

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

April 5, 2022 – 9:30 A. M.

The State Fiscal Accountability Authority (Authority) met at 9:30 a.m. on Tuesday, April 5, 2022, via videoconference. The meeting originated from Room 252 in the Edgar A. Brown Building, with the following members participating in the videoconference:

Governor Henry McMaster, Chair;
Mr. Curtis M. Loftis, Jr., State Treasurer;
Mr. Richard Eckstrom, Comptroller General;
Senator Harvey S. Peeler, Jr., Chairman Senate Finance Committee; and
Representative G. Murrell Smith, Chairman, Ways and Means Committee.

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

Adoption of Agenda for State Fiscal Accountability Authority

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

Minutes of Previous Meetings

Upon a motion by Mr. Eckstrom, seconded by Mr. Loftis, the Authority approved the minutes of the January 25, 2022, State Fiscal Accountability Authority meeting; and, acting as the Tobacco Settlement Revenue Management Authority, approved the minutes of the January 25, 2022, Tobacco Settlement Revenue Management Authority.

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

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

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CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel
\$29,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Health Care Facilities Revenue Refunding Bonds, Series 2022; Lutheran Homes of South Carolina	Lutheran Homes of South Carolina Conduit: SC JEDA	Haynsworth Sinkler Boyd – Kathy McKinney and Kimberly Witherspoon	Howell Linkous & Nettles – Sam Howell, Alan Linkous
\$35,000,000; SC JEDA; Economic Development Revenue Bonds, Series 2022; Foundation for Affordable Housing - Village Station Apartments	Foundation for Affordable Housing - Village Station Apartments Conduit: SC JEDA	Parker Poe – Emily Luther, Emily Zackon, and Ryan Romano	Nexsen Pruet – Laurie Becker
\$110,000,000; SC JEDA; Economic Development Revenue Bonds, Series 2022; Patriot Services Group Inc. - Goose Creek Portfolio	Patriot Services Group, Inc. - Goose Creek Portfolio Conduit: SC JEDA	Parker Poe – Emily Luther, Emily Zackon, Ray Jones, and Ryan Romano	Burr Forman – Michael Seezen
\$105,000,000; SC JEDA; Economic Development Revenue Bonds, Series 2022; Affordable Housing Preservation Corporation - Columbia Portfolio	Affordable Housing Preservation Corporation - Columbia Portfolio Conduit: SCJEDA	Parker Poe – Emily Luther, Emily Zackon, Ray Jones, and Ryan Romano	Pope Flynn Group - Joe Lucas
\$20,000,000; SC JEDA; Educational Facilities Revenue Bonds, Series 2022; Polaris Tech Charter School	Polaris Tech Charter School Conduit: SCJEDA	Burr Forman – Michael Seezen	Haynsworth Sinkler Boyd – Kathy McKinney and Kimberly Witherspoon
\$400,000,000; SC JEDA; Industrial Revenue Bonds, Series 2022; American Titanium Works LLC	American Titanium Works Conduit: SCJEDA	Pope Flynn Group - Bill Musser	Parker Poe – Ray Jones, Emily Luther, Emily Zackon, and Ryan Romano

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel
\$8,865,000; Francis Marion University Athletic Facilities Revenue Bonds; Series 2022	Francis Marion University	Pope Flynn Group – Gary Pope	Issuer's Counsel to Francis Marion University - Swilley Law Firm, LLC - Matt Swilley

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

Department of Juvenile Justice: Request to Approve the Department of Juvenile Justice Entering a Settlement Agreement with the United States Department of Justice (Regular 2)

Pursuant to S. C. Code § 11-1-45, the Department of Juvenile Justice (DJJ) requested Authority approval to enter into a Settlement Agreement with the United States Department of Justice.

Upon a motion by Mr. Loftis, seconded by Mr. Mr. Eckstrom, the Authority approved the Department of Juvenile Justice’s request to enter into a Settlement agreement with United States Department of Justice.

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

Dept. of Administration, Executive Budget Office: Permanent Improvement Projects (R#3)

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

- (a) Project: JBRC Item 2: Clemson University
H12.9956: Tillman Hall Auditorium Renovation
- Request: Establish Phase I Pre-Design Budget to renovate the auditorium in the historic Tillman Hall to create a major gathering space in the heart of campus.
- Included in CPIP: Yes – 2021 CPIP Priority 4 of 5 in FY23 (estimated at \$11,500,000)
- CHE Approval: 03/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance & Stewardship				230,000	230,000
All Sources				<u>230,000</u>	<u>230,000</u>

Summary of Work: The work will include renovating the approximately 13,165 square foot auditorium to make it function as both a large scale, 700-seat classroom and an auditorium. It will also include installing new restrooms in a portion of the existing main building, returning the state to a more manageable scale, installing a new balcony, and opening the space to more natural light. The renovation will further address planned maintenance, including replacing fan coil units, upgrading some interior finishes, and upgrading the fire protection and electrical

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systems.

Rationale: Tillman Hall has not been renovated since 1981 (41 years ago). Per the university, the auditorium is not suitable for classroom instruction or for hosting campus speakers for students, faculty and staff. The large stage for theatrical productions is no longer needed and reducing the stage will provide room for more seating. The renovation will also allow for upgrading the auditorium to current ADA standards. With this renovation, the auditorium will become the largest teaching auditorium on campus.

Facility Characteristics: Tillman Hall is 95,700 square feet and was constructed in 1893 (129 years old) as the campus chapel. It was expanded in 1924 (98 years old), to reorient the stage and add balconies. This renovation will return the space to the original design and provide 748 seats to serve large classes and special events on campus. Tillman Hall will serve more than 5,000 students per week for instructional activities, which may increase due to the increased capacity provided by the renovations, per the university. In addition, the space will be used for special events in the evenings for guest speakers, small concerts, award ceremonies, and seminars with seating up to 748 seats.

Financial Impact: This project will be funded from Other, Maintenance & Stewardship Funds (uncommitted balance \$44.9 million at January 5, 2022) Revenue to the fund is generated from tuition, matriculation and other debt retirement and plant transfer revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The 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 \$1,005 per student per semester, and has increased from \$738 to \$1,005 for the academic years 2014-2015 to 2021-2022.

Full Project Estimate: \$11,500,000 (internal) funded by Maintenance & Stewardship Funds.

(b) Project: JBRC Item 3: Clemson University
 H12.9957: Women’s Sports Program Expansion (Gymnastics/Lacrosse)

Request: Establish Phase I Pre-Design Budget to construct new facilities for women’s athletics programs, including gymnastics and lacrosse, adjacent to the existing women’s rowing facility

Included in CPIP: Yes – 2021 CPIP Priority 7 of 10 in FY22 (estimated at \$20,000,000)

CHE Approval: 03/03/22

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

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Summary of Work: The project will construct a new approximately 21,000 square foot women’s gymnastics training facility. The gym training facility will include coaches’ offices, a locker room, a student-athlete lounge, and a sports medicine room. The project will also construct an approximately 9,000 square foot women’s lacrosse operations facility and an artificial turf field with stadium seating. The lacrosse operations facility will include coaches’ offices, a locker room, a student-athlete lounge, a film room, and a sports medicine room. An approximately 10,000 square foot addition to the existing rowing center facilities will include amenities for women’s gymnastics, lacrosse, and rowing, including strength and conditioning, nutrition, and athlete wellness and recovery areas.

Rationale: Women’s gymnastics and women’s lacrosse were announced as new sport additions in June 2021.

Facility Characteristics: The new facilities to be constructed will be utilized by women’s gymnastics, women’s lacrosse, and as a women’s athlete recovery training center. They will support 135 female student-athletes and provide new competition and training facilities for use by the new additional teams.

Financial Impact: This project will be funded from Other, Athletic Gift & Donation Funds (uncommitted balance \$17.5 million at December 31, 2021) Revenue to the fund are received from individuals, corporations, and other entities that are to be expended for their restricted purposes. The project is expected to result in an increase of \$260,000 (year 1), \$267,800 (year 2), and \$275,834 (year 3), in annual operating expenses. The building will be designed to meet Two Green Globes certification standards. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$738 to \$1,005 for the academic years 2014-2015 to 2021-2022.

Full Project Estimate: \$27,500,000 (internal) funded by Maintenance & Stewardship Funds. Phase II will be funded by Athletic Facilities Revenue Bonds and Athletic Gifts and Donations.

(c) Project: JBRC Item 4: Clemson University
 H12.9942: Lehotsky Hall Replacement

Request: Increase Phase I Pre-Design Budget, Revise Scope and Change Project Name to demolish and rebuild Lehotsky Hall.

Included in CPIP: Yes – 2021 CPIP Priority 4 of 10 in FY22 (estimated at \$50,000,000)

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

CHE Approval: 03/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance & Stewardship	700,000		700,000	50,000	750,000
All Sources	<u>700,000</u>		<u>700,000</u>	<u>50,000</u>	<u>750,000</u>

Summary of Work: The project was established to renovate the existing building, however,

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destructive testing done as part of the Phase I design process identified existing building conditions that would have substantially increased the cost of renovation. Upon further study, the design and construction teams found that the cost to remediate existing issues and renovate the building would be similar to the cost of a complete rebuild but would not address functional deficiencies associated with the design and age of the building. The new building will include classrooms, offices, laboratories and support spaces.

- Rationale:** Lehotsky Hall is one of the most energy inefficient buildings on the Clemson campus, per the university. Its building systems are original to the facility, past their useful lives, and do not meet current building code requirements. The fire sprinkler and plumbing systems serving the labs do not meet current codes to ensure occupant safety. Further, the existing building was found to have major environmental, structural and seismic issues.
- Facility Characteristics:** Lehotsky Hall is 94,000 square feet and was constructed in 1978 (44 years old). The new building to be constructed will be approximately 85,000 square feet. The building will be designed to meet Two Green Globes certification standards. The facility will house the Department of Forestry and Environmental Conservation, Clemson Online, the Office of Teaching Effectiveness/Innovation, Clemson Experimental Forest offices, 4-H Extension offices and governmental partner offices. The replacement facility will be used by approximately 568 students, 38 faculty, 60 staff members and 12 government partners.
- Financial Impact:** This project will be funded from Other, Maintenance & Stewardship Funds (uncommitted balance \$44.9 million at January 5, 2022) Revenue to the fund is generated from tuition, matriculation and other debt retirement and plant transfer revenues that are not formally obligated to fund debt service in the current period and that are responsibly transferred to and managed by the State Treasurer until the time of their State Treasurer approved qualified use. The project is expected to result in an increase of \$552,500 (year 1), \$569,075 (year 2), and \$586,147 (year 3), in annual operating expenses. The building will be designed to meet Two Green Globes certifications standards. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$1,005 per student per semester, and has increased from \$738 to \$1,005 for the academic years 2014-2015 to 2021-2022.
- Full Project Estimate:** \$50,000,000 (internal) funded by Maintenance & Stewardship Funds. Phase II will be funded by State Institution Bonds.

Mr. Eckstrom asked how much of the project would be funded internally by the Maintenance and Stewardship Funds and how much was anticipated to be funded by State Institution Bonds. Rick Petillo with Clemson University stated the University plans to use State Institution Bonds to pay for construction and use Maintenance and Stewardship Funds to pay for the initial study. Mr. Eckstrom asked if the State Institution Bonds would be brought before the Authority for approval or if this item would be deemed approval of the bond issuance. Mr.

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Petillo said they will seek approval of the bond issuance when they seek Phase II approval of the construction budget.

- (d) Project: JBRC Item 5: College of Charleston
H15.9677: Stern Student Center Renovation and Addition
- Request: Establish Phase I Pre-Design Budget to complete some interior and exterior repairs on the Stern Student Center and construct an addition.
- Included in CPIP: Yes – 2021 CPIP Priority 6 of 11 in FY22 (estimated at \$32,600,000)
- CHE Approval: 0 3/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Auxiliary Dining Revenues				72,000	72,000
Other, Capital Improvement Project				828,000	828,000
All Sources				<u>900,000</u>	<u>900,000</u>

Summary of Work: Exterior work will include envelope repairs to address water intrusion. 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 a two-level, multipurpose event space, while gaining 7,500 gross square feet of usable space within the existing building. Other areas will be configured 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. A building addition of up to four floors may add up to 5,800 gross square feet. The addition would house student services space, dining services offices, and a catering kitchen adjacent to the food court kitchens. Relocating the catering kitchen and dining services office suite would enable functions to be supported from a central preparation point, sharing the existing loading dock, parking spaces, and kitchen equipment.

Rationale: The conversion of the natatorium will allow the college to repurpose approximately 19,000 gross square foot of vacant space in the heart of campus for a better and higher use. The college is currently leasing private space at \$500K per year for the student fitness center. This move will not only save money, but also bring traffic and activity to the student union. The food court contains four retail food service components that must comply with national food service brand requirements.

Facility Characteristics: The Stern Student Center is 66,794 gross square feet mixed-use facility and was constructed in 1975 (47 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. The Stern Student Center has served as the central hub of campus life and features a food court, e-mail kiosks, ATMs, lockers, canteen area, game room, theatre, study lounges, recreational lounges, student organization offices,

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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 CofC community of 10,677 students, 847 faculty, 865 staff, clients, visitors, parents, and potential students.

Financial Impact: This project will be funded from Other, Auxiliary Dining Revenue Funds (uncommitted balance \$5.8 million at January 20, 2021) and Capital Improvement Project Funds (uncommitted balance \$35.9 million at January 20, 2022). The Dining Revenue fund is a self-supporting auxiliary enterprise and dining revenue is generated through general food sales, card deposits, and sales of campus meal plans. Revenue to the Capital Improvement Project Fund is generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. The project is expected to result in a decrease of \$510,200 (year 1), \$525,506 (year 2), and \$541,271 (year 3), in annual operating expenses. The building will be designed to meet Two Green Globes certification standards. 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 increased from \$781 to 906 for the academic years 2014-2015 to 2021-2022.

Full Project Estimate: \$35,980,000 (internal) funded by Auxiliary Dining Revenue and Capital Improvement Project Funds. Phase II will be funded Auxiliary Dining Revenue, Capital Improvement Project, and Appropriated State Funds.

(e) Project: JBRC Item 6: College of Charleston
 H15.9674: Electrical Grid Infrastructure Upgrades

Request: Establish Phase II Full Construction Budget to examine and repair and/or replace the entire campus electrical distribution system.

Included in CPIP: Yes – 2021 CPIP Priority 4 of 11 in FY22 (estimated at \$5,500,000)

Phase I Approval: July 2021 (estimated at \$5,500,000) (SFAA)

CHE Approval: 03/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	82,500		82,500	4,755,500	4,838,000
All Sources	<u>82,500</u>		<u>82,500</u>	<u>4,755,500</u>	<u>4,838,000</u>

Summary of Work: The campus electrical grid is a network of overhead and underground conduit and wiring that serves the entire main campus. This project will examine and systematically repair and/or replace hubs, transformers, conduit, wiring, switches, surge protection and other components in a phased approach over at least five years.

Rationale: Approximately eight (8) out of the total thirty-eight (38) transformers on the

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power distribution system are live front. The term ‘live front’ means that when the primary compartment doors are opened on the front of the transformer the operator is directly exposed to high voltage, which is a safety hazard. Multiple incremental repairs and upgrades were made over the last 50 years as buildings were demolished, renovated, or constructed. The electrical distribution system upgrade will substantially reduce the risk of catastrophic failure, increase delivery reliability, increase system resilience, alleviate safety concerns, and accommodate future load growth.

Facility Characteristics: The Main Campus electrical grid was completed in 1972 (50 years old). The College maintains 150 buildings, constructed from 1770 to 2015 (7 to 252 years old, with the average being 160 years old). The electrical distribution grid serves the entire CofC community of 10,677 students, 847 faculty, 865 staff, plus clients, visitors, parents, and potential students.

Financial Impact: The project will be funded from Capital Improvement Project Funds (uncommitted balance \$35.9 million at January 20, 2022). Revenue to this fund is generated by the Capital Improvement Fee that are in excess of the current annual debt service related to bonds. This fee is that portion of the student bill earmarked for debt service and renewal of the physical infrastructure. 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 \$906 per student per semester, and has increased from \$781 to 906 for the academic years 2014-2015 to 2021-2022.

Full Project Estimate: \$4,838,000 (internal) funded by Capital Improvement Project Funds. Contract execution is expected in July 2022 with construction completion in January 2026.

(f) **Project:** JBRC Item 7: Coastal Carolina University
 H17.9623: PGA Golf Management Program Academic Learning Lab
 Construction

Request: Establish Phase I Pre-Design Budget to demolish the existing Hackler facility and to construct a new PGA Golf Management Program Academic Learning Lab at the Hackler Golf Course.

Included in CPIP: Yes – 2021 CPIP Priority 2 of 2 in FY24 (estimated at \$8,000,000)
CHE Approval: 03/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Project Reserves				120,000	120,000
All Sources				<u>120,000</u>	<u>120,000</u>

Summary of Work: The project will demolish the existing facility and construct an approximately 16,000 square foot PGA Golf Management Program Academic Learning Lab,

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which will include a simulator that will serve as an indoor teaching/coaching lab where students can prepare for the program's Playing Ability Test. There will be a meeting room for seminars, workshops, player development classes and academic course review for PGA testing, including but not limited to, tournament operations, rules of golf, customer relations, business management simulation, golf cart fleet management, and merchandising and inventory control. The facility will also include a sand putt lab, golf club alteration and repair lab, academic classrooms, food service and a pro shop.

Rationale: The PGA Golf Management Program at the university is one of only 18 PGA Golf Management University programs accredited by the PGA of America. The program prepares students for a successful career in the golf industry by combining academic studies and professional golf-training experiences. The program's curriculum has been carefully developed to offer students the opportunity to simultaneously complete the requirements for a Bachelor of Science degree in business administration, acquire valuable training experiences in the golf industry and complete the PGA of America's membership requirements. Completion of the university's PGA Golf Management program allows graduates to pursue careers as club or teaching professionals, golf-association administrators, representatives of golf equipment manufacturers or trade publications, and many more opportunities in the ever-growing golf industry.

Facility Characteristics: The Hackler Golf Course is owned and operated by Coastal Carolina University. The current clubhouse at the golf course was constructed in 1969 (53 years old), will be demolished and the new facility to be constructed will sit in its location. The facility will primarily be utilized by the PGA Golf Management Program. Enrollment in this program in Fall 2021 was 193, along with dedicated faculty and staff of 6 full-time employees.

Financial Impact: The project will be funded from Capital Project Reserve Funds (uncommitted balance \$5.7 million at December 31, 2021). Revenue to this fund is from a September 2019 redemption of outstanding Series 2010A General Obligation Bonds. The transaction was funded entirely by existing university resources and funds that would have been used to service this debt is collected into this account. The project is not expected to result in any change in annual operating expenditures. The building will be designed to meet Two Green Globes certification standards. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$505 per student per semester, and has decreased from \$595 to \$505 for the academic years 2014-2015 to 2021-2022.

Full Project Estimate: \$8,000,000 (internal) funded by Capital Project Reserves and Horry County Higher Education Commission General Obligation Bond Funds.

Other: Horry County Higher Education Commission plans to issue general obligation bonds to finance its commitment of \$6 million to this project. The bond resolution received full approval by Horry County Council at its January 18, 2022, meeting.

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Mr. Eckstrom asked how many students are enrolled in Coastal Carolina’s Golf Management Program and how much tuition is raised by the program. David Frost with Coastal Carolina said there are about 200 students enrolled in the program. He said if all the students were in-state students tuition generated by them would be approximately \$2.4 million and adding out-of-state students would increase that number.

- (g) Project: JBRC Item 8: Coastal Carolina University
H17.9616: Kimbel Library Renovation
- Request: Establish Phase II Full Construction Budget and Revise Scope for the renovation of Kimbel Library to include seismic upgrades not initially anticipated.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 5 in FY22 (estimated at \$10,000,000)
Phase I Approval: October 2018 (estimated at \$4,000,000) (SFAA)
Phase I Increase & Revise Scope: February 2021 (estimated at \$10,000,000) (SFAA)
CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project	60,000	90,000	150,000	3,850,000	4,000,000
Other, Penny Sales Tax				1,575,000	1,575,000
Other, Donor Gift				4,425,000	4,425,000
Other, Horry County Higher Education Commission GO Bond				5,500,000	5,500,000
All Sources	<u>60,000</u>	<u>90,000</u>	<u>150,000</u>	<u>15,350,000</u>	<u>15,500,000</u>

Summary of Work: The scope of work includes replacement of the HVAC system to include demolition of the entire existing system and installation of a new chilled and hot water system to include air handlers, VAV boxes, boiler, piping, valves, electrical and controls. The removal of the existing HVAC system will require the demolition of the existing ceiling and installation of a new suspended ceiling and associated lighting. The existing electrical system will be upgraded to accommodate the new HVAC and additional lighting. Additionally, seismic upgrades, accessibility upgrades, exterior improvements and full interior renovation of the existing building will also be completed. The renovation will include an interior upfit for library functions, new mechanical, electrical, plumbing systems, and adding a new fire protection system. Library functions include a reading room, study space, curriculum center, classroom, special collections, archive working area, popular browsing, meeting and collaboration rooms, catering prep area, graduate student suite, group restrooms, office and staff areas. The interior will be repainted, and re-carpeted, and new lighting will

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be installed. To bring the building up to current code, the project will also include restroom upgrades to adhere to ADA standards and electrical upgrades. The existing exhaust fans over the bathrooms in the roof will be replaced due to age, but none will be relocated. The condition analysis performed during the Phase I process revealed that roof replacement was not necessary. The current elevator will be replaced due to required seismic upgrades. It will be relocated to better fit into the new interior design.

- Rationale:** The existing HVAC system has surpassed its anticipated life expectancy and it will not maintain proper humidity levels for the library. Addressing the electrical upgrades and interior refurbishment will meet the current needs of the university. The construction of this building will start after the Library Learning Complex is complete in the Fall of 2023. A programmatic goal is to improve connectivity to the adjacent exterior spaces and buildings; this includes creating a strong connection to the new Library Learning Complex.
- Facility Characteristics:** The building is 46,674 square feet and was constructed in 1976 (46 years old). The existing roof was installed in 2002 and is still under its 20-year warranty. The library serves approximately 10,473 students and 636 full and part-time instructional faculty, with 25 staff members employed within the library.
- Financial Impact:** The project will be funded from Institutional Capital Project Funds (uncommitted balance \$6.5 million at December 31, 2021), Penny Sales Tax Funds (uncommitted balance \$19.2 million at December 31, 2021), Thompson Family Gift (uncommitted balance \$4.425 million at November 3, 2021), and Horry County Higher Education Commission (\$5.5 million GO Bonds to be issued). Revenue received for the Institutional Capital Project Funds are referred to as debt service. These funds are set aside by law and restricted to be spent on capital projects only. Tuition allocation for institution bonds debt service is currently \$315 per full time student per semester, and \$40 per student per semester for revenue bonds debt service. This project will be designed to meet Two Green Globes Certification Standards with anticipated energy savings of \$594,766 over a 30-year period. The project is expected to result in a decrease of \$7,696 (year 1), and \$15,392 (years 2 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$505 per student per semester, and has decreased from \$595 to \$505 for the academic years 2017-2018 to 2021-2022.
- Full Project Estimate:** \$15,500,000 (internal) funded by Institutional Capital Project, Penny Sales Tax, Donor Gift, and Horry County Higher Education Commission General Obligation Bond Funds. Contract execution is expected in May 2023 with construction completion in January 2026.
- Other:** Horry County Higher Education Commission plans to issue general obligation bonds to finance its commitment of \$5.5 million to this project. The bond resolution must be brought before Horry County Council for approval, which the Commission expects to happen by March 2022.

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(h) Project: JBRC Separate Item: Francis Marion University
H18.9582: Smith University Center Renovations & Improvements

Request: Establish Phase II Full Construction Budget and Change Source of Funds to complete renovations to the women’s and men’s locker rooms, showers, athletic training facilities and offices.

Included in CPIP: Yes – 2021 CPIP Priority 8 of 8 in FY22 (estimated at \$4,000,000)
Phase I Approval: September 2021 (estimated at \$4,000,000)
CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds				4,000,000	4,000,000
Other, FMU Maintenance Reserve	60,000		60,000	(60,000)	
All Sources	<u>60,000</u>		<u>60,000</u>	<u>3,940,000</u>	<u>4,000,000</u>

Summary of Work: The renovations will double the square footage and will provide increased rehabilitation facilities. The main lobby of the building looks worn and dated and needs new finishes and lighting to continue to host functions and events in the space as well as provide wayfinding to all other spaces in the building. The main weight room is located on the second floor of the building and will be relocated to the main level and consolidated with the exercise area. The basketball gymnasium has fixed seating at one side that needs to be replaced and will provide the code required aisle width and rails for patrons. The entry into the building from the parking lot side requires wider stairs and an accessible ramp so that patrons for basketball games and other public events such as graduations do not have to traverse around the corner to enter the building.

Rationale: The current locker rooms and showers have undergone very little improvements since the building was constructed. As the number of teams and student-athletes within the FMU program have increased, the functionality of the facility has become extremely deficient. The renovations will help bring the facility into the 21st-century. The current athletic training room does not meet minimum National Athletic Trainers’ Association (NATA) requirements. Additionally, some staff are using closet space for offices, and this renovation will afford improved and increased office space.

Facility Characteristics: The Smith University Center is 115,366 square feet and was constructed in 1974 (47 years old). The renovated space in the Smith University Center will serve approximately 200 individuals on a daily basis, including student athletes, students, visiting team members, faculty/staff members, and alumni. Over the course of a year, the space will serve over 250 FMU student athletes, be available to 4,000 members of the FMU community (students, faculty, and staff), serve more than 1,500 visiting athletes, be available for more than 1,500 members of the FMU Alumni Association, and provide a greater experience for those attending athletic events.

Financial Impact: The project will be funded from Athletic Revenue Bonds (the university is currently looking to refinance its 2009 Athletic Revenue Bond issuance for the

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Griffin Athletic Complex and incorporate new funds of \$4,000,000 into the issuance for this 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. Revenue bond debt is serviced by a designated portion of the student activity fee. The student activity fee is \$156 per semester for full-time students. The student activity fee was first utilized to service revenue bond debt in 2010. A portion of the Student Activity Fee is designated for Debt Service of Athletic Revenue Bonds, currently \$133.50 per student per semester, and has increased from \$129.50 in academic year 2017-2018.

Full Project Estimate: \$4,000,000 (internal) funded by Athletic Revenue Bonds. Contract execution is expected in October 2022 with construction completion in June 2023.

(i) Project: JBRC Item 10: Winthrop University
H47.9580: Byrnes Roof Fire Restoration

Request: Establish Phase II Full Construction Budget to make repairs to the Byrnes Auditorium that are needed due to a fire that occurred.

Included in CPIP: Yes – 2021 CPIP Priority 11 of 11 in FY22 (estimated at \$5,200,000)

Phase I Approval: February 2021 (estimated at \$3,500,000) (SFAA)

CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Insurance Proceeds	59,744		59,744	(32,761)	26,983
Other, Insurance Settlement				3,889,070	3,889,070
Other, Institutional Capital Project				1,083,947	1,083,947
All Sources	<u>59,744</u>		<u>59,744</u>	<u>4,940,256</u>	<u>5,000,000</u>

Summary of Work: The building will need repairs from the fire damage and the extinguishing agent that affected the entire building as it was distributed through the mechanical air handling system. The repair and cleanup of the facility will also require abatement of the asbestos insulation found throughout the affected space and is necessary before the Music Conservatory / Byrnes Auditorium interior renovations can begin.

Rationale: The facility was the location of a fire caused by the contractor installing a new roofing system on the building (related to project H47-9579, Music Conservatory / Byrnes Auditorium Roof Replacement). The fire claim has been settled and payments have been received from Evanston Insurance, Selective Insurance, Markel Insurance, AAR Roofing and Insurance Reserve. The building has been closed and unusable since the fire's occurrence on August 21, 2018.

Facility Characteristics: Byrnes Auditorium is 68,422 square feet and was constructed in 1939 (83 years old). The auditorium is the largest campus assembly space used for convocation, music and theater events, student activities and outside events.

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Financial Impact: The project will be funded from Insurance Settlement Funds (uncommitted balance \$3.89 million at January 14, 2022), and Institutional Capital Project Funds (uncommitted balance \$6.53 million at January 14, 2022). Revenue to this fund is excess debt service funds transferred by the State Treasurer’s Office. The university charges a debt service fee to students and then transfers that amount to the State Treasurer Office who then pays the debt service and transfers any excess back to the university. The university received a lawsuit settlement in the amount of \$3.88 million that was deposited into the Institutional Capital Project Fund. The project is expected to result in a decrease of \$5,000 (years 1 thru 3), in annual operating expenses.

Full Project Estimate: \$5,000,000 (internal) funded by Insurance Proceeds from Evanston Insurance (\$2,000,000), Selective Insurance (\$989,070), Markel Insurance (\$800,000), AAR Roofing (\$50,000), Insurance Reserve (\$76,983) and Institutional Capital Project Funds. Contract execution is expected in October 2022 with construction completion in October 2023.

(j) **Project:** JBRC Item 11: Winthrop University
H47.9595: Demolition for Wofford Hall (residence hall)

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

Included in CPIP: Yes – 2021 CPIP Priority 9 of 10 in FY24 (estimated at \$3,000,000)

Phase I Approval: October 2021 (estimated at \$3,600,000) (SFAA)

CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing	54,000		54,000	3,546,000	3,600,000
All Sources	<u>54,000</u>		<u>54,000</u>	<u>3,546,000</u>	<u>3,600,000</u>

Summary of Work: This project will abate and then demolish the building making land available for future development to support the Campus Master Plan.

Rationale: Winthrop is implementing a five-year plan to renovate several residence halls including Lee Wicker and Phelps. This plan includes closing Wofford Hall. Based on structural concerns from a recent inspection the university closed the building effective July 2021, which is earlier than the original planned date of May 2022.

Facility Characteristics: Wofford Hall is 92,794 square feet and was constructed in 1968 (54 years old). It is a residence hall that houses about 400 students.

Financial Impact: This project will be funded from Other, Housing Fund (uncommitted balance \$9.5 million at December 6, 2021) Revenue to the Housing Fund Net Position is derived from annual student housing and dining fees. Rates vary depending on type of room and number of occupants. The project is expected to result in a decrease of \$80,000 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$523 per student per semester, and has

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decreased from \$593 to \$523 for the academic years 2017-2018 to 2021-2022.

Full Project Estimate: \$3,600,000 (internal) funded by Housing Funds. Contract execution is expected in April 2022 with construction completion in August 2023.

(k) Project: JBRC Item 12: Winthrop University
H47.9579: Music Conservatory/Byrnes Auditorium Renovation

Request: Increase Phase II Full Construction Budget to cover increased costs due the project being delayed since the fire on August 21, 2018.

Included in CPIP: No – This project was not included in the 2021 CPIP because the university was waiting on the settlement of the fire claim to determine next steps for this project.

Phase I Approval: September 2016 (estimated at \$4,500,000) (Admin)

CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY16 Capital Reserve	4,500,000		4,500,000		4,500,000
Other, Institutional Capital Project				650,000	650,000
All Sources	<u>4,500,000</u>		<u>4,500,000</u>	<u>650,000</u>	<u>5,150,000</u>

Summary of Work: This project was established to update and expand the Music Conservatory. The scope includes roof replacement, the addition of ADA seating, an access ramp to the front of the building, enlarging bathrooms to include ADA facilities and installation of an elevator to access upper levels. The roof was replaced at the initial phase of the renovation and was mostly complete when the fire occurred that closed the building and paused the project. The roof replacement is now fully completed. The restoration project, H47-9580, Byrnes Roof Fire Restoration, will need to begin construction before the remaining renovations can restart.

Rationale: This increase is needed to cover additional A&E fees and construction cost increases due to the project being delayed.

Facility Characteristics: Byrnes Auditorium is 68,422 square feet and was constructed in 1939 (83 years old). Approximately 23,000 square foot of the building will be renovated.

Financial Impact: The project will be funded from Institutional Capital Project Funds (uncommitted balance \$6.53 million at January 14, 2022). Revenue to this fund is excess debt service funds transferred by the State Treasurer's Office. The university charges a debt service fee to students and then transfers that amount to the State Treasurer Office who then pays the debt service and transfers any excess back to the university. 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 \$523 per student per semester, and has decreased from \$593 to \$523 for the academic years 2017-2018 to 2021-2022.

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Full Project Estimate: \$5,150,000 (internal) funded by Institutional Capital Project Funds. Contract execution is expected in October 2022 with construction completion in October 2023.

(I) Project: JBRC Item 13: Medical University of South Carolina
 H51.9855: College of Medicine Office and Academic Building

Request: Establish Phase I Predesign Budget to construct a seven story, approximately 248,780 square foot building at the corner of President and Bee Streets.

Included in CPIP: No – The university’s update to their 2015 Facilities Master Plan was delayed due to COVID-19 and therefore was not completed until after the submission of the 2021 CPIP.

CHE Approval: 03/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Patient Fees				3,440,000	3,440,000
All Sources				<u>3,440,000</u>	<u>3,440,000</u>

Summary of Work: The project will construct a seven-story building that will consist of five floors that will be 37,000 square foot each, and two floors that will be 31,890 square foot each for a total of seven stories of occupied space and 1 story mechanical penthouse. The new building to be constructed will include an auditorium, classrooms, food service, wellness, study, faculty/resident/fellow/support staff offices, conference rooms and support space. The existing Vince Moseley Building will be demolished as part of this project.

Rationale: The new building will allow the College of Medicine to consolidate faculty, staff, and students at one location to improve efficiency, mentoring of students, and collaboration within the department, per the university.

Facility Characteristics: The new facility will be approximately 248,780 square feet and will support the College of Medicine medical student education activities, to include classrooms, study space, relaxation and wellness areas, large auditorium, and programmatic teaching adjacencies. The College of Medicine Dean's Office, to include its education team, will be located in this space, to allow for enhanced access by medical students. A number of College of Medicine departments, comprised of faculty, staff, and trainees, will also be located within the proposed building. In responding to MUSC's master facility plan over the coming years, those academic departments may include the following: Anesthesia, Dermatology, Medicine, Neurology, Neurosurgery, Ob/GYN, Orthopedics, Otolaryngology, Pathology, Pediatrics, Radiology, Radiation Oncology, Surgery, and Urology. It is anticipated that approximately 1,075 faculty and staff will utilize the space on a regular basis, with additional faculty and staff utilizing the building on a more ad hoc basis. The current medical student enrollment is approximately 720, and there are approximately 816 resident physicians.

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- Financial Impact:** The project will be funded from Patient Fee Funds (uncommitted balance \$27 million at January 20, 2022) Revenue to this fund clinical revenue generated by patient services (College of Medicine). The project is expected to result in an increase of \$2,100,000 (years 1 thru 3), in annual operating expenses. MUSC does not charge a separate plant improvement fee to the students. No student fees or tuition will be increased as a consequence of the project.
- Full Project Estimate:** \$172,000,000 (internal) funded by \$50,000,000 in Gifts and Donations, \$22,000,000 in Patient Fees, and \$100,000,000 in State Appropriations to be requested in the FY23 legislative budget process or State Institution Bonds.
- Other:** If state funds are not received, the university will either adjust the scope of the project or issue a State Institution Bond. The university is in the early stages of fundraising for this project. The university’s strategy is to fund this project with a combination of: (1) state funding, (2) fund raising, (3) borrowing, and (4) clinical reserves. The decision on the proportions will be determined once they have a clear picture of the final program plan for the building. They will not be moving forward with Phase II until they have a good design, program plan size, and cost estimate.

Mr. Eckstrom asked what happens if the \$100 million is not appropriated. He asked if the appropriation would be supplemented by a bond issuance. Rick Anderson with MUSC stated that they are in the initial stages of the project with Phase I approval. He said they have institutional reserves from the College of Medicine that can be used to service State Institution Bonds. Mr. Eckstrom asked if MUSC has the capacity to issue \$100 million in State Institution Bonds. Mr. Anderson said that MUSC has a low debt load and has some capacity to issue debt for capital projects.

- (m) Project:** JBRC Item 15: Greenville Technical College
H59.6160: Parking Lot R Construction – Barton Campus
- Request:** Increase Phase II Full Construction Budget to cover increased construction costs to construct a new parking lot (Parking Lot R) for students and visitors in a vacant area adjacent to Building 102, Student Success Center currently under renovation.
- Included in CPIP:** Yes – 2020 CPIP Priority 2 of 3 in FY21 (estimated at \$2,727,585)
Phase I Approval: February 2020 (estimated at \$2,711,663) (SFAA)
Phase II Approval: June 2020 (estimated at \$2,768,260) (SFAA)
CHE Approval: 02/09/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant Maintenance	40,675	2,727,585	2,768,260	898,714	3,666,974

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Other, College Plant Maintenance (transfer from H59-6131)	251,562	251,562
All Sources	<u>40,675</u>	<u>2,727,585</u>
	<u>2,768,260</u>	<u>1,150,277</u>
		<u>3,918,536</u>

Summary of Work: The scope will include site development, storm water systems, sidewalks, new LED lighting and a new asphalt parking lot. The project will also rehab Parking Lot O and bring it up to relevant ADA and local code. This lot is adjacent to the new Parking Lot R. This lot needs repairs and repaving. This parking lot serves Building 106, Industrial Complex and Building 112, Dental Technology.

Rationale: This increase will cover the escalated construction cost due to a delay in bidding. The bidding delay was due to required rezoning of land and recombination of tax parcels. The vacant area where Parking Lot R will be constructed is the closest vacant area to Building 102. Regarding Parking Lot O, local ordinances require an existing parking lot to be brought up to comply with new ordinances when repairs are made to the pavement and/or additions to the parking lot. Since a new parking area will be developed adjacent to this lot, some overlap is anticipated. Costs to provide the new drainage system for Parking Lot R will impact Parking Lot O which is why the decision was made to rehabilitate Parking Lot O at the same time.

Facility Characteristics: Parking Lot R will add approximately 428 spaces and Parking Lot O currently has 180 spaces. These parking lots will be utilized by 94 staff and 12,000+ students and visitors.

Financial Impact: The project will be funded from College Plant Maintenance Funds (uncommitted balance \$13.2 million at February 28, 2022), and College Plant Maintenance Funds as a transfer from H59-6131 (uncommitted balance \$282,648 at February 28, 2022) Revenue is an accumulation of appropriated funds from Greenville County and used to perform maintenance and renovations to physical facilities of Greenville Technical College. The project is expected to result in an increase of \$7,500 (years 1 thru 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed for the academic years 2014-2015 to 2021-2022.

Full Project Estimate: \$3,918,536 (internal) funded by College Plant Maintenance Funds. Contract execution is expected in May 2022 with construction completion in March 2023.

(n) Project: JBRC Item 16: Horry Georgetown Technical College
H59.6192: Diesel Engine Training Facility Expansion – Building and Land

Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 1.5 acres of land and a 13,700 square foot building in Horry County.

Included in CPIP: Yes – 2021 CPIP Priority 1 of 1 in FY22 (estimated at \$2,000,000)
CHE Approval: 02/03/22

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

Rationale: In response to workforce needs, state-wide labor shortages, and increased student demand, the college desires to acquire light industrial/commercial space that can accommodate both classroom and lab training for its Diesel Engine Technician Program. The existing training facility is only 5,000 square feet and cannot accommodate additional student enrollment. Through acquiring additional instructional and lab training space, the college can more than double enrollment in the Diesel Engine Technician program and also use the added space to better support the training, vehicle maintenance and equipment storage needs of its Electrical Lineman and Golf Course Management programs. Enrollment in the Diesel Training Program is currently 20 students with a waiting list of more than 2 semesters. With this project and the additional space, the college plans to increase the enrollment to a capacity of 55 students.

Characteristics: The 13,700 square foot light industrial/commercial (warehouse type) building, on 1.5 acres of land, is located in a Business Park directly across from the college’s Conway campus (within 1.5 miles). The proposed building was constructed in 2005 (17 years old), includes 3 dock high (garage) doors that are 12 feet in height, and has 2 loading docks along with parking to support 45 vehicles. The total number of students, faculty, and staff that will occupy or use the added space is expected to be 104 per semester, or 208 per academic year.

Financial Impact: The property is offered by the Horry Georgetown Technical College Foundation for \$1,560,000. The due diligence activities will be funded from College Plant Funds (uncommitted balance \$48.4 million at December 10, 2021). Revenue to this fund is the cumulative excess of revenues over expenses that are set aside to fund capital projects and major renovations. The project is expected to result in an increase of \$34,250 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. Furthermore, the college has no debt and does not impose any capital related fee. If acquired, the College anticipates some renovations of the building to include supplementing the existing HVAC system, modifying the loading docks, and possibly expanding electrical service. They anticipate the costs of these renovations to be less than \$400,000. These costs will be paid for with Plant Funds.

Full Project Estimate: \$1,580,000 (internal) funded by College Plant Funds.

Mr. Eckstrom asked how long the College’s Foundation has owned the property and how much did it pay for the property. Harold Hawley with Horry-Georgetown Technical College stated that the Foundation has owned the property since December 2021. He said the College was in the process of buying the property directly from a third party outside seller, but the

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contract mandated a year end closing for tax purposes for the seller. He said various approval meetings were delayed and they were afraid they would lose the property and they asked the Foundation to purchase the property. He said the Foundation paid the appraised value for the property as they requested, and they will pay the Foundation the appraised value for the property. He informed Mr. Eckstrom that the appraised value of the property is \$1.56 million.

- (o) Project: JBRC Item 17: Orangeburg Calhoun Technical College
H59.6164: OC Tech Health Science Building Mechanical/Electrical Upgrades
- Request: Revise Scope and Establish Phase II Full Construction Budget for mechanical/electrical upgrades to the college’s existing health science building.
- Included in CPIP: Yes – 2021 CPIP Priority 1 of 1 in FY22 (estimated at \$2,000,000)
- Phase I Approval: February 2021 (estimated at \$2,000,000) (SFAA)
- CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve				362,404	362,404
Appropriated State, FY22 Proviso 118.18 (27) (1)				3,562,258	3,562,258
Other, College	30,000		30,000	245,338	275,338
All Sources	<u>30,000</u>		<u>30,000</u>	<u>4,170,000</u>	<u>4,200,000</u>

Summary of Work: HVAC replacement is the major component of this project. Additional work being added in this request includes complete renovation of all restrooms in the building, upgrading the fire alarm throughout the building, upgrading all lighting throughout the building, and upgrading all finishes (floor, ceiling, paint, etc.) throughout the entire building instead of just a portion of the building. The college also plans a change in the lobby, removing a set of doors, adding glass to open up the space, and adding student seating areas. The work in the lobby would be an add alternate and only be completed if within the overall proposed budget.

Rationale: The building has had no major HVAC upgrades since inception. Per the college, this mechanical renovation will improve indoor air quality and energy efficiency.

Facility Characteristics: The Health Science Building is 33,143 gross square feet and was constructed in 1987 (35 years old). No upgrades to the facility or its mechanical/electrical systems have been completed since construction. The building currently houses biology labs and all health-related programs except nursing. This includes Radiologic Technology, EMT, Physical Therapy Assistant, Electrocardiography, Certified Nursing Assistant, Medical Assisting, and Phlebotomy. The building is utilized by 297 students and 20 faculty members each semester.

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Financial Impact: The project will be funded from FY22 Capital Reserve Funds (uncommitted balance \$362,404 at December 10, 2021), FY22 Appropriated State, Proviso 118.18 (nonrecurring) Funds (uncommitted balance \$3.5 million at December 10, 2021), and College Funds (uncommitted balance \$5.3 million at December 10, 2021). Revenue to this fund comes from annual operating fund excesses over the years. The excess each year gets transferred to this fund to be used for capital projects. The project is expected to result in a decrease of \$9,000 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. The college does not charge a capital fee.

Full Project Estimate: \$4,200,000 (internal) funded by FY22 Capital Reserve, FY22 Appropriated State (nonrecurring) and College Fee Funds. Contract execution is expected in November 2022 with construction completion in August 2023.

(p) Project: JBRC Item 18: Piedmont Technical College
 H59.6193: Health (H) / Science (S) Building Renovations and Expansion

Request: Establish Phase I Pre-Design Budget to renovate and repair the two existing Health and Science Buildings and construct an additional connector building on the Piedmont Campus.

Included in CPIP: Yes – 2021 CPIP Priority 1 of 1 in FY22 (estimated at \$9,150,000)
CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College				137,250	137,250
All Sources				<u>137,250</u>	<u>137,250</u>

Summary of Work: The project will construct an additional building and renovate two existing buildings. The new proposed connector building, and expansion will be a two-story facility with approximately 12,100 square feet. Approximately 24,000 square feet will be renovated in the two existing buildings. Renovations will include upgrading portions of the existing space by remodeling the facilities to mirror hospital (nursing and health sciences) settings. The renovations and remodel will result in a setting similar to the work environment. The construction/expansion portion of the project will include roofing. The college will consider all roofing material options during the Phase I process.

Rationale: Building H and S do not provide adequate teaching and lab space. Additionally, the buildings are aged and in need of renovations. Per the college, the medical programs are strong and growing in the service area of the college and the state. Per the college, they have working relationships with all major healthcare providers in the seven-county service region and beyond, including large regional hospitals, community hospitals, doctor’s offices, long term care facilities and many other partners.

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Facility Characteristics: The Health Building is 16,728 square feet and was constructed in 1982 (40 years old) and the Science Building is 15,920 square feet and was constructed in 1991 (31 years old). Currently, the college employs 374 full time faculty in its Nursing and Healthcare Division. In the most recent full academic year, the college enrolled 766 students in its Nursing and Healthcare programs. The number of students has grown from 1,125 students enrolled in a pre-health program in the 2016-2017 academic year to 1,583 in the most recent full year.

Financial Impact: This project will be funded from College Fund (uncommitted balance \$6.5 million at December 8, 2021). Revenues to this fund are generated from the fee charged to students of \$150 per student, per semester for capital projects. The project is expected to result in a decrease of \$7,670 (years 1 thru 3), in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. The college does not charge a capital fee but internally allocates \$150 per student, per semester, of the tuition charge to set aside for capital projects.

Full Project Estimate: \$9,150,000 (internal) funded by College and Appropriated State Funds.

(q) Project: JBRC Item 19: Spartanburg Community College
H59.6148: Spartanburg-Powers Building Renovations

Request: Increase Phase II budget and Revise Scope to add funding to the project to complete A&E services for the final renovations to the Central Campus Powers Building.

Included in CPIP: Yes – 2020 CPIP Priority 3 of 3 in FY21 (This phase estimated at \$2,921,000)
Phase II Approval: February 2019
(this phase estimated at \$448,000 – total estimated for all phases \$4,176,000)
(JBRC)

Phase II Decrease &
Revise Scope Approval: November 2019
(this phase estimated at \$421,446 – total estimated for all phases \$4,176,000)

(Admin)
Phase II Increase
Approval: February 2020
(this phase estimated at \$466,446 – total estimated for all phases \$4,176,000)

(JBRC)
Phase II Increase
Approval: December 2020
(this phase estimated at \$3,387,446 – total estimated for all phases \$5,968,446)

(SFAA)
CHE Approval: 02/03/22

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other – College	448,000	2,939,446	3,387,446	58,500	3,445,946
All Sources	<u>448,000</u>	<u>2,939,446</u>	<u>3,387,446</u>	<u>58,500</u>	<u>3,445,946</u>

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- Summary of Work:** Due to funding availability the college is seeking approval of the work as a PIP in phases. This phase of the project will include A&E for the following: 1) A-Wing HVAC system and finish upgrades from unit ventilator and fan coil systems to a variable air volume (VAV) system to include mechanical HVAC reconfiguration, lighting, and finish upgrades. 2) B-Wing Roof Replacement to include removing the existing Built-Up roof and reroofing with a .060 TPO membrane roof. 3) D-Wing Roof Replacement to include removing the existing Built-Up roof and reroofing with a .060 TPO membrane roof. The B-Wing HVAC system and finish upgrades, B-Wing laboratory renovations and equipment/furnishings, and the C-Wing Roof Replacement have all been completed.
- Rationale:** This building is the dominant classroom building for the college and requires comprehensive sequential renovation of offices, classrooms, labs, and restrooms to meet acceptable workplace and educational instruction standards. It is not feasible to close this building for extended periods of time nor does the college have undesignated funds that would be necessary for all the needed renovations and deferred maintenance at one time.
- Facility Characteristics:** The 74,185 square foot three (3) wing building was constructed in 1969 (53 years old), with an addition added in 1973 (49 years old). The C-Wing roof was installed in 1992 (30 years old). The campus is utilized by 41 faculty and staff, and 1600+ students.
- Financial Impact:** The project will be funded from College Funds (uncommitted balance \$6.3 million at September 22, 2021). Revenue to the fund is total revenue and fund balance less college capital expenses less college plant fund carryforward projects resulting in the remaining college revenue and fund balance. The project is expected to result in a decrease of \$18,560 (year 1), \$19,670 (year 2), and \$20,850 (year 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$161 per student per semester, and has not increased from academic year 2017-2018.
- Full Project Estimate:** \$6,370,946 (internal) funded by College Funds. Contract execution for this portion of the project is expected in May 2022 and completion of construction in December 2022. The estimated cost to complete this project has increased from the previous estimate because it is an evolving project that is being implemented over time. The engineering estimate for this proposed portion of the project is now \$2,925,000 with the OSE requirements.
- (r) Project:** JBRC Item 21: Department of Administration
D50.6094: Dennis Building - Attorney General's Office 1st, 2nd & 3rd Floor
Densification
- Request:** Establish Phase I Pre-Design Budget to densify the office space on floors 1 thru 3 of the Dennis Building for use by the SC Attorney General's Office.
- Included in CPIP:** No – The AG's decision to renovate the office space was decided after the submission of the 2021 CPIP.

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CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Attorney General				115,500	115,500
All Sources				<u>115,500</u>	<u>115,500</u>

Summary of Work: This project was requested by the Attorney General’s office to densify the first, second, and third floors of the Rembert C. Dennis Building to allow them to relocate staff from commercial space in downtown Columbia and from the Edgar A. Brown building. The scope of work includes extensive reconfiguration of existing office space to accommodate the additional staff in compliance with the state space standards. The densification will require the demolition of existing partitions which will necessitate new ceilings and lighting, HVAC reconfiguration, new finishes, and the abatement of hazardous materials as required.

Rationale: The project will enable the Attorney General’s office to consolidate all of their staff in one location, creating greater workplace efficiencies and maximizing the use of a state building by renovating it in accordance with the state space standards. They will give up commercial space in downtown Columbia as well as in the Edgar A. Brown building which will make available additional needed state space for other agencies on the Capitol Complex.

Facility Characteristics: The Rembert C. Dennis Building is approximately 247,543 square feet and was constructed in 1950 (72 years old). The renovated space in the building will be utilized by approximately 292 Attorney General’s Office staff and various visitors each year.

Financial Impact: The project will be funded from Attorney General Funds (uncommitted balance \$8.0 million at February 7, 2022). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$7,700,000 (internal) funded by Attorney General Funds.

(s) **Project:** JBRC Item 23: Department of Administration
D50.6081: Brown Building & Dennis Building – Window Replacement

Request: Establish Phase II Full Construction Budget to replace the windows on the Brown Building and the Dennis Building, which are located on the SC State Capital Complex.

Included in CPIP: Yes – 2021 CPIP Priority 3 & 4 of 21 in FY22 (estimated at \$2,746,000)

Phase I Approval: October 2021 (estimated at \$2,746,000) (SFAA)

CHE Approval: N/A

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	41,190		41,190	2,704,810	2,746,000
All Sources	<u>41,190</u>		<u>41,190</u>	<u>2,704,810</u>	<u>2,746,000</u>

Summary of Work: The project will replace the windows on the Brown Building and the Dennis Building, which are located on the SC State Capital Complex.

Rationale: The windows are original to the buildings, past their useful life, and leaking in multiple areas.

Facility Characteristics: The Brown Building is approximately 155, 618 square feet and was constructed in 1972 (50 years old). The Dennis Building is approximately 238,233 square feet and was constructed in 1950 (72 years old). The Brown Building is utilized by the Administrative Law Court, Attorney General, Commission for the Blind, Department of Public Safety, Department of Administration, Judicial Branch, MUSC, Parks, Recreation & Tourism, Secretary of State and State Board of Financial Institutions, which include approximately 150 state employees and various visitors annually. The Dennis Building is utilized by the Attorney General, Commission for the Blind, Department of Natural Resources, Revenue and Fiscal Affairs Office, and Legislative Council, which include approximately 750 state employees and various visitors annually.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$3.3 million at December 13, 2021). The project is expected to result in additional annual operating cost savings, but those amounts have not yet been determined.

Full Project Estimate: \$2,746,000 (internal) funded by Appropriated State Funds. Contract execution is expected in August 2022 with construction completion in June 2024.

(t) **Project:** JBRC Item 32: Office of the Adjutant General
E24.9793, Armory Revitalization (Annualized)

Request: Increase the Phase II Full Construction Budget to cover the cost for the final design of Laurens & Union.

Included in CPIP: Yes - 2021 CPIP Priority 3 of 23 in FY22 (estimated at \$49,199,600)

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

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

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

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

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

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

Phase II Increase Approval: October 2020 (estimated at \$23,100,000) (SFAA)

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Phase II Increase

Approval: March 2021 (estimated at \$45,524,000) (SFAA)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY16 Capital Reserve	5,000,000		5,000,000		5,000,000
FY19 Capital Reserve		3,000,000	3,000,000		3,000,000
Appropriated State, FY20 Proviso 118.16(B)(18)(b)		3,050,000	3,050,000		3,050,000
Appropriated State, FY22 Proviso 118.18(B)(69)(d)				2,000,000	2,000,000
Federal, National Guard Bureau	5,500,000	8,874,600	14,374,600	2,000,000	16,374,600
Other, FY20 Armory Maintenance		500,000	500,000		500,000
All Sources	<u>10,500,000</u>	<u>15,424,600</u>	<u>25,924,600</u>	<u>4,000,000</u>	<u>29,924,600</u>

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

Rationale: In most cases, items require replacement since they have exceeded their service life. In accordance with Federal law, the State of South Carolina is obligated to the National Guard Bureau to provide operation and maintenance funding for those facilities if there is a federally recognized unit assigned to the facilities.

Facility Characteristics: Each armory is 45,000 to 65,000 square feet and was constructed in 1970 (50 years old). The agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed. Each armory will be utilized by 300+ National Guardsman statewide.

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- Financial Impact:** The project will be funded with Appropriated State (uncommitted balance \$2.5 million at December 16, 2021) and Federal, National Guard Bureau Funds (uncommitted balance \$18 million at December 16, 2021). Revenue to this fund is received from the Construction and Facilities Management Office’s Master Cooperative Agreement funds. The (Laurens Armory), is expected to result in a decrease of \$750 (years 1 thru 3) in annual operating expenses.
- Full Project Estimate:** \$41,000,000 (internal) funded by Capital Reserve, Appropriated State, National Guard Bureau and Armory Maintenance Funds. Construction completion for Sumter is expected in August/September 2021.
- Other:** 4 of 10 facilities (Greenwood/Lancaster/Greenville/Florence) have been completed. 2 of 10 (Sumter & Easley) are presently under renovation and will be completed by June 2022. Laurens and Union were put out for design in January 2022. The design and construction for Laurens will occur in Federal FY22.

Mr. Eckstrom noted that there is \$30 million available for the project, but the item indicates that the cost of the project is \$41 million. He asked from where would the additional \$11 million come. Michael Young with the Office of the Adjutant General stated that money is appropriated annually for revitalization of armory facilities. He said they get \$1.5 million annually and they use matching funds from the National Guard Bureau for the renovations. He said they are looking ahead to money that will be forthcoming in the future. In response to Mr. Eckstrom, Mr. Young noted that they use funds they have on hand, and they are projecting out the cost for renovating the 10 projects on their list. He also noted that the \$41 million includes future construction as well.

- (u) **Project:** JBRC Item 39: Department of Public Safety
 K05.9617: Blythwood Complex Chiller Replacement
- Request:** Establish Phase I Predesign Budget to replace a 530-ton chiller, cooling tower, and associated pumps at the DPS/DMV headquarters’ buildings.
- Included in CPIP:** Yes – 2021 CPIP Priority 1 of 1 in FY23 (estimated at \$1,062,450)
- CHE Approval:** N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building				19,400	19,400
All Sources				<u>19,400</u>	<u>19,400</u>

Summary of Work: The project will replace a 530-ton chiller, cooling tower, and associated pumps at the DPS/DMV headquarters buildings. Two 300-ton chillers are currently used to cool the almost 300,000 square foot complex. The 530-ton system is currently

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used as a temporary back-up to the smaller chillers. It is uncertain as to whether this chiller can perform on a full-time basis.

Rationale: An assessment stated the total connected chilled water load for these two buildings is approximately 850 tons. Consequently, the two chillers are not sufficient to maintain essential temperatures and humidity levels, which has been a problem in both buildings. The system has been repaired numerous times, many of the parts are obsolete, and the refrigerant required for its operation is expensive and difficult to locate. Per the agency, this leaves two agency headquarters’ facilities with inadequate cooling and no real mechanical redundancy. A new chiller, cooling tower, and associated pumps would solve that problem and provide for greater efficiency.

Facility Characteristics: The existing chiller and cooling tower are original to the buildings constructed in 1993 (29 years old). These systems serve the DPS Headquarters’ Building and DMV Headquarters’ Building which house 795 employees and receive approximately 1,150 visitors a month.

Financial Impact: The project will be funded from DPS Buildings Funds (\$6 million commitment at December 15, 2021). Revenue received is from the late penalty fee on vehicle registrations. This money is collected by the Department of Motor Vehicles and transferred to DPS. The project is expected to result in a decrease of \$50,000 (years 1 thru 3), in annual operating expenses.

Full Project Estimate: \$1,292,000 (internal) funded by DPS Building Funds.

(v) **Project:** JBRC Item 41: Department of Corrections
 N04.9765: Walden – Renovate Building One for Police Services

Request: Change Source of Funds and Increase Phase II Full Construction Budget to allow the agency to bid this project to a General Contractor in lieu of the Agency’s in-house construction resources to renovate Building One at Walden Correctional Institution from housing units to Office Space to accommodate SCDC’s Police Services.

Included in CPIP: No – This project was not included in the 2021 CPIP submission because the decision to contract out this project was not made until after the submission of the CPIP.

Phase I Approval: June 2020 (estimated at \$723,950) (JBRC)

Phase II Approval: October 2020 (estimated at \$720,000) (JBRC)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward				2,380,836	2,380,836
Other, FY19 Proviso 65.25 Cell Phone Interdiction	10,850	709,150	720,000		720,000
All Sources	<u>10,850</u>	<u>709,150</u>	<u>720,000</u>	<u>2,380,836</u>	<u>3,100,836</u>

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- Summary of Work:** The project will renovate 8,267 square feet of the building to include removing and adding walls to the interior, replacing windows and doors, new HVAC system and duct work, replacing existing electrical wiring, adding data connections throughout the building, new fire alarm system, sprinkler improvements, converting a single bathroom into separate men's and women's bathrooms, new roof, new floor tile, acoustical tile ceiling and painting interior. An approximately 3,000 square foot section of the existing building will be demolished and replaced. The roof system element for the reconstruction is a metal standing seam roofing system. This roofing system was chosen due to the location of the mechanical duct work between the ceiling and roof deck resulting in a pitched roof. Per the A&E, the standing seam metal roof is the best choice for this application based on typical life span, cost, maintenance requirements, and energy efficiency. The agency will require a minimum of a 20-year material and workmanship warranty on the roof system. An outside A/E firm, an Architectural firm, will be acquired through The Office of State Engineers guidelines to assist the Agency with the Construction Administration for this project. The remaining 4,309 square feet of the building has already been remodeled into office space and is not part of this project.
- Rationale:** Due to staff shortages the agency lacks the resources to complete this project in a timely manner. This request will fund final design and construction of this project. The housing unit is no longer being utilized to house inmates. This facility would serve to centralize Police Services office space into one central location from its current locations spread throughout the Broad River Complex.
- Facility Characteristics:** The building is 12,576 square feet and was constructed in 1951 (70 years old) and has been vacant since 2016, when the Walden Correctional Institution was closed. The building will house 54 office personnel and agents assigned to the building.
- Financial Impact:** The project will be funded from FY21 Carryforward Funds (uncommitted balance \$18.9 million at November 8, 2021). The project is expected to result in a decrease of \$551.13 (year 1), and \$1,653.40 (years 2 and 3) in annual operating expenses.
- Full Project Estimate:** \$3,100,836 (internal) funded by FY21 Carryforward Funds and FY19 Proviso 65.25 Cell Phone Interdiction Funds. Contract execution is expected in June 2022 with construction completion in August 2025.

Mr. Eckstrom noted that regular session items #3(v) and #3(w) are project requests to externally contract for construction work that would normally be done internally. He said the items explain that due to staff shortages the agency lacks the human resources to complete the projects in a timely manner. He asked what is being done to cure the staff shortages at the Department or if the Department has such future staff shortages will it have to use contractors to do work that previously had been done internally. Bryan Stirling, SCDC's Director, appeared before the Authority on this matter. He stated that staffing is difficult everywhere and noted that

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they are having problems hiring facilities personnel. He stated that they have a plan to raise their salaries and they are working on a plan to significantly raise correctional officers' salaries.

- (w) Project: JBRC Item 42: Department of Corrections
 N04.9766: Camille Graham CI – Construct Program Building
- Request: Change Source of Funds and Increase Phase II Full Construction Budget to allow the agency to bid this project to a General Contractor in lieu of the Agency's in-house construction resources to construct an approximately 4,500 square foot wood framed metal siding building to be used for Reentry and other Institutional Programming Classes.
- Included in CPIP: Yes – This project was not included in the 2021 CPIP submission because the decision to contract out this project was not made until after the submission of the CPIP.
- Phase I Approval: June 2020 (estimated at \$500,000) (JBRC)
 Phase II Approval: October 2020 (estimated at \$450,000) (JBRC)
 CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward				1,199,852	1,199,852
Other, Canteen	7,500	442,500	450,000		450,000
Other, Inmate Welfare				250,000	250,000
All Sources	<u>7,500</u>	<u>442,500</u>	<u>450,000</u>	<u>1,449,852</u>	<u>1,899,852</u>

Summary of Work: The project will prepare the site, construct the building and the applicable materials including fill material, concrete, framing material, doors, windows, plumbing, mechanical, electrical and other building materials as required. The roof system element for the new building is a metal standing seam roofing system. This roofing system was chosen due to the building design to locate the mechanical duct work between the ceiling and roof deck resulting in a pitched roof. Per the A&E, the standing seam metal roof is the best chose for this application based on typical life span, cost, maintenance requirements, and energy efficiency. The agency will require a minimum of a 20-year material and workmanship warranty on the roof system. An outside A/E firm, an Architectural firm, will be acquired through The Office of State Engineers guidelines to assist the Agency with the Construction Administration for this project.

Rationale: Due to staff shortages the agency lacks the resources to complete this project in a timely manner. This request will fund final design and construction of this project. The current spaces being utilized for these programs are being shared between multiple groups including Mental Health, Substance Abuse, Religion, Recreation, and Visitation. These programs require a dedicated space to allow for a full day of classes without interruption due to scheduling conflicts.

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Facility Characteristics: The new wood framed metal siding building 4,500 square foot facility will be utilized by 4 employees, 1 officer and 50 to 70 students each day.

Financial Impact: The project will be funded from FY21 Carryforward Funds (uncommitted balance \$18.9 million at November 8, 2021) and Inmate Welfare Funds (uncommitted balance \$1.0 million at November 9, 2021). Revenue to this fund is generated by from monthly commission from inmate telephone calls. The project is expected to result in an increase of \$4,278.75 (year 1), and \$7,335 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$1,899,852 (internal) funded by FY21 Carryforward, Canteen, and Inmate Welfare Funds. Contract execution is expected in April 2022 with construction completion in December 2023.

(x) **Project:** JBRC Item 44: Department of Juvenile Justice
 N12.9611: Security Upgrade for Maple, Holly, Poplar and Cypress

Request: Revise Scope & Increase Phase II Full Construction Budget to add the installation of toilets and sinks to the security upgrades for Maple, Holly, Poplar and Cypress Units.

Included in CPIP: Yes – 2021 CPIP Priority 2 of 9 in FY22 (estimated at \$2,946,000)

Phase I Approval: June 2020 (estimated at \$4,101,651) (JBRC/SFAA)

**Phase II/Revise Scope/
 Change Project Name**

Approval: December 2020 (estimated at \$2,296,000) (SFAA)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY20 & FY21 Carryforward	61,525	2,234,475	2,296,000	516,800	2,812,800
All Sources	<u>61,525</u>	<u>2,234,475</u>	<u>2,296,000</u>	<u>516,800</u>	<u>2,812,800</u>

Summary of Work: The project was established to renovate four facilities to add cell fronts to a total of 120 cells, add to the camera system if necessary, and upgrade the security controls systems. The cell front addition includes the design of a detention door with hardware and a transcom screen designed to allow for transfer of sprinkler, ventilation, and lighting. Additional cameras will be provided to the existing camera system as necessary to ensure adequate sight lines following installation of the cell fronts. The security control system will receive upgraded equipment for each facility and new wiring and conduit to each new cell front. The scope of work is being revised to add the installation of toilets and sinks. This will include the installation of 32 stainless steel toilet/sink combination units and will include related plumbing and concrete floor repair work. Six combination units will be installed in each housing unit: two per pod with the Intensive Treatment Unit pod in Holly receiving an additional eight. The toilet/sink combination units will include shut-off valves for the water supply. The project will also address the required addition of underground sewer piping. The concrete/floors will also

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need patching and repairs to fix any breaking/cutting into for the project to be completed.

Rationale: Currently, the youth, many of whom have traumatic pasts, are housed in open rooms with no barriers, so many youths feel less secure and have difficulty sleeping. Cell doors and other included security upgrades will provide a safer environment and allow them to focus more on their rehabilitation. Additionally, having doors will provide privacy and more safety for youth that are displaying aggressive behaviors and for those who feel unsafe in their environments. Per the agency, retrofitting carefully selected rooms with wet cells (toilet/sink combinations), will enable BRRC to manage crises safely within youth housing units and will address the needs of youth receiving services in the Intensive Treatment Unit.

Facility Characteristics: The total square footage of all 4 buildings is 52,820 with each building being approximately 13,205 square feet and constructed in 2001 (21 years old). The total square footage to be renovated is approximately 20,000 square feet and the facilities in total accommodate 120 youth and 6-10 staff members.

Financial Impact: The request will be funded from Appropriated State, FY21 Carryforward Funds (uncommitted balance \$920K at December 29, 2021). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,812,800 (internal) funded by Appropriated State, Carryforward Funds. Contract execution is expected in March 2022 with construction completion in June 2023.

(y) **Project:** JBRC Item 45: Department of Juvenile Justice
 N12.9614: Statewide Surveillance Equipment and Services for Existing Facilities

Request: Revise Scope and Increase Phase II Full Construction Budget to add staff offices and clinical spaces to the project scope to replace existing surveillance equipment that is past its useful life span.

Included in CPIP: Yes – 2021 CPIP Priority 1 of 9 in FY22 (estimated at \$4,774,920)

Phase II Approval: July 2021 (estimated at \$4,574,920) (JBRC Staff)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY21 Carryforward	4,574,920		4,574,920		4,574,920
Appropriated State				2,459,965	2,459,965
All Sources	<u>4,574,920</u>		<u>4,574,920</u>	<u>2,459,965</u>	<u>7,034,885</u>

Summary of Work: The project was established as an emergency project to provide a more robust and up to date camera surveillance system for the Broad River Road Complex, the Upstate Evaluation Center, and the Coastal Evaluation Center. Cabling and cameras will be replaced across multiple facilities. A centralized operating

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system will be developed so personnel may access footage remotely. The project will also include training for personnel in the use of the new surveillance system acquired and include a maintenance plan. The increased scope will provide surveillance coverage to clinical and employee office/workplaces in which youth receive services. Remaining HIPAA compliant, medical examination areas will not be included in this increase.

Rationale: Upon further review by new administration, surveillance coverage in all areas in which youth receive services or support is paramount to the safety and security of staff and youth, per the agency, and therefore this additional scope is being added to the project. In the mission of keeping the public, the youth, and employees safe, DJJ assessed the needs of their existing facilities. One such need is to increase security awareness and coverage of each campus across the state. Camera systems for secured facilities are more localize and need physical access from parties to access footage and some of these systems are as old as 10 to 15 years. With this project the agency aims to centralize their surveillance system and upgrade all out of date equipment.

Facility Characteristics: The buildings affected by this project include the Birchwood school campus, portions of the Broad River Road Complex, the Upstate Evaluation Center, the Coastal Evaluation Center, and possibly smaller and more local offices. This area totals approximately 250,000 square feet. The oldest systems are 10 to 15 years old and controlled locally. No building space is being renovated or constructed, but the surveillance systems will affect all divisions with routine interactions within the secured facilities. A few examples of the divisions affected are the Division of Education & Workforce Development, the Division of Institutional Programming, and the Division of Rehabilitative Services. These programs oversee education, work skills development and social work. The areas affected contain approximately 275 youth/clients and approximately 520 staff/faculties.

Financial Impact: The project will be funded from Appropriated State, (uncommitted balance \$46.7 million at February 7, 2022). The project is expected to result in an increase of \$87,500 (years 1 thru 3), in annual operating expenses.

Full Project Estimate: \$7,034,885 (internal) funded by Appropriated State, FY21 Carryforward Funds and Appropriated State Operating Funds. Construction completion is anticipated in December 2022.

Mr. Eckstrom noted that his understanding is that some leasing had already taken place to meet DJJ's surveillance needs. He asked that the agency coordinate with his office because there are new accounting rules that require the leases to be recorded and accounted for.

(z) **Project:** JBRC Item 46: Department of Natural Resources
P24.6007: Greenville-Poinsett Bridge Restoration

Request: Revise Scope and Establish Phase II Full Construction Budget to rehabilitate the Poinsett Bridge, located in northern Greenville County.

Included in CPIP: Yes - 2021 CPIP Priority 5 of 11 in FY2024 (estimated at \$885,515)

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Phase I Approval: June 2020 (estimated at \$899,000) (JBRC)
 CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	13,485		13,485	1,440,000	1,453,485
All Sources	<u>13,485</u>		<u>13,485</u>	<u>1,440,000</u>	<u>1,453,485</u>

Summary of Work: The project will restore the masonry gothic arch granite bridge, as well as include the installation of safety railings. The bridge renovations will include removing the heavyweight fill between the spandrels and replacing with a lighter engineered fill to relieve pressure on the spandrels and retaining walls, remove incompatible mortar and re-point all mortar joints, replace parapet and wall stones, regrade approaches to the bridge to minimize water runoff from crossing the bridge, site improvements to improve public access and reduce erosion around the bridge and safety railing to protect the public and structure.

Rationale: A 2016 survey of the bridge identified issues that would require certain degrees of restoration work. The Phase I process confirmed issues noted in a 2016 report and identified additional items that have emerged since 2016. This work will help stabilize the historic structure.

Facility Characteristics: The 102’ long bridge crosses the Callahan Branch of Little Gap Creek and is located near Travelers Rest adjacent to County Road 42 and is part of the Saluda Mountain Road connecting upland South Carolina with Charleston, has an arch span of 7’-4 1/2 “and a height of 14’ and was constructed in 1820 (202 years old) and will be utilized by persons visiting the Heritage Preserve Site. It was listed in the National Register of Historic Places in 1970 and is the oldest surviving bridge in the southeastern United States. It was protected as a Heritage Preserve in 2003.

Financial Impact: The project will be funded from Other, Heritage Land Trust funds (uncommitted balance \$27.6 million at December 29, 2021). Revenue to the fund is received to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,453,485 (internal) funded by Other, Heritage Land Trust Funds.

(aa) **Project:** JBRC Item 48: Department of Natural Resources
 P24.6006: Richland – Regional Skeet/Trap Event Range

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs for the construction of a Regional Skeet and Trap Event Facility, located at the DNR Wateree River in Richland County.

Included in CPIP: No – The project was not included in the 2021 CPIP submission because the funding source for the increase was not determined until a new grant was awarded in December 2021.

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Phase I Approval: December 2019 (estimated at \$4,000,000) (SFAA)
Phase II Approval: October 2020 (estimated at \$4,000,000) (SFAA)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Appropriated State, Proviso 118.16 (nonrecurring)	60,000	690,000	750,000		750,000
Federal, USFWS Grant		3,000,000	3,000,000	1,863,870	4,863,870
Other, Boyd Foundation Donation		200,000	200,000		200,000
Other, National Wild Turkey Federation		50,000	50,000		50,000
All Sources	<u>60,000</u>	<u>3,940,000</u>	<u>4,000,000</u>	<u>1,863,870</u>	<u>5,863,870</u>

Summary of Work: This project entails the design, permitting, site development, and construction of a Regional Skeet/Trap Event Facility. The project will entail the site preparation and construction to include eight skeet/trap field overlays, pavilion and classroom, sidewalks, access road, parking lots and improvements to the property and structures needed to support the State Skeet/Trap Event Facility and provide ADA accessibility.

Rationale: With this project, DNR is seeking to take advantage of federal funds that are being made available specifically for range construction projects. The importance of such funding opportunities is that they allow the agency to initiate projects which conform to DNR objectives. These objectives include: (1) a safe area for constituents to participate in recreational shooting or to practice shooting prior to going hunting; and (2) an area that the agency can utilize for hands-on training for hunter education students and recruitment for hunters and recreational shooters. This facility is needed to meet the increasing demand for shooting sports in the state, particularly in the agency’s Scholastic Clay Targets Sports Program (SCTS). Over the years SCTS has seen an upsurge in participation which has resulted in the need for facilities with the capacity to host local, state and national events. The proposed Regional Skeet/Trap Event Range will be located in the central midlands making it easily accessible to all areas of the state.

Facility Characteristics: This Regional Skeet and trap Event facility will be located at the DNR Wateree River WMA on US Hwy 378 in lower Richland County near the Town of Eastover. The new facility will include a 20,207 square foot classroom, 6,174 square foot pavilion, 1,120 square foot restrooms, and 1,120 square foot storage room for a total of 28,621 square feet.

Financial Impact: The project will be funded from US Fish & Wildlife Service for Hunter Education and Wildlife Restoration Grant Funds (uncommitted balance \$1.9 million at December 29, 2021). Revenue received for the US Fish & Wildlife Service Grant is an allocation for Hunter Education and Wildlife Restoration,

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which is generated from a federal excise tax on ammunitions, firearms, archery equipment, etc. Revenue received from the Boyd Foundation and National Wild Turkey Federation Funds are donations received for the purpose of funding the Regional Event Range Facility and promoting shooting sports. The project is expected to result in an increase of \$180,755 (year 1), and \$140,000 (years 2 and 3) in annual operating expenses.

Full Project Estimate: \$5,863,870 (internal) funded by Appropriated State, Proviso 118.16 (nonrecurring), USFWS Grant, Boyd Foundation Donation and National Wild Turkey Federation Funds. Contract execution is expected in March 2022 with construction completion in September 2022.

(bb) Project: JBRC Item 50: Department of Parks, Recreation & Tourism
P28.9778: Venues at Arsenal Hill

Request: Establish Phase II Full Construction Budget and Change Project Name to complete renovations and repairs to the venues at Arsenal Hill.

Included in CPIP: Yes - 2021 CPIP Priority 6 of 13 in FY22 (estimated at \$8,350,000)

Phase I Approval: October 2019 (estimated at \$8,350,000) (SFAA)

CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY19 Carryforward	250,000		250,000		250,000
Appropriated State, FY22 Proviso 118.18 (41)(d)				8,350,000	8,350,000
Other, Park Revenue				1,544,848	1,544,848
Other, Depreciation Reserve				230,152	230,152
All Sources	<u>250,000</u>		<u>250,000</u>	<u>10,125,000</u>	<u>10,375,000</u>

Summary of Work: The project will complete renovations at the Caldwell Boyleston House to include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, adding a new catering kitchen and elevator, improving ADA access, replacing the roof, office space improvements, and interior and exterior wall, siding, and rot/decay repairs. The new roof to be installed will consist of new architectural high-definition glass-fiber reinforced asphalt shingles over felt underlayment. The new roof will come with a minimum 20-year material and workmanship warranty. The renovations to be completed at the Lace House include a new HVAC, interior and emergency lighting repairs, electrical and other utility repairs, adding a new catering kitchen and elevator, improving ADA access, office space improvements, interior and exterior wall, siding, and rot/decay repairs, window and ceiling repairs, security system expansion, and patio repairs. Renovations at the Carriage House will include a new HVAC, interior and emergency lighting repairs, electrical and sprinkler repairs and

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additions, adding a new catering kitchen, improving ADA access, replacing the roof, 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, and rot/decay repairs. The new roof to be installed will consist of new vented architectural high-definition glass-fiber reinforced asphalt shingles over felt underlayment and rigid insulation board. The new roof will come with a minimum 20-year material and workmanship warranty. The Garden renovations will include landscaping, irrigation and pathway replacement, refurbishing the arbor, gazebo, and tea house, and adding infrastructure and lighting for hosting events. Renovations at the Mansion Mall will include landscaping and irrigation replacement, fountain sealing and improvements, plaza resurfacing, and adding infrastructure and lighting for hosting events. Renovations at the Service Area will include repairing drainage and utilities, adding infrastructure and lighting for hosting events, improving parking, sidewalks, driveways, and enlarging gate 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.

Rationale: These historic facilities will be stabilized and repaired, providing better access, improving safety, and improving visitors' experience.

Facility Characteristics: The Caldwell-Boylston House is 7,070 square feet and was constructed in 1830 (192 years old). The Lace House is 10,520 square feet and was constructed in 1854 (168 years old). The Carriage House is 1,500 square feet and was constructed in 1830 (192 years old). The Gardens are approximately 100,000 square feet and were constructed between 1835 (187 years old) and 1963 (59 years old). The Mansion Mall is approximately 42,000 square feet and was constructed in 1986 (36 years old). The Service Area is approximately 45,000 square feet and was constructed between 1910 (112 years old) to 1986 (36 years old). The property receives 100,000 visitors per year.

Financial Impact: The request will be funded from Appropriated State, FY22 Proviso 118.18 (nonrecurring) (uncommitted balance \$8,350,000 at February 6, 2022), Other, Park Revenue Funds (uncommitted balance \$5.5 million at February 6, 2022), and Department of Administration, Depreciation Reserve Funds (uncommitted balance \$230,152 at February 6, 2022). Park Revenue Funds are generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. Section 51-3-65 allows SCPRT to set the fee structure to maintain fiscal soundness and continued maintenance of the state park system. In addition, 51-1-40 states the revenue must be used for park and recreational operations. 51-3-80 allows SCPRT to acquire land through gifts, donations, and contributions of land suitable for park purposes. Department of Administration, 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.

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Full Project Estimate: \$10,375,000 (internal) funded by FY19 Carryforward, Appropriated State, FY22 Proviso 118.18 (nonrecurring), Other, Park Revenue, and Department of Administration, Depreciation Reserve Funds. Contract execution is expected in July 2022 with construction completion in December 2024.

(cc) Project: JBRC Item 52: Department of Parks, Recreation & Tourism
P28.9796: Paving Agreement with SCDOT

Request: Increase Phase II Full Construction Budget to cover the cost to repair a section of the causeway leading into Huntington Beach State Park.

Included in CPIP: Yes - 2021 CPIP Priority 9 of 13 in FY22 (estimated at \$3,000,000)
Phase I Approval: June 2021 (estimated at \$1,000,000) (SFAA)
Phase II Approval: October 2021 (estimated at \$1,000,000) (SFAA)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue	15,000	985,000	1,000,000	660,000	1,660,000
All Sources	<u>15,000</u>	<u>985,000</u>	<u>1,000,000</u>	<u>660,000</u>	<u>1,660,000</u>

Summary of Work: This annualized project will be completed in phases and was established to re-pave park roads. The first phase will include re-paving Poinsett, Barnwell, Charles Towne Landing and Table Rock State Park. In meeting with SCDOT, they have provided a cost estimate to repair the section of the causeway road. This expense will also replace the pedestrian sidewalk and guardrail attached to the road shoulder.

Rationale: Through discussions with the SCDOT and a recent completed project, SCPRT has discovered that the SCDOT can repair and resurface roads less expensively and more efficiently than the SCPRT can internally. These funds will be used to reimburse the SCDOT for paving projects. The SCDOT will oversee all on site construction work and when billed by the paving contractor, the SCPRT will reimburse the SCDOT for the expense. The SCDOT will be moving forward with these projects first based on the priority list provided to them. The causeway to be repaired is part of the entrance road that provides the only access to the day use, campgrounds, nature center, park store, Atalaya castle, etc. Loss of this road would cause a dramatic drop in revenue.

Facility Characteristics: The roads in the parks are utilized by all park visitors to these sites. It is estimated that approximately 810,000 persons use the park roads each year.

Financial Impact: The request will be funded from Other, Park Revenue Funds (uncommitted balance \$6.88 million at December 14, 2021). Revenue to this fund is revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. Section 51-3-65 allows SCPRT to set the fee structure to maintain fiscal soundness and continued maintenance of the state park system. In addition, 51-1-40 states the revenue must be used for park and recreational operations. 51-

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3-80 allows SCPRT to acquire land through gifts, donations, and contributions of land suitable for park purposes. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,660,000 (internal) funded by Other, Park Revenue Funds. Contract execution is expected in March 2022 with construction completion in September 2022.

Mr. Eckstrom noted that the project description indicated that the cost is to cover repair to a section of the causeway road. He asked what is being referred to as a causeway road. Paul McCormack appeared before the Authority on behalf of PRT. He said this is the causeway leading to Huntington Beach State Park and allows for access to the park.

Upon a motion by Representative Smith, seconded by Senator Peeler, the Authority approved the permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office. Governor McMaster, Mr. Eckstrom, Senator Peeler, and Representative Smith voted for the item. Mr. Loftis voted against the item.

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

Dept. of Administration, Executive Budget Office: South Carolina Department of Natural Resources – Lexington – Congaree Creek Heritage Preserve Land Acquisition (R#4)

Project: Department of Natural Resources
P24.6056: Lexington - Congaree Creek Heritage Preserve Land Acquisition (OSI-Taylor Tract)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the purchase of approximately 127 acres of land in eastern Lexington County.

Included in CPIP: Yes – 2021 CPIP Priority 2 of 11 in FY24 (estimated at \$7,020,000)
CHE Approval: N/A
Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land				20,000	20,000

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Trust

All Sources

20,000

20,000

Rationale: The acquisition of the property will protect additional significant cultural resources adjoining SCDNR’s Congaree Creek Heritage Preserve. Acquisition of this property would expand Congaree Creek Heritage Preserve from 641 acres to 768 acres and allow for greater public access in the form of walking trails and canoeing opportunities. After the land is acquired, it will be managed as part of the Congaree Creek Heritage Preserve.

Characteristics: The property is located on the east side of Charleston Highway (Hwy 321) between Six Mile Creek and Congaree Creek and adjoins DNR’s Congaree Creek Heritage Preserve on the west and northeast sides. The land contains hardwood bottom wetlands and an upland sandhill long leaf pine ecosystem. The property also contains both prehistoric and historic period archaeological sites significant to the midlands. The unique proximity to a population center will provide the public with an opportunity to observe and participate in the archaeological work on the property.

Financial Impact: The property is currently owned by Taylor Brennecke, and Open Space Institute Land Trust, Inc., of New York, NY is purchasing the property from the Taylor family. The property is being offered by Open Space Institute Land Trust, Inc. of New York, NY for \$3,500,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$14.7 million at October 31, 2021). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$2,000 (year 1), in annual operating expenses.

Full Project Estimate: \$3,520,000 (internal) funded by Heritage Land Trust Funds.

Special Note: Section 51-17-115 provides that no money from the Heritage Land Trust Fund may be expended “to acquire interests in property without a recommendation of the Heritage Trust Advisory Board and the approval of the State Fiscal Accountability Authority” The Heritage Trust Advisory Board recommended this expenditure at its meeting on February 27, 2020. The Authority is asked to approve the expenditure of \$20,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115.

Upon a motion was made by Mr. Eckstrom, seconded by Representative Smith, the Authority, as requested by the Department of Natural Resources through the Department of Administration, Executive Budget Office, approved the Permanent Improvement Project Phase I, for the Congaree Creek Preserve Land acquisition; and as requested by DNR approved an expenditure of \$20,000 from the Heritage Land Trust Fund toward the acquisition of land described in Permanent Improvement Project 6056.

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

Department of Administration, Facilities Management and Property Services: College of Charleston Lease of 99 St. Philip, Charleston (Regular Session #5)

The College of Charleston (College) requested approval to lease 254 student housing beds in 63 units located at 99 St. Philip Street from 99 St. Philip Street, LLC to meet their current demand and future projections for College provided student housing. The College is performing renovations on McAlister Residence Hall during the 2022-2023 Academic Year and requires student housing to serve as swing space during renovations.

A solicitation was conducted and two responses were originally received. One response was deemed non-responsive as they did not have sufficient beds available to lease. The term of the lease will be one (1) academic year, beginning on August 3, 2022, and ending on May 15, 2023, with four (4) optional academic year renewals (Extended Terms). Basic Rent for the first year of the Initial Term shall be \$3500 per bed per semester or \$1,778,000 for the year. The Basic Rent for each Extended Term shall be adjusted annually by the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U) South Region from June of the prior Academic Year but the percentage increase will not exceed five percent (5%) in any one year, for a total maximum Basic Rent over the five year period which will not exceed \$9,824,572.68.

The College shall pay as additional rent all building operating costs for the Academic Year with the exception of property taxes, which will be paid for the entire calendar year. Building operating costs will exclude all expenses relating to common area custodial services, grounds services, and building envelope and major mechanical MEP systems. All Building operating costs are subject to reduction in the event the Lease is terminated early. The College estimates these

expenses will be \$353,000 per Academic Year.

The College will charge students \$4500 per semester per bed for double occupancy, which is the same rate they charge for comparable student housing.

For comparison purposes, the average cost per bed for the non-responsive offer would have equated to \$4765 per semester per bed for the Academic Year.

There are adequate funds for the lease according to the Budget Approval Form submitted. The lease was approved by the Board of Trustees of the College on March 15, 2022, the Commission on Higher Education delegated approval to CHE Staff and approval will be on or before March 30, 2022. JBRC approved the lease on March 30, 2022. No option to purchase the property is included in the lease.

Upon a motion by Representative Smith, seconded by Senator Peeler, as requested by the College of Charleston through the Department of Administration, Facilities Management and Property Services, the Authority approved the proposed lease for one Academic Year and up to four Academic Year renewals for 254 student housing beds at 99 St. Philip Street, Charleston from 99 St. Philip Street, LLC. Mr. Eckstrom recused himself from voting on this item.

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

Department of Administration, Facilities Management and Property Services: Medical University of South Carolina (MUSC) Lease at Hagood Avenue and Line Street in Charleston (Regular Session #6)

The Medical University of South Carolina (“MUSC”) requested approval to lease 140 parking spaces at the intersection of Hagood Avenue and Line Street from Rushmark Horizon, LLC (“Landlord”). MUSC’s current lease at this location expires on October 31, 2022.

After contacting state agencies to verify no adequate state space was available, the Department of Administration solicited for 140 reserved parking spaces for a two (2) year term with the Tenant’s option to terminate at any time with a thirty (30) day notice because MUSC would like to maintain flexibility to reduce parking should the need arise. Two proposals were received. The current location is the lowest priced offer.

The lease term will be two (2) years commencing November 1, 2022. Rent for the year has increased from \$121 per parking space per month to \$124.63 per parking space per month,

which is an annual rate of \$209,378.40. The rental rate will escalate by 3% for the second year to \$128.37 per space per month, which is an annual rate of \$215,661.60. In addition to annual rental costs, the lease requires MUSC to provide a pro rata payment for operating costs which MUSC estimates to be approximately \$57,600 per year.

The following chart represents comparable lease rates of similar space:

Tenant	Location	Rate/ Space/Month
Vacant	295 Calhoun St.	\$200.00*
Vacant	62 Gadsden St.	\$150.00
Vacant	96 President St.	\$140.00
MUSC	99 WestEdge	\$125.00

*Offer received in response to solicitation

Agency has adequate funds for the lease according to a Budget Approval Form submitted March 3, 2022. Lease payments will be funded through parking revenue. No option to purchase the property is included in the lease. The lease was approved by the MUSC Board of Trustees on February 10, 2022, the Commission on Higher Education on March 11, 2022, and JBRC on March 30, 2022.

Upon a motion by Mr. Eckstrom, seconded by Mr. Loftis, the Authority approved the proposed two-year lease for 140 parking spaces at Hagood Avenue and Line Street by the Medial University of South Carolina, as recommended by the Department of Administration, Facilities Management and Property Services.

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

Department of Administration, Facilities Management and Property Services: Asset Transfers from Division of Public Railways d/b/a/ Palmetto Railways to the South Carolina Ports Authority in Connection with Intermodal Facility Project (Regular Session #7)

The South Carolina Ports Authority (“Ports Authority”) is working to construct and implement the Navy Base Intermodal Facility (“NBIF”) project, which includes container transfer infrastructure, waterborne cargo infrastructure and related infrastructure in support thereof, at or in the vicinity of the Port of Charleston facility (the “Project”). The Ports

Authority requires a southern connection to the NBIF located on the former Charleston Naval Complex to enable the Class I carriers to access the NBIF. The South Carolina Department of Commerce (“Commerce”) and its Division of Public Railways (“Palmetto Railways”) have two (2) parcels of real property totaling 3.34± acres in the City of Charleston that are currently available to transfer toward the southern connection with more to come in the future. Palmetto Railways acquired these two properties after the Ports Authority recently negotiated settlement and paid just compensation totaling \$1.86 million in connection with condemnation actions filed by Palmetto Railways in 2020. Palmetto Railways desires to transfer these two parcels to the Ports Authority for no additional consideration to facilitate implementation of the NBIF.

The parcels to be transferred are:

TMS#	Address	Acreage
466-00-00-004	1886 Milford St.	3.17± acres
464-02-00-019	1888 Milford St.	0.17± acres

This transfer was approved by JBRC at its meeting on March 30, 2022.

Upon a motion by Representative Smith, seconded by Senator Peeler, the Authority approved the transfer of the two identified parcels of real property totaling 3.34± acres located at 1886 Milford Street and 1888 Milford Street in the City of Charleston from Palmetto Railways to the Ports Authority without consideration, as recommended by the Department of Administration, Facilities Management and Property Services.

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

Department of Administration, Facilities Management and Property Services: Real Property Conveyance (Regular Session #8)

Upon a motion by Mr. Eckstrom, seconded by Mr. Loftis, the Authority approved the following real property conveyance by the Medical University of South Carolina of 1.23± acres of highlands located at 221 Fort Johnson Road, Charleston, South Carolina to South Carolina Battleground Preservation Trust for not less than appraised value, as recommended by the Department of Administration, Facilities Management and Property Services. Mr. Loftis abstained from voting on this item.

Controlling Agency: Medical University of South Carolina
Acreage: 1.23± acres of highlands
Location: 221 Fort Johnson Road, Charleston
County: Charleston
Purpose: To dispose of surplus real property.
Price/Transferred To: South Carolina Battleground Preservation Trust /
Not less than appraised value
Disposition of Proceeds: To be retained by MUSC University pursuant to Proviso 93.8.
Additional Information: The South Carolina Battleground Preservation Trust (SCBPT) is a non-profit corporation dedicated to protecting and preserving historic battlegrounds and military sites across the state. SCBPT will purchase MUSC's Fort Johnson property for the appraised value and plans to demolish improvements which are in severe disrepair. Subsequently, SCBPT intends to donate the property to the South Carolina Department of Natural Resources for its continued protection and preservation. A donation to SCDNR will be subject to applicable governmental approvals.

MUSC is requesting to sell directly to the SCBPT to ensure the property is preserved, and once acquired, SCBPT will place the property under a conservation easement, and it will become a site on the SC Liberty Trail.

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

Department of Administration, Facilities Management and Property Services: Real Property Conveyance – Department of Commerce, Division of Public Railways (Regular Session #9)

Upon a motion by Representative Smith, seconded by Senator Peeler, the Authority approved the following real property conveyance of 25.56± acres and improvements located at the Former Navy Base, North Charleston, as requested for not less than appraised value, as requested by the South Carolina Department of Commerce through the Department of Administration.

Controlling Agency: Department of Commerce, Division of Public Railways
Acreage: 25.56± acres and improvements
Location: Former Navy Base, North Charleston
County: Charleston
Purpose: To dispose of surplus real property.
Price/Transferred To: To be determined/Not less than appraised value*

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Disposition of Proceeds:
 Additional Information:

To be retained by Palmetto Railways pursuant to Proviso 93.8.

The proposed sale consists of the following seven (7) properties:

Acreage	Description
±3.39	3760 St. Johns Ave. / TMS 400-00-00-045G
±1.08	3830 St. Johns Ave. / TMS 400-00-00-45H
±3.28	1481 McMillan Ave. / TMS 400-00-00-042, 049, 127
±11.64	2395 Noisette Blvd. / TMS 400-00-00-048
±2.38	2029 Herbert St. / TMS 464-02-00-043
±2.59	Noisette Blvd. Roadway Segments / TMS 400-00-00-048, 062
±1.20	N. Hobson Ave. Roadway Segment / TMS 400-00-00-117

The properties will be offered for sale through a competitive bid process. Potential buyers will be allowed to bid individually or collectively on the properties. *Roadways could not be appraised due to potential prescriptive easement issues which would require legal resolution as noted in the attached letter from Appraisal Services of South Carolina, Inc. Accordingly, Palmetto Railways is requesting that these roadways be approved for sale at market value.

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

Francis Marion University: Not Exceeding \$8,865,000 Athletic Facilities Revenue Bonds, Series 2022 of Francis Marion University (Regular Session #10)

The Authority was asked to adopt a resolution making provision for the issuance and sale of not exceeding \$8,865,000 Athletic Facilities Revenue Bonds, Series 2022 of Francis Marion University.

The proceeds of the bonds will be used to defray the cost to acquire, construct, improve and equip certain improvements to the University’s athletic facilities, including the renovation of the Smith University Center, and to refund the outstanding principal amount of the University’s Series 2009 Bonds.

Upon a motion by Mr. Eckstrom, seconded by Representative Smith, the Authority adopted a resolution making provision for the issuance and sale of not exceeding \$8,865,000 Athletic Facilities Revenue Bonds, Series 2022 of Francis Marion University.

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

Executive Director: Housing Authority of the City of Columbia – Haven at Palmer Pointe Development Project (Regular Session Item #11)

The Housing Authority of the City of Columbia, SC (the "Housing Authority") and its development partners desired to change the initial management agent of the Haven at Palmer Pointe Development Project ("Development Project).

The State Fiscal Accountability Authority (the "Authority") at its meeting on December 21, 2021, acting on the petition of the Housing Authority approved the issuance by the Housing Authority of its revenue notes to be known as "Housing Authority of the City of Columbia, South Carolina Multifamily Housing Revenue Notes (Haven at Palmer Pointe), in one or more series" in the aggregate principal amount of not exceeding \$22,000,000 (the "Notes"). Consistent with the requirements of Section 19-104.01(F)(B) of the South Carolina Code of Regulations, the Authority also approved on December 21, 2021, the appointment of Southern Development Management Company, Inc. ("SDMC") as the initial management agent for the Development Project.

The Housing Authority and its development partners desired to change the initial management agent for the Project from SDMC to NHE, Inc. The Housing Authority indicates that the primary reason for the change is that SMDC is currently serving as the Housing Authority's management agent for other properties in Columbia at or around the same time Haven at Palmer Pointe will come online, and the Housing Authority deems it prudent to allow SDMC to focus on its current properties and allow NHE, Inc. to handle lease-up of the Development Project. The Housing Authority advises that the Notes have not yet been issued.

Upon a motion by Mr. Loftis, seconded by Representative Smith, the Authority approved the requested management change for the Haven at Palmer Pointe Development Project for the Housing Authority of the City of Columbia from Southern Development Management Company, Inc. to NHE, Inc.

Information relating to this matter has been retained in these files and is identified as Exhibit 11.

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #12)

Upon a motion by Representative Smith, seconded by Senator Peeler, the Authority agreed to meet at 10:00 a.m. on Tuesday, May 24, 2022, in Room 252, Edgar A. Brown Building.¹

Adjournment

The meeting was adjourned at 10:02 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted on bulletin boards in the office of the Governor's Press Secretary and near the Board Secretary's office in the Wade Hampton Building, and in the lobbies of the Wade Hampton Building and the Edgar A. Brown Building at 3:00 p.m. on Friday April 1, 2022.]

¹ The May 24, 2022, meeting was subsequently rescheduled to May 31, 2022.