B)(27)(y)
(s)	20	D10	South Carolina Law Enforcement Division	9536	SLED Headquarters Cyber Remodel	Establish Phase II & Revise Scope	Yes	31,659	2,986,400	31,659	3,018,059	Other - Record Search Fees
(t)	21	D50	Department of Administration	6208	Dennis Building - First Floor Reception Area Renovation	Establish Phase I	Yes	-	12,865	12,865	524,345	FY23 Appropriated State - Proviso 118.19 (B)(50)(b)
(u)	22	D50	Department of Administration	6195	Calhoun Building - Flooring Repair and Replacement Floors 3-5	Establish Phase II	Yes	16,525	689,634	16,525	706,159	Appropriated State
(v)	23	D50	Department of Administration	6198	Mills/Jarrett Building - Parking Lot Improvements	Establish Phase II	Yes	33,000	484,874	33,000	517,874	Other - Depreciation Reserve
(w)	24	D50	Department of Administration	6199	Wade Hampton Building - Window Replacement	Establish Phase II	Yes	93,500	4,806,500	93,500	4,900,000	Appropriated State
(x)	25	D50	Department of Administration	6201	Brown Building - Renovate SCALC Court Rooms	Establish Phase II	No	11,150	563,850	11,150	575,000	Other - SCALC FY25 Appropriated State - Carryforward
(y)	26	D50	Department of Administration	6202	McEachern Parking Facility - Re-striping & Minor Repairs	Establish Phase II	Yes	5,433	356,783	5,433	362,216	Appropriated State / Other - Depreciation Reserve
(z)	27	D50	Department of Administration	6203	Mills /Jarrett Building - Elevator Modernization	Establish Phase II	Yes	15,000	1,120,835	15,000	1,135,835	Appropriated State / FY23 Appropriated State - Proviso 118.19 (B)(71)(a)
(aa)	28	D50	Department of Administration	6204	Supreme Court Building - Bathroom Renovations	Establish Phase II	Yes	11,000	437,446	11,000	448,446	Appropriated State
(bb)	29	D50	Department of Administration	6181	Supreme Court Building - First and Second Floor Carpet Replacement	Phase II Increase & Revise Scope	Yes	487,500	40,900	18,280	528,400	Other - Depreciation Reserve / Other - Judicial Development
(cc)	30	E24	Office of the Adjutant General	9869	Bluff Road Armory Parking Improvements	Establish Phase I	No	-	10,400	10,400	781,000	Appropriated State - Operating / Federal - National Guard Bureau
(dd)	31	E24	Office of the Adjutant General	9870	Unit Training and Equipment Site (UTES) Female Latrine	Establish Phase II	No	-	655,449	-	655,449	Federal - National Guard Bureau

Project List: SFAA Items - June 16, 2026

SFAA Items - June 16, 2026

SFAA Item	JBRC Item2	Agency Code	Agency Name	Project ID	Project Name	Action Proposed	Included in CPIP?	Current Budget	Requested Change	Phase I	Total Phase II Budget	SOF (excludes proposed Phase II if currently seeking Phase I)
(ee)	32	E24	Office of the Adjutant General	9861	Clark's Hill Training Site Cabin Renovation	Establish Phase II	Yes	7,500	474,165	7,500	481,665	Federal - National Guard Bureau
(ff)	33	E24	Office of the Adjutant General	9826	Statewide Readiness Center Stand-By Emergency Generators	Phase II Increase	Yes	3,851,250	648,233	6,658	4,499,483	Appropriated State - Operating / Federal - National Guard Bureau
(gg)	34	E24	Office of the Adjutant General	9831	MTC Building 3410 Roof Replacement	Phase II Increase	No	182,059	99,941	2,590	282,000	Federal - National Guard Bureau
(hh)	35	E24	Office of the Adjutant General	9852	Armory Revitalizations 2024-2025	Phase II Increase	Yes	17,532,921	1,787,890	220,753	19,320,811	FY25 Capital Reserve (34)(b) / Appropriated State - Operating / Appropriated State - Armory Revitalization / FY23 Appropriated State - Proviso 118.19 (B)(74)(a) / FY26 Appropriated State - Proviso 118.22 (B)(69)(a) / Federal - National Guard Bureau
(ii)	36	E24	Office of the Adjutant General	9860	Training Sites TT Enlisted Barracks Replacement	Phase II Increase	Yes	3,704,985	824,176	50,850	4,529,161	Appropriated State - Operating / Federal - National Guard Bureau
(jj)	37	E26	Department of Veterans Affairs	9910	Veterans Victory House Curry Nurse Station Renovation	Establish Phase I	Yes	-	12,000	12,000	800,000	Other - Deferred Maintenance
(kk)	38	H64	Governor's School for the Arts and Humanities	9600	Dining Hall Renovation	Phase II Increase	No	1,352,875	50,000	-	1,402,875	FY23 Appropriated State - Proviso 118.19 (B)(9) / FY24 Appropriated State - Proviso 118.19 (B)(6)(a) / Appropriated State - FY25 Carryforward / Appropriated State - Operating / Other - Aramark Contract Commitment
(ll)	39	H73	Vocational Rehabilitation Department	9635	Dorm Building – Heat Pump Units Replacement	Establish Phase I	Yes	-	15,000	15,000	735,600	Federal - State Vocational Rehabilitation Services Grant
(mm)	40	H73	Vocational Rehabilitation Department	9633	Evaluation Center / State Office Repaving	Establish Phase II	Yes	20,000	854,500	20,000	874,500	FY26 Appropriated State, Proviso 118.22 (B)(33)(a) / Federal - State Vocational Rehabilitation Services Grant
(nn)	41	H73	Vocational Rehabilitation Department	9634	ITTC / Rehabilitation Engineering Building Repaving	Establish Phase II	Yes	20,000	1,156,000	20,000	1,176,000	FY26 Appropriated State, Proviso 118.22 (B)(33)(b) / Federal - State Vocational Rehabilitation Services Grant
(oo)	42	J12	Department of Mental Health	9886	BPH Patient Lodges Domestic Hot Water Recirculation 2026	Establish Phase I	No	-	15,389	15,389	1,025,963	Other - Capital Improvement & Maintenance
(pp)	43	J12	Department of Mental Health	9887	Columbia Area MHC HVAC Replacement	Establish Phase I	No	-	8,175	8,175	545,000	Other - Capital Improvement & Maintenance
(qq)	44	J12	Department of Mental Health	9888	Columbia Area MHC Retaining Wall and CMU Repairs	Establish Phase I	No	-	4,035	4,035	269,000	Other - Capital Improvement & Maintenance
(rr)	45	J12	Department of Mental Health	9889	Spartanburg MHC Roof Replacement	Establish Phase I	No	-	5,468	5,468	364,500	Other - Capital Improvement & Maintenance
(ss)	46	J12	Department of Mental Health	9877	Beaufort MHC Interior & Restroom Improvements	Establish Phase II	No	5,250	386,419	5,250	391,669	Other - Capital Improvement & Maintenance
(tt)	47	J12	Department of Mental Health	9880	Aiken MHC Roof Replacement	Establish Phase II	No	14,250	1,385,650	14,250	1,399,900	Other - Capital Improvement & Maintenance
(uu)	48	J12	Department of Mental Health	9884	Patient Lodges B, E & F - HVAC Repairs and Mold Remediation	Establish Phase II, Revise Scope, & Change Project Name	No	15,833	1,906,896	15,833	1,922,729	Other - Capital Improvement & Maintenance
(vv)	49	J12	Department of Mental Health	9808	Crafts-Farrow Campus Electrical Distribution System	Phase II Increase	No	1,784,360	2,827,646	18,000	4,612,006	Other - Capital Improvement & Maintenance
(ww)	50	L12	SC Governor's School for Agriculture at John De La Howe	9523	JDLH Residence Halls Renovation	Phase II Increase & Revise Scope	Yes	889,209	600,000	11,498	1,489,209	Appropriated State - Operating / FY26 Appropriated State - Proviso 118.22 (B)(6)(d)
(xx)	51	N04	Department of Corrections	9806	COA Renovate Office to Lab	Establish Phase I	No	-	3,750	3,750	500,000	Appropriated State - Operating
(yy)	52	N04	Department of Corrections	9807	Statewide Paving 2026	Establish Phase I	No	-	75,000	75,000	5,000,000	Appropriated State - Operating
(zz)	53	N04	Department of Corrections	9808	Statewide Roof Replacement 2026	Establish Phase I	No	-	75,000	75,000	5,000,000	Appropriated State - Operating
(aaa)	54	N04	Department of Corrections	9809	Water & Wastewater Statewide Maintenance 2026	Establish Phase I	No	-	75,000	75,000	5,000,000	Appropriated State - Operating
(bbb)	55	N04	Department of Corrections	9796	Lee Engineering Room Upgrades	Establish Phase II & Revise Scope	Yes	30,679	3,305,000	30,679	3,335,679	Appropriated State - Operating
(ccc)	56	N12	Department of Juvenile Justice	9643	DJJ Kitchen and Laundry Building Replacements	Establish Phase II	Yes	97,500	8,323,456	97,500	9,420,956	FY24 Appropriated State - Proviso 118.19 (B)(51)(a) / FY25 Appropriated State - Carryforward
(ddd)	57	N12	Department of Juvenile Justice	9638	Upgrade Evaluation Center Gatehouses	Phase II Increase	No	3,000,000	1,000,000	-	4,000,000	FY24 Appropriated State - Proviso 118.19 (B)(51)(b) / Other - Capital Expenditure Charge
(eee)	58	N20	Criminal Justice Academy	9639	Renovate North and West Dorm Restrooms	Phase II Increase	No	1,549,325	136,391	-	1,685,716	FY23 Appropriated State - Proviso 118.19 (B)(55)(a) / Other - Fines & Fees
(fff)	59	P12	Forestry Commission	9611	Chelsea Plantation Project	Final Land Acquisition & Revise Scope	Yes	120,000	23,400,000	120,000	23,520,000	Other - Timber Sales Revenue / Other - Forestry Legacy Grant
(ggg)	60	P24	Department of Natural Resources	6125	McCormick-Bordeaux Dove Field Workshop Replacement	Establish Phase I	No	-	9,155	9,155	610,300	FY25 Appropriated State - Carryforward
(hhh)	61	P24	Department of Natural Resources	6145	Colleton – South Fenwick Island Dock Replacement	Establish Phase I	No	-	4,815	4,815	321,000	Federal - National Oceanic and Atmospheric Administration Grant
(iii)	62	P24	Department of Natural Resources	6119	Barnwell - Barnwell Hatchery Office Renovations	Establish Phase II	Yes	3,000	264,375	3,000	267,375	FY25 Appropriated State - Carryforward

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SFAA Item	JBRC Item2	Agency Code	Agency Name	Project ID	Project Name	Action Proposed	Included in CPIP?	Current Budget	Requested Change	Phase I	Total Phase II Budget	SOF (excludes proposed Phase II if currently seeking Phase I)
(jij)	63	P24	Department of Natural Resources	6129	Marlboro – Lake Paul Wallace Dam Repair	Establish Phase II & Change Source of Funds	Yes	1,000,000	24,879,700	1,000,000	25,879,700	FY26 Appropriated State - Proviso 118.22 (B)(44)(e)
(kkk)	64	P24	Department of Natural Resources	6141	Pickens - South Saluda River WMA Land Acquisition (Woods Tract)	Preliminary Land Acquisition	Yes	-	20,000	20,000	420,000	FY23 Appropriated State - Proviso 118. (B)(44)(f) / FY24 Appropriated State - Proviso 118.19 (B)(37)(b) / FY25 Appropriated State - Proviso 118.20 (B)(37)(c)
(lll)	67	P24	Department of Natural Resources	6112	Florence - Woodbury HP/WMA Land Acquisition (Snow's Island)	Final Land Acquisition	Yes	20,000	10,000,000	20,000	10,020,000	Federal - USDA Forest Legacy Program/ Federal - USFWS NAWCA Grant / Other - Heritage Land Trust
(mmm)	68	P28	Department of Parks, Recreation & Tourism	9778	Venues at Arsenal Hill Improvements	Phase II Increase	Yes	16,375,000	6,000,000	250,000	22,375,000	Appropriated State - Carryforward / FY22 Appropriated State - Proviso 118.18 (B)(41)(d) / FY25 Appropriated State - Proviso 118.20 (B)(38)(a) & (0) / FY26 Appropriated State Proviso 118.22 (B)(45)(a) / Other - Park Revenue / Other - Department of Administration Depreciation Reserve
(nnn)	69	P28	Department of Parks, Recreation & Tourism	9798	Fair Play Welcome Center Rebuild and Beautification	Phase II Increase	No	8,529,513	885,000	97,000	9,414,513	FY20 Capital Reserve (2) / Y22 Appropriated State - Proviso 118.18 (B)(41)(f) & (g)
(ooo)	74	P28	Department of Parks, Recreation & Tourism	9861	Property Acquisition – Waites – Rebecca (Becky) Work	Final Land Acquisition Increase	No	1,020,000	1,000,000	20,000	2,020,000	FY24 Appropriated State - Proviso 118.19 (B)(38)(a) / Other - SCCB National Coastal Wetland Conservation Grant Program / Other - Ducks Unlimited North American Wetland Conservation Act Grant
Sep.	Sep.	H15	College of Charleston	9691	24 North Market Street Acquisitor	Final Land Acquisition	Yes	20,000	11,730,000	20,000	11,750,000	Other - Capital Improvement Project / Other - Donator
Sep.	Sep.	H15	College of Charleston	9693	24 North Market Street	Establish Phase I	Yes	-	5,000,000	5,000,000	5,000,000	FY23 Appropriated State - Proviso 118.19 (B)(13)
Sep.	Sep.	H47	Winthrop University	9631	New Residence Hall	Establish Phase II & Change Source of Funds	Yes	600,000	48,724,000	600,000	49,324,000	Revenue Bond

**STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: 6/16/2026

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, FMPS Director

2. Subject: Permanent Improvement Projects

3. Summary Background Information:

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

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

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

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

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

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

Full Project Estimate: \$12,697,248 (internal). Phase II will be funded from \$5,365,000 in FY22 Capital Reserve, \$3,500,000 in FY26 Appropriated State (nonrecurring), \$1,332,248 in Capital Improvement Project, and \$2,500,000 in MUSC Capital Project Reserve Funds. The Phase I amount requested is 5% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method.

(b) Project: JBRC Item 2: College of Charleston
H15.9677: Stern Student Center Renovation

Request: Increase Phase II Full Construction Budget to add funds to cover the cost to modify a dedicated space for Chic-fil-A.

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

Phase I Approval: April 2022 (estimated at \$35,980,000) (SFAA)

Revise Scope, Change Project Name &

Phase II Approval: August 2023 (estimated at \$42,000,000) (SFAA)

Phase II Increase Approval: June 2025 (estimated at \$44,000,000) (SFAA)

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

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

Rationale: As part of the overall project scope, a dedicated space has been reserved to accommodate a restaurant. During planning discussions, Chick-fil-A was identified as the preferred restaurant vendor for this building. Chick-fil-A has highly specific architectural, mechanical, electrical, and operational standards that

must be adhered to in order to qualify the space for their use. These standards exceed the baseline requirements included in the original construction estimate. The revised project budget reflects the cost of building a Chick-fil-A compliant restaurant space. All additional construction expenses related to this have been absorbed within the updated internal budget framework. Per the College, incorporating these elements during the on-going construction phase is more cost effective than retrofitting the space at a later date. It also ensures the facility construction remains on schedule for completion. The existing Chick-fil-A is located in Berry Hall and will be relocated to this building because it will accommodate additional seating, etc. For the overall project, the three-level abandoned natatorium will be converted to three full levels, gaining additional space in the building. The college is currently leasing private space at \$500k per year for the student fitness center. This move will save money and bring traffic and activity to the student union.

Facility Characteristics: The Stern Student Center is 66,794 square feet and was constructed in 1975 (51 years old). The last major renovation was in 2005, affecting all areas except the pool area. The entire building will be renovated in this project. Additionally, approximately 10,137 square feet of usable space will be gained by converting the natatorium to three full levels of multipurpose student services space. The Stern Student Center has served as the central hub of campus life and features a food court, lockers, canteen area, game room, theater, study lounges, recreational lounges, student organization offices, and meeting/programming space for the entire campus community. The building houses offices for the Division of Student Affairs and will repatriate the student fitness center currently in nearby leased space. The project will benefit the entire college community of 11,926 students, 2,095 faculty and staff, clients, visitors, parents, and potential students.

Financial Impact: This increase will be funded from Other, College Fees Balance Forward Funds (uncommitted balance \$35.16 million at February 28, 2026). Revenue to this fund is generated by the portion of the student bill not specifically earmarked or dedicated for debt service, auxiliary enterprises, nor student clubs and activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$763,800 over 30 years. The project is expected to result in a decrease of \$525,460 (year 1), \$541,224 (year 2), and \$568,285 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026. Currently pledged for debt service is \$622 of the \$906. The remainder of the fee, \$284, funds ongoing capital projects and maintenance.

Full Project Estimate: \$44,950,000 funded from Capital Reserve, Appropriated State (nonrecurring), Auxiliary Dining Revenue, Capital Improvement Project, and College Fees Balance Forward Funds. Completion of construction is anticipated in December 2026.

(c) Project: JBRC Item 3: Lander University
H21.9579: Student Housing Construction

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

Included in CPIP: Yes – 2025 CPIP Priority 1 of 7 in FY28 (estimated at \$60,000,000)

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

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

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

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

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

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

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

(d) Project: JBRC Item 4: Lander University
H21.9580: Carnell Learning Center Renovation

Request: Establish Phase II Full Construction Budget to renovate the learning center.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 6 in FY27 (estimated at \$12,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(15)(b), (Marion Carnell Learning Center Renovation)				8,000,000	8,000,000
All Sources				<u>8,000,000</u>	<u>8,000,000</u>

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

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

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

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

Full Project Estimate: \$8,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. The estimated cost to complete this project is less than the 2025 CPIP submission because the project scope was reduced to complete the project with the funding that is available. The University will pursue funding in future years for the building issues not resolved in this project. Contract execution is expected in September 2027 and completion of construction in September 2028.

(e) Project: JBRC Item 5: University of South Carolina - Columbia
H27.6167: Capstone Renovation

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

Included in CPIP: Yes – 2025 CPIP Priority 1 of 2 in FY28 (estimated at \$70,000,000)

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

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

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

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

Financial Impact: This phase of the project will be funded from Other, Housing Maintenance Reserve Funds (uncommitted balance \$38.48 million at March 24, 2026). Revenue to this fund is derived from the housing operating budget which includes housing fees and revenues generated by laundry operations, conferences, and interest. The project is expected to result in a decrease of \$370,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. A bond debt service fee of \$319.50 per semester (in-state) and \$815.50 per semester (out-of-state) is charged to students to service outstanding debt. Housing fees are charged to residential students, an average of the various rates is \$4,608 per student per semester and has increased from \$3,856 between academic years 2021-2022 to 2025-2026.

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

(f) Project: JBRC Item 6: University of South Carolina - Aiken
H29.9565: Quadrangle Renovation

Request: Establish Phase I Pre-Design Budget to revitalize the primary campus quadrangle.

Included in CPIP: No – The original total estimated cost was below \$2.5 million during the 2025 CPIP submission process. A donation was later received for this project raising the total estimated cost above the required PIP threshold.

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

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

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

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

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

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

(g) Project: JBRC Item 7: University of South Carolina - Salkehatchie
H38.9532: Student Commons & Conference Center Upfit

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

Included in CPIP: Yes – 2025 CPIP Priority 1 of 1 in FY26 (estimated at \$4,000,000)
Phase I Approval: October 2025 (estimated at \$4,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (13), (Maintenance, Renovation and Replacement)	60,000		60,000	3,540,000	3,600,000
FY23 Capital Reserve (14), (Maintenance, Renovation and Replacement) (transfer from H38-9531)				400,000	400,000
All Sources	<u>60,000</u>		<u>60,000</u>	<u>3,940,000</u>	<u>4,000,000</u>

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

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

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

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve Funds (uncommitted balance \$3.69 million at March 24, 2026) and FY23 Capital Reserve (uncommitted balance \$400k at March 24, 2026). The project is expected to result in a decrease of \$8,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$34 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

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

(h) Project: JBRC Item 8: University of South Carolina - Salkehatchie
H38.9531: FY23 Maintenance, Renovation, and Replacement

Request: Revise Scope and Decrease the Full Construction budget to remove the Student Commons & Conference Center from the project.

Included in CPIP: No – Budget decreases and scope revisions are not required to be included in the CPIP.

Phase II Approval: May 2023 (estimated at \$4,000,000) (Admin.)

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

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

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

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

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

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

(i) Project: JBRC Item 9: Winthrop University
H47.9599: Dacus Library Renovation

Request: Revise Scope and Decrease Phase II Full Construction Budget to renovate the building.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 6 in FY26 (estimated at \$6,000,000)

Phase I Approval: November 2022 (estimated at \$5,000,000) (Admin)

Phase II, Revise Scope & Change Project Name

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

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

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

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

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

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

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

(j) Project: JBRC Item 10: Winthrop University
H47.9630: Dinkins Hall Renovation

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

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

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

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

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

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

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

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

(k) Project: JBRC Item 11: Central Carolina Technical College
H59.6383: Kershaw Campus Expansion

Request: Establish Phase I Pre-Design Budget to construct two academic buildings.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 8 in FY27 (estimated at \$30,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(b), (Kershaw County)				200,000	200,000
All Sources				<u>200,000</u>	<u>200,000</u>

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

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

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

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$10 million at March 6, 2026). The project is expected to result in an increase of \$465,000 (year 1), \$480,000 (year 2), and \$494,400, (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$9.70 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

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

(l) Project: JBRC Item 12: Midlands Technical College
H59.6370: 3245 Platt Spring Road Building Project - Acquisition

Request: Establish Final Land Acquisition to purchase a building and +/- 6.26 acres in Lexington County.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 6 in FY27 (estimated at \$5,900,000)
Phase I Approval: December 2025 (estimated at \$5,920,000) (SFAA)

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

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

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

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

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

(m) Project: JBRC Item 13: Northeastern Technical College
H59.6217: Cheraw Campus Boiler/Chiller Upgrades

Request: Increase Phase II Full Construction Budget to cover higher than anticipated construction costs to complete campus wide boiler/chiller upgrades for 4 buildings.

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

Phase II Approval: August 2022 (estimated at \$1,276,990) (Admin)

Phase II Increase &

Revise Scope Approval: January 2024 (estimated at \$2,500,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(k), (Maintenance, Renovation, and Replacement)	1,276,990	558,953	1,835,943	51,137	1,887,080
FY23 Appropriated State, Proviso 118.19 (B)(27)(h), (Maintenance, Renovation, and Replacement)		664,057	664,057	324,184	988,241
FY24 Appropriated State, Proviso 118.19 (B)(20)(i), (Cheraw Campus)				479,738	479,738
FY22 Capital Reserve (24), (State Board for Technical and Comprehensive Education – Maintenance, Renovation, and Replacement)				227,947	227,947
FY24 Capital Reserve (18)(h), (Northeastern Technical College)				322,974	322,974
All Sources	<u>1,276,990</u>	<u>1,223,010</u>	<u>2,500,000</u>	<u>1,405,980</u>	<u>3,905,980</u>

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

Rationale: All major mechanical equipment for this project has already been purchased and delivered to the campus. However, due to industry-wide delays in equipment manufacturing and delivery, as well as significant increases in equipment costs since the original project budgeting, the prior cost estimate was grossly underestimated. As a result, an increase in project funding is necessary to complete

the full scope of work as defined. The mechanical and HVAC equipment has reached the end of its useful life.

Facility Characteristics: The boiler and chiller upgrade will connect buildings 100, 500, 800, and the new 700 Schaeffler Manufacturing Technology Academy currently being constructed. These buildings total approximately 108,735 square feet and were constructed in the 1970's (56 years old). The buildings house numerous academic programs and offices utilized by approximately 400 persons combined.

Financial Impact: This increase will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$52k at March 16, 2026), FY23 Appropriated State (nonrecurring) (uncommitted balance \$325k at March 16, 2026), FY24 Appropriated State (nonrecurring) (uncommitted balance \$788k at March 16, 2026), FY22 Capital Reserve (uncommitted balance \$2.37 million at March 16, 2026), and FY24 Capital Reserve (uncommitted balance \$323k at March 16, 2026). The project is expected to result in a decrease of \$25,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$7 per student per credit hour, and has not changed between academic years 2021-2022 and 2025-2026.

Full Project Estimate: \$3,905,980 funded from Appropriated State and Capital Reserve Funds. Contract execution is expected in August 2026 and completion of construction in December 2026.

(n) Project: JBRC Item 14: Piedmont Technical College
H59.6384: Technical Innovation Center

Request: Establish Phase I Pre-Design Budget to construct a Technical Innovation Center in Greenwood County on the Greenwood Campus.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 3 in FY27 (estimated at \$29,488,217)

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

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

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

Facility Characteristics: The new Technical Innovation Center to be constructed will be approximately 50,580 square feet. The current Career Center has approximately 1,100 students.

The College anticipates at least a 15% increase (165 additional students in the first year) in the programs offered by the Career Center which will include leveraging programming offered at the College's Billy O'Dell Center for Manufacturing Excellence. The programs the College will offer in this facility will also add approximately 150 additional students being served on campus. There will be approximately 10-12 College staff.

Financial Impact:

This phase of the project will be funded from Other, Greenwood County Capital Project Sales Tax Funds (\$10.4 million Greenwood County commitment). Greenwood County citizens successfully voted on a Capital Project Sales Tax in November 2024. The Technical Innovation Center Project was slated first on the project list of the 27 projects which began collections in May 2025. According to Greenwood County, \$8.2 million has been collected to date with the remaining \$2.2 million estimated to be received by May 2026 based on quarterly estimates. These funds will be disbursed by the County on a reimbursement basis. The project is expected to result in an increase of \$85,297 (year 1), \$112,592 (year 2), and \$123,851 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate:

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

(o) Project: JBRC Item 15: Piedmont Technical College
H59.6333: Library and Student Engagement Center

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

Included in CPIP: Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$12,800,000)

Phase I Approval: February 2025 (estimated at \$7,300,000) (SFAA)

Phase II & Revise Scope Approval: December 2025 (estimated at \$12,795,684) (SFAA)

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

Summary of Work: The project was established to renovate the upstairs of the building and subsequently revised to add the renovation of the downstairs to the project scope. The project will renovate the upstairs and downstairs of the existing K Building. The upstairs houses the Library and Student Engagement Center. The renovations will create collaboration space, providing areas for focused group and independent study, casual interactions, and private study spaces. Additionally, the renovation will include a workforce engagement and training area, allowing opportunities for students to engage with local industry partners. The downstairs houses faculty offices and additional student engagement spaces. Mechanical units and related systems will be replaced, and plumbing piping will be upgraded, along with associated electrical work. This revise scope request will add the replacement of the roof system and removal of a skylight. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The roof system and skylight in place have had several leaks and have exceeded their estimated useful life. Renovating the upstairs will provide collaborative and student spaces that enhance library functionality and better serve student needs. Renovating the downstairs will provide an upgrade to faculty and staff spaces with additional student engagement areas.

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

Financial Impact: This increase will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$3.74 million at March 18, 2026). The project is expected to result in a decrease of \$15,000 (years 1 thru 3), in annual operating expenditures. The renovations will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$454,959 over 30 years. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

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

(p) Project: JBRC Item 16: Spartanburg Community College
H59.6315: SCC Tyger River HVAC & Boiler Replacements

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to replace HVAC and Boiler systems

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

Phase II Approval: October 2024 (estimated at \$3,394,950) (SFAA)

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

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

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

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

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

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

(q) Project: JBRC Item 17: Spartanburg Community College
H59.6361: Industrial Spark Building Acquisition

Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 13.72 acres and a building in Spartanburg County.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 7 in FY26 (estimated at \$18,020,000)

Phase I Approval: August 2025 (estimated at \$18,020,000) (SFAA)

Phase I Increase

Approval: February 2026 (estimated at \$16,536,250) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spark Centers)	20,000	16,250	36,250	15,823,250	15,859,500
All Sources	<u>20,000</u>	<u>16,250</u>	<u>36,250</u>	<u>15,823,250</u>	<u>15,859,500</u>

Rationale: This acquisition project was established for Spartanburg Community College to acquire the property and then for the College to transfer the property to the Spartanburg Community College Enterprise Campus Authority at a later date. This scope revision request will allow Spartanburg Community College Enterprise Campus Authority to acquire the property directly. Based on the large composition of manufacturing industries in the community, there is a large need for industrial training such as Mechatronics, Robotics, Automotive & Diesel Technicians and Welding. The current space on the Giles Campus in Spartanburg is at max capacity making the College unable to grow these programs. Acquisition of this property will allow the College to consolidate the current industrial programs to the new facility and expand the number of students trained in these disciplines.

Characteristics: The property is located at 191 Parkway West in Duncan. The building is comprised of 30,877 square feet of office and 143,025 square feet of warehouse, totaling 173,902 square feet. It is located less than 2 miles from the Tyger River Campus.

Financial Impact: The property is offered to the Spartanburg Community College Enterprise Campus Authority by ZF Chassis Systems Duncan, LLC for \$15,729,500. The acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$20.96 million at March 6, 2026). An appraisal completed in September 2025 valued the property at \$16,500,000. A Phase I Environmental Site Assessment was completed in September 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in October 2025 and found \$479,250 in immediate and short-term deficiencies to be rectified. Letters of support have been received from Spartanburg County Council and Spartanburg District Five authorizing the removal of the property from the tax rolls. After acquisition, a separate project will be established to address issues noted in the building condition assessment and will potentially include renovation costs related to classrooms or other internal changes such as labs. The total estimated cost of the renovation project is approximately \$2,589,250 with \$589,250 allocated for items noted in the building condition assessment (escalated from \$479,250 to account for inflation) and up to \$2,000,000 for internal renovations. The acquisition is expected to result in an increase of \$346,000 (year 1) and \$692,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

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

(r) Project: JBRC Item 19: York Technical College
H59.6381: 454 S. Anderson Road Property Acquisition

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

Included in CPIP: No – The property was not available for purchase during the 2025 CPIP submission process.

Phase I Approval: March 2026 (estimated at \$6,930,000) (SFAA)

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

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

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

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

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

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

(s) Project: JBRC Item 20: South Carolina Law Enforcement Division
D10.9536: SLED Headquarters Cyber Remodel

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

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

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

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

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

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

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

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

(t) Project: JBRC Item 21: Department of Administration
D50.6208: Dennis Building – First Floor Reception Area Renovation

Request: Establish Phase I Pre-Design Budget to renovate the 1st floor reception area.

Included in CPIP: Yes – 2025 CPIP Priority 30 of 32 in FY26 (estimated at \$15,000,000 for this component and others – this component estimated at \$524,345)

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

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

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

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

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

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

(u) Project: JBRC Item 22: Department of Administration
D50.6195: Calhoun Building - Flooring Repair and Replacement Floors 3-5

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

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

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

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

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

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

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

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

(v) Project: JBRC Item 23: Department of Administration
D50.6198: Mills/Jarrett Building - Parking Lot Improvements

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

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

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

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

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

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

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$5.18 million at March 5, 2026). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$517,874 funded from Depreciation Reserve Funds. Contract execution is expected November 2026 and completion of construction June 2027.

(w) Project: JBRC Item 24: Department of Administration
D50.6199: Wade Hampton Building - Window Replacement

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

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

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

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

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

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

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

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

(x) Project: JBRC Item 25: Department of Administration
D50.6201: Brown Building - Renovate SCALC Court Rooms

Request: Establish Phase II Full Construction Budget to renovate the court rooms.

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

Phase I Approval: February 2026 (estimated at \$410,000) (SFAA)

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

Summary of Work: The project will renovate Court Rooms 1, 2, & 3 utilized by the SC Administrative Law Court located in the Brown Building. The work includes replacement of flooring and wall finishes, court room benches, desks, seating, associated electrical work, wood wrapping the column in the 3rd floor reception area, and hazardous material abatement, as needed.

Rationale: The court rooms are outdated and showing wear and tear on the finishes. The wallpaper is separating from the wall, and moldings are falling off the doors and wainscoting. The judge’s bench and court reporter’s stand have started to separate and have deep scratches.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1976 (50 years old). Court Rooms 1, 2, and 3 have a combined square footage of approximately 1,974 square feet. The court rooms were last renovated around 2009 (17 years ago). The renovated space will be utilized by the South Carolina Administrative Law Court. It will be utilized by approximately 76 staff and various visitors annually.

Financial Impact: The project will be funded from Other, SCALC FY25 Appropriated State, Carryforward Funds (uncommitted balance \$2.13 million at March 16, 2026). The project is not expected to result in any change in annual operating expenditures.

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

(y) Project: JBRC Item 26: Department of Administration
D50.6202: McEachern Parking Facility - Re-striping & Minor Repairs

Request: Establish Phase II Full Construction Budget to make repairs and improvements to the parking facility.

Included in CPIP: Yes – 2025 CPIP Priority 15 of 32 in FY26 (estimated at \$596,481)
Phase I Approval: February 2026 (estimated at \$362,216) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				356,783	356,783
Other, Depreciation Reserve	5,433		5,433		5,433
All Sources	<u>5,433</u>		<u>5,433</u>	<u>356,783</u>	<u>362,216</u>

Summary of Work: The project will re-stripe and complete minor repairs to the McEachern Parking Facility. The work will involve re-striping all traffic markers, parking stripes, vehicle assignment numbers, and columns. Minor repairs at identified areas will also be completed.

Rationale: The parking space division lines and wayfaring are fading and there are areas requiring minor repairs.

Facility Characteristics: The McEachern Parking Facility is approximately 714,000 square feet and was constructed in two phases. Phase I was constructed in 1969 (57 years old) and Phase II was constructed in 1974 (52 years old). The tenants of the State House Complex include the Attorney General, Legislative Council, Revenue & Fiscal Affairs, Senate, House of Representatives, Parks Recreation and Tourism, Department of Administration, Secretary of State, Administrative Law Court, Board of Financial Institutions, Judicial Department, Bureau of Protective Services, Office of the State Treasurer, Department of Agriculture, Comptroller General’s Office, Governor’s Office, and the State Fiscal Accountability Authority. The parking facility contains approximately 1,800 parking spaces.

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

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

(z) Project: JBRC Item 27: Department of Administration
D50.6203: Mills /Jarrett Building - Elevator Modernization

Request: Establish Phase II Full Construction Budget to modernize the passenger elevators in the Mills/Jarrett Building.

Included in CPIP: Yes – 2025 CPIP Priority 25 of 32 in FY26 (estimated at \$308,985)
Phase I Approval: February 2026 (estimated at \$308,985) (SFAA)

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

Summary of Work: The project will modernize the passenger elevators in the Mills/Jarrett Building. The work will include the replacement/upgrade of the elevator controls and modernization of the elevator cabs.

Rationale: The elevators and control systems have exceeded their life expectancy and need modernization to bring them into compliance with current governing codes and regulations. The elevators experience frequent interruption of service due to their age and repair parts are difficult to find and often must be fabricated, thus extending the periods when the elevators are offline and out of service.

Facility Characteristics: The Mills/Jarrett Building is approximately 103,781 square feet. The Mills Building was constructed in 1825 (201 years old), and the Jarrett Building was constructed in 1987 (39 years old). The elevators have not been updated since construction of the Jarrett Building. The Mills/Jarrett Building is utilized by the South Carolina Office of Resilience. Approximately 80 staff plus varying numbers of employees and visitors utilize the building.

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

Full Project Estimate: \$1,135,835 funded from Appropriated State Funds. The estimated cost to complete the project has increased from the 2025 CPIP submission and the Phase I estimate because the estimate reflected the modernization of 1 elevator instead of 3. Contract execution is expected November 2026 and construction completion June 2028.

(aa)Project: JBRC Item 28: Department of Administration
D50.6204: Supreme Court Building - Bathroom Renovations

Request: Establish Phase II Full Construction Budget to renovate the bathrooms in the Supreme Court Building.

Included in CPIP: Yes – 2025 CPIP Priority 23 of 32 in FY26 (estimated at \$400,000)
Phase I Approval: February 2026 (estimated at \$400,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	11,000		11,000	437,446	448,446
All Sources	<u>11,000</u>		<u>11,000</u>	<u>437,446</u>	<u>448,446</u>

Summary of Work: The project will renovate the bathrooms in the Supreme Court Building. The work will include new wall and flooring finishes, new bathroom fixtures, new lighting, associated plumbing and electrical work, and hazardous material abatement, as needed.

Rationale: The bathrooms finishes are worn, and the flooring is in disrepair. The plumbing fixtures have rusted and need replacing.

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (105 years old). The bathrooms being renovated are approximately 1,315 square feet. They were renovated over 30 years ago. The Supreme Court Building is utilized by approximately 50 Judicial Branch staff and various visitors annually.

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

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

(bb) Project: JBRC Item 29: Department of Administration
D50.6181: Supreme Court Building - First and Second Floor Carpet Replacement

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

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

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

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

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

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

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

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

(cc)Project: JBRC Item 30: Office of the Adjutant General
E24.9869: Bluff Road Armory Parking Improvements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$656k at March 10, 2026). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in an increase of \$500 (years 1 thru 3) in annual operating expenditures.

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

(ee)Project: JBRC Item 32: Office of the Adjutant General
E24.9861: Clark’s Hill Training Site Cabin Renovation

Request: Establish Phase II Full Construction Budget to complete interior and limited exterior renovations to a recreational use cabin.

Included in CPIP: Yes – 2025 CPIP Priority 16 of 23 in FY26 (estimated at \$500,000)
Phase I Approval: April 2025 (estimated at \$500,000) (SFAA)

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

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

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

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

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

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

(ff) Project: JBRC Item 33: Office of the Adjutant General
E24.9826: Statewide Readiness Center Stand-By Emergency Generators

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

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

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

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

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

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

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

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

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

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

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

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

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

Rationale: The standby generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the SC Army National Guard.

Facility Characteristics: The Georgetown, Marion, Mullins, Walterboro, North Charleston, Beaufort, Varnville RC, Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment system, Anderson, Newberry, and Moncks Readiness Centers support soldiers, firefighters, and staff of the SC Army National Guard. Approximately 10,978 individuals utilize the readiness centers.

Financial Impact: This increase will be funded from Appropriated State, Operating (uncommitted balance \$1 million at March 18, 2026), and Federal, National Guard Bureau Funds (uncommitted balance \$3.5 million at March 18, 2026). The project is expected to result in an increase of \$1,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$4,499,483 funded from Appropriated State Operating and National Guard Bureau Funds. Contract execution for Newberry and Moncks Corner is expected in August 2026 and completion of construction in March 2027.

(gg) Project: JBRC Item 34: Office of the Adjutant General
E24.9831: MTC Building 3410 Roof Replacement

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to remove and replace the roof on the McCrady Training Center located in Columbia.

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

Phase I Approval: January 2021 (estimated at \$172,265) (JBRC Staff)

Phase II Approval: February 2024 (estimated at \$182,059) (JBRC Staff)

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

Summary of Work: This project will remove the existing metal roof and replace it with a standing seam metal roof. All gutters and downspouts will be metal fabricated. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The original contractor selected for this project was unable to execute the project and therefore the agency took the bid bond and went back to design. The revised cost estimate came in higher than the original design due to material cost increase. The existing roof system is leaking and affecting the interior finish of the building. Additionally, the existing roofing system has reached its life cycle replacement term of 20 years.

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

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

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

(hh) Project: JBRC Item 35: Office of the Adjutant General
E24.9852: Armory Revitalizations 2024-2025

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

Included in CPIP: Yes – 2025 CPIP priority 20 of 23 FY26 (estimated at \$30,000,000)

Phase I Approval: December 2023 (estimated at \$22,000,000) (SFAA)

Revise Scope &

Phase I Increase

Approval: December 2024 (estimated at \$22,000,000) (SFAA)

Phase II Approval: October 2025 (estimated at \$30,000,000) (SFAA)

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

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

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

Facility Characteristics: The Orangeburg Readiness Center is 26,268 square feet and was constructed in 1971 (55 years old). This Center will be expanded by 3,500 square feet in this project. The Manning Readiness Center is 25,960 square feet and was constructed in 1995 (31 years old). The Seneca Readiness Center is 15,500 square feet and was

constructed in 1955 (71 years old). The Clemson Readiness Center is 23,000 square feet and was constructed in 1955 (71 years old). The Orangeburg Readiness Center supports 341 soldiers, the Manning Readiness Center supports 89 soldiers, the Seneca Readiness Center supports 150 soldiers, and the Clemson Readiness Center supports 150 soldiers.

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

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

(ii) Project: JBRC Item 36: Office of the Adjutant General
E24.9860: Training Sites TT Enlisted Barracks Replacement

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs for construction of Barracks #2.

Included in CPIP: Yes – 2025 CPIP Priority 22 of 23 in FY26 (Barracks #1 estimated at \$1,896,985)
Phase I Approval: December 2024 (Barracks #1 & #2 estimated at \$4,026,000) (SFAA)
Phase II Approval: August 2025 (Barracks #1 estimated at \$1,896,985) (SFAA)
Phase II Increase Approval: February 2026 (Barracks #1 & #2 estimated at \$3,704,985) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	50,850	3,654,135	3,704,985	824,176	4,529,161
All Sources	<u>50,850</u>	<u>3,654,135</u>	<u>3,704,985</u>	<u>824,176</u>	<u>4,529,161</u>

Summary of Work: This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted (TT ENL) Barracks at the McCrady Training Center (MTC) Army National Guard Training Site. This project will complete four barracks (MTC #1, MTC #2, MTC #3, and MTC #4) from FY25 thru FY28. Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. The design for Barracks #1 and #2 has been completed. The construction of Barracks #1 is in progress. The construction of Barracks #2 has not yet begun. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The barracks to be replaced are no longer sufficient for housing soldiers because the structures are not insulated properly; the roofs are cost prohibitive to repair; there is no latrine; the windows are single pane; and the light fixtures are old and energy inefficient.

Facility Characteristics: The current McCrady Training Center site has four barracks that total 4,000 square feet and were moved from Fort Jackson in 1970 (56 years ago). Each new barrack to be constructed will be 3,200 square feet. These barracks support approximately 380 Army National Guard soldiers per year.

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

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

(jj) Project: JBRC Item 37: Department of Veterans Affairs
E26.9910: Veterans Victory House Curry Nurse Station Renovation

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

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

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

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

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

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

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

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

(kk) Project: JBRC Item 38: Governor’s School for the Arts and Humanities
H64.9600: Dining Hall Renovation

Request: Increase Phase II Full Construction Budget to add contingency funds to renovate and expand the dining space.

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

Phase II Approval: January 2023 (estimated at \$1,235,900) (SFAA)

Phase II Increase Approval: June 2024 (estimated at \$1,235,900) (SFAA)

Phase II Increase Approval: February 2026 (estimated at \$1,352,875) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(9), (Dining Hall Expansion and Furniture Replacement)	512,950		512,950		512,950
FY24 Appropriated State, Proviso 118.19 (B)(6)(a), (Dining Hall Expansion and Furniture Replacement)		512,950	512,950		512,950
Appropriated State, Carryforward		116,975	116,975		116,975
Appropriated, Operating				50,000	50,000
Other, Aramark Contract Commitment		210,000	210,000		210,000
All Sources	<u>512,950</u>	<u>839,925</u>	<u>1,352,875</u>	<u>50,000</u>	<u>1,402,875</u>

Summary of Work: The renovation portion of this project includes demolishing several non-load bearing walls, relocating serving lines, installing new flooring, and replacing the furniture. The dining hall will be expanded by enclosing a covered outdoor space by adding walls and windows.

Rationale: The increase is needed to cover any unforeseen conditions that may arise during construction. The existing dining hall is only rated to accommodate 90 occupants. The combination of a student population of 238 and approximately 10 employees that dine on campus each day, far exceeds the hall’s capacity. The current dining facilities are not usable by students with mobility challenges and do not meet current standards for accessibility. As the school seeks to have a more diverse student population, it is essential that this space meets the needs of all students. Having maintained the original furnishings, the dining area is outdated and institutional. Significant expansion of the dining space with furniture replacement is necessary at this time.

Facility Characteristics: The Dining Hall is 3,648 square feet and was constructed in 1999 (27 years old). No significant renovations have been completed since construction. An additional 1,037 square feet will be added under the outside arcade by adding walls and windows to enclose the space. The renovated and expanded space will increase occupancy from 90 to 180 seats inside and an additional 40 under a covered breezeway. Currently, there are three meal shifts. The facility serves all meals for students, staff, and special events such as parent weekends, orientation, and any

other large student events. There are 238 students and 100 staff that dine there daily.

Financial Impact: The increase will be funded from FY26 Appropriated State, Operating Funds (uncommitted balance \$1.43 million at March 19, 2026). The project is not expected to result in any change in annual operating expenditures.

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

(II) Project: JBRC Item 39: Vocational Rehabilitation Department
H73.9635: Dorm Building – Heat Pump Units Replacement

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

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

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

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

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

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

(mm) Project: JBRC Item 40: Vocational Rehabilitation Department
H73.9633: Evaluation Center / State Office Repaving

Request: Establish Phase II Full Construction Budget to repair and resurface parking areas, loading areas, and access roads.

Included in CPIP: Yes - 2025 CPIP Priority 5 of 7 in FY26 (estimated at \$600,000)
Phase I Approval: February 2026 (estimated at \$600,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(33)(a), (Evaluation VR Center/State Office Repaving)				150,000	150,000
Federal, State Vocational Rehabilitation Services Grant	20,000		20,000	704,500	724,500
All Sources	<u>20,000</u>		<u>20,000</u>	<u>854,500</u>	<u>874,500</u>

Summary of Work: The project will repair and resurface parking areas, loading areas, and access roads at the State Office building and Evaluation Center. The work includes demolition, striping, lighting, and landscaping.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The State Office building is 34,511 square feet and Evaluation Center building is 22,203 square feet and both were constructed in 1984 (42 years old). Between both buildings the parking areas, loading areas, and access roads total 7,600 square yards and were constructed in 1996 (30 years old). These areas were last patched in 1992. The Evaluation Center provides vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 140 staff and 55 to 65 consumers daily.

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

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

(m) Project: JBRC Item 41: Vocational Rehabilitation Department
H73.9634: ITTC / Rehabilitation Engineering Building Repaving

Request: Establish Phase II Full Construction Budget to repair and resurface parking areas and access roads at two buildings.

Included in CPIP: Yes - 2025 CPIP Priority 4 of 7 in FY26 (estimated at \$600,000)
Phase I Approval: February 2026 (estimated at \$600,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(33)(b), (ITTC/Rehabilitation Engineering Building Repaving)				150,000	150,000
Federal, State Vocational Rehabilitation Services Grant	20,000		20,000	1,006,000	1,026,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,156,000</u>	<u>1,176,000</u>

Summary of Work: The project will repair and resurface parking areas and access roads at the Information Technology Training Center/Rehabilitation Engineering Building. The work includes demolition, striping, lighting, and landscaping.

Rationale: The parking areas and access roads are deteriorating and need repair and resurfacing.

Facility Characteristics: The Information Technology Training Center (ITTC) building is 9,400 square feet and was constructed in 1987 (39 years old). The Rehabilitation Engineering building is 11,706 square feet and was constructed in 1987 (39 years old). Between both buildings the parking areas, loading areas, and access roads total 10,700 square yards and were constructed in 1996 (30 years old). These areas were last patched in 1992 (34 years ago). The buildings house Rehabilitation Engineering, ITTC classrooms, Finance, Facilities Management, MDC (swimming pool & physical therapy) and the Human Resource Development Conference Center. The facilities provide vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible citizens with disabilities to achieve and maintain competitive employment. The facilities are utilized by 75 staff and plus 60 to 70 consumers daily.

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

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

(oo) Project: JBRC Item 42: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9886: BPH Patient Lodges Domestic Hot Water Recirculation 2026

Request: Establish Phase I Pre-Design Budget to replace the existing, non-recirculating domestic hot water systems in eight Patient Lodges.

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.

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

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

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

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

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

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

(pp) Project: JBRC Item 43: Department of Behavioral Health & Developmental Disabilities
(Office of Mental Health)
J12.9887: Columbia Area MHC HVAC Replacement

Request: Establish Phase I Pre-Design Budget to replace chiller and boiler at the mental health center.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 20 in FY26 (estimated at \$530,000).
A 2025 CPIP was not submitted due to the dissolution of DMH.

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

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

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

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

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

Full Project Estimate: \$545,000 (internal) funded from Capital Improvement & Maintenance Funds.

(qq) Project: JBRC Item 44: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9888: Columbia Area MHC Retaining Wall and CMU Repairs

Request: Establish Phase I Pre-Design Budget to repair retaining walls, concrete masonry units and brick deficiencies.

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.

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

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

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

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

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

Full Project Estimate: \$269,000 (internal) funded from Capital Improvement & Maintenance Funds.

(rr) Project: JBRC Item 45: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
J12.9889: Spartanburg MHC Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the roof system and building exterior sealants around the perimeter of the facility.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 20 in FY26 (estimated at \$150,000).
A 2025 CPIP was not submitted due to the dissolution of DMH.

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

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

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

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

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

Full Project Estimate: \$364,500 (internal) funded from Capital Improvement & Maintenance Funds.

(ss) Project: JBRC Item 46: Department of Behavioral Health & Developmental Disabilities
(Office of Mental Health)
J12.9877: Beaufort MHC Interior & Restroom Improvements

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

Included in CPIP: Yes – 2024 CPIP Priority 5 of 20 in FY26 (estimated at \$150,000).
A 2025 CPIP was not submitted due to the dissolution of DMH.

Phase I Approval: October 2025 (estimated at \$350,000) (SFAA)

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

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

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

Facility Characteristics: The Coastal Empire (Beaufort) Mental Health Center is 16,766 square feet and was constructed in 1995 (31 years old). The interior finishes, fixtures, and accessories are original to construction. The project will renovate 1,370 square feet of interior space. The Center provides emergency services, case management, outpatient counseling, and psychiatric treatment for children, adolescents, adults, and families in Beaufort County and surrounding areas. The Center currently has 84 staff and serves an average of 2,500 patients annually.

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

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

(tt) Project: JBRC Item 47: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9880: Aiken MHC Roof Replacement

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

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.

Phase I Approval: October 2025 (estimated at \$950,000) (SFAA)

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

Summary of Work: The project will replace the roof system with an insulated metal roof system and provide a complete insulated building envelope from exterior walls to the underside of the roof deck. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The building has experienced multiple water intrusions from penetrations (exhaust vents and pipes) and improper flashing in valleys around dormers. The complete insulated building envelope will also allow the facility to convert the anti-freeze fire sprinkler system into a wet pipe system.

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

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

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

(uu) Project: JBRC Item 48: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9884: Patient Lodges B, E & F - HVAC Repairs and Mold Remediation

Request: Revise Scope, Change Project Name, and Establish Phase II Full Construction Budget to repair HVAC and remediate mold.

Included in CPIP: No – The mold infestation was recently discovered.
 Phase I Approval: December 2025 (estimated at \$1,064,667) (SFAA)

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

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

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

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

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

Full Project Estimate: \$1,922,729 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in January 2027 and completion of construction in September 2027. The estimated cost to complete the project has increased from the Phase I estimate due to adding Patient Lodge E and an 18.7% contingency for unforeseen conditions as recommended by the A&E firm.

(vv) Project: JBRC Item 49: Department of Behavioral Health & Developmental Disabilities (Office of Mental Health)
 J12.9808: Crafts-Farrow Campus Electrical Distribution System

Request: Increase Phase II Full Construction Budget for Dominion Energy of South Carolina (DESC) to demolish the switchgear/substation and provide a separate high voltage/primary power feed to transformers at each of the three campuses located on Farrow Road in Columbia.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 28 in FY25 (estimated at \$1,200,000).
 A 2025 CPIP was not submitted due to the dissolution of DMH.

Phase I Approval: December 2021 (estimated at \$1,200,000) (SFAA)

Phase II Approval: April 2025 (estimated at \$1,784,360) (SFAA)

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

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

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

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

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

Full Project Estimate: \$4,612,006 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in September 2026 and completion of construction in December 2028.

(ww) Project: JBRC Item 50: SC Governor’s School for Agriculture at John De La Howe L12.9523: JDLH Residence Halls Renovation

Request: Revise Scope and Increase Phase II Full Construction Budget to remove three staff houses from the project, and to renovate the third residence hall.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 3 in FY26 (estimated at \$600,000 for the FY26 increase)

Phase I Approval: December 2021 (estimated at \$889,209) (JBRC)

Phase II Approval: August 2022 (estimated at \$889,209) (JBRC)

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

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

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

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

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

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

(xx) Project: JBRC Item 51: Department of Corrections
N04.9806: COA Renovate Office to Lab

Request: Establish Phase I Pre-Design Budget to renovate part of the Central Office Annex.

Included in CPIP: No – The agency intended to complete the construction in house and therefore the cost was not anticipated to rise to the level of qualifying as a PIP.

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

Summary of Work: The project will upgrade the plumbing, electrical, and install any necessary interior finishes. The work will be completed by outside contractors.

Rationale: The current medical lab is housed in an old antiquated modular building. These renovations will allow the medical lab to be relocated to the Central Office Annex building.

Facility Characteristics: The Central Office Annex building is 22,155 square feet and was constructed in 1997 (29 years old). Approximately 3,020 square feet will be renovated. This space is currently used for storage and administrative staff. The administrative staff will relocate into other offices with partitions. The Central Office Annex building is a medical facility for the Department of Corrections. The medical lab processes all clinical samples for all correction institutions statewide. The lab has approximately 10 employees.

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

Full Project Estimate: \$500,000 (internal) funded from Appropriated State, Operating Funds.

(yy) Project: JBRC Item 52: Department of Corrections
N04.9807: Statewide Paving 2026

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

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

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

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

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

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

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

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

(zz)Project: JBRC Item 53: Department of Corrections
 N04.9808: Statewide Roof Replacement 2026

Request: Establish Phase I Pre-Design Budget to complete roof replacements on support buildings at various correctional institutions.

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

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

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

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

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

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

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

(aaa)Project: JBRC Item 54: Department of Corrections
 N04.9809: Water & Wastewater Statewide Maintenance 2026

Request: Establish Phase I Pre-Design Budget to complete renovations and upgrades to water treatment facilities and wastewater systems at various correctional institutions.

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

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

Summary of Work: The project will complete renovations and equipment upgrades to water treatment facilities and wastewater systems at Turbeville Correctional, Perry Correctional, Wateree Correctional, Tyger River Correctional, Ridgeland Correctional, and Kershaw Correctional. The work includes replacement of bar screens and equipment. Additionally, miscellaneous repairs will be completed at various other correctional institutions. The work will be completed by in-house supervisors and engineers, and outside contractors.

Rationale: The project will keep system operations compliant with the Department of Environmental Services and local municipal permit requirements.

Facility Characteristics: The correctional institutions impacted by this project include Turbeville, Perry, Wateree, Tyger River, Ridgeland, and Kershaw. The systems are original to construction (35 to 40 years old). There are approximately 2,000 individuals per institution impacted by this project.

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

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

(bbb) Project: JBRC Item 55: Department of Corrections
N04.9796: Lee Engineering Room Upgrades

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

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

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

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

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

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

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

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

(cc)Project: JBRC Item 56: Department of Juvenile Justice
N12.9643: DJJ Kitchen and Laundry Building Replacements

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(51)(a), (Broad River Road Complex Renovations)	97,500		97,500	8,227,500	8,325,000
Appropriated State, Carryforward				95,956	95,956
All Sources	<u>97,500</u>		<u>97,500</u>	<u>8,323,456</u>	<u>8,420,956</u>

Summary of Work: The project will replace both facilities with a single building housing both functions. The new building will include a larger front office, kitchen preparation space, and include a loading dock. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The current kitchen has become more difficult to maintain as it has aged. The underground utilities routed under the slab have deteriorated to the point where major disruptions to services are occurring with increasing regularity. Additionally, the design of the building leaves it susceptible to pipe bursts during the winter months. The current laundry facility no longer meets the agency’s needs. The existing buildings will be demolished at a later date as part of a separate project.

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

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

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

(ddd) Project: JBRC Item 57: Department of Juvenile Justice
N12.9638: Upgrade Evaluation Center Gatehouses

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

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(51)(b), (Comprehensive Permanent Improvement Projects)	3,000,000		3,000,000		3,000,000
Other, Capital Expenditure Charge (FY26 Proviso 67.17)				1,000,000	1,000,000
All Sources	<u>3,000,000</u>		<u>3,000,000</u>	<u>1,000,000</u>	<u>4,000,000</u>

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

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

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

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

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

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

(eee)Project: JBRC Item 58: Criminal Justice Academy
N20.9639: Renovate North and West Dorm Restrooms

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

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

Phase II Approval: January 2023 (estimated at \$1,240,553) (Admin.)

Phase II Increase Approval: October 2025 (estimated at \$1,549,325) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(55)(a), (Dormitory Restrooms Renovation)	1,240,553		1,240,553		1,240,553
Other, Fines & Fees		308,772	308,772	136,391	445,163
All Sources	<u>1,240,553</u>	<u>308,772</u>	<u>1,549,325</u>	<u>136,391</u>	<u>1,685,716</u>

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

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

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

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

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

(fff) Project: JBRC Item 59: Forestry Commission
P12.9611: Chelsea Plantation Project

Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 2,684 acres and two buildings in Jasper County.

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

Phase I Approval: June 2025 (estimated at \$32,120,000) (SFAA)

Revise Scope Approval: February 2026 (estimated at \$32,120,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	120,000		120,000		120,000
Other, Forest Legacy Grant				23,400,000	23,400,000
All Sources	<u>120,000</u>		<u>120,000</u>	<u>23,400,000</u>	<u>23,520,000</u>

Rationale: The project was established to acquire +/- 2,724 acres and subsequently revised to acquire +/- 2,896 acres. This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area are in imminent danger of being lost to development. Acquisition of this property will provide protection to +/- 600 acres of saltwater marsh with 1.5 miles of marsh along Hazard Creek that empties into the Port Royal Sound. This property will also provide water for water protection for the adjacent Beaufort-Jasper Water and Sewer Authority facility and water canal. After acquisition, the property will be managed by the Forestry Commission for multiple use and sustain yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land. This revise scope request will remove an +/- 212 acre tract that will be acquired later in a separate project due to a delay in due diligence and funding.

Characteristics: The property is located near the community of Okatie. The property includes three buildings that are approximately 1,600 square feet each. One of the buildings will be demolished by the current owner before the property is acquired.

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

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

Other: There is currently a lease in place for approximately 6 billboards on portions of the property to be acquired. The current lease term is anticipated to end in 2034. The Forestry Commission has coordinated and collaborated with the South Carolina

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

(ggg) Project: JBRC Item 60: Department of Natural Resources
P24.6125: McCormick-Bordeaux Dove Field Workshop Replacement

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

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

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

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

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

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

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

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

(hhh) Project: JBRC Item 61: Department of Natural Resources
P24.6145: Colleton – South Fenwick Island Dock Replacement

Request: Establish Phase I Pre-Design Budget to demolish the existing dock and construct a new dock on South Fenwick Island.

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

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

Summary of Work: The project will demolish the existing dock and construct a new one.

Rationale: The existing dock is old and is reaching the end of its useful life. This has been compounded by Hurricane Helene in 2024 and by multiple king tide events in 2025. Due to rising sea levels, the dock has experienced over wash during spring high tides on average at least 3 times per year for the past 3 years. During high winds, tides, or storms, substantial debris from the marsh grass is deposited on the wood and causes boards to uplift and shift.

Facility Characteristics: The existing dock on South Fenwick Island is the only staff and publicly accessible dock on the island. It already existed when most of the island was acquired by the agency and ACE Basin NERR in 2016. Periodic repairs have been made after consecutive events that caused damage. The replacement dock to be constructed will be 1,300 square feet. South Fenwick Island is managed by 3 full-time and 1 part-time staff member. It is used by researchers, community members, campers, hunters, and students. Approximately 250 visitors come to the island to camp, fish, hunt, birdwatch, and learn annually.

Financial Impact: This phase of the project will be funded from Federal, National Oceanic and Atmospheric Administration Grant Funds (uncommitted balance \$300,000 at March 22, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$321,000 (internal). Phase II will be funded from \$300,000 in National Oceanic and Atmospheric Administration Grant and an in-kind match. The in-kind match comes from banked match from previously acquired reserve land.

(iii) Project: JBRC Item 62: Department of Natural Resources
P24.6119: Barnwell - Barnwell Hatchery Office Renovations

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

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

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

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

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

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

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

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

(jjj) Project: JBRC Item 63: Department of Natural Resources
P24.6129: Marlboro – Lake Paul Wallace Dam Repair

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(44)(e), (State Lakes – High Hazard Dams and Spillway Repair)				25,879,700	25,879,700
Other, Water Recreation Resource	1,000,000		1,000,000	(1,000,000)	
All Sources	<u>1,000,000</u>		<u>1,000,000</u>	<u>24,879,700</u>	<u>25,879,700</u>

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

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

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

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

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

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

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation)				1,302	1,302
FY24 Appropriated State, Proviso 118.19 (B)(37)(b), (Land Conservation Acquisition)				10,397	10,397
FY25 Appropriated State, Proviso 118.20 (B)(37)(c), (Habitat Protection and Land Conservation)				8,301	8,301
All Sources				<u>20,000</u>	<u>20,000</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(mmm) Project: JBRC Item 68: Department of Parks, Recreation & Tourism
P28.9778: Venues at Arsenal Hill Improvements

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

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

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

Phase II & Change

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

Phase II Increase

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

Phase II Increase

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

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

Summary of Work: The project was established to complete renovations at the various venues located on the property. Renovations completed at the Lace House include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, a new catering kitchen and elevator, ADA access improvement, office space improvements, interior and exterior wall, siding, and rot/decay repairs, window and ceiling repairs, security system expansion, and patio repairs. Renovations completed at the Carriage House include a new HVAC, interior and emergency lighting repairs, electrical and sprinkler repairs and additions, a new catering kitchen, ADA access improvements, roof replacement, foundation, structural, and brick repairs and upgrades, additional water fountain and office space, repair and refinish flooring, doors, and roof, and interior and exterior wall, siding repairs. The completed Garden renovations include landscaping, irrigation and pathway replacement, refurbish the arbor, gazebo, and tea house, and add infrastructure and lighting for hosting events. Completed renovations at the Mansion Mall include landscaping and irrigation replacement, fountain sealing and improvements, plaza

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

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

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

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

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

(nnn) Project: JBRC Item 69: Department of Parks, Recreation, and Tourism
P28.9798: Fair Play Welcome Center Rebuild and Beautification

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

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

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

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

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

Summary of Work: This project will demolish the outdated facility and construct a new, more energy efficient Welcome Center at the site. The new Center will include high performing glazing and thermal insulation that exceeds minimum building code requirements. Energy efficient LED lighting is planned for all spaces. HVAC systems will meet ASHRE requirements for ventilation and indoor air quality, as well as efficiency requirements prescribed by the Energy Code. The roof system to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: This increase will add contingency funds to the project. Construction is currently underway, and the project has faced a series of budget challenges such as increased costs associated with asphalt demolition, abandoned storm sewer and infrastructure, water tie-in to the new Center, retaining wall guard rail, and additional inspections associated with these items. Further, the project estimates an additional cost associated with the removal of trees and the shoreline management required by the US Army Corps of Engineers related to enhancing the site view of the new Center.

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

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

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

(ooo) Project: JBRC Item 74: Department of Parks, Recreation & Tourism
P28.9861: Property Acquisition – Waites – Rebecca (Becky) Work

Request: Increase Final Land Acquisition to purchase +/- 114.93 acres in Horry County.

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

Phase I Approval: October 2024 (estimated at \$8,020,000) (SFAA)

Phase II Approval: June 2025 (estimated at \$1,020,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000		20,000
Other, SCCB, (National Coastal Wetland Conservation Grant Program)		1,000,000	1,000,000		1,000,000
Other, Ducks Unlimited, (North American Wetland Conservation Act Grant)				1,000,000	1,000,000
All Sources	<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</u>	<u>1,000,000</u>	<u>2,020,000</u>

Rationale: Subsequent to the final land acquisition approval, state partners learned in August 2025 that Ducks Unlimited \$1 million US Fish & Wildlife Services’ North American Wetland Conservation Act application was approved. This increase is needed to reimburse more of the original grant back to the SC Office of Resilience, thus reducing the overall state investment. The location of this tract in proximity to the causeway to the island makes it a keystone tract to acquire in the Waites Island assemblage. The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.

Characteristics: The property is three distinct parcels totaling +/- 114.93 acres. This property is undeveloped.

Financial Impact: The property was sold by Rebecca (Becky) Work to Open Space Institute for \$8,000,000 in November 2024. Open Space Institute is offering the property for \$2,000,000. The acquisition will be funded from Other, National Coastal Wetland Conservation Grant Program funds awarded to the SC Conservation Bank (uncommitted balance \$1 million at March 13, 2026) and Other, North American Wetland Conservation Act Grant Funds awarded to Ducks Unlimited (uncommitted balance \$1 million at March 13, 2026). The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$19,320,000. A Phase I Environmental Site Assessment was completed in June 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Horry County and Horry County School District.

Full Project Estimate: \$2,020,000 funded from Appropriated State (nonrecurring), National Coastal Wetland Conservation Grant Program, and North American Wetland Conservation Act Grant Funds.

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

4. What is the Authority asked to do? Consider approval of the Permanent Improvement Projects

5. What is recommendation of the submitting agency involved? The items are complete and ready for SFAA review.

6. Private Participant Disclosure – Check only one:

No private participants will be known at the time the Authority considers this agenda item.

A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name: _____

8. List of Supporting Documents:

1. Permanent Improvement Project Backup Documentation

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.