

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

June 10, 2025 – 2:00 P.M.

The State Fiscal Accountability Authority (Authority) met at 2:00 p.m. on Tuesday, June 10, 2025, in Room 252 in the Edgar A. Brown Building with participation available by video.

The following members participated in the meeting:

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

Representative Bannister participated in the meeting via video.

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; Governor's Chief of Staff Mark Plowden; Treasurer's General Counsel Shelly Kelly; Comptroller General's General Counsel Bob Maldonado, Joint Bond Review Committee Director of Research Catherine Hart; Ways and Means Chief of Staff Meredith Ross; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

Adoption of Agenda for State Fiscal Accountability Authority

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

Minutes of Previous Meetings

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the minutes of the April 1, 2025, State Fiscal Accountability Authority meeting.

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

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

CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$230,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Healthcare Facilities Revenue and Revenue Refunding Bonds; Rolling Green Village; Series 2025	Rolling Green Village Conduit: SCJEDA	Haynsworth Sinkler Boyd - Kathy McKinney	Pope Flynn - Joe Lucas	4/18/2025
\$35,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Pinewood Preparatory School; Series 2025	Pinewood Preparatory School Conduit: SCJEDA	Haynsworth Sinkler Boyd - Carol Clark	Howell Linkous & Nettles – Sam Howell, Alan Linkous	4/16/2025
\$27,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Alliance Education Services, Inc., Fort Mill Academy of Arts & Sciences (Harrisburg Global Academy) Conduit: SCJEDA	Alliance Education Services, Inc. Fort Mill Academy of Arts & Sciences (Harrisburg Global Academy) Conduit: SCJEDA	Pope Flynn - Joe Lucas	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	4/16/2025
\$7,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; Spartanburg	Spartanburg Methodist College Conduit: SCJEDA	Haynsworth Sinkler Boyd - Brad Love	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	3/21/2025

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Methodist College; Series 2025				
\$45,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Bonds; Atlantic Housing Foundation, The Palms at Wildewood; Series 2025	Atlantic Housing Foundation (The Palms at Wildewood) Conduit: SCJEDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Burr & Forman - Michael Seezen	3/19/2025
\$85,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; Charleston Southern University; Series 2025	Charleston Southern University Conduit: SCJEDA	Pope Flynn - Bill Musser, Lawrence Flynn, Gary Pope	Howell Linkous & Nettles – Sam Howell, Alan Linkous	3/19/2025
\$35,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Mountain View Preparatory; Series 2025	Mountain View Preparatory Conduit: SCJEDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Haynsworth Sinkler Boyd - Kathy McKinney	3/19/2025
\$71,500,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; NC Sustainable Futures, Inc; Orangeburg Student Housing, Series 2025	NC Sustainable Futures, Inc. (Orangeburg Student Housing) Conduit: SCJEDA	Burr & Forman - Michael Seezen	Howell Linkous & Nettles – Sam Howell, Alan Linkous	3/19/2025
\$21,500,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Orangeburg High School	Orangeburg High School for Health Professions Conduit: SCJEDA	Pope Flynn - Joe Lucas	Haynsworth Sinkler Boyd - Kathy McKinney	3/19/2025

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for Health Professions; Series 2025				
\$30,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; R.D. Anderson Facilities Corporation; Series 2025	R.D. Anderson Facilities Corporation Conduit: SCJEDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Maynard Nexsen - Laurie Becker	3/19/2025

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$56,250,000; Clemson University, South Carolina Higher Education Revenue Bonds; Series 2025; Douthit Hills Expansion	Clemson University	Pope Flynn Group – Gary Pope	Issuer's Counsel to Clemson University - Chip Hood (General Counsel)	5/6/2025
\$95,000,000; SC State University, South Carolina Higher Education Revenue Bonds; Series 2025; Health & Wellness Center & New Student Residence Hall	South Carolina State University	Pope Flynn Group – Gary Pope	Issuer's Counsel to SC State University - Nashiba Boyd, Esq. (General Counsel)	5/8/2025

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

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

South Carolina Office of the State Auditor: Communication with those charged with Governance (Regular Session Item #2)

Generally Accepted Governmental Auditing Standards (GAGAS) require communication with Governance concerning the audit of the Annual Comprehensive Financial Statements (ACFR). The attached communication addresses all matters required to be communicated related to the audit of the ACFR for the year ended June 30, 2024. The financial statements were issued with a report date of February 26, 2025, and are available on the Office of the State Audit website at osa.sc.gov/reports.

Upon a motion by Mr. Gaines, seconded by Senator Peeler, the Authority, received the communication from the Office of the State Auditor related to the audit of the ACFR for the year ended June 30, 2024, for the State with financial statements as information.

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

Department of Administration, Executive Budget Office: Permanent Improvement Projects (Regular Session Item #3)

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

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| (a) Project: | JBRC Item 1: The Citadel
H09.9628: Renovation of Workforce Housing
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.) |
| Request: | Revise Scope and establish Phase II Full Construction Budget to renovate the Dunnemann Apartments and to address miscellaneous upgrades and interior refreshes to other faculty/staff housing across campus. |
| Included in CPIP:
Phase I Approval: | Yes – 2024 CPIP Priority 2 of 2 in FY26 (estimated at \$4,000,000)
October 2024 (estimated at \$3,000,000) |

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (4)(c), (Renovation of Workforce Housing)				1,000,000	1,000,000
	90,000		90,000	1,910,000	2,000,000
FY25 Appropriated State, Proviso 118.20 (B)(8)(b), (Renovation of Workforce Housing)					
All Sources	<u>90,000</u>		<u>90,000</u>	<u>2,910,000</u>	<u>3,000,000</u>

Summary of Work: The project was established to replace the roof, elevators, and complete electrical system upgrades to the Dunnemann residential building. A new modern passenger elevator will be installed. The electrical system upgrades include replacing the main distribution to the building, switchboards, panels, meters and wiring. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The additional project scope addresses miscellaneous upgrades and interior refreshes to other faculty/staff housing across campus to include painting, flooring, and bathrooms.

Rationale: The current roof substructure shows signs of termite and water damage. There are two elevators in the building, one of which is currently closed and beyond repair. The electrical panels, meters and gear are undersized, in poor condition, and beyond repair.

Facility Characteristics: Dunnemann Apartments is a four-story residential building comprised of sixteen units, four units per floor, totaling 27,620 square feet and was constructed in 1951 (74 years old). The roof, elevators, and electrical systems are original to the building. The building serves an estimated 40 faculty and staff residents.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance \$1 million at March 17, 2025), and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.91 million at March 17, 2025). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will

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be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$3,000,000 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in October 2025 and completion of construction in September 2026.

(b) Project: JBRC Item 2: The Citadel
H09.9627: Johnson Hagood Stadium East Stands Reconstruction

Request: Increase Phase II Full Construction Budget to reconstruct the East Grandstands in the stadium.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$5,500,000)
Phase I Approval: December 2023 (estimated at \$5,500,000) (SFAA)
Phase II Approval: October 2024 (estimated at \$5,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Gift	137,500	4,862,500	5,000,000		5,000,000
Other, Parking Reserves				1,400,000	1,400,000
All Sources	<u>137,500</u>	<u>4,862,500</u>	<u>5,000,000</u>	<u>1,400,000</u>	<u>6,400,000</u>

Summary of Work: The project will remove the temporary bleachers, complete site and utility work, and install new stadium seating, a filming booth, and public restrooms. The seating capacity for the new East Grandstands will be for approximately 2,000 fans. The roof to be installed on the filming booth has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: During the final design, the cost estimate was returned with a higher-than-expected construction estimate. Construction costs in Charleston have risen due to inflation, supply chain disruptions, and labor shortages. The former grandstands were demolished in 2017 due to structural, environmental and financial issues. One thousand temporary stands were erected in order to offer patrons a seating option on the east side of the stadium.

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Facility Characteristics: The proposed Johnson Hagood Stadium East Grandstands will cover approximately +/- .86 acres (37,488 square feet of property). The footprint of the grandstands will be approximately 12,700 square feet. The press box/filming booth will be 324 square feet. The men's restroom building will be 1,059 square feet and the women's restroom building will be 1,081 square feet. The constructed Grandstands will be used for athletic events as well as other revenue generating events like concerts, productions and shows, and other fundraising events for the college. During the fall football season, the stadium hosts up to 16,000 spectators, players, coaches and staff per game.

Financial Impact: This increase will be funded from Other Parking Reserve Funds (uncommitted balance \$3.03 million at March 14, 2025). Parking Reserve Funds are generated from auxiliary operations. The project is expected to result in an increase of \$48,250 (year 1), \$52,750 (year 2), and \$53,500 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$6,400,000 funded from Gifts and Parking Reserve Funds. Contract execution is expected in December 2025 and completion of construction in September 2026.

(c) Project: JBRC Item 3: College of Charleston
H15.9689: Project 205 New Construction

Request: Change Project Name and increase Phase I Pre-Design Budget to redevelop 106 Cumming Street and 99 St. Phillips Street which totals +/- 2.08 acres adjacent to the campus.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 8 in FY25 (estimated at \$164,800,000)
Phase I Approval: June 2024 (estimated at \$164,800,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(11), (Maintenance, Renovation,	1,980,000		1,980,000	5,520,000	7,500,000
				2,182,828	2,182,828

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Replacement, &
Expansion)

FY23 Appropriated
State,
Proviso 118.19
(B)(13),
(Maintenance,
Renovation,
Replacement, &
Expansion)

All Sources	<u>1,980,000</u>	<u>1,980,000</u>	<u>7,702,828</u>	<u>9,682,828</u>
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Summary of Work: The site currently contains a 250-bed apartment building, courtyard, and two surface parking lots, which have been historically leased by the college but purchased through project H15-9688 in January 2025. The site also contains a vacant, non-historic building that will be demolished. The college intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building (totaling approximately 16,900 square feet) and constructing student housing (totaling approximately 146,882 square feet), on the parking lots and the location of the demolished building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The addition and new construction will be designed to meet Two Green Globes certification standards.

Rationale: The college has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. The leased academic space does not generate revenue and is disconnected from main campus.

Facility Characteristics: The YMCA Building, constructed in 1964 (61 years old), located at 106 Cumming Street will be demolished. The 99 St. Philip Street building is approximately 65,251 square feet and was constructed in 1985 (40 years old). It was fully renovated in 2022, which was prior to the colleges lease start date. The facilities to be renovated or constructed will be used for residential housing, parking and academics for 1,200 students.

Financial Impact: This increase will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance \$7.48 million at March 17, 2025), and FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$5.52 million at March 17, 2025). The project is expected to result in a decrease of \$2,643,112 (years 1 thru 3), in annual operating expenditures. No

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student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$164,800,000 (internal). Phase II will be funded from Housing Revenue Bonds. The Phase I amount requested is 5.87% of the estimated cost to complete the project and the additional amount will be used to hire a Construction Manager at Risk, as well as consultants for cultural resource management, mechanical commissioning, building envelope integrity, and a regional historian. The funding increase is also needed to obtain City Board of Architectural Review approvals, rezoning for additional floors, and a multi-step review process by the City's Technical Review Committee.

(d) Project: JBRC Item 4: College of Charleston
H15.9677: Stern Student Center Renovation

Request: Increase Phase II Full Construction Budget to cover higher than anticipated costs to complete some interior and exterior repairs.

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

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

Revise Scope, Change

Project Name &

Phase II Approval: August 2022 (estimated at \$42,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY16 Capital Reserve (29), (Stern Center Repurposing)		1,750,000	1,750,000		1,750,000
		3,500,000	3,500,000		3,500,000
FY19 Capital Reserve (12), (Stern Student Center Conversion)		7,000,000	7,000,000		7,000,000

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FY20 Capital Reserve (1), (Stern Center Renovation)	72,000	10,729,884	10,729,884		10,729,884
FY22 Appropriated State, Proviso 118.18 (B)(12), (Maintenance, Renovation & Replacement)	828,000	1,449,609	1,521,609		1,521,609
		16,670,507	17,498,507		17,498,507
				2,000,000	2,000,000
Other, Auxiliary Dining Revenues					
Other, Capital Improvement Project					
Other, College Fees Balance Forward					
All Sources	<u>900,000</u>	<u>41,100,000</u>	<u>42,000,000</u>	<u>2,000,000</u>	<u>44,000,000</u>

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

Rationale: The conversion of the natatorium will allow the college to repurpose approximately 19,000 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 save money and bring traffic and activity to the student union.

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Facility Characteristics: The Stern Student Center is 66,794 square feet and was constructed in 1975 (50 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, lockers, canteen area, game room, theatre, study lounges, recreational lounges, student organization offices, and meeting/programming space for the entire campus community. The building houses offices for the Division of Student Affairs and will repatriate the student fitness center currently in nearby leased space. The project will benefit the entire college community of 11,926 students, 2,095 faculty/staff, clients, visitors, parents, and potential students.

Financial Impact: This increase will be funded from Other, College Fees Balance Forward Funds (uncommitted balance \$89.20 million at March 12, 2025). Revenue to this fund is generated by the portion of the student bill not specifically earmarked/dedicated for debt service, auxiliary enterprises, or student clubs/activities. It is generated through charges for course credit as well as ancillary charges for labs, transcripts, and other miscellaneous items. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$763,800 over 30 years. The project is expected to result in a decrease of \$525,460 (year 1), \$541,224 (year 2), and \$568,285 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital projects and maintenance.

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

(e) **Project:** JBRC Item 5: South Carolina State University
H24.9671: M. Maceo Nance Hall Renovation

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

Included in CPIP: Yes – 2024 CPIP Priority 5 of 5 in FY26 (estimated at \$10,000,000)

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

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	Amount	Original Budget	Budget
Other, Student Housing Improvement		300,000	300,000
All Sources		<u>300,000</u>	<u>300,000</u>

Summary of Work: The project will renovate the exterior of the building to include 1) re-pointing, repairing, and sealing of exterior brickwork, stone or concrete; 2) repairing the existing asphalt paving, re-striping for handicapped parking, and re-grassing areas disturbed during construction; 3) construction of additional sidewalks; 4) full window restoration to include restoration of interior window trim; 5) roof replacement. The interior finishes will be renovated to include 1) main interior corridors and stairwells on all floors; 2) new ceiling grid and tiles will be installed; 3) office finishes will be refreshed; 4) interior doors will be refinished; 5) new paint and flooring; 6) the bottom floor will be built out with new lab space, totaling 11,750 square feet; 7) interior lighting will be replaced with LED lighting fixtures to include emergency lighting. 8) new fire alarm system and sprinkler system will be installed; 9) HVAC will be replaced; 10) electrical will be updated; 11) elevator will be modernized; 12) new plumbing fixtures will be installed, and bathrooms will be updated to meet ADA standards. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The renovation will be designed to meet Two Green Globes certification standards.

Rationale: The College of Agriculture, Family and Consumer Sciences was re-established in July 2021. The academic programs currently housed in the building will be relocated to new academic buildings being constructed on campus, thus freeing up space to house the College of Agriculture.

Facility Characteristics: The M. Maceo Nance Hall Building is 47,200 square feet and was constructed in 1974 (51 years old). The entire building will be renovated in this project. The building will house the College of Agriculture. An estimated 350 students, faculty, and staff are anticipated to utilize the renovated building.

Financial Impact: This phase of the project will be funded from Other, Student Housing Improvement Funds (uncommitted balance \$377K at March 18, 2025). The Student Housing Improvement fund was created with funds gained from the forgiveness of the last Historical Black College and University Capital Financing program by the U.S. Department of Education. The intent behind the creation of the Housing Improvement Fund was for the

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account to be funded by the excess revenue generated by student housing fees not spent on current maintenance and improvement projects. The project is expected to result in a decrease of \$140,424 (year 1), \$402,379 (year 2), and \$11,328 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$15,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring) Funds requested in the FY25-26 budget request process. The Phase I amount requested is 2% of the estimated cost to complete the project, and the additional amount will be used to cover a Construction Manager at Risk.

(f) Project: JBRC Item 6: South Carolina State University
H24.9664: K.W. Greene Student Center Expansion
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to construct an expansion of the student center.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at \$20,000,000)
Phase I Approval: December 2023 (estimated at \$20,000,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(17), (Maintenance, Renovation & Replacement)	250,000		250,000	19,750,000	20,000,000
All Sources	<u>250,000</u>		<u>250,000</u>	<u>19,750,000</u>	<u>20,000,000</u>

Summary of Work: The project will construct a 46,140 square foot expansion of the Kirkland W. Greene Student Center. The expansion will include a new dining facility, gaming areas, study areas, office space, equipment, furnishings,

and innovative collaboration areas for students. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: According to the university, the existing facility space is not adequate for the growing university enrollment (Projecting 12% growth over the next 2 years). The University needs new innovative facilities to accommodate the growing academic community. This expansion will allow the university to better recruit, retain, and train students.

Facility Characteristics: The K.W. Greene Student Center is 30,000 square feet and was constructed in 1954 (71 years old). The expansion will be a 46,140 square foot addition to the existing facility. The Student Center houses the Dean of Students Office, Student Life and Leadership Development, the Student Government Association, and the Student Union Board. The center is utilized by approximately 4,000 students, faculty, and staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$22.6 million at March 14, 2025). The building will be constructed to meet Two Green Globes Certification Standards with anticipated energy savings of \$864,000 over 30 years. The project is expected to result in an increase of \$284,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$20,000,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in February 2026 and completion of construction in June 2027.

(g) Project: JBRC Item 7: South Carolina State University
H24.9573: James E. Clyburn Transportation Research and Conference Center Construction
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Increase Phase II Full Construction Budget to construct a Transit Research Center, Transportation Center Entrance, and Research/Conference and Archives Facility.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 12 in FY25 (estimated at \$29,277,926)

Phase II Approval: November 2002 (estimated at \$34,420,375) (B&C Board)

Phase II Increase

Approval: April 2003 (estimated at \$34,420,375) (B&C Board Staff)

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Change Project Name

Approval: April 2004 (estimated at \$34,420,375) (B&C Board Staff)

Phase II Increase

Approval: June 2005 (estimated at \$70,655,178) (B&C Board)

Phase II Decrease

Approval: August 2005 (estimated at \$70,655,178) (B&C Board Staff)

Phase II Increase

Approval: August 2006 (estimated at \$70,655,178) (B&C Board)

Phase II Decrease

Approval: January 2007 (estimated at \$70,655,178) (B&C Board Staff)

Phase II Decrease

Approval: August 2007 (estimated at \$70,655,178) (B&C Board Staff)

Phase II Increase

Approval: August 2007 (estimated at \$70,655,178) (B&C Board)

Phase II Increase

Approval: October 2007 (estimated at \$70,655,178) (B&C Board Staff)

Phase II Increase

Approval: March 2008 (estimated at \$70,655,178) (B&C Board Staff)

Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (9), (Maintenance, Renovation, and Replacement)	8,921,764	11,979,544	20,901,308	2,545,016	2,545,016
Federal, Federal Highway Administrative		200,000	200,000		200,000
Federal, HUD		2,380,693	2,380,693		2,380,693
Other, State Match, (Performance Improvement Pool Allocations)					
All Sources	<u>8,921,764</u>	<u>14,560,237</u>	<u>23,482,001</u>	<u>2,545,016</u>	<u>26,027,017</u>

Summary of Work: The project was established to construct a 60,000 square foot Southern Rural Transportation multidisciplinary research and conference center. The revised project scope includes construction of three (3) components. The first component is a Transit Research Center. This component has been fully constructed and completed. The second component is a Transportation Center Entrance. The final design for this component has been completed but the entrance has not yet been constructed. The work includes site demolition and preparation, paving, fencing, landscaping, and utilities. The third component is a Research, Conference and Archives Facility. The final design for this component has been completed but the facility has not yet been constructed. The new facility will include classrooms, offices, a library, archives and exhibit areas, information cubicles, study areas, computer facilities, laboratories and storage space. Flexibility has been incorporated in the building design so that the complex can be reconfigured in response to changing needs and technology advances.

Rationale: The James E. Clyburn University Transportation Center facility is designed to support research, meetings, training seminars, large lectures, conferences, technology, and support services.

Facility Characteristics: The Transit Research Center constructed is 12,000 square feet and was completed April 2012. The center serves as the research and training facility for all transit activities and programs of the Transportation Center. The Transportation Center Entrance to be constructed will be located on Russell Street. The Research, Conference, and Archives facility to be constructed will be 22,000 square feet. The focus of this facility is intermodal transportation (road, rail, and maritime). Approximately 350 students, faculty and staff will utilize the space daily.

Financial Impact: This increase will be funded from FY22 Capital Reserve (uncommitted balance \$6 million at March 17, 2025). The Research, Conference, and Archives facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$501,943 over 30 years. The project is expected to result in an increase of \$155,793 (year 1), \$153,771 (year 2), and \$155,793 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$26,027,017 funded from Capital Reserve, Federal Highway Administrative, Housing and Urban Development, and State Match Funds. Contract execution for the Transit Center Entrance and the Research, Conference and Archives Facility is expected in January 2026 and

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completion of construction in January 2028.

(h) Project: JBRC Item 8: SC State University
H24.9661: Sojourner Truth Hall Renovation

Request: Change Source of Funds in this renovation project.

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

Phase I Approval: March 2023 (estimated at \$10,000,000) (JBRC Full)

Revise Scope,
Change Source of
Funds, & Phase II
Approval: May 2024 (estimated at \$15,000,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (8), (Maintenance, Renovation, & Replacement)		8,000,000	8,000,000		8,000,000
FY23 Appropriated State, Proviso 118.19 (B)(17), (Maintenance, Renovation, & Replacement)		7,000,000	7,000,000	(4,850,000)	2,150,000
Federal, HEERF				4,850,000	4,850,000
Other, Housing Fees	150,000	(150,000)			
All Sources	<u>150,000</u>	<u>14,850,000</u>	<u>15,000,000</u>		<u>15,000,000</u>

Summary of Work: The project was established to renovate the entire 14 story building to include fire suppression, fire alarm, elevator upgrade, HVAC, paint, flooring, and code updates. Interior renovations included bathrooms, lobby, and bedrooms. Subsequently, the scope was revised to add roof replacement to the project. The replacement roof has been evaluated by the Department of Administration and has been determined to comply

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

Rationale: There are only 132 of 400 beds in Truth Hall being utilized. Out of an abundance of caution, the university made the decision to not utilize the top 7 floors in 2015. This project will ensure the safety of all students housed in the residence hall and allow the university to grow enrollment by providing an additional 268 beds. Per the university, they expect 12% to 18% student growth over the next two years.

Facility Characteristics: Truth Hall is 135,851 square feet and was constructed in 1971 (54 years old). The existing elevator and fire alarm system are original to the building, and the chiller system is 25+ years old. After renovations, it is anticipated that 400 students will reside in the residence hall.

Financial Impact: This change source of funds will remove FY23 Appropriated State (nonrecurring), and add Federal, Higher Education Emergency Relief Funds (uncommitted balance \$4.97 million at April 10, 2025). The project is expected to result in an increase of \$185,000 (years 1 thru 3) in annual operating expenditures. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$15,000,000 funded from Capital Reserve, Appropriated State (nonrecurring), and HEERF Funds. Completion of construction in anticipated in August 2025.

(i) **Project:** JBRC Item 9: University of South Carolina - Upstate
H34.9560: College of Nursing Center Construction

Request: Establish Phase I Pre-Design Budget to construct a College of Nursing facility.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 5 in FY28 (estimated at \$74,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (13)(b), (School of Nursing Building)				675,000	675,000

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All Sources	<u>675,000</u>	<u>675,000</u>
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Summary of Work:	The new building to be constructed will include classrooms, laboratories, meeting and study spaces, and office space. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.	
Rationale:	Providing a dedicated location for the nursing program will allow for expansion to train and prepare students for the healthcare workforce.	
Facility Characteristics:	The College of Nursing Center building to be constructed will be approximately 76,000 square feet, however, the ultimate square footage of the facility will depend on the budget as supported by appropriated state funding. The facility will house the Mary Black College of Nursing Academic/Programs, Office/Administrative, and Support Services. Approximately 1,000 students, faculty, and staff will utilize the facility.	
Financial Impact:	This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$5 million at March 18, 2025). The project is expected to result in an increase of \$303,750 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$85 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.	
Full Project Estimate:	\$45,000,000 (internal). Phase II will be funded from \$4,325,000 in Capital Reserve, \$13,500,000 in legislatively authorized funds requested in the FY25-26 budget request process, and additional legislatively authorized funds to be requested in future years. The estimated cost to complete the project has decreased from the 2024 CIP submission because a feasibility study was performed that more accurately defined the project scope and pricing. The Phase 1 effort will also consider a further reduced scope of work that would expand the Health Education Center as an alternative to a new building.	
(j) Project:	JBRC Item 11: University of South Carolina - Sumter H39.9528: Health, Wellness, and Athletics Center (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)	

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Request: Establish Phase II Full Construction Budget to construct an expansion of the Nettles Building.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY25 (estimated at \$9,000,000)
Phase I Approval: June 2023 (estimated at \$9,000,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(23), (Health, Wellness, & Athletic Facilities)	1,447,020		1,447,020	6,220,980	7,668,000
All Sources	<u>1,447,020</u>		<u>1,447,020</u>	<u>6,220,980</u>	<u>7,668,000</u>

Summary of Work: The project will construct an approximately 24,150 square foot expansion to the Nettles Building. The work includes construction of new offices, a weight room, support rooms and a warm lit shell gymnasium space. The roof system has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: This project will allow Athletics to be consolidated within the same building instead of being decentralized across campus. The campus spaces that Athletics currently occupies will be reallocated for greater support of the general student population. The college athletics teams are essential for recruitment and Title IX compliance. It has outgrown the current athletic facilities for practice, competition, and administration. The indoor basketball court is 4 decades old (1980's) and was designed strictly for recreational purposes.

Facility Characteristics: The Nettles Building is 40,038 square feet and was constructed in 1985 (40 years old). The expanded building will accommodate health, human performance, athletics, community services, and an education success program. A specific program will have an emphasis on active military and veterans to grow student enrollment. The facility is used by approximately 2,000 students, faculty and staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$7.55 million at March 19, 2025). The new

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addition will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$53,992 over 30-years. The project is expected to result in an increase of \$126,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$7,668,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in December 2027.

(k) Project: JBRC Item 12: Medical University of South Carolina
H51.9855: College of Medicine Office and Academic Building

Request: Change Source of Funds in this project to construct a seven story, approximately 187,000 square foot building at the corner of President and Bee Streets.

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

Phase I Approval: April 2022 (estimated at \$172,000,000) (SFAA)

Phase II Approval: June 2023 (estimated at \$200,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds		85,000,000	85,000,000		85,000,000
FY22 Capital Reserve (22), (Maintenance, Renovation, & Replacement)		6,250,000	6,250,000		6,250,000
		25,000,000	25,000,000		25,000,000
FY23 Capital Reserve (18), (Maintenance, Renovation, & Replacement)					

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FY25 Capital Reserve (20), (College of Medicine Academic Building)				22,000,000	22,000,000
Other, Clinical Revenue	3,440,000	51,310,000	54,750,000	(37,296,111)	17,453,889
Other, Gifts		20,000,000	20,000,000		20,000,000
Other, Deferred Maintenance		9,000,000	9,000,000		9,000,000
Other, Institution Capital Project				15,296,111	15,296,111
All Sources	<u>3,440,000</u>	<u>196,560,000</u>	<u>200,000,000</u>		<u>200,000,000</u>

Summary of Work: The project will construct a seven-story building of which more than 50% of the building will be medical teaching space including the majority of the first three stories. Floors 4-6 are faculty offices and support spaces for students. Approximately 50% of the 7th floor will contain mechanical/electrical rooms with offices in the other half. The roof system has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. Additionally, the project will expand the existing Basic Science Building mechanical room (MRE) to 6,000 square feet and install additional chill water capacity to supply the new College of Medicine Building needs. The existing 6,984 square foot 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 (which is not a replacement facility), will be approximately 187,000 square feet and will support the College of Medicine student education activities, to include classrooms, study space, relaxation and wellness areas, a large auditorium, and programmatic teaching adjacencies. The College of Medicine Dean's Office, to include its education team, will be in this space, to allow for enhanced access by medical students. Several 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,

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Orthopedics, Otolaryngology, Pathology, Pediatrics, Radiology, Radiation Oncology, Surgery, and Urology. It is anticipated that approximately 1,075 faculty and staff plus students, will utilize the space on a regular basis, with additional faculty and staff utilizing the building on a more ad hoc basis.

Financial Impact: This change source of funds request will remove some Other, Clinical Revenue Funds and replace with FY25 Capital Reserve (uncommitted balance \$22 million at January 21, 2025) and add Other, Institution Capital Project Funds (uncommitted balance \$41.59 million at January 21, 2025). Institution Capital Project revenue is excess debt service funds and remaining balances from closed projects. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$599,068 over 30 years. The project is expected to result in an increase of \$1,400,000 (year 1), and \$2,100,000 (years 2 thru 3), in annual operating expenditures. MUSC does not charge a separate plant improvement fee to the students. No student fees or tuition will be increased as a consequence of the project.

Full Project Estimate: \$200,000,000 funded from Institution Bonds, Capital Reserve, Clinical Revenues, Gifts, Deferred Maintenance, and Institution Capital Project Funds. Construction completion is expected in September 2027.

(I) **Project:** JBRC Item 14: Greenville Technical College
H59.6310: Center for Workforce Development

Request: Establish Phase II Full Construction Budget to construct a new facility on the Brashier Campus.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at \$25,000,000)
Phase I Approval: June 2024 (estimated at \$25,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(f), (Center for Workforce Development)	375,000		375,000	14,625,000	15,000, 000

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FY24 Capital Reserve (18)(e), (Maintenance, Renovation, & Replacement) Other, College Plant	5,000,000	5,000,000
	7,200,000	7,200,000
Other, Workforce Development	2,800,000	2,800,000
All Sources	<u>375,000</u>	<u>375,000</u>
	<u>29,625,000</u>	<u>30,000,000</u>

Summary of Work: The project will complete site development and construct a new facility that will include labs, classrooms, lecture and staff office space. The building will also include welding booths, a simulation lab, a fabrication area, testing labs, and a covered outdoor storage space. The building will be state-of-the-art with a focus on welding education and technology. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The new facility will facilitate an improved learning environment for those students seeking to enter the workforce.

Facility Characteristics: The Center for Welding and Automation Excellence facility to be constructed will be 40,299 square feet. The will house Workforce Development programs. It will be utilized by approximately 175 students.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$14.62 million at March 17, 2025), FY24 Capital Reserve (uncommitted balance \$6.1 million at March 17, 2025), Other, College Plant (uncommitted balance \$16.14 million at March 17, 2025), and Other, Workforce Development Grant Funds (uncommitted balance \$2.8 million at March 17, 2025). College Plant Funds are derived from excess revenues over expenses from auxiliary services (Bookstore and Café), indirect cost recovery, interest income, and other miscellaneous income. Center for Workforce Development Grant Funds are received from the U.S. Department of Education. The project is expected to result in an increase of \$75,000 (years 1 thru 3), in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$4,096,742 over 30 years. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

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Full Project Estimate: \$30,000,000 funded from Appropriated State (nonrecurring), Capital Reserve, College Plant, and Workforce Development Funds. Contract execution is expected in June 2025 and completion of construction in September 2026.

(m)Project: JBRC Item 15: Midlands Technical College
H59.6162: Midlands – Airport Learning Resource Center Improvements

Request: Establish Phase II Full Construction Budget for an interior renovation and reallocation of spaces within the Learning Resource Center located in the Academic Center.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY25 (estimated at \$2,500,000)
Phase I Approval: October 2020 (estimated at \$2,500,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(i), (Maintenance, Renovation, & Replacement)				1,564,387	1,564,387
Other, County	37,500		37,500	2,462,500	2,500,000
All Sources	<u>37,500</u>		<u>37,500</u>	<u>4,026,887</u>	<u>4,064,387</u>

Summary of Work: The renovation will include a complete transformation of the interior space to allow for better circulation and will include new lighting, carpet, paint, wallpaper, furniture, shelving fixtures, signage, additional electrical and data circuits, redesigned mechanical/HVAC ductwork, and reconfigured walls to create additional staff offices, study rooms, and a large computer classroom.

Rationale: Faculty and student surveys report that the center is inefficient at the current enrollment level. According to the college, with today's advanced information technologies there is an inherent change in the space's purpose and the current center doesn't meet today's student needs. Renovation of the center is consistent with the college's Master Facilities Plan and will address some existing maintenance issues.

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Facility Characteristics: The Academic Center is 85,000 square feet and was constructed in 1989 (36 years old). The Learning Resource Center being renovated is 11,275 square feet. The facility is utilized by Academic Affairs, the Learning Resource Center and the Library. Approximately 250,000 visitors are expected to utilize the center each year.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State Funds (nonrecurring) (uncommitted balance \$6.89 million at March 14, 2025), and Other, County Funds (uncommitted balance \$9.31 million at March 14, 2025). County Funds are received for renovations and the operation of the College's physical plant. These funds are received from Richland and Lexington Counties. 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 \$75 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$4,064,387 funded from Appropriated State (nonrecurring), and County Funds. Contract execution is expected in December 2025 and completion of construction in July 2026.

(n) Project: JBRC Item 16: Spartanburg Community College
H59.6353: Spartanburg Powers A-Wing Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to renovate the A-Wing in the Powers Building.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(o), (Maintenance, Renovation, & Replacement)				45,420	45,420
All Sources				<u>45,420</u>	<u>45,420</u>

Summary of Work: The project will replace the HVAC system from a unit ventilator and fan

coil system to a variable air volume (VAV) system. The primary boiler will be replaced with condensing boilers. The ceiling grid/tiles will be replaced, flooring will be replaced, and the lighting will be upgraded to an energy efficient lighting system.

Rationale: According to the college, the project is required to meet acceptable workplace and educational instruction standards. The HVAC system is past its useful life.

Facility Characteristics: The Powers Building is 74,185 square feet and was constructed in 1968 (57 years old). An addition was completed in 1973 (52 years ago). The existing HVAC system is 51 years old. The Powers A-Wing to be renovated is 18,500 square feet. Programs housed in the A-Wing are Associate of Arts and Associate of Science to include faculty and staff offices. Approximately 500 students, faculty, and staff utilize the facility daily.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.36 million at March 19, 2025). The project is expected to result in a decrease of \$23,430 (year 1), \$24,832 (year 2), and \$26,322 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$3,028,028 (internal). Phase II will be funded from FY22 and FY23 Appropriated State (non-recurring) Funds.

(o) Project: JBRC Item 17: Spartanburg Community College
H59.6288: Terhune Ground Floor and First Floor Bookstore Renovation (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Revise Scope of Work and increase Phase II Full Construction Budget to renovate the Terhune Building.

Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
Phase II Approval: February 2024 (estimated at \$2,600,000) (Admin.)

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

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FY23 Appropriated State, Proviso 118.19 (B)(27)(k), (Maintenance, Renovation, & Replacement)	2,600,000	2,600,000	1,328,274	3,928,274
All Sources	<u>2,600,000</u>	<u>2,600,000</u>	<u>1,328,274</u>	<u>3,928,274</u>

Summary of Work: The project was established to renovate the ground floor and first floor of the Terhune Student Services Building. The original scope of work included wall reconfigurations to include demo, electrical, lighting fixtures, plumbing, HVAC ductwork, flooring, and ceiling tiles. The revised scope of work adds additional square footage of space to renovate, to include two (2) floors of bathrooms to bring them up to code, and the replacement of the mechanical systems.

Rationale: The facility had a major fire suppression water leak in Spring of 2023, which caused approximately 11,000 square feet of major damage. A claim has been settled with the Insurance Reserve Fund, and a payment of \$491,345.73 has been received. The remediation has been completed, but the space needs to become functional again. The bookstore had to move out of the flooded space to a conference room on the first floor. By recommissioning this space, it will consolidate seven (7) departments into one building, allowing better efficiency for the staff and students.

Facility Characteristics: The Terhune Student Services Building is 57,810 square feet and was constructed in 2004 (21 years old). This project will renovate 20,440 square feet. The facility houses campus security, student success, health and wellness, academic advising, career services, student engagement, and the bookstore. The project will benefit all students and 31 staff.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (nonrecurring) (uncommitted balance \$2.11 million at February 7, 2025). The project is expected to result in a decrease of \$1,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$3,928,274 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

(p) **Project:** JBRC Item 20: Trident Technical College
H59.6354: Thornley Campus HVAC Improvements

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

Request: Establish Phase II Full Construction Budget to replace the HVAC systems and chillers.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 9 in FY25 (estimated at \$6,100,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(n)(i), (Maintenance, Renovation, & Replacement)				6,600,000	6,600,000
All Sources				<u>6,600,000</u>	<u>6,600,000</u>

Summary of Work: The project will replace the existing HVAC systems in Buildings 100 and 900 and replace chillers that serve Building 920 on the college's Thornley Campus. The work will include replacement of pumps, HVAC roof-top units, VAV boxes, ductwork, chiller assemblies, and controls.

Rationale: All of the equipment to be replaced has exceeded its useful life and replacement components are either obsolete or difficult to procure. These systems have older control devices and are operated with obsolete software. The units in these buildings break down frequently which leaves the buildings without conditioned air. Scheduled classes, equipment, and administrative operations are impacted by service outages.

Facility Characteristics: Building 100 is 39,200 square feet and was constructed in 1964 (61 years old). The mechanical equipment was installed in 1996 (29 years old). Building 900 is 13,000 square feet and was constructed in 1978 (47 years old). The mechanical equipment was installed in 1988 (37 years old). Building 920 is 232,468 square feet and was constructed in 1973 (52 years old). The chillers were installed in 1997 (28 years old), and 2005 (20 years old). These buildings are used for classes, offices, administrative functions, marketing, finance and the TTC Foundation. Approximately 239 faculty and staff, plus students utilize these buildings.

Financial Impact: The project will be funded from FY23 Appropriated State Funds (nonrecurring) (uncommitted balance \$12.9 million at March 10, 2025). The project is expected to result in a decrease of \$249,572 (years 1 thru 3),

in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$196 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$6,600,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in January 2026 and completion of construction in July 2027.

(q) Project: JBRC Item 21: York Technical College
H59.6356: New Health Science Building
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to build a new Health Science Building on the main campus in Rock Hill.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 7 in FY25 (estimated at \$28,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State Proviso 118.19 (B)(27)(y), (Baxter Hood Center) (redirected in FY25 Proviso 25.8)				700,000	700,000
All Sources				<u>700,000</u>	<u>700,000</u>

Summary of Work: The project will construct a facility that will be equipped with advanced simulation classrooms and a dedicated computer lab. The building will include 10-12 classrooms, several simulation rooms, an exercise science room, meeting rooms, a student commons area, and vending options. There will also be areas designed for student engagement. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: The new building will serve as a modern, state-of-the-art facility, designed

to support and elevate the college's expanding health science programs.

Facility Characteristics: The new Health Science Building to be constructed will be two-stories and approximately 37,500 square feet. It will provide modern instructional and administrative space for key programs including Surgical Technology, Radiologic Technology, Medical Assisting, Medical Laboratory Technology, Nursing, Patient Care, and Exercise Science. Approximately 400-500 students and 30-50 faculty/staff are expected to use the facility throughout the year.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$28 million at March 17, 2025). The project is expected to result in an increase of \$198,750 (year 1), \$204,713 (year 2), and \$210,854 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$28,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. The Phase I amount requested is 2.50% of the estimated cost to complete the project and the additional amount will be used to cover the cost of a Construction Manager at Risk.

(r) **Project:** JBRC Item 22: York Technical College
H59.6303: Renovate K Building
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 1 of 7 in FY25 (estimated at \$7,478,640)

Phase I Approval: February 2024 (estimated at \$7,478,640) (Admin)

Phase I Increase Approval: February 2025 (estimated at \$7,478,640) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (37), (Human Services Building)				1,509,007	1,509,007

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(redirected in FY19 Proviso 25.9)	112,180	112,180	224,360	675,640	900,000
FY17 Appropriated State, Proviso 118.16 (B)(23)(bb), (Health & Human Services Building) (redirected in FY19 Proviso 25.9)				5,860,049	5,860,049
				1,430,944	1,430,944
FY22 Appropriated State, Proviso 118.18 (B)(27)(y), (Student Center)					
FY23 Appropriated State, Proviso 118.19 (B)(27)(p), (Maintenance, Renovation, & Replacement)					
All Sources	<u>112,180</u>	<u>112,180</u>	<u>224,360</u>	<u>9,475,640</u>	<u>9,700,000</u>

Summary of Work: The project will include a complete modernization of the facility that will include the HVAC, roof, plumbing, fire suppression, and electrical replacement or repair. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

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

Facility Characteristics: Building K is 17,700 square feet and was constructed in 1974 (51 years old). The electrical systems are original to the building. The roof is 18 years old, and the HVAC systems are approximately 20 to 30 years old. Previously, the facility was used for food services, student activities, and a bookstore. After the renovation, the facility will be used for campus tours, student orientations, student activities, parent /student seminars, student support & enrollment, classes, and campus safety services. Instruction for the new facility includes Mechatronics, CNC, and Welding programs with flexibility to include additional programs in the future. Approximately

5,000 students and 300 faculty and staff will benefit from the project.

Financial Impact: This phase of the project will be funded from FY17 Capital Reserve (uncommitted balance \$1.51 million at March 17, 2025), FY17 Appropriated State (nonrecurring) (uncommitted balance \$676K at April 2, 2025), FY22 Appropriated State (nonrecurring) (uncommitted balance \$5.86 million at March 17, 2025), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$5 million at March 17, 2025). The renovations will be constructed to meet Two Green Globe certification standards with anticipated energy savings of \$417,665 over 30 years. The project is expected to result in a decrease of \$1,934 (year 1), \$1,992 (year 2), and \$2,052 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$9,700,000 to be funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in July 2025 and completion of construction in May 2027.

(s) Project: JBRC Item 23: State Board for Technical and Comprehensive Education H59.6348: Workforce Development Center HVAC Replacement

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, ReadySC				1,265,506	1,265,506
All Sources				<u>1,265,506</u>	<u>1,265,506</u>

Summary of Work: The project will replace six (6) roof top HVAC units to include replacing the 44 variable air volume controllers, system level controller, exhaust fan controller, and tie in the roof top units.

Rationale: The project is being established as an emergency project because the building cannot be heated or cooled properly. One unit has stopped working. The agency has contacted the State Engineers Office to establish

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this as an emergency procurement. The existing units are at the end of their useful life and need to be replaced.

Facility Characteristics: The Workforce Development Center is 60,000 square feet and was constructed in 2005 (25 years old). The HVAC units are original to the building. The center is used for readySC training. Approximately 100 staff utilize the facility daily.

Financial Impact: The project will be funded from Other, ReadySC Funds (uncommitted balance \$1.26 million at January 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,265,506 (internal) funded from ReadySC Funds.

(t) Project: JBRC Item 25: Department of Administration
D50.6153: Calhoun Building - Replace Operable Windows

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

Included in CPIP: Yes – 2024 CPIP Priority 5 of 27 in FY25 (estimated at \$4,084,909)
Phase I Approval: June 2024 (estimated at \$1,283,669) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				2,584,754	2,584,754
Other, Depreciation Reserve	50,000		50,000	1,647,718	1,697,718
All Sources	<u>50,000</u>		<u>50,000</u>	<u>4,232,472</u>	<u>4,282,472</u>

Summary of Work: The project will replace all the operable windows in the building. The work will include general abatement, interior finishes at openings, and mechanical ventilation tie in at the windows.

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

Facility Characteristics: The Calhoun Building is approximately 97,672 square feet and was constructed in 1926 (99 years old). The windows are original to the building. The building is utilized by approximately 190 Judicial Branch personnel and various annual visitors.

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Financial Impact: The project will be funded from FY25 Appropriated State (uncommitted balance \$7.52 million at March 12, 2025), and Other, Depreciation Reserve Funds (uncommitted balance \$6.28 million at March 14, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,282,472 funded from Appropriated State, and Depreciation Reserve Funds. Contract execution is expected in December 2025 and completion of construction in June 2027.

(u) Project: JBRC Item 26: Department of Administration
D50.6159: SC Data Center – Chiller #1 Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

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

Included in CPIP: Yes – 2024 CPIP Priority 16 of 27 in FY25 (estimated at \$400,000)
Phase I Approval: October 2024 (estimated at \$400,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	8,000		8,000	945,563	953,563
All Sources	<u>8,000</u>		<u>8,000</u>	<u>945,563</u>	<u>953,563</u>

Summary of Work: The project will replace Chiller #1. The work will include demolition, pipe, valves, and fittings, as well as, insulation, electrical, and controls.

Rationale: The chiller is past its useful life, and replacement parts are difficult to source. The chiller services the office areas of the facility, and its failure will impact operations at the Data Center.

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

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Financial Impact: The project will be funded from FY25 Appropriated State Funds (uncommitted balance \$7.52 million at March 12, 2025). The project is expected to result in a decrease of \$2,996 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$953,563 funded from Appropriated State Funds. Contract execution is expected in December 2025 and completion of construction in June 2027. The estimated cost to complete the project has increased from the 2024 CPIP and the Phase I estimate due to current market conditions and rising construction costs.

(v) Project: JBRC Item 27: Department of Administration
D50.6161: SC Data Center – Replace VAV Boxes and Controls

Request: Establish Phase II Full Construction Budget to replace the Variable Air Volume (VAV) boxes.

Included in CPIP: Yes – 2024 CPIP Priority 13 of 27 in FY25 (estimated at \$650,000)
Phase I Approval: October 2024 (estimated at \$650,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	12,750		12,750	1,270,919	1,283,669
All Sources	<u>12,750</u>		<u>12,750</u>	<u>1,270,919</u>	<u>1,283,669</u>

Summary of Work: The project will replace obsolete VAV boxes, associated controls, investigate ductwork conditions, and replace ductwork as needed. The work will include demolition, insulation, electrical and ceiling work.

Rationale: The VAV boxes and their controls are past their useful life and are required to keep the office areas conditioned. Failure of the VAV boxes and/or their controls would impact operations at the Data Center.

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

Financial Impact: The project will be funded from FY25 Appropriated State Funds (uncommitted balance \$7.52 million at March 12, 2025). The project is not

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expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,283,669 funded from Appropriated State Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

(w) Project: JBRC Item 28: Department of Administration
D50.6164: Wade Hampton Building – Replace Electrical Panelboards
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to replace the electrical panelboards in the building.

Included in CPIP: Yes – 2024 CPIP Priority 20 of 27 in FY25 (estimated at \$215,000)

Phase I Approval: September 2024 (estimated at \$215,000) (Admin)

Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				508,042	508,042
Other, Depreciation Reserve	8,225		8,225		8,225
All Sources	<u>8,225</u>		<u>8,225</u>	<u>508,042</u>	<u>516,267</u>

Summary of Work: The project will replace the existing electrical panelboards and assess the electrical wiring. The work includes replacement of the existing panelboards and circuit breakers on each floor of the building and will include an assessment of the electrical wiring.

Rationale: The panelboards and circuit breakers have exceeded their useful life expectancy, are obsolete, and a potential fire hazard, per the agency.

Facility Characteristics: The Wade Hampton Building is 121,141 square feet and was constructed in 1938 (87 years old). The panelboards and circuit breakers are original to the building. The Wade Hampton Building is utilized by the following Agencies: Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor's Office, SC State Treasurer's Office, SC Comptroller General Office, SC

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Adjutant General's Office, and SC Department of Agriculture, and State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various annual visitors.

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

Full Project Estimate: \$516,267 funded from Appropriated State and Depreciation Reserve Funds. Contract execution is expected in November 2025 and completion of construction in December 2026. The estimated cost to complete the project has increased from the Phase I estimate due to current market conditions and rising construction costs.

(x) Project: JBRC Item 29: Department of Administration
D50.6171: Wade Hampton Building - 3rd Floor Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to renovate and update finishes in the Comptroller General's Office.

Included in CPIP: No – The funding for this project was received after the 2024 CPIP submission process.

Phase I Approval: December 2024 (estimated at \$1,250,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, FY25 Appropriated State, Proviso 118.20 (B)(58), (E12-Comptroller General Office Modernization)	18,750		18,750	1,231,250	1,250,000
All Sources	<u>18,750</u>		<u>18,750</u>	<u>1,231,250</u>	<u>1,250,000</u>

Summary of Work: The project will replace flooring and wall finishes, reconfigure office spaces for additional staff, replace current lighting with LED lighting,

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replace ceiling grid and tiles, create a break room for office staff, and abate hazardous materials as required.

Rationale: The 3rd floor has not been renovated in the last thirty (30) years and the flooring finishes are a trip hazard to staff.

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (87 years old). Approximately 14,571 square feet on the 3rd floor will be renovated. This space is utilized by approximately 40 staff members plus various visitors of the SC Comptroller General's Office.

Financial Impact: The project will be funded from Other, FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.23 million at March 5, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,250,000 funded from FY25 Appropriated State (nonrecurring) Funds. Contract execution is expected in November 2025 and completion of construction in June 2026.

(y) Project: JBRC Item 30: Department of Administration
D50.6180: SC State House - Exterior Waterproofing
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to complete targeted exterior waterproofing.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 27 in FY25 (estimated at \$500,000)
Phase I Approval: April 2025 (estimated at \$991,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	14,865		14,865	976,135	991,000
All Sources	<u>14,865</u>		<u>14,865</u>	<u>976,135</u>	<u>991,000</u>

Summary of Work: The project will complete targeted exterior waterproofing. This

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waterproofing will primarily take place on the exterior of the 2nd floor working downward. The work will include repointing of the mortar and replacement of the existing sealants in select areas.

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

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

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$6.28 million at March 14, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$991,000 funded from Depreciation Reserve Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

(z) Project: JBRC Item 31: Department of Administration
D50.6175: Governor's Mansion - Roof & HVAC Replacement

Request: Revise Scope and Establish Phase II Full Construction Budget to replace the roof system along with all associated HVAC equipment and duct system.

Included in CPIP: Yes – 2024 CPIP Priority 18 to 27 in FY25 (estimated at \$1,160,000)
Phase I Approval: February 2025 (estimated at \$1,296,628) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	19,449		19,449		19,449
FY25 Appropriated State, Proviso 118.20 (B)(57)(d), (Rent				1,000,000	1,000,000

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Increase for State-Owned Buildings)			1,287,562	1,287,562
Other, Depreciation Reserve				
All Sources	<u>14,865</u>	<u>14,865</u>	<u>2,287,562</u>	<u>2,307,011</u>

Summary of Work: The project was established to replace the roof, re-flash the existing skylights and exterior parapet wall, replace the air handler units (AHU) #4 and #5, and replace the hot water boiler. The revised scope will add the replacement of AHU #1, #2, and #3, and the associated chiller and boiler. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. No building features or any part of the exterior appearance will be altered as a result of this project. All guidelines outlined by the SC State Historic Preservation office will be followed.

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

Facility Characteristics: The Governor's Mansion is 16,161 square feet and was constructed in 1842 (183 years old) as the Arsenal Military Academy. It was transformed into the Governor's Mansion in 1869 (156 years ago). The building has gone through several renovations throughout the years. The existing roof system was installed in 2000 (25 years ago). The HVAC equipment was installed in 2004 (21 years ago). The mansion is utilized by approximately 15 family members, staff, and hundreds of visitors daily.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (non-recurring) (uncommitted balance \$1 million at March 14, 2025), and Other, Depreciation Reserve Funds (uncommitted balance \$6.28 million at March 14, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,307,011 funded from Appropriated State, Appropriated State (nonrecurring), and Depreciation Reserve Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

(aa) Project: JBRC Item 32: Department of Administration
D50.6111: Sumter Street Arts Commission First Floor Renovation

Request: Increase Phase II Full Construction Budget to complete first floor repairs in the SC Arts Commission renovated space.

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Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
Phase I Approval: December 2022 (estimated at \$992,751) (JBRC)
Phase II Approval: May 2023 (estimated at \$1,005,393) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Arts Commission (Operating)	18,656	986,737	1,005,393		1,005,393
Other, Depreciation Reserve				52,355	52,355
All Sources	<u>18,656</u>	<u>986,737</u>	<u>1,005,393</u>	<u>52,355</u>	<u>1,057,748</u>

Summary of Work: The project will renovate approximately 6,066 square feet and includes renovation of the storefront entry, bathroom and kitchen to accommodate educator and public workshops, and new office spaces. The work includes required ceiling, lighting, HVAC, plumbing and life safety modifications. Additionally, flex space will be created for workshops and gallery space.

Rationale: Over the last two fiscal years the Arts Commission increased staff from 15 to 27 due to program growth and expanded statewide reach. Due to the expansion of programs, staff require additional office/flex space to provide training and workshop opportunities for educators and community non-profit groups statewide. The recently renovated space was damaged from a contractor caused flood event that occurred on June 26, 2024, and this budget increase will fund the repairs to sheet rock, flooring and lighting. A claim has been submitted to the Insurance Reserve Fund and the agency is working with legal to recoup the costs of the damages.

Facility Characteristics: The Sumter Street Building is approximately 37,501 square feet and was constructed in 1923 (102 years old). Approximately 6,066 square feet of the building will be renovated. The space is utilized by approximately 30 SC Arts Commission staff and various visitors annually.

Financial Impact: The increase will be funded from Depreciation Reserve Funds (uncommitted balance \$6.28 million at March 14, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent

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charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,057,748 funded from SC Arts Commission Operating, and Depreciation Reserve Funds. Completion of construction is expected in June 2025.

(bb) Project: JBRC Item 33: Office of the Adjutant General
E24.9854: RC/FMS Parking Improvements (Annualized)

Request: Establish Phase II Full Construction Budget to repave the vehicle parking areas at various armories across the state.

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

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

Phase I Increase
Approval: June 2024 (estimated at \$2,052,250) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	10,500	3,750	14,250	618,547	632,797
Federal, National Guard Bureau		3,750	3,750	618,547	622,297
All Sources	<u>10,500</u>	<u>7,500</u>	<u>18,000</u>	<u>1,237,094</u>	<u>1,255,094</u>

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

Center. The Fort Mill Readiness Center pre-design has not yet been completed and is being held due to other considerations for necessary space requirements for the unit's equipment. The property presents challenges based on the initial assessments and needs. It is anticipated that construction of Fort Mill will be add next fiscal year once the design requirements are refined.

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

Facility Characteristics: After reconstruction and expansion, the Anderson Readiness Center parking will be expanded to a total of 15,989 square yards. The parking is utilized by approximately 223 Missile Defense and 119 Air Defense staff /soldiers. After reconstruction and expansion, the Fort Mill Readiness Center motor pool space will be expanded to 2,380 square yards, and parking for privately owned vehicles will be expanded to 340 square yards. The parking is utilized by approximately 119 1222 Engineering Company staff/soldiers.

Financial Impact: This phase of the project will be funded from Appropriated State, Operating (uncommitted balance \$1.6 million at February 15, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$4 million at February 15, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,255,094 funded by Operating, and National Guard Bureau Funds. Contract execution for the Anderson Readiness Center parking lot is August 2025 with construction completion in November 2025. The total estimated cost to complete all 12 armories is \$9,482,250.

(cc) Project: JBRC Item 34: Office of the Adjutant General
E24.9843: Joint Armed Force Reserve Center Supply Storage, Part 1

Request: Revise Scope and establish Phase II Full Construction Budget to construct a prefabricated metal building at the Joint Armed Forces Reserve Center.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 11 in FY26 (estimated at \$945,818)
Phase I Approval: December 2022 (estimated at \$945,818) (JBRC)

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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, Operating	3,563		3,563	422,918	426,481
Federal, National Guard Bureau	10,687		10,687	1,268,754	1,279,441
All Sources	<u>14,250</u>		<u>14,250</u>	<u>1,691,672</u>	<u>1,705,922</u>

Summary of Work: The project was established to construct an approximately 5,000 square foot prefabricated metal building to provide supply and arms storage for units operating out of the Joint Armed Forces Reserve Center. Additionally, the project includes electrical, plumbing and mechanical systems to support operations within the building. The revised scope will add an additional 1,000 square feet to accommodate larger arms vaults. The roof to be installed on the new building has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing Joint Armed Force Reserve Center houses multiple units, but only consists of one supply and one electronically monitored arms vault. The new supply building will provide supply storage and arms vaults for two additional units utilizing the Joint Armed Force Reserve Center.

Facility Characteristics: The new pre-engineered metal storage buildings to be constructed will be approximately 6,000 square feet and 1,000 square feet with concrete slab foundations. Approximately 300 soldiers will utilize the space.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$1.6 million at February 15, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$4 million at February 15, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$3,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,705,922 funded from Operating and National Guard Bureau Funds.

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Contract execution is expected in August 2025 and completion of construction in April 2026.

(dd) Project: JBRC Item 35: Office of the Adjutant General
E24.9812: Statewide Readiness Center Female Latrines

Request: Increase the Phase II Full Construction Budget for the construction of Mullins, and Georgetown.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 20 in FY25 (this portion estimated at \$1,023,500 & estimated at \$5,978,843 for all 17 facilities)

Phase I Approval: August 2018 (estimated at \$2,233,435 for all 12 facilities) (SFAA)

Phase II Approval: April 2019 (estimated at \$2,450,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: February 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: December 2020 (estimated at \$2,650,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: March 2021 (estimated at \$3,850,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: October 2021 (estimated at \$2,650,000 for all 12 facilities) (SFAA)

Phase II Increase Approval: January 2022 (estimated at \$2,172,349 for all 12 facilities) (SFAA)

Phase II Increase Approval: May 2022 (estimated at \$3,645,200 for all 12 facilities) (SFAA)

Phase II Increase Approval: October 2022 (estimated at \$5,677,200 for all 14 facilities) (SFAA)

Phase II Increase Approval: March 2023 (estimated at \$5,677,200 for all 14 facilities) (SFAA)

Phase II Increase Approval: November 2023 (estimated at \$5,677,200 for all 14 facilities) (SFAA)

Phase II Increase Approval: October 2024 (estimated at \$5,178,843 for all 17 facilities) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	12,500	1,224,061	1,519,863	435,658	1,955,521
Federal, National Guard Bureau	37,500	2,771,543	3,658,980	1,306,974	4,965,954

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All Sources	<u>50,000</u>	<u>3,841,634</u>	<u>5,178,843</u>	<u>1,742,632</u>	<u>6,921,475</u>
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Summary of Work: The project was established to renovate and expand 17 existing female latrines in various readiness centers across the state. After subsequent changes, the revised group includes Batesburg, North Charleston, Edgefield, Marion, Mullins, Rock Hill, Saluda, Walterboro, Newberry, Kingstree, West Columbia, Wellford, Hartsville, Abbeville, Eastover, Varnville, and Georgetown. The North Charleston, Edgefield, Rock Hill, Saluda, Walterboro, Newberry, Kingstree, West Columbia, Batesburg, Wellford, Abbeville and Hartsville facilities have been completed. Construction is currently in progress for Eastover, Marion, and Varnville. This request will begin construction of Mullins and Georgetown. The work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.

Rationale: Due to the rising number of female soldiers, adequate latrine space is needed. Per National Guard Pamphlets 415-12, the assigned unit(s) are authorized 2,000 square feet of latrine space. This project will allow the female soldiers to have the required number of facilities (toilets, showers, changing areas) they need to conduct training.

Facility Characteristics: Each female latrine is 72 square feet to 339 square feet and was constructed from 1958 to 1989 (36 years to 67 years old).

Financial Impact: This increase will be funded from Appropriated State, Operating Funds (uncommitted balance \$1.6 million at February 15, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$4.0 million at February 15, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$3,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$6,921,475 funded from Operating and National Guard Bureau Funds. Construction completion for Eastover, Marion, and Varnville is expected in May 2025. Contract execution for Mullins, and Georgetown is expected in June 2025 with construction completion in February 2026.

(ee) Project: JBRC Item 36: Office of the Adjutant General
E24.9826: Statewide Readiness Center Stand-By Emergency Generators

Request: Increase Phase II Full Construction Budget to install stand-by generators with automatic transfer switches.

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Included in CPIP: Yes – 2024 CPIP Priority 7 of 20 in FY25 (estimated at \$1,580,983)
Phase I Approval: October 2020 (estimated at \$443,840) (JBRC)
Phase II Approval: May 2021 (estimated at \$376,844) (JBRC)
Phase II Increase Approval: April 2022 (estimated at \$457,600) (JBRC)
Phase II Increase Approval: August 2022 (estimated at \$624,150) (JBRC)
Phase II Increase Approval: December 2022 (estimated at \$857,566) (JBRC)
Phase II Increase Approval: November 2023 (estimated at \$1,945,926) (SFAA)
Phase II Increase Approval: October 2024 (estimated at \$3,283,097) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	1,664	1,030,662	1,164,373	121,610	1,285,983
Federal, National Guard Bureau	4,994	915,265	2,118,724	404,473	2,523,197
All Sources	<u>6,658</u>	<u>1,945,926</u>	<u>3,283,097</u>	<u>526,083</u>	<u>3,809,180</u>

Summary of Work: The project was established to construct and install stand-by generators with automatic transfer switches at various locations across the state. After subsequent changes, the revised group include Georgetown, Marion, Mullins, Walterboro, North Charleston, Beaufort, Varnville RC, Varnville FMS, Manning RC, McCrady Training Center Fire Station, McCrady Training Center Water Treatment system, and Anderson (installation only). The design and construction for Anderson, Beaufort, Marion, Mullins, Georgetown, and Varnville RC are all completed. The design for Varnville FMS, Manning RC, McCrady Training Center Fire Station, and McCrady Training Center Water Treatment System have all been completed. The construction for Manning RC is ongoing. Construction for McCrady Training Center Fire Station, McCrady Training Center Water Treatment System, and Varnville FMS has not yet begun. This request will add additional construction funds to complete Varnville FMS and add construction funds to complete North Charleston and Walterboro. The work at each readiness center includes the generator, concrete pad, etc.

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

Facility Characteristics: The readiness centers support soldiers, firefighters, and staff of the SC Army National Guard.

Financial Impact: The project will be funded from Appropriated State (uncommitted balance \$1.6 million at February 15, 2025) and Federal, National Guard Bureau Funds (uncommitted balance \$4 million at February 15, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$1,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$3,809,180 funded by Operating and National Guard Bureau Funds. Contract execution for the McCrady Training Center Fire Station, McCrady Training Center Water Treatment System, Varnville FMS, North Charleston, and Walterboro Readiness generators is May 2025 with construction completion in December 2025.

(ff) Project: JBRC Item 37: Office of the Adjutant General
E24.9845: Museum Greenspace
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Increase Phase II Full Construction Budget to cover increased cost estimates for the construction of a greenspace at the SC Military Museum.

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

Phase I Approval: June 2023 (estimated at \$340,547) (Admin.)

Phase II Approval: May 2024 (estimated at \$447,303) (Admin.)

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

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FY22 Appropriated State, Proviso 118.18 (B)(69)(e), (SC Military Museum Public Outreach for SC National Guard History)	5,110	442,193	447,303		447,303
				349,497	349,497
Appropriated State, Operating					
All Sources	<u>5,110</u>	<u>442,193</u>	<u>447,303</u>	<u>349,496</u>	<u>796,800</u>

Summary of Work: The project includes the demolition of the existing asphalt parking area and the construction of a new greenspace consisting of static military vehicle displays on concrete pads, a covered pavilion, sidewalks, and landscaping to include a grassed area, trees, shrubs, and benches. The pavilion will be constructed of steel posts and a nylon cover for shade. It will not be a hard structure with an actual roof.

Rationale: The estimated cost to complete the project has increased due to inflation, additional excavation, irrigation, landscaping, and paving that is required. The proposed greenspace will provide visitors with the opportunity to gain a greater vision of the history of the South Carolina National Guard (SCNG). Additionally, the covered pavilion will provide an outdoor classroom type setting for visiting student classes to learn about the SCNG. This space will enhance the museum's capability to provide public outreach opportunities and programs.

Facility Characteristics: The new greenspace will be approximately 21,370 square feet along 50 feet of the entrance elevation of the Military Museum. The greenspace will include a 40' x 20' covered pavilion. The area being converted to greenspace will be utilized by the SC Military Museum for static displays, public areas, a pavilion for K-12 classes, and workshops. The SC Military Museum provides tours to local K-12 schools and the public. There are 5 full-time Museum employees, one who specializes in K-12 education and outreach, both on-site and at schools. The museum averages approximately 1,000 visitors and 120 students per month.

Financial Impact: This increase is funded from Appropriated State, Operating Funds (uncommitted balance \$1.6 million at February 15, 2025). The project is expected to result in an increase of \$500 (years 1 thru 3) in annual operating expenditures.

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Full Project Estimate: \$796,800 funded from Appropriated State (nonrecurring), and Operating Funds. Contract execution is expected in August 2025 and completion of construction in December 2025.

(gg) Project: JBRC Item 38: Governor’s School for Science and Math
H65.9522: Cooling Tower Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Change Source of Funds and increase Phase II Full Construction Budget to cover higher increased bid costs to replace a cooling tower.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY25 (estimated at \$370,000)

Phase I Approval: May 2021 (estimated at \$292,440) (JBRC)

Phase II Approval: January 2024 (estimated at 320,800) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(7)(a), (Cooling Tower Replacement)				320,000	320,000
Other, Operating Revenue	800	320,000	320,800	(52,011)	268,789
All Sources	<u>800</u>	<u>320,000</u>	<u>320,800</u>	<u>267,989</u>	<u>588,789</u>

Summary of Work: The project will remove the existing single celled cooling tower and replace it with a new two cell tower. The new cooling tower will include two independent circuits that can be isolated in case of failure in one cell or for routine maintenance. Piping will be modified at the tower to split to two cells. Isolation valves will be provided at the towers. Controls will be modified to allow two cell operating and variable air flow operation. New electrical connections to the two fan motors are included from the existing electrical service.

Rationale: The cooling tower is an integral component of the institution’s HVAC system, supplying the air conditioning for the entire building, including

the residence hall rooms occupied by students year-round. The current setup features a single-cell tower estimated to be running at half capacity due to the age of the unit, which is in a general state of disrepair and beyond its serviceable life.

Facility Characteristics: The existing cooling tower was installed in 2003 (22 years old). It serves academic and office space on campus which includes 428 staff and students.

Financial Impact: The increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$320K at April 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$588,789 funded by Appropriated State (nonrecurring), and Operating Revenue Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

(hh) Project: JBRC Item 39: Department of Mental Health
J12.9876: Bryan Psychiatric Hospital Soffit and Siding Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the soffit and siding on the lodges.

Included in CPIP: Yes – 2024 CPIP Priority 9 of 28 in FY25 (estimated at \$357,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				5,355	5,355
All Sources				<u>5,355</u>	<u>5,355</u>

Summary of Work: The project will replace the soffit and siding on eight (8) lodges at the Bryan Psychiatric Hospital (BPH). The work will include complete removal and replacement of the existing soffit assembly, replacement of the siding panel system and repairs to the flashing. There is no actual roof work associated with the project. During phase I all eight (8) lodges will be accessed.

Rationale: The siding panel system above the roof line appears to have inadequate flashing between the wall system and roof system allowing moisture intrusion into the lodges. Some of the buildings have experienced substantial delamination of the tap joints. The replacement of the siding system and repairs to the flashing is recommended to prevent future moisture intrusion to preserve the integrity of the interior and maintain a safe environment for the patients.

Facility Characteristics: The Bryan Psychiatric Hospital lodges total 162,301 square feet and were constructed in 1977 (48 years old). The hospital lodges have 250 employees, with 200 licensed beds for patients, and current operating capacity of 131 beds.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$357,000 (internal) funded from Capital Improvement and Maintenance Funds.

(ii) Project: JBRC Item 40: Department of Mental Health
J12.9837: Bryan Psychiatric Hospital - Installation of Anti-Ligature

Hardware

Request: Revise Scope and Increase Phase I Pre-Design Budget to address the wall and floor finishes, and to install anti-ligature door hardware and bathroom fixtures.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 28 in FY25 (estimated at \$750,000)
Phase I Approval: January 2023 (estimated at \$750,400) (SFAA)

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

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Other, Capital Improvement & Maintenance	11,256	11,256	33,216	44,472
All Sources	<u>11,256</u>	<u>11,256</u>	<u>33,216</u>	<u>44,472</u>

Summary of Work: The project was established to install anti-ligature door hardware and bathroom fixtures. The work includes retrofitting all doors in eight (8) lodges with anti-ligature hardware including door handles and hinges. Bathrooms will be retrofitted with new sinks, toilet flush valve covers, and shower/tub control valves. The revised scope of work will add updating wall and floor finishes to include ceramic tile, and replacement of existing shower water-barriers.

Rationale: This work must be completed to maintain accreditation, per the agency. The existing ceramic tile has been patched and repaired since the facility was constructed and is becoming more costly to maintain. The existing shower water-barriers have failed in multiple locations creating water intrusion into and under the facility. A new water barrier system will ensure proper installation from the shower walls to the floor drains.

Facility Characteristics: Bryan Psychiatric Hospital is 213,279 square feet and was constructed in 1977 (48 years old). The facility provides inpatient psychiatric care for 200+ patients and has 500 full time staff.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,482,400 (internal) funded from Capital Improvement & Maintenance Funds. The Phase I amount requested is 3% of the estimated cost to complete the project and the additional amount will be used to procure the required Phase I services.

(jj) **Project:** JBRC Item 41: Department of Mental Health
J12.9809: Harris Anti-Ligature Bathroom Renovations

Request: Establish Phase II Full Construction Budget to replace the patient bathroom hardware with anti-ligature fixtures.

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Included in CPIP: Yes – 2024 CPIP Priority 2 of 28 in FY25 (estimated at \$3,600,000)
Phase I Approval: January 2022 (estimated at \$2,310,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	34,650		34,650	3,225,530	3,260,180
All Sources	<u>34,650</u>		<u>34,650</u>	<u>3,225,530</u>	<u>3,260,180</u>

Summary of Work: The project will replace all trim and hardware that contain potential attachment points, including sinks, showers, toilets, and door hardware in the Acute Pods in Lodges A, G, H, J, and K, totaling 12 bathrooms and over 50 doors. A prototype bathroom has been approved by Hospital Risk Management staff.

Rationale: To get Centers for Medicare/Medicaid federal funding, Patrick B. Harris Psychiatric Hospital must maintain licensing, certification, and accreditation from Department of Public Health, Centers for Medicare & Medicaid Services, and The Joint Commission. Currently, the hospital is not in compliance with Anti-Ligature safety requirements.

Facility Characteristics: The Patrick B. Harris Psychiatric Hospital is 162,301 square feet and was constructed in 1985 (40 years old). The fixtures being replaced are original to the building. The hospital is an acute inpatient psychiatric hospital with 200 licensed beds and current operating capacity of 131 beds. The hospital serves 626 students, 311 staff, and 777 clients.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,260,180 funded from Capital Improvement & Maintenance Funds.

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Contract execution is expected in December 2025 and completion of construction in July 2026.

(kk) Project: JBRC Item 42: Department of Mental Health
J12.9867: Lexington MHCs HVAC Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to replace the split system heat pump units for two Lexington Mental Health Facilities.

Included in CPIP: Yes – 2024 CPIP Priority 14 of 28 in FY25 (estimated at \$450,000)
Phase I Approval: October 2024 (estimated at \$450,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	6,750		6,750	938,980	945,730
All Sources	<u>6,750</u>		<u>6,750</u>	<u>938,980</u>	<u>945,730</u>

Summary of Work: The project will replace the split system heat pump units totaling 61 tons.

Rationale: The existing systems run on R-22, which is becoming more costly and difficult to find as the production of the refrigerant is being phased out.

Facility Characteristics: The Lexington Community Mental Health Center is 15,465 square feet and the satellite facility is 8,917 square feet. Both buildings were constructed in 1998 (27 years old). They provide Adult and Child treatment, IPS, Housing, Access to Mobile Crisis, and other intensive community outreach programs. Other programs take place outside of this building (school mental health, law enforcement outreach, and ICS), and these patients occasionally must come to the facility if they cannot be served in the community. Combined, the centers have 74 staff and serve 2,327 patients on average per month.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of

2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$945,730 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in December 2025 and completion of construction in August 2026.

(II) Project: JBRC Item 43: Department of Mental Health
J12.9967: Aiken MHC Pharmacy and Kitchen Renovation
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to renovate the pharmacy and kitchen.

Included in CPIP: Yes – 2024 CPIP Priority 18 of 28 in FY25 (estimated at \$275,000)
Phase I Approval: September 2024 (estimated at \$250,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	10,000		10,000	381,480	391,480
All Sources	<u>10,000</u>		<u>10,000</u>	<u>381,480</u>	<u>391,480</u>

Summary of Work: The project will renovate, upgrade, and reconfigure the Aiken MHC pharmacy and kitchen break area to accommodate additional office space. Patient registration will be centralized in this area. This will provide a better experience for patients and better flow as it will be more convenient for staff to take vitals and will prevent patients from being unescorted in the facility. Telehealth offices up will be added for the multiple telehealth providers and current operational needs. The kitchen was originally designed for the operational needs of program-specific activities with patients that is no longer in use. It will be remodeled and used for a 24-hour crisis stabilization program to accommodate the needed office

spaces.

Rationale: According to the agency, the existing large spaces used for pharmacy do not meet needs.

Facility Characteristics: The Aiken-Barnwell Mental Health Center is 27,804 square feet and was constructed in 1997 (28 years old). The areas to be renovated are original to the building. The renovation will impact 3,000 square feet of the facility. The renovated space in this project will be utilized by Mental Health Administrative, Treatment, Therapy programs, and Crisis Stabilization. The building is utilized by approximately 50-60 staff and serves over 4,000 clients annually.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.35 million at February 28, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$391,480 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in January 2026 and completion of construction in June 2026.

(mm)Project: JBRC Item 44: Department of Public Safety
K05.9625: SCDPS /DMV Headquarters Parking Lot Expansion

Request: Establish Phase I Pre-Design Budget to expand the parking lot at SCDPS/DMV Headquarters.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DPS Building Fund				6,500	6,500

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All Sources		<u>6,500</u>		<u>6,500</u>		
Summary of Work:		The project will add a new parking lot at the SCDPS /DMV Headquarters. The work will include the expansion of the existing water retention area to accommodate the new parking lot, new parking lot lighting, and landscaping.				
Rationale:		A nearby private school has purchased the adjacent building and property. Some of the parking lots on the property are currently being used by SCDPS /DMV employees and visitors. The new owners are taking over those parking spots.				
Facility Characteristics:		The new parking lot will provide approximately 338 additional spaces to the SCDPS /DMV Headquarters. The project will benefit SCDMV and DMV employees to include administrative staff, highway patrol, state transport police, highway safety, and regional telecommunications. Approximately 795 employees, and 1,150 visitors will utilize the parking lot monthly.				
Financial Impact:		The project will be funded from Other, Department of Public Safety Building Funds (uncommitted balance \$3.36 million at February 1, 2025). Revenue to this fund is collected from late penalty fees by DMV on vehicle registrations. The project is not expected to result in any change in annual operating expenditures.				
Full Project Estimate:		\$1,428,988 (internal) funded from Department of Public Safety Building Funds.				
Project:		JBRC Item 45: Department of Corrections N04.9802: Kirkland CI Replace Shingles on 7 Housing Units				
Request:		Establish Phase I Pre-Design Budget to replace shingles on seven (7) Housing units at Kirkland Correctional Institution.				
Included in CPIP:		No – The need for the project was unknown during the 2024 CPIP submission process.				
Source of Funds		Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment

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Other, Insurance Reserve	7,500	7,500
All Sources	<u>7,500</u>	<u>7,500</u>

Summary of Work: The project will replace roof shingles on seven (7) housing units located at Kirkland Correctional Institution. The work will include demolition, possible wood replacement, and thermal and moisture protection. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: According to the agency, the roofs of all seven (7) housing units were damaged by Hurricane Helene.

Facility Characteristics: The seven (7) housing units are 7,920 square feet each and were constructed in 1994 (31 years old). The existing roof systems are original to the building. Each facility houses 128 inmates.

Financial Impact: This phase of the project will be funded from Other, Insurance Reserve Funds (uncommitted balance is \$638K at March 11, 2025). A claim was settled for \$322K with the Insurance Reserve Fund for the damage sustained to the seven (7) housing units. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,044,200 (internal). Phase II will be funded from \$744,200 in Appropriated State Operating, and \$292,500 in Insurance Reserve Funds.

(oo) Project: JBRC Item 46: Department of Juvenile Justice
N12.9639: Infirmary

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(50)(c), (Master Plan Implementation)				225,000	225,000

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All Sources		<u>225,000</u>	<u>225,000</u>
Summary of Work:	The project will replace the existing infirmary, the dental modular, and infirmary annex with a new larger up-to-date building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.		
Rationale:	This new infirmary aligns with the recommendation of the agency's most recent master plan completed in May 2024. The new facility will allow services to be consolidated into a single structure located on the secure side of the Broad River Road Complex. It will also enable the agency to replace three outdated and inadequate buildings currently in use and allow two of those buildings to be available to be upgraded and used for office space in the future.		
Facility Characteristics:	The existing infirmary, dental, and infirmary annex total 9,472 square feet and were constructed between 1972 (53 years old) and 2008 (17 years old). The new facility to be constructed will be approximately 15,000 to 18,000 square feet. It will be utilized for clinical examinations, dental care, patient assessments, first aid, basic treatment, provide a place for the rest and recovery of youth patients, and office space for medical and clerical staff. Approximately 33 staff will occupy the new facility.		
Financial Impact:	The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance is \$15 million at March 10, 2025). The project is expected to result in additional annual operating expenditures, but that amount has not yet been determined.		
Full Project Estimate:	\$15,000,000 funded from Appropriated State (nonrecurring) Funds.		
(pp) Project:	JBRC Item 47: Department of Juvenile Justice N12.9628: BRRC Safety and Security Improvements		
Request:	Revise Scope and increase Phase II Full Construction Budget to cover additional cost to complete the original project scope and to add the remodel of three additional buildings to the project.		
Included in CPIP:	No – Building assessments were not completed prior to the 2024 CPIP submission process.		
Phase II Approval:	June 2023 (estimated at \$22,569,871) (Admin.)		

Original	Cumulative Changes	Adjustment	Total Budget After Current
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Source of Funds	Budget Amount	Since Original Budget	Current Budget	Requested	Adjustment
FY22 Appropriated State, Carryforward	2,137,000		2,137,000		2,137,000
FY24 Appropriated State, Carryforward				6,669,250	6,669,250
Appropriated State, Operating				3,330,750	3,330,750
FY23 Appropriated State, Proviso 118.19 (B)(58)(b), (Facilities Management – Maintenance and Security Upgrades)	8,000,000		8,000,000		8,000,000
Other, Law Enforcement	400,000		400,000		400,000
Other, Traffic Ed	2,050,000		2,050,000		2,050,000
Other, Juvenile Detention Services	4,382,871		4,382,871		4,382,871
Other, JT Child Communications					
All Sources	<u>22,569,871</u>		<u>22,569,871</u>	<u>10,000,000</u>	<u>32,569,871</u>

Summary of Work: The project was established to address safety and security issues identified at the Broad River Road Complex, mainly within four (4) juvenile living units and the recreation areas associated with them. This work includes upgrading the security controls and modernizing the locking control systems, repairs, and upgrading various outside physical and social areas. Site issues to be addressed include drainage, road repair, and additional security fencing at select locations to enhance physical security. The remaining scope of work will involve lighting, bathrooms, finishes and minor exterior repairs to the support buildings. The revised scope of work will remodel the Willow Lane Gym, the John G. Gym, and Willow Lane Human Resource Building.

Rationale: The project addresses safety and security issues that have been identified on the complex. The living and recreational areas are in their original configuration and are not conducive to the juvenile's safety. The shortfall of funding to complete the original scope of work is due to increasing the linear footage of the security fencing originally quoted and altering the work on the dorms to ensure they are both conducive to a rehabilitative environment and as secure as possible. The three (3) additional buildings being added to the project are currently vacant and in need of work before they can be used again. The Willow Lane Gym will be used for training. The John G. Gym will be used as a staff wellness center and break area. The Willow Lane Human Resource Building will be used for additional office space to continue with moving staff from the agency's leased building.

Facility Characteristics: The Broad River Road Complex is 180 acres. The Catawba Housing Unit, Magnolia Housing unit, Myrtle Housing unit, and Evergreen housing unit total 25,516 square feet and were constructed in the mid 1970's (approximately 55 years old). The Palmetto Building is 7,150 square feet. The BRRC Administration Building is 2,500 square feet. The Birchwood Gym is 9,682 square feet. These buildings were constructed in the mid 1970's (approximately 55 years old). Willow Lane Gym, the John G. Gym, and Willow Lane Human Resource Building total 21,850 square feet and were constructed between 1972 (53 years old), and 1990 (35 years old). The entire DJJ staff at the BRRC and all juveniles housed within the complex will benefit from the project.

Financial Impact: This increase will be funded from FY24 Appropriated State, Carryforward (uncommitted balance is \$6.67 million at March 18, 2025), and FY25 Appropriated State, Operating (uncommitted balance \$34.58 at March 18, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$32,569,871 funded from Carryforward, Operating, Appropriated State (nonrecurring), Law Enforcement, Traffic Ed, Juvenile Detention Services, and JT Child Communications Funds. Completion of construction for the original scope is expected in December 2026. Contract execution for the additional scope is expected in July 2025 with completion of construction in December 2026.

(qq) Project: JBRC Item 48: Forestry Commission
P12.9610: Beech Hill Project

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1,643 acres in Dorchester County.

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Included in CPIP: No – The property was not available until after the 2024 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue				170,000	170,000
All Sources				<u>170,000</u>	<u>170,000</u>

Rationale: This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area is in imminent danger of being lost to development. If acquired, the property will be managed by the Forestry Commission for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.

Characteristics: The property is located near the community of Givhans and is adjacent to Edisto River Wildlife Management Area and other private owned protected land that extends down into the ACE Basin and just south of Givhans Ferry State Park between Hwy 61 and Hwy 17 Alternate South.

Financial Impact: The property is being offered by Davis Land & Timber to Open Space Institute Land Trust, LLC for the proposed purchase price of \$11,350,000. Open Space Institute is offering Forestry Commission 1,043 acres of this property as a donation. Open Space Institute is offering Forestry Commission 600 acres of this property for the proposed purchase price of \$3,875,000. The due diligence activities will be funded by Other, Timber Sales Revenue Funds (uncommitted balance \$7.43 million at March 18, 2025). Revenue to this fund is generated from all timber sales and all pine straw sales from all five state forests. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,045,000 (internal). The Final Land Acquisition will be funded from Land Sales Revenue, Timber Sales Revenue, and Carryforward Funds. The budget amount requested exceeds \$20,000 and the additional amount will be used to procure Phase I activities that are anticipated to exceed that amount.

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

(rr) Project: JBRC Item 49: Forestry Commission
P12.9611: Chelsea Plantation Project

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 2,723 acres and two buildings in Jasper County.

Included in CPIP: No – The property was not available until after the 2024 CPIP submission process.

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

Rationale: This is a working forest tract that has been identified as priority for conserving working forest land. The property and surrounding area is in imminent danger of being lost to development. Acquisition of this property will provide protection to approximately 600 acres of saltwater marsh with 1.5 miles of marsh along Hazard Creek that empties into the Port Royal Sound. This property will also provide water for water protection for the adjacent Beaufort-Jasper Water and Sewer Authority facility and water canal. If acquired, the property will be managed by the Forestry Commission for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.

Characteristics: The property is located near the community of Okatie.

Financial Impact: The property is being offered by Chelsea Plantation to The Nature Conservancy for the proposed purchase price of \$32,000,000. The Nature

Conservancy is offering Forestry Commission the property for the proposed purchase price of \$32,000,000. The due diligence activities will be funded by Other, Timber Sales Revenue Funds (uncommitted balance \$7.43 million at March 18, 2025). Revenue to this fund is generated from all timber sales and all pine straw sales from all five state forests. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$32,120,000 (internal). The Final Land Acquisition will be funded from Department of Defense Forest Legacy Program IRA, Beaufort County, Jasper County, SC Conservation Bank, The Nature Conservancy and Forestry Commission funds. The budget amount requested exceeds \$20,000 and the additional amount will be used to procure Phase I activities that are anticipated to exceed that amount.

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

(ss) Project: JBRC Item 50: Department of Agriculture
P16.9525: CSFM – Retention Pond Reconfiguration

Request: Establish Phase II Full Construction Budget to reconfigure the retention pond and basins at the SC State Farmers Market located in Columbia.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY28 (estimated at \$40,000,000) (This portion estimated at \$2,443,269).

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(34)(b), (Greenville Orangeburg State Farmers Market Buildings)				1,139,188	1,139,188

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FY24 Appropriated State, Proviso 118.19 (B)(34)(d), (Statewide Farmers Market Upgrades and Safety Improvements)	598,855	598,855
Other, State Farmers Market Escrow	705,226	705,226
All Sources	<u>2,443,269</u>	<u>2,443,269</u>

Summary of Work: The project will reconfigure the retention pond and basins.

Rationale: The agency recently completed a comprehensive Master Plan for the Columbia State Farmers Market, which identified the need for this reconfiguration to better accommodate future development on the market.

Facility Characteristics: The Columbia State Farmers Market spans 174 acres in West Columbia and includes both private and public ownership. The Department of Agriculture owns and operates various facilities, including the Phillips Market Center, Consumer Protection Laboratory, Metrology Laboratory, Retail Food Inspections building, The Buddy Jennings Training Facility, The Market Restaurant, four Farmers Market Sheds, an Administrative office, along with two warehouses leased to private companies. The agency employs 85 full-time staff across the market. Additionally, the market serves as the base for approximately 1,200 state employees from the Department of Natural Resources and the Department of Education, both of which have headquarters there. The site sees an estimated daily footfall of 400-600 visitors. The Department of Agriculture organizes two major annual events—the spring and fall plant and flower festivals—each drawing around 45,000 attendees over two separate four-day periods.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$1.73 million March 18, 2025), and Other, State Farmers Market Escrow Funds (uncommitted balance \$705K at March 18, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,443,269 funded from Appropriated State (non-recurring) and State Farmers Market Escrow Funds. Contract execution is expected October 2025 and construction completion in September 2026.

(tt) Project: JBRC Item 51: South Carolina Department of Agriculture

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P16.9526: PDSFM – Paving and Facilities Upgrades
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full construction Budget to complete paving and facility upgrades for the Pee Dee State Farmers Market.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY26 (estimated at \$10,000,000) (This portion estimated at \$1,129,938).

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(34)(b), (DHEC Food Protection Restructuring)				129,938	129,938
FY25 Appropriated State, Proviso 118.20 (B)(34)(c), (Pee Dee State Farmers Market RV Park and Paving)				1,000,000	1,000,000
All Sources				<u>1,129,938</u>	<u>1,129,938</u>

Summary of Work: The project will repave the roadway and make facility enhancements to the Pee Dee Farmers Market. The work will include transforming a gravel drive and parking areas into paved lined roadways and parking lots. It will convert existing restrooms into family style ADA complaint facilities. It will add an additional restroom in the Market Restaurant.

Rationale: According to the agency, the project addresses the need for a family-style ADA compliant restroom and the improved drive and parking areas will ease the burden on visitors.

Facility Characteristics: The Pee Dee Tourism Visitors Center is 750 square feet. The Market Restaurant is 1,000 square feet. The current age of the buildings is unknown.

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Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.38 million March 19, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,129,938 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected October 2025 and construction completion in May 2026.

(uu) Project: JBRC Item 52: Department of Natural Resources
P24.6124: Berkeley-Dennis Wildlife Center HVAC Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to replace the HVAC system in the Berkeley-Dennis Wildlife Center.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 17 in FY27 (estimated at \$3,000,000) (This component is estimated at \$373,950)

Phase I Approval: January 2025 (estimated at 200,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Carryforward	3,000		3,000	370,950	373,950
All Sources	<u>3,000</u>		<u>3,000</u>	<u>370,950</u>	<u>373,950</u>

Summary of Work: The project will replace the HVAC system in the Dennis Wildlife Center. The project also includes asbestos abatement, carpet replacement, paint, electrical, and ceiling work all related to the replacement of system components.

Rationale: Renovations since construction of the facility have been minimal, and the ductwork and HVAC units no longer provide adequate climate control to the building. The replacement of this system is considered an emergency as interior offices and lab spaces easily generate stifling heat and temperatures during warm days.

Facility Characteristics: The Dennis Wildlife Center is 78,000 square feet and was constructed in 1976 (49 years old). The last renovation was in 1989 (36 years ago). The

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building houses regional wildlife, regional freshwater, hatchery, and law enforcement operations. Approximately 30 staff members utilize the facility daily.

Financial Impact: The project will be funded from Appropriated State, FY24 Carryforward Funds (uncommitted balance \$2.06 million at March 31, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$373,950 funded from Carryforward Funds. Contract execution is expected in June 2025 and completion of construction in September 2025. The estimated cost to complete the project has increased from the Phase I estimate due to required asbestos abatement, and the failure of both HVAC systems on the front and rear sections of the building, which was also unexpected.

(vv) Project: JBRC Item 57: Department of Parks, Recreation, and Tourism
P28.9867: Cheraw State Park Boardwalk

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

Included in CPIP: Yes – 2024 CPIP Priority 4 of 5 in FY27 (estimated at \$200,000)

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	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will renovate the Cheraw State Park Boardwalk over Lake Juniper. The work will include a complete re-decking and repairs to its support structures. The work will also include site preparation for the sidewalk, demolition of the old boardwalk, and concrete work for the boardwalk trail.

Rationale: The existing boardwalk has had minimal repairs and board replacement since its construction and is due for a complete re-decking and repairs to its support structures. According to the agency, continuing to operate the boardwalks and observation decks as is will ultimately result in increasing maintenance costs, reduced visitor experience, and potential losses in revenue.

Facility Characteristics: The boardwalk is a half mile trail that was constructed in 2001 (24 years

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old). The boardwalk trail crosses the dam spillway at Cheraw State Park. It is a popular walking trail for day use visitors, but also for campground guests that use the boardwalk as a foot path to the rest of the park. The park has an estimated 570,000 visitors annually.

Financial Impact: This phase of the project will be funded from Other, Park Revenue Funds (uncommitted balance \$12.87 million at January 21, 2025). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,000,000. Phase II will be funded from Park Revenues, Land Water Conservation Fund Grant Funds.

(ww) **Project:** JBRC Item 58: Department of Parks, Recreation & Tourism
P28.9846: Kings Mountain CCC Bathhouse Renovation
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Revise Scope and establish Phase II Full Construction Budget to complete critical repairs needed to the Civilian Conservation Corps (CCC) Bathhouse.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 5 in FY27 (estimated at \$3,000,000)
Phase I Approval: June 2024 (estimated at \$3,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B) (77), (Kings Mountain State Park Upgrades)	45,000		45,000	205,000	250,000
FY23 Appropriated State, Proviso 118.18 (B) (93) (ttt), (Kings Mountain State Park)				250,000	250,000

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FY20 Appropriated State, Proviso 118.16 (B) (11) (f), (Parks Revitalization)			71,099	71,099
All Sources	<u>45,000</u>	<u>45,000</u>	<u>526,099</u>	<u>571,099</u>

Summary of Work: The repairs will consist of the covered entry column repair/replacement, asbestos and lead paint abatement, structural repairs, securing windows and adding sheathing/moisture barriers.

Rationale: The bathhouse is an iconic landmark within the park. Its ornate stonework is an excellent example of CCC construction and craftsmanship, per the agency. The bathhouse has not been used for many years and is need of repair.

Facility Characteristics: The existing bathhouse is 3,450 square feet and was constructed in 1935 (90 years old). Approximately 20,000 campers are anticipated to utilize the renovated facility.

Financial Impact: This phase of the project is funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$205K at February 11, 2025), FY23 Appropriated State (nonrecurring) (uncommitted balance \$250K at February 11, 2025), and FY20 Appropriated State (nonrecurring) Funds (uncommitted balance \$100K at February 11, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$571,099 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in June 2026.

(xx) Project: JBRC Item 59: Department of Parks, Recreation & Tourism
P28.9803: Calhoun Falls State Park Marina Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

Request: Increase Phase II Full Construction Budget to cover increased costs to complete the marina replacement.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 5 in FY27 (estimated at \$1,010,000)
Phase I Approval: January 2022 (estimated at \$1,000,000) (Admin.)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(77), (Calhoun Falls Marina)	1,000,000		1,000,000		1,000,000
FY25 Appropriated State, Proviso 118.20 (B)(38)(b), (Calhoun Falls Marina Replacement)				1,350,000	1,350,000
All Sources	<u>1,000,000</u>		<u>1,000,000</u>	<u>1,350,000</u>	<u>2,350,000</u>

Summary of Work: The project will upgrade the existing marina at Calhoun Falls State Park. The work includes replacing the entire marina with a higher quality structure, adding additional slips, and replacing all utilities.

Rationale: According to the agency, the existing structure has many issues and needs constant repairs. It has become a source of complaints from leaseholders and the boardwalks and slips are becoming a safety concern due to years of use, making this project a priority. The increase will cover increased costs of materials due to inflation.

Facility Characteristics: The Calhoun Falls Marina was constructed in 1990 (35 years old) and has a total of 30 rentable marina-slips. The current plan is to have over 40 slips with the replacement.

Financial Impact: This increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.35 million at March 26, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,350,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in July 2025 and completion of construction in December 2026.

(yy) Project: JBRC Item 60: Department of Parks, Recreation, and Tourism
P28.9850: Croft State Park - Boy Scouts /Equestrian
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to authority approval prior to Act 214.)

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Request: Establish Phase II Full Construction Budget to build a new equestrian campground.

Included in CPIP: Yes – 2024 CPIP Priority 37 of 37 in FY25 (estimated at \$750,000)
Phase I Approval: May 2024 (estimated at \$750,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(86) (kkk), (Croft State Park Boy Scouts /Equestrian)	11,250		11,250	738,070	749,320
All Sources	<u>11,250</u>		<u>11,250</u>	<u>738,070</u>	<u>749,320</u>

Summary of Work: The project will construct a new equestrian campground at Croft State Park. The work will include site clearing, a gravel access drive, concrete sidewalks, a premanufactured restroom building, water, sewer, and electrical utilities, gravel campsites, site amenities (fire ring, picnic tables, equestrian tie rails), a potable well, and on-site septic.

Rationale: According to the agency, Croft State Park is becoming busier with the growth of Spartanburg and various park improvements, and equestrian users find it increasingly difficult to rent a campsite. Furthermore, the closest campground to the horse stalls is roughly 1/2 mile away. Over the last couple of years, the park has added three equestrian sites beside the horse stalls, which have generated significant excitement among visitors.

Facility Characteristics: Croft State Park is 7,000 acres of wooded terrain and is located a few miles from downtown Spartanburg. The park offers over 20 miles of biking and hiking trails, a playground, picnicking and camping, as well as fishing and boating in one of two lakes. Croft State Park is also known for its equestrian facilities, including 51 horse stalls and an arena. It regularly hosts shows in its arena. The project is expected to provide new opportunities to an estimated 10 million state park visitors annually.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$749K at March 17, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$749,320 funded from Appropriated State (nonrecurring) Funds. Contract

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execution is expected July 2025 and construction completion in June 2027.

(zz) Project: JBRC Item 61: Department of Parks, Recreation & Tourism
P28.9860: Property Acquisition – Waites – Jackie Boyce

Request: Establish Final Land Acquisition to purchase +/- 209.47 acres and a house in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at \$7,500,000)
Phase I Approval: February 2025 (estimated at \$8,075,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	75,000		75,000		75,000
Other, SC Office of Resilience				8,000,000	8,000,000
All Sources	<u>75,000</u>		<u>75,000</u>	<u>8,000,000</u>	<u>8,075,000</u>

Rationale: The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.

Characteristics: The property is three distinct parcels totaling +/- 209 acres and includes a 2,504 square foot building constructed in 2017 (8 years old).

Financial Impact: The property is offered by Jackie Boyce for \$8,000,000. The acquisition will be funded by SC Office of Resilience Funds (uncommitted balance \$8 million at March 18, 2025). The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$21,165,000. A Phase I

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Environmental Site Assessment was completed in March 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in March 2025 and found \$500 in immediate costs to rectify deficiencies. Letters of support have been received from Horry County and Horry County School District.

Full Project Estimate: \$8,075,000 funded from SC Office of Resilience Funds. The seller is retaining a life estate in approximately 30 acres and will also retain certain use rights over the remainder of the property and other properties owned or to be owned by the state under the Lifetime License Agreement.

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

(aaa) Project: JBRC Item 62: Department of Parks, Recreation & Tourism
P28.9861: Property Acquisition – Waites – Rebecca (Becky) Work

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

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000		20,000
				1,000,000	1,000,000
Other, SCCB, (National Coastal Wetland Conservation Grant					

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Program)				
All Sources	<u>20,000</u>	<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</u>
Rationale:	The location of this tract in proximity to the causeway to the island makes it a keystone tract to acquire in the Waites Island assemblage. The undeveloped areas of Little River Neck and Waites Island have long been a conservation priority for the state. Acquisition of this property will protect some fragile and threatened habitats while lessening the impacts of storm events and other coastal threats.			
Characteristics:	The property is three distinct parcels totaling +/- 14.93 acres. This property is undeveloped.			
Financial Impact:	The property was sold by Rebecca (Becky) Work to Open Space Institute for \$8,000,000 in November 2024. Open Space Institute is offering the property for \$1,000,000. The acquisition will be funded from Other, National Coastal Wetland Conservation Grant Funds awarded to the SC Conservation Bank (uncommitted balance \$1 million at August 1, 2024). The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$19,320,000. A Phase I Environmental Site Assessment was completed in June 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Horry County and Horry County School District.			
Full Project Estimate:	\$1,020,000 funded from National Coastal Wetland Conservation Grant Program Funds.			
Other:	The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.			

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

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

Department of Administration, Executive Budget Office: Forestry Commission Personal Service Transfer (Regular Session Item #4)

Due to the unprecedented Covington Drive, Table Rock, and Persimmon Ridge fires that totaled 18,032 acres, the Forestry Commission is requesting permission from the State Fiscal Accountability Authority to exceed the 2% Personal Service Transfer limit by \$1,500,000. This will allow General Funded lapsed salaries from vacancies to be used to pay for operational firefighting costs such as out-of-state resources that provided valuable assistance. To date, the total cost of fighting the three fires is estimated to be \$11.3 million yet continues to grow as containment efforts are ongoing.

Proviso 117.9 of the FY 2024-25 Appropriations Act states, “Transfers of appropriations from personal service accounts to other operating accounts or from other operating accounts to personal service accounts may be restricted to any established standard level set by the State Fiscal Accountability Authority upon formal approval by a majority of the members of the State Fiscal Accountability Authority.” The former Budget and Control Board now the State Fiscal Accountability Authority established the personal service transfer limit at \$100,000 or 2% of the agency’s total personal service budget. Any transfer request that exceeds this limit requires the approval of the State Fiscal Accountability Authority. This transfer request exceeds this limit. In accordance with the policy, it required the approval of the majority of the Authority.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority approved the Forestry Commission’s request to transfer \$1,500,000 of its general funds from personal services to other operating to cover wildfire fighting costs, as requested by the Forestry Commission, through the Department of Administration, Executive Budget Office, in accordance with the State Fiscal Accountability Authority’s personal services transfer policy established on June 29, 1999.

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: Easements
(Regular Session Item #5)***

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

- (a) County Location: Pickens
From: Clemson University (#1212)
To: Fort Hill Natural Gas
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.41± acre non-exclusive, permanent easement for the installation, monitoring, maintenance, and operation of a natural gas line and facilities on Clemson's main campus. The easement is necessary to provide gas service to Clemson's Women's Sports Complex. As the easement is being sought by the University to benefit Clemson's women's athletic programs, it does not materially impair the utility of the property or damage it, and Clemson has requested that the easement be granted for nominal consideration. Clemson has requested one exception to the 2022 easement policy, which is that the easement be permanent given the connectivity and infrastructure that this utility service will provide to the University facilities.

- (b) County Location: Greenville
From: Clemson University (#1230)
To: Upstate Greenways and Trails Alliance (UGATA)
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.17± acre assignable, non-exclusive permanent trail easement for the purpose of ingress, egress, grading, constructing, installing, and paving of a recreational trail on the Clemson University International Center for Automotive Research (CU-ICAR) Campus in Greenville, SC. UGATA works in partnerships with local municipalities, including Greenville County and the City of Greenville, to expand the greenways network of Upstate South Carolina. Upon completion of the trailway construction, UGATA will transfer the easement and trailways to the City of Greenville for long-term maintenance. This easement will allow for quiet, non-motorized, passive recreational trail purposes used for pedestrian and bicycle traffic. Clemson has determined that, in accordance with the requirement of the statute, the easement does not materially impair the utility of the property

or damage it. Clemson has requested that the easement be granted for nominal consideration given the benefits that the University will receive from the trail through the promotion of health and wellbeing for University students, faculty and staff. Clemson has requested one exception to the 2022 easement policy, which is that the easement be permanent given the connectivity and infrastructure that this asset will provide to the University.

- (c) County Location: Charleston
From: Department of Administration (#1235)
To: Dominion Energy South Carolina, Inc.
Consideration: \$744.89 Administrative fee
\$820.65
Description/Purpose: To grant a non-exclusive easement with three easement areas of 0.064± acres, 0.013± acres, and 0.476± acres for the construction, installation, operation and maintenance of an underground gas distribution pipeline across Burden Creek on Johns Island. The easement is needed to extend natural gas service down River Road and provide service for planned developments. The term of the easement will be fifty (50) years. Consideration is \$744.79 administrative fee plus the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands in Charleston County. There are no exceptions requested with regard to the 2022 easement policy.
Additional Information: On June 18, 2024, the Authority approved an easement for Dominion to install an underground gas pipeline across Burden Creek. Dominion now needs to shift the easement area by 10 feet which will move into a shared easement area with Charleston Water System. Dominion will relinquish the previously granted easement.
- (d) County Location: Charleston
From: Department of Administration (#1222)
To: Dominion Energy South Carolina, Inc.
Consideration: \$744.79 Administrative fee
\$133.56
Description/Purpose: To grant a non-exclusive easement with three easement areas of 0.01± acres, 0.06± acres and 0.02± acres for the installation, operation and maintenance of an 8” underground gas distribution pipeline across Penny’s Creek on Johns Island. The easement is needed to replace an existing 8” gas main which was damaged by a boat collision due to its shallow bury depth. The new gas pipeline will be buried

significantly deeper than the original pipeline using horizontal directional drill. The term of the easement will be fifty (50) years. Consideration is \$744.79 administrative fee plus the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands in Charleston County. There are no exceptions requested with regard to the 2022 easement policy.

Upon a motion by Senator Peeler, seconded by Mr. Loftis, the Authority approved the referenced easements, as recommended by the Department of Administration, Facilities Management and Property Services.

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

Department of Administration, Facilities Management and Property Services: Clemson University Lease of 1 Research Drive, Greenville, SC (Regular Session #6)

Clemson University (Clemson) requests approval to lease twenty-four thousand (24,000) square feet of office and lab space in Greenville from LICAR, LLC for office, classroom space and research labs to support the new Bachelor of Science degree in Automotive Engineering, as well as research and teaching for the School of Computing and Industrial Engineering. Clemson has been leasing space at this location since August 2016. The current lease will expire August 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Three offers were received in response to the solicitation. The selected location was the lowest offer for the term and was also determined by Clemson to be the best option due to the location/proximity to other Clemson programs located at CU-ICAR, providing for synergy with other students, faculty, student service programs and access to the Clemson network and bus route to Clemson's main campus.

The requested lease term is seven (7) years and is expected to commence on or about September 1, 2025.

The rent for the first year of the term will be \$467,040.00 or \$19.46 per square foot which includes taxes and insurance. The rental rate shall escalate by 3% annually over the term beginning in year 2. All other building operating expenses will be billed monthly. The estimated annual costs of the additional building operating expenses are \$6.75 per SF. The following chart sets forth the

rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	9/1/2025 - 8/31/2026	\$38,920.00	\$467,040.00	\$19.46
YEAR 2	9/1/2026 - 8/31/2027	\$40,087.60	\$481,051.20	\$20.04
YEAR 3	9/1/2027 - 8/31/2028	\$41,290.23	\$495,482.74	\$20.65
YEAR 4	9/1/2028 - 8/31/2029	\$42,528.93	\$510,347.22	\$21.26
YEAR 5	9/1/2029 - 8/31/2030	\$43,804.80	\$525,657.63	\$21.90
YEAR 6	9/1/2030 - 8/31/2031	\$45,118.95	\$541,427.36	\$22.56
YEAR 7	9/1/2031 - 8/31/2032	\$46,472.52	\$557,670.18	\$23.24

The total rent to be paid over the term is \$3,578,676.34.

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

Tenant	Location	Annual Rate per SF
Vacant	730 S Pleasantburg Drive, Greenville+^	\$25.00**
Vacant	730 S Pleasantburg Drive, Greenville+^	\$31.00**
Vacant	50 International Drive, Greenville+*	\$26.50**

*Rate does not include increases in taxes, insurance, and operating and maintenance expenses, which would be an additional tenant responsibility.

**Rate subject to base rent escalations.

+Received in response to solicitation.

^Submitted proposals for 2 separate locations within the facility.

The lease has adequate parking in a parking garage near the premises. The lease also meets the State space standards with an approximate density of 150 SF per person.

Clemson has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on April 28, 2025. Lease payments will be funded through grant

recoveries.

The lease was approved by the University's Board of Trustees at their meeting in February 2025.

No option to purchase the property is included in the lease. JBRC reviewed and recommended approval of the lease on June 3, 2025.

Upon a motion made by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed seven-year lease for Clemson University of twenty-four thousand (24,000) square feet of office, classroom and lab space at 1 Research Drive in Greenville from LICAR, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

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

Department of Administration, Facilities Management and Property Services: College of Charleston Lease of 360 Concord St., Charleston, SC (Regular Session #7)

The College of Charleston (CofC) requested approval to lease fifty-two thousand eight hundred ninety-four (52,894) square feet of office and classroom space in Charleston from R.E.R. Investments, Limited Company (Landlord) to house both its Department of Computer Science and Department of Engineering. CofC has been leasing space at this location since January 2014. The current lease will expire December 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Three offers were received in response to the solicitation. The selected location was the only offer with sufficient space and was determined by CofC to be the best option due to the location/proximity to CofC main campus (less than one mile away and easily accessible by foot, bike or CofC CARTA route), providing for synergy with other students, faculty, student service programs throughout the day. The Landlord will provide a tenant improvement allowance equating to \$264,470.00.

The requested lease term is seven (7) years and is expected to commence on or about January 1, 2026.

The rent for the first year of the term will be \$1,930,631.00 or \$36.50 per square foot which includes all operating costs. The rental rate shall escalate by 2.5% annually over the term

beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	1/1/26-12/31/26	\$ 160,885.92	\$ 1,930,631.00	\$ 36.50
YEAR 2	1/1/27-12/31/27	\$ 164,908.06	\$ 1,978,896.78	\$ 37.41
YEAR 3	1/1/28-12/31/28	\$ 169,030.77	\$ 2,028,369.19	\$ 38.35
YEAR 4	1/1/29-12/31/29	\$ 173,256.54	\$ 2,079,078.42	\$ 39.31
YEAR 5	1/1/30-12/31/30	\$ 177,587.95	\$ 2,131,055.38	\$ 40.29
YEAR 6	1/1/31-12/31/31	\$ 182,027.65	\$ 2,184,331.77	\$ 41.30
YEAR 7	1/1/32-12/31/32	\$ 186,578.34	\$ 2,238,940.06	\$ 42.33

The total rent to be paid over the term is \$14,571,302.61.

The following chart represents the other responses to the solicitation:

Tenant	Location	Annual Rate per SF
Vacant	4360 Corporate, Charleston^	\$25.00*
Vacant	174 Meeting St. Charleston^^	\$42.00*

*Rate subject to base rent escalations.

^Only offered 33,000 SF.

^^Only offered 15,039 SF.

The lease has two reserved parking spaces and use of bicycle racks on the premises. The lease also meets the State space standards with an approximate density of 189 SF per person.

CofC has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on April 25, 2025. Lease payments will be funded through college fees.

No option to purchase the property is included in the lease. JBRC reviewed and recommended approval of the lease on June 3, 2025.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed seven-year lease for the College of Charleston of fifty-two thousand eight hundred ninety-four (52,894) square feet of office and classroom space at 360 Concord Street in Charleston from R.E.R. Investments, Limited Company, 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: Lander University Overflow Student Housing (Regular Session #8)

At the conclusion of the April 1, 2025, meeting of the State Fiscal Accountability Authority, Lander University (Lander) approached the Department of Administration (Admin) indicating that they anticipated that they will need additional beds for the fall semester. As a result, Admin worked with them to quickly create a solicitation for student housing which was released on April 9, 2025, with proposals due by April 30, 2025. Admin also reached out to multiple hotels in the Greenwood area to request that they submit a proposal to no avail. Ultimately, only one offer was received in response to the solicitation, and it has not yet been determined if an agreement can be reached.

Lander is projecting a need for up to two hundred beds in the Greenwood area for the fall semester and desires to continue pursuing a solution with the assistance of Admin. Because the next available meetings of the Joint Bond Review Committee and State Fiscal Accountability Authority would be after the semester start date, they are requesting approval to be allowed to enter into a lease or leases for up to 200 beds at a cost per semester not to exceed \$800,000 for the 2025-2026 academic year.

Lander plans to charge students what they currently charge students for similar housing units.

The following chart represents general lease rates for apartment space in the Greenwood area:

Tenant	Location	Average Annual Rate per Bed*
Independent Renters	101 Hamilton Park Circle	\$13,278.00
Independent Renters	101 Bevington Ct.	\$11,136.00
Independent Renters	120 Edinborough Circle	\$13,140.00

*Rates according to Apartments.com for 1-3-bedroom apartments in the area as of May 2025. Above rates may be subject to base rent and/or operating expense escalations.

Admin will verify that Lander has adequate funds for the lease or leases according to a Budget Approval Form prior to finalizing any lease. Lease payments will be funded through student housing funds. The lease agreement(s) will be approved by Admin.

There will be no option to purchase in any lease. At the June 3, 2025, Joint Bond Review Committee meeting, the Committee expressed an interest in receiving further information concerning the lease proposal(s) once a suitable location is found. Therefore, the Committee recommended that prior to Lander entering into a lease agreement, that the Department of Administration report to the Chairman and Vice Chairman of the Joint Bond Review Committee of the lease agreement(s).

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority authorized Lander University to enter into one or more leases, as approved by Department of Administration, for student housing that commits no more than a total of \$800,000 per semester for student housing for no more than one academic year for up to 200 beds, as recommended by the Department of Administration, Facilities Management and Property Services.

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

Department of Administration, Facilities Management and Property Services: Medical University of South Carolina Lease of 725 reserved parking spaces at 3600 Rivers Avenue, North Charleston, SC (Regular Session #9)

Medical University of South Carolina (MUSC) requested approval to lease 725 reserved

parking spaces in North Charleston from Navy Hospital Partners, L.P. and Navy Land Partners, L.P. This parking lot will be used as a park and ride lot for MUSC employees and students which will be operated by MUSC Parking Management. This will be a new lease to help alleviate inadequate parking options in the downtown area.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for parking space in the Greater Charleston area for various terms. Six offers were received in response to the solicitation. The selected location was determined by MUSC to be the best option due to its location, cost, and safety concerns with other proposed locations.

The requested lease term is one (1) year with two optional one-year extensions and is expected to commence on or about August 1, 2025.

The rent for the first year of the term will be \$870,000.00 or \$100.00 per space per month. This is a full gross lease with all operating costs included. If the lease is extended the rental rate shall escalate by 2% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT PER SPACE</u>
YEAR 1	\$72,500.00	\$870,000.00	\$100.00
YEAR 2	\$73,950.00	\$887,400.00	\$102.00
YEAR 3	\$75,429.00	\$905,148.00	\$104.04

The total rent to be paid over the term, if fully extended, is \$2,662,548.00.

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

Tenant	Location++	<u>MONTHLY RENT PER SPACE</u>
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Vacant	616 & 622 Wappoo Road, Charleston+	\$125.00*
Vacant	3725 Rivers Avenue, North Charleston +	\$100.00*
Vacant	3775 Azalea Drive, North Charleston, SC +	\$190.00*

*Rate subject to base rent escalations.

+Received in response to solicitation.

++ Two additional offers were received; however, they did not specify how many spaces they could provide, and the price was listed per acre and not per parking space.

MUSC has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on April 23, 2025. Lease payments will be funded through parking revenue.

The lease was approved by the University's Board of Trustees at their meeting on April 11, 2025.

No option to purchase the property is included in the lease. JBRC reviewed and recommended approval of the lease on June 3, 2025.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed one-year lease and two optional one-year renewals for the Medical University of South Carolina of 725 reserved parking spaces in North Charleston from Navy Hospital Partners, L.P. and Navy Land Partners, L.P., 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 9.

Clemson University: Clemson University and MUSC Student Health Partnership (Regular Session Item #10)

Clemson University sought to enter multiple agreements to facilitate a long-term relationship with the Medical University of South Carolina (MUSC) and the Medical University Hospital Authority (MUHA) for the provision of healthcare services to Clemson's students, faculty/staff, and the broader community. Key components of the proposed arrangement are:

- a. Clemson will lease part of its main campus to MUHA.
- b. MUHA will design, construct, finance, operate and maintain a 90,000 square foot state-of

the-art healthcare facility (Facility) on the leased land. While Clemson will contribute some funds, MUHA will largely fund the design and construction. Clemson will be responsible for site preparation.

c. MUSC and MUHA will provide healthcare services to Clemson's students, faculty, and staff, as well as to the broader community. University Medical Associates of MUSC a/k/a MUSC Physicians (MUSC-Physicians) is the faculty practice plan of MUSC's College of Medicine faculty and provides the clinical, operations, and administrative supporting functions for the healthcare services furnished by College of Medicine faculty. MUSC-Physicians will extend these same supporting functions for the healthcare services to be provided at Clemson.

d. The parties' relationship will be documented by two agreements, an Inter-Institutional Affiliation Agreement and a Ground Lease. These two agreements go hand and hand; each constitutes a material consideration for the other. Both are expected to last for 30 years. In the future, Clemson may lease space in the Facility for research (e.g. human performance research) and other related purposes; however, there are no definite lease-back plans at this stage.

e. Upon termination of the parties' agreements, title to the facility will transfer to Clemson. If the agreements terminate early, Clemson or an affiliate of Clemson will purchase MUHA's interest in the Building and associated equipment in accordance with an amortization schedule attached to the lease. In the event an affiliate of Clemson purchases MUHA's interest, any purchase by Clemson from the affiliate for the building shall not exceed the amortization schedule.

f. As outlined in their agreements, an Executive Oversight Committee and Joint Operating Committee have been developed to oversee the relationship and to ensure joint decision making for both the permanent improvement project and all services to be provided.

The proposed partnership required the following approvals from the Authority:

1. Approve the PIP for Phase II Full Construction Budget to construct a medical office building on Clemson's campus.

Project approval will authorize MUHA to construct a medical office building to replace the existing Redfern Health Center on the Clemson campus. The replacement facility will be approximately 90,000 square feet. The full project estimate is \$73,000,000. Clemson

is responsible for site improvements which are estimated to cost \$3,000,000. The cost to construct the Facility is approximately \$61,000,000 and \$9,000,000 for equipment. MUHA will self-finance the project, with a 5% cost of capital, and Clemson will contribute approximately \$11,500,000 from existing grant funding.

2. Approve a 30 year ground lease from Clemson University to MUHA; and Establish a permanent improvement project for the acquisition by Clemson of the facility to be constructed by MUHA at the end of the lease.

The term of the lease will be thirty (30) years. Consideration for the lease is \$1/year and the Inter-Institutional Affiliation Agreement. The lease obligates MUHA to build the proposed facility. At the end of the lease term, title to the facility will transfer to Clemson. Should the lease terminate early, Clemson or an affiliate of Clemson will purchase MUHA's interest in the facility and associated equipment in accordance with an amortization schedule attached to the lease. In the event an affiliate of Clemson purchases MUHA's interest, any purchase by Clemson from the affiliate for the facility shall not exceed the amortization schedule.

The JBRC reviewed and recommended approval of the proposed 30-year ground lease from Clemson to MUHA, PIP to construct a 90,000 square foot building, and PIP acquisition by Clemson of the facility to be constructed by MUHA at the end or early termination of the lease term at its June 3, 2025, meeting.

3. Procurement Code Exemptions for Clemson's acquisition of the design and construction of a new University student health services building.

In the belief that MUHA's exemption from the Procurement Code (Section 11-35-710(A)(14)) would apply to the design and construction contracts MUHA intended to enter, MUHA conducted a competitive procurement for both the design services and the construction management at-risk services. In doing so, MUHA followed alternative competitive procurement procedures approved by the Budget and Control Board for MUHA's use per Section 59-123-60(E)(3)(a). While the required procedures fall short of those contemplated by the Procurement Code, MUHA received 16 offers for the architectural/engineering services and 9 offers for the construction management at risk services.

MUHA and Clemson have acknowledged that the new building and the associated equipment are for the benefit of both Clemson and MUHA, that the construction acquisition is a cooperative procurement pursuant to Section 11-35-4810 undertaken for both institutions, and that the competitive procedures of the Consolidated Procurement Code apply and should have been followed. Since those procedures were not followed, Clemson's participation in this arrangement will require an exemption from the Procurement Code's purchasing procedures.

MUHA has agreed to consult in advance with the Division of Procurement Services prior to undertaking any other projects with other public entities.

4. Procurement Code Exemption for Clemson's acquisition of clinical, operational, and administrative supporting functions provided by MUSC Physicians; Approval of duration of the intergovernmental procurement contract.

MUSC and MUHA plan to provide both the routine operations and maintenance of the new Facility and the healthcare services to Clemson's student and employee population. MUSC Physicians is the faculty practice plan of MUSC's College of Medicine faculty which provides the clinical, operational, and administrative supporting functions for the healthcare services furnished by College of Medicine faculty. MUSC-Physicians will extend these same supporting functions for the healthcare services to be provided at Clemson.

Per Section 11-35-4900, Clemson, with appropriate approvals, may enter an intergovernmental procurement contract for supplies, services, and information technology, but only with entities that are public procurement units as defined by Section 11-35-4610. While MUSC and MUHA are public procurement units, MUSC-PHYSICIANS is not. Moreover, Clemson may may not acquire MUSC-Physicians' services as a pass-through from MUSC or MUHA, as doing so would be doing indirectly what the law prohibits directly. To facilitate MUSC-Physicians' participation, Clemson needs an exemption from the procurement procedures of the Consolidated Procurement Code to enter into an agreement with MUSC-Physicians for the provision of healthcare

services. Clemson also needs the Authority's approval to enter such agreement for a duration of up to thirty-years per Section 11-35-2030(5).

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

1. As requested by Clemson University through the Department of Administration, Executive Budget office, approved the Permanent Improvement Project for Phase II full construction budget to construct a medical office building on Clemson's campus.
2. Approved a proposed 30 year ground lease from Clemson to MUHA and PIP acquisition by Clemson of the Facility to be constructed by MUHA at the end or early termination of the lease term.
3. Under authority of Code Section 11-35-710, exempted (A) Clemson from (1) conducting cooperative procurements through the chief procurement officer's area of responsibility to acquire the design, construction, and equipping of a student health services building, and (2) from conducting such procurements pursuant to the Procurement Code's purchasing procedures; and (B) exempted Clemson from (1) conducting through the chief procurement officer's area of responsibility a procurement for healthcare and healthcare related services to be provided by MUSC-Physicians, and (2) from conducting that procurement pursuant to the Procurement Code's purchasing procedures. The scope of the exemption for healthcare and healthcare related services is limited to the arrangement described in Clemson's attached letter and exhibits.
4. Under authority of Code Section 11-35-2030(5), authorized Clemson to enter a contract with MUSC-Physicians with a duration of up to thirty-years for healthcare and healthcare related services to be provided to Clemson's students and employees as a part of the arrangement described in Clemson's attached letter and exhibits.

Governor McMaster, Mr. Gaines, Senator Peeler, and Representative Bannister voted for the item. Mr. Loftis abstained.

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

Division of Procurement Services: 1. Authorize South Carolina Forestry Commission (the Commission) acquisition of two Aircraft. 2. Exempt the Commission's acquisition of two used aircraft from the Chief Procurement Officer's area of responsibility and from the purchasing procedures of the Procurement Code. (Regular Session Item #11)

The South Carolina Forestry Commission's (the Commission) aircraft fleet currently is composed of older federal excess aircraft that are on loan to the Commission but are owned by the USDA Forest Service. All aircraft are between 46 to 60 years old. Two of these aircraft are approaching the end of their serviceable life and therefore need to be replaced. In the past the Commission has relied on the Federal Excess Property Program to supply its aviation needs; however, older aircraft are more costly to maintain and have more down time, which results in canceled missions due to aircraft availability. Best practice is to replace the aircraft at the end of their viable service lives.

Proviso 118.19(B)(40)(a) of the Fiscal Year 2022-23 Appropriations Act provides non-recurring funding in an amount of \$425,000 to the Commission designated "Fire Support Aircraft" to purchase two fixed-wing aircraft to replace the two federal excess property aircraft that have exceeded their safe service life. From the time of the request for funds until funds were granted in the budget, the used aircraft market took a huge turn and as demand skyrocketed so did the price of aircraft. To date the agency has not been able to procure aircraft using these funds. Due to the increased pricing, the Commission is committing an additional \$1 million from other funds to facilitate the purchase of two fixed-wing aircraft.

The Commission intends to purchase two used Cessna 182T model aircraft. These proven platforms with low time airframes and average engine times can be purchased in the \$450,000 to \$600,000 price range. However, while this aircraft is the desired standard, due to used-aircraft availability the Commission will purchase the best used aircraft available within budget. The Commission will ensure the aircraft are inspected by an Aircraft Maintenance Technician to identify any mechanical issues. In addition, a thorough review of all flight and maintenance logs will be conducted prior to purchase.

The limited availability within the active aircraft marketplace presents timing challenges for the acquisition of replacement aircraft, and as a result, the Commission requests authorization per Section 1-11-405 to submit offers; make deposits; and proceed with a purchase of the replacement aircraft; all in accordance with the plan as described herein. JBRC reviewed and recommended approval of the acquisition at its March 26, 2025, meeting.

Due to the high demand for these aircraft, the active market surrounding their

procurement and the need to be able to respond quickly when suitable aircraft become available, the Commission also requests an exemption from the procurement procedures of the Consolidated Procurement Code per Section 11-35-710.

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

1. Under authority of S.C. Code Section 1-11-405, authorized the South Carolina Forestry Commission (the Commission) to submit offers, make deposits, conduct due diligence and proceed with a purchase of two replacement aircraft; and
2. Under authority of S.C. Code Section 11-35-710, exempted the Commission from purchasing two used aircraft as set forth above through the Chief Procurement Officer's area of responsibility and exempt the Commission's acquisition of these aircraft from the purchasing procedures of the Procurement Code.

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

Patriots Point Development Authority: Report Regarding Lease to Patriots Annex, LLC (Regular Session Item #12)

On October 5, 2017, the State Fiscal Accountability Authority (the Authority) approved a Lease agreement between Patriots Point Development Authority (PPDA) and Patriots Annex, LLC. The approval required PPDA to submit a report to the Authority each year prior to March 31 regarding the status of the proposed lease. The report attached this agenda item dated March 24, 2025, provided an update on the status of the development.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority received as information the report from Patriots Point Development Authority updating the status of the Patriots Annex development.

Information relating to this matter has been retained in these files and is identified as Exhibit 12.

Clemson University: Establish Phase II Full Construction Budget to construct an additional residential building in the Douthit Hills community and Not Exceeding \$56,250,000 of Clemson University Higher Education Revenue Bonds, Series 2025 (Regular Session Item #13)

The Authority was asked to approve the establishment of Phase II full construction budget to construct an additional residential building in the Douthit Hills community. The project will construct an additional residential building that will provide an additional 360 beds, a classroom, collaboration space, and a faculty apartment. This phase of the project will be funded from (1) Higher Education Revenue Bonds and (2) Housing Improvement Funds (uncommitted balance \$12.76 million at March 19, 2025).

The Authority was further asked to adopt a resolution making provision for the issuance and sale of not exceeding \$56,250,000 of Clemson University Higher Education Revenue Bonds, Series 2025.

The proceeds of the bonds will defray the costs to construct, improve, and equip student housing facilities and associated infrastructure in the Douthit Hills community on the campus of Clemson University to provide additional student housing, space for complementary uses, and faculty housing.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority, as requested by Clemson University through the Department of Administration, Executive Budget office, approved the Permanent Improvement Project for Phase II full construction budget to construct an additional residential building in the Douthit Hills community; and adopted a resolution making provision for the issuance and sale of not exceeding \$56,250,000 of Clemson University Higher Education Revenue Bonds, Series 2025.

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

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #14)

The next regular meeting of the State Fiscal Accountability Authority will be held at 2:00 p.m. on Tuesday, August 26, 2025, in Room 252, Edgar A. Brown Building.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority agreed to meet at 2:00 p.m. on Tuesday, August 26, 2025, in Room 252, Edgar A. Brown Building.

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

Adjournment

The meeting was adjourned at 2:11 p.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted near the Board Secretary's office in the Wade Hampton Building, and in the lobbies of the Wade Hampton Building and the Edgar A. Brown Building at 2:35 p.m. on Friday, June 6, 2025.]