

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

June 18, 2024 – 3:00 P.M.

The State Fiscal Accountability Authority (Authority) met at 3:00 p.m. on Tuesday, June 18, 2024, in Room 252 in the Edgar A. Brown Building with participation available by video.

The following members participated in the meeting:

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

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

Adoption of Agenda for State Fiscal Accountability Authority

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

Minutes of Previous Meetings

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the minutes of the March 26, 2024, State Fiscal Accountability Authority meeting.

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

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

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CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$2,360,000,000; South Carolina Jobs-Economic Development Authority (“SC JEDA”); Health Care Facilities Revenue Bonds, Series 2024; Novant Health, Inc.	Novant Health, Inc. Conduit: SCJEDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous Robinson Bradshaw - Allen Robertson, Alice Adams	Haynsworth Sinkler Boyd – Kathy McKinney and Suyash Raiborde	3/22/2024
\$90,000,000; SC JEDA; Educational Facilities Revenue Bonds, Series 2024; Furman University	Furman University Conduit: SCJEDA	Parker Poe – Tyler Smith, Emily Zackon	Maynard Nexsen - Laurie Becker	3/22/2024
\$40,000,000; SC JEDA; Educational Facilities Revenue Bonds, Series 2024; Berkeley Charter Education Association, Inc. - Mevers School of Excellence & Berkeley Preparatory Academy	Berkeley Charter Education Association, Inc. - Mevers School of Excellence & Berkeley Preparatory Academy Conduit: SCJEDA	Haynsworth Sinkler Boyd – Jeremy Cook, Brad Love, Suyash Raiborde	Howell Linkous & Nettles – Sam Howell, Alan Linkous	3/22/2024
\$150,000,000; SC JEDA; Jobs-Economic Development Authority Economic Development Revenue Bonds, Series 2024; McLeod Health	McLeod Health Conduit: SCJEDA	Haynsworth Sinkler Boyd – Ben Zeigler, Kathy McKinney	Pope Flynn Group - Joe Lucas	5/15/2024
\$39,800,000; SC JEDA; Jobs-Economic Development Authority Educational Facilities Revenue and Revenue Refunding Bonds, Series 2024; GMCK12, LLC dba Greer Preparatory Academy & Greer Middle College Charter High School	GMCK12, LLC dba Greer Preparatory Academy & Greer Middle College Charter High School Conduit: SC JEDA	Haynsworth Sinkler Boyd – Kathy McKinney, Suyash Raiborde	Howell Linkous & Nettles – Sam Howell, Alan Linkous	5/15/2024

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

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

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

- (a) Project: JBRC Item 1: College of Charleston
H15.9688: St. Philip Housing Innovation District Land Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-2.08 acres in Charleston County.
- Included in CPIP: Yes – 2023 CPIP Priority 8 of 9 in FY25 (estimated at \$11,000,000)
- CHE Approval: 04/24/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (4), Maintenance, Renovation, Replacement & Expansion				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: Two of the largest freshman classes in school history have come in the last three years and Fall 2024 could set yet another record, per the college. The college has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. Through a separate project, the college intends to redevelop the site by constructing additions to the

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east and west sides of the existing apartment building and constructing student housing on the parking lots.

Characteristics: There are two contiguous properties that total +/-2.08 acres adjacent to the main campus. The first parcel is +/-1.09 acres at 99 St. Philip Street, and contains a 250-bed apartment building, a courtyard, and a parking lot, all currently leased by the college. The second parcel is +/-0.9 acres at 106 Coming Street and contains a parking lot leased by the college and a vacant, non-historic building, to be demolished.

Financial Impact: The property is being offered by 106 Coming Street, LLC and 99 St. Philip Street, LLC for the proposed purchase price of \$68,200,000. The due diligence activities will be funded from FY23 Capital Reserve Funds (uncommitted balance \$10 million at April 9, 2024). The project is expected to result in an increase of \$2,120,000 (year 1), \$2,184,000 (year 2), and \$2,250,000 (year 3), in annual operating expenditures. If acquired, the property will be redeveloped as part of a separate project for an estimated cost of \$162,820,000 that will be funded from Housing Revenue Bonds. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester and has not changed from academic years 2019-2020 to 2023-2024. \$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: \$68,220,000 (internal). The acquisition will be funded by \$9,980,000 in FY23 Capital Reserve, \$9,000,000 in FY24 Capital Reserve. \$12,500,000 in FY23 Appropriated State (nonrecurring), \$520,000 in FY24 Appropriated State (nonrecurring), and \$36,200,000 in Revenue Bonds.

(b) Project: JBRC Item 2: College of Charleston
 H15.9689: St. Philip Housing Innovation District

Request: Establish Phase I Pre-Design Budget to redevelop 106 Cumming Street and 99 St. Phillips Street which is a total of +/-2.08 acres adjacent to the downtown campus.

Included in CPIP: Yes – 2023 CPIP Priority 8 of 9 in FY25 (estimated at \$11,000,000)
CHE Approval: 05/02/24

	Cumulative		Total Budget
Original	Changes	Adjustment	After Current

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Source of Funds	Budget Amount	Since Original Budget	Current Budget	Requested	Adjustment
Appropriated State, FY24 Proviso 118.19 (B)(11), Maintenance, Renovation, Replacement, & Expansion				1,980,000	1,980,000
All Sources				<u>1,980,000</u>	<u>1,980,000</u>

Summary of Work: The site currently contains a 250-bed apartment building, courtyard, and two surface parking lots, all currently leased by the college. 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 and constructing student housing on the parking lots and the location of the demolished building.

Rationale: Two of the largest freshman classes in school history have come in the last three years and Fall 2024 could set yet another record, per the college. 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. Through a separate project, the college intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building and constructing student housing on the parking lots.

Facility Characteristics: The YMCA Building, constructed in 1964 (60 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 (39 years old) and fully renovated prior to the colleges lease start date. The facilities to be renovated or constructed will be used for residential housing, parking and academics which include 1,200 students.

Financial Impact: This phase of the project will be funded from FY22 Capital Reserve Funds (uncommitted balance \$6 million at April 9, 2024). The project is expected to result in a decrease of \$4,496,267 (years 1 thru 3), 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 increased for the academic years 2019-2020 to 2023-2024. \$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.

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Full Project Estimate: \$164,800,000 (internal). Phase II will be funded by Housing Revenue Bonds.

(c) Project: JBRC Item 3: College of Charleston
 H15.9681: Grice Marine Lab Annex Renovation

Request: Establish Phase II Full Construction Budget to address structural issues.

Included in CPIP: Yes – 2023 CPIP Priority 5 of 10 in FY24 (estimated at \$5,700,000)

CHE Approval: 05/02/24

Phase I Approval: June 2023 (estimated at \$5,700,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	142,500		142,500	5,557,500	5,700,000
All Sources	<u>142,500</u>		<u>142,500</u>	<u>5,557,500</u>	<u>5,700,000</u>

Summary of Work: The project will repair structurally damaged sill plates and chimneys and upgrade site drainage systems. Asbestos and lead-based paint will be abated. Historic windows and doors will be restored. Exterior siding, shingled roofs, mechanical, electrical, plumbing, and fire/life safety systems will be replaced. Restrooms and entry/exist systems will be replaced for ADA compliance. Interior reconfigurations and finish updates will also be completed. The existing asphalt shingle roof will be replaced with a shingle roof. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: Much of the infrastructure is original to the building. Air conditioning is currently supplied through window units, leading to indoor air quality issues. Per the college, windows, doors, and lapboard siding are falling into disrepair. Sill plate replacements are crucial to the building’s structural health.

Facility Characteristics: Grice Marine Lab Annex is 7,144 gross square feet and was constructed in 1932 (92 years old). The last renovation was completed in 1987 (37 years ago). The one-level historic building is on James Island. It was constructed as a federal quarantine hospital and the college secured ownership in partnership with MUSC in 1952 (72 years ago). The facility now serves as a core facility in support of approximately 400

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undergraduate majors and 55 graduate students in pursuit of a BS or MS degree in Marine Biology, as well as faculty and student independent research.

Financial Impact: This project will be funded from Other, Capital Improvement Project Funds (uncommitted balance \$14.50 million at March 1, 2024). Revenue to this fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. The project is expected to result in a decrease of \$6,400 (year 1), \$6,592 (year 2), and \$6,790 (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 increased for the academic years 2019-2020 to 2023-2024. \$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: \$5,700,000 funded by Capital Improvement Project Funds. Contract execution is expected in April 2025 and completion of construction in October 2026.

(d) Project: JBRC Item 4: College of Charleston
 H15.9687: 176 Lockwood Exterior Repairs

Request: Establish Phase II Full Construction Budget to make exterior repairs on the building.

Included in CPIP: No – At the time of the 2023 CPIP submission, the scope of work for this project did not meet the dollar threshold requirements to qualify this as a PIP.

CHE Approval: 05/02/24

Phase I Approval: January 2024 (estimated at \$2,300,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	57,500		57,500	2,242,500	2,300,000
All Sources	<u>57,500</u>		<u>57,500</u>	<u>2,242,500</u>	<u>2,300,000</u>

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Summary of Work: This project will replace all windows and doors, repair/modify synthetic stucco exterior finish, replace sealants and coatings, and replace the roof system. The existing low sloped elastomeric coating roof system and the existing steep sloped standing seam metal roof system will be replaced with a thermoplastic single-ply roofing membrane system. The new roof will come with the minimum 20-year material and workmanship warranty. Only minor repairs will be complete on the interior of the building.

Rationale: Interiors remain in good condition, but moisture intrusion has damaged sheetrock and ceiling tiles. The synthetic stucco exterior finish system has significantly deteriorated. The windows have lost their insulating seals and deteriorated gaskets are allowing water to penetrate the building envelope. The metal steep roof system is rusting and chalking despite being recoated in 2017.

Facility Characteristics: The building is 25,383 gross square feet and was constructed in 1988 (36 years old). There have been no major exterior renovations since the original construction. The building houses the division of Business Affairs, and the Office of Budget and Payroll Services. The offices of the Controller and Procurement work remotely but maintain shared workstations and meeting rooms. This facility is also home to the Joseph P. Riley Jr. Center for Livable Communities. The Center is an interdisciplinary initiative of the College of Charleston whose mission is to leverage the intellectual resources of the College to support the economic and cultural vibrancy of the City of Charleston and other communities throughout South Carolina, the United States, and around the world. Approximately 20 undergraduate students, 10 graduate students, 4 faculty, and 30 staff utilize the building daily.

Financial Impact: The project will be funded from Capital Improvement Project Funds (uncommitted balance \$14.50 million at March 1, 2024). Revenues to this fund are generated from the Capital Improvement Fee that exceed current annual debt service related to bonds. The project is expected to result in a decrease of \$3,400 (year 1), \$3,502 (year 2), and \$3,607 (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 increased for the academic years 2019-2020 to 2023-2024. \$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: \$2,300,000 funded by Capital Improvement Project Funds. Contract execution is expected in September 2024 and completion of construction in September 2025.

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(e) Project: JBRC Item 5: Coastal Carolina University
H17.9630: Land Acquisition for Relocation of Track and Field Facility

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-26.71 acres in Horry County.

Included in CPIP: No – The location for the track and field facility was decided after the 2023 CPIP submission process.

CHE Approval: 04/01/24

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

Rationale: The university desires to relocate the track and field facility here to allow for the construction of the Health and Human Performance Building and detached Parking Garage on its current site. If acquired, this parcel will join the soccer complex, tennis complex, beach volleyball courts, and future intramural sports fields to create an east campus athletics/student recreation programmatic district.

Characteristics: This property, currently leased from the Coastal Carolina University Student Housing Foundation, is located on east campus. The track and field facility will be constructed on this parcel and will be used primarily by men’s and women’s track and field programs that include approximately 95 student athletes and coaches.

Financial Impact: The property is being offered by Coastal Carolina University Student Housing Foundation for no more than \$1,870,000. The due diligence activities will be funded from Other, Auxiliary Reserve Funds (uncommitted balance \$4.05 million at March 7, 2024). Revenue to this fund is generated from food service, vending, and bookstore commissions. The project is expected to result in a decrease of \$53,333 (year 1), and \$80,000 (years 2 thru 3), in annual operating expenditures. If the property is acquired, a new track and field facility will be constructed as part of a separate project for an estimated cost of \$3 million and will be funded by Auxiliary Reserve funds. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital

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improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 in the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$1,890,000 (internal) funded by Auxiliary Reserve Funds.

- (f) Project: JBRC Item 6: Coastal Carolina University
H17.9625: Land Acquisition for Future Health and Human Performance Building
- Request: Establish Final Land Acquisition to purchase an +/-8.41-acre parcel on the main campus owned by the Coastal Educational Foundation.
- Included in CPIP: No – The preferred location of the new Health and Human Performance building (included in the 2023 CPIP), was not determined until after the 2023 CPIP submission.
- CHE Approval: 05/02/24
- Phase I Approval: January 31, 2024 (estimated at \$2,020,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax	20,000		20,000	1,000,000	1,020,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,000,000</u>	<u>1,020,000</u>

- Rationale: The acquisition is necessary to begin the planning process for the construction of a new academic building to house the CMC College of Health and Human Performance, as well as a detached parking structure to accommodate approximately 400 vehicles.
- Characteristics: The property located on the university’s main campus and is the current location of the track and field facilities. The track will be demolished and relocated.
- Financial Impact: The property is offered by the Coastal Educational Foundation for \$1,000,000. The acquisition will be funded from Penny Sales Tax Funds (uncommitted balance \$50.42 million at February 29, 2024). Revenue to this fund is derived from legislation that guarantees that the university will receive 13.3% of the sales tax collections until 2039, and can be utilized

for construction, renovation, land acquisition or to offset debt service payments. The project is expected to result in a decrease of \$23,674 (years 1 thru 3), in annual operating expenditures. An appraisal was completed in September 2023 and valued the property at \$1,870,000. A Phase I Environmental Site Assessment was completed in February 2024, and revealed no evidence of recognized environmental conditions in connection with the property, and therefore no further assessment is recommended at this time. A Building Condition Assessment is not required because there are no structures located on the property. Letters of support are not required because the property is owned by a nonprofit organization. If the property is acquired, an approximately 64,000 square foot academic building and detached parking structure will be constructed as part of a separate project for an estimated cost of \$53.1 million and will be funded by Penny Sales Tax funds. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 in the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$1,020,000 funded by Penny Sales Tax Funds.

- (g) Project: JBRC Item 7: University of South Carolina - Columbia
H27.6158: Campus Residential Development - Sumter Street Sites
- Request: Establish Phase I Pre-Design Budget to demolish the existing buildings and construct new buildings on the site.
- Included in CPIP: Yes – 2023 CPIP Priority 11 of 16 in FY24 (estimated at \$20,000)
CHE Approval: 05/02/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Housing Maintenance Reserve				3,000,000	3,000,000
Other, Institutional Capital Project				1,500,000	1,500,000
All Sources				<u>4,500,000</u>	<u>4,500,000</u>

Summary of Work: The project will demolish the remaining McBryde Quadrangle buildings, construct new buildings on the McBryde site that are taller to compliment the Honors College and increase the bed count on the site, and construct the third wing at the Honors College Residence Hall across Sumter Street from the McBryde site. Development will occur at other potential sites fronting Sumter Street which could include redevelopment at the Byrnes site and include other adjacent parcels. Development at the Byrnes site would be multi-purpose to provide student residences, academic space, administrative office space, and retail space at the street level. The various development components will be phased over many years. Approximately 1,150 beds could potentially be created through this project, but Phase I planning and design is needed to confirm the scope of work and associated cost.

Rationale: The McBryde Quadrangle & the Brynes Building have exceeded their service life and are the highest Housing priorities to replace with new construction, per the university.

Facility Characteristics: The McBryde Building to be demolished is 68,046 gross square feet and was constructed in 1955 (69 years old). The Byrnes Building to be demolished is 90,261 gross square feet and was constructed in 1955 (69 years old). The square footage of the new construction is expected to exceed the square footage of the structures to be demolished. There is continued demand for on-campus student housing, classrooms and administrative support space as enrollment continues to increase, per the university. Approximately 1,150 residential students, and thousands additional would use academic space, administrative support space and retail space.

Financial Impact: This phase of the project will be funded from Housing Maintenance Reserve (uncommitted balance \$18.92 million at March 15, 2024), and Institutional Capital Project Funds (uncommitted balance \$81.69 million at March 15, 2024). Revenue received to the Housing Maintenance Reserve Fund is derived from the Housing operating budget, which includes housing fees and revenues generated by laundry operations, conferences, and interest. Revenue received to the Institutional Capital Projects Fund is derived from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is expected to result in an increase of \$2,380,000 (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 increased for the academic years 2019-2020 to 2023-2024. Housing fees are charged to residential students, an average of the various rates is \$5,133 per student

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per semester and has increased from \$3,642 for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$300,000,000 (internal). Phase II will be funded by Housing Revenue Bonds, and State Institution Bonds.

(h) Project: JBRC Item 8: University of South Carolina - Columbia
H27.6159: Thomas Cooper Library Renovation

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

Included in CPIP: Yes – 2023 CPIP Priority 1 of 2 in FY27 (estimated at \$5,500,000)

CHE Approval: 05/02/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project				975,000	975,000
All Sources				<u>975,000</u>	<u>975,000</u>

Summary of Work: The project will investigate space utilization and renovation for the seven levels within the Thomas Cooper Library. The project will modernize spaces within the library by re-purposing and renovating areas to serve contemporary student needs that prioritize study space. The project will also replace aged mechanical HVAC systems that cannot maintain proper humidity and fresh air ventilation. A sprinkler system and a new fire alarm system will be installed for life safety and code compliance. Asbestos abatement will occur as ceiling and floor finishes are replaced. Lastly, the project will enhance lighting and Wi-Fi connectivity to serve the students. The project scope is not expected to trigger the need to meet LEED Silver or Two Green Globes certification standards.

Rationale: Per the university, the replacement and upgrades of mechanical HVAC equipment and ducts is essential to perpetuating the use of the facility as a place for high occupant density and library collections. The high level of occupancy mandates upgrades to life safety systems. Most of the HVAC equipment is original to the building.

Facility Characteristics: The Thomas Cooper Library is 283,595 gross square feet and was constructed in 1959 (65 years old). Approximately 37,000 students, faculty, staff, and local community use the library.

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Financial Impact: This phase of the project will be funded from Institutional Capital Project Funds (uncommitted balance \$81.69 million at March 15, 2024). Revenue received to the Institutional Capital Projects Fund is derived from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024. The Phase I amount is 1.9% of the estimated cost to complete the project and the additional funds will be used to procure a Construction Manager at Risk, as well as to cover the cost of extraordinary involvement from a mechanical engineer to develop an HVAC design sufficient to obtain accurate budget information for the Phase II request.

Full Project Estimate: \$50,000,000 (internal). Phase II will be funded by and State Institution Bonds and Institutional Capital Project Funds.

(i) **Project:** JBRC Item 9: University of South Carolina - Aiken
H29.9562: Soccer Field and Infrastructure

Request: Establish Phase I Pre-Design Budget to construct a soccer field house facility, soccer field and other infrastructure.

Included in CPIP: Yes – 2023 CPIP Priority 3 of 5 in FY24 (estimated at \$1,500,000)
CHE Approval: 05/02/24

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

Summary of Work: The project will construct a new NCAA-compliant competition soccer field, a soccer field house facility, and infrastructure on approximately 7.5 acres. In addition to field site work, a 5,000 gross square foot field house building, lighting, fencing, netting, bleachers, press box, parking, and an access drive are included in the scope of work. The field house will include public restrooms, men's and women's locker rooms, equipment

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storage, concessions, training support rooms and other support spaces. Ultimately, the scope of work will depend on available funding and may be adjusted at the time of the Phase II request.

Rationale: Aiken's competition fields are being consolidated in their athletics district of campus in accordance with the master plan. The site of the existing intramural soccer field is being developed as the location of the new SC National Guard Cyber Center/ DreamPort and Advanced Manufacturing Collaborative (AMC). Therefore, the existing soccer field must be relocated. Locating these two facilities at the core of the campus in close proximity to one another will facilitate collaborations and partnerships between the SCNG Dream Port and the AMC.

Facility Characteristics: The new soccer field house facility will be approximately 5,000 gross square feet. Approximately 2,000 students, faculty, staff, and visitors are expected to utilize the new facilities.

Financial Impact: Th project will be funded from Institutional Funds (uncommitted balance \$5.5 million at March 15, 2024). Revenue received is derived from operating funds. The project is expected to result in an increase of \$15,000 (year 1), and \$30,000 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$12 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024.

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

(j) **Project:** JBRC Item 10: University of South Carolina – Upstate
H34.9555: Rampey Building Expansion and Renovation

Request: Establish Phase II Full Construction Budget to construct an addition to the Rampey Building to accommodate the relocation and expansion of the Health Services Facility.

Included in CPIP: Yes – 2023 CPIP Priority 2 of 6 in FY24 (estimated at \$2,500,000)

CHE Approval: 05/02/24

Phase I Approval: June 2023 (estimated at \$2,500,000) (SFAA)

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

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Other, Institutional Capital Project	37,500	37,500	2,962,500	3,000,000
All Sources	<u>37,500</u>	<u>37,500</u>	<u>2,962,500</u>	<u>3,000,000</u>

Summary of Work: This project will expand the current facility with a 4,590 gross square foot addition that will include exam rooms, a waiting room, a nurse station with a lab, administrative offices, and numerous other support spaces. Minor interior modifications to the existing building will facilitate connectivity to the addition through a renovated main lobby and reception space. Lastly, the work will include sitework, a covered connecting walkway, and mechanical and electrical infrastructure for the expansion. The roof to be installed on the addition will be a 60mil single-ply TPO roof system and will come with the minimum 20-year material and workmanship warranty.

Rationale: The current Health Services Facility is in a converted house on the opposite side of campus from most student housing. The expansion will enable the department to expand services to students and be closer in proximity to a majority of the residence halls.

Facility Characteristics: The current Health Services Facility is 2,326 gross square feet and was constructed in 1995 (29 years old). The existing Rampey Building is 7,172 square feet and was constructed in 1995 (29 years old). 95% of the existing building houses Counseling Services and 5% houses Health Services. The addition will house the Health Services functions being relocated from elsewhere on campus. The facility will be accessible to the entire campus community of students, faculty, and staff of over 5,000 individuals.

Financial Impact: The project will be funded from Other, Institutional Capital Project Funds (uncommitted balance \$11.91 million at March 15, 2024). Institutional Capital Project Funds are generated from the portion of tuition and fees designated for bond and renovation reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is expected to result in an increase of \$7,250 (year 1), and \$14,500 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$295 per student per semester, and has not increased for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$3,000,000 funded by Institutional Capital Project Funds. Contract execution is expected in November 2024 and completion of construction in July 2025.

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(k) Project: JBRC Item 11: Winthrop University
H47.9612: Winthrop Lake Dam Renovation

Request: Establish Phase II Full Construction Budget to renovate the Winthrop Lake Dam.

Included in CPIP: Yes – 2023 CPIP Priority 10 of 12 in FY24 (estimated at \$4,000,000)
CHE Approval: 05/02/24
Phase I Approval: October 2023 (estimated at \$4,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY24 Proviso 118.19 (B) (18), Winthrop Lake Dam Repair	110,000		110,000	890,000	1,000,000
All Sources	<u>110,000</u>		<u>110,000</u>	<u>890,000</u>	<u>1,000,000</u>

Summary of Work: The project will replace the outfall structure, emergency spillway, remove the vegetation across the face of the dam, repair roadway on top of the dam, and add safety guardrail along top of the dam, plus maintain a pump on site to control water level as required by DHEC Safe Dams.

Rationale: The existing dam outfall has partially collapsed/is clogged impacting the regulation of the water level in the lake. Winthrop is working with SC DHEC Dam Safety regarding the condition of the dam.

Facility Characteristics: The earthen dam was constructed in the early 1950's (74 years old), and it impounds the 9-acre Winthrop Lake. The lake is used for academic research on the wetlands and wildlife is stocked with fish and so is used by Winthrop and locals for fishing (DNR does regular fish surveys). It is also the backdrop for some of the Come See Me festival and the US Disc Gold championships.

Financial Impact: This phase of the project will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$890K at March 4, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence

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of the project. A portion of tuition is designated for capital improvements, currently \$543 per student per semester, and has decreased from \$523 for academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$4,000,000 funded by Appropriated State (nonrecurring) Funds. The university is requesting additional funds in the FY24-25 budget process to cover the remainder of the project.

(l) Project: JBRC Item 12: Greenville Technical College
H59.6310: Center for Workforce Development

Request: Establish Phase I Pre-Design Budget to construct a new facility to house Work Force Development programs.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 7 in FY24 (estimated at \$25,000,000)
CHE Approval: 05/02/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY24 Proviso 118.19 (B) (20) (f), Center for Workforce Development				375,000	375,000
All Sources				<u>375,000</u>	<u>375,000</u>

Summary of Work: The project will complete site development and construct a new facility on the college’s Brashier campus. The building will provide lab space, classroom space, lecture space 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 the main focus on welding education and technology. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet Two Green Globes certification standards.

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

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Facility Characteristics: The building to be constructed will be approximately 35,000 to 40,000 square feet. It will be utilized by approximately 150 to 175 students.

Financial Impact: This phase of the project will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$15 million at February 20, 2024). The project is expected to result in an increase of \$412,800 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$25,000,000 funded by Appropriated State (nonrecurring) Funds. Phase II will be funded by Appropriated State (nonrecurring) and College Plant Funds.

(m)Project: JBRC Item 13: Northeastern Technical College
 H59.6222: Cheraw Campus Schaeffler Manufacturing Technology Academy

Request: Establish Phase II Full Construction Budget to construct an industrial building on the Cheraw Campus.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 4 in FY24 (estimated at \$6,447,500)
 CHE Approval: 05/02/24
 Phase I Approval: November 2022 (estimated at \$5,600,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(23)(n), Instructional Building (transfer from H59-6142) (FY20 Proviso 25.12, Northeastern Tech Repurpose)	52,500		52,500	3,447,500	3,500,000
				3,000,000	3,000,000

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FY24 Appropriated State, Proviso 118.19 (B)(20)(i), Cheraw Campus	506,130	506,130	
Other, NETC Foundation Schaeffler Donation			
All Sources	<u>52,500</u>	<u>52,500</u>	<u>6,953,630</u> <u>7,006,130</u>

Summary of Work: The project will construct a 27,520 square foot industrial building from a prefab shell to be purchased, and will be used by the Schaeffler Group, USA for the NETC Apprenticeship Program. The new building will be brick and mortar, with a metal roof. The new building will replace buildings 400, 600 and 700. Buildings 400, 600 and 700 have been demolished in a non-pip project (H59-N176-MJ), which was fully funded by Chesterfield County. The roof on the new building will be standing seam metal roof and will come with the minimum 20-year material and workmanship warranty.

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

Facility Characteristics: Building 400 was 7,600 square feet, Building 600 was 9,220 square feet, and Building 700 was 5,225 square feet. Building 400 was constructed in 1976 (48 years old), and Buildings 600 and 700 were both constructed in the 1970's (54 years old). The new building to be constructed will be for the Schaeffler Manufacturing Technology Academy to provide a flexible space to teach multiple courses for the workforce. It is estimated that 100+ students, and 10+ staff will use the facility as the program increases.

Financial Impact: This phase of the project will be funded from FY17 Appropriated State Funds, Proviso 118.16 (nonrecurring) (uncommitted balance \$3.44 million at February 5, 2024) and redirected in FY20 Proviso 25.12, FY24 Appropriated State (nonrecurring) (uncommitted balance \$4 million at February 5, 2024), and Other, NETC Foundation Schaeffler Donation Funds (uncommitted balance \$506K at February 5, 2024). The project is not expected to result in any change in annual operating expenditures. No

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student fees or tuition will be increased because of the project. Currently, no portion of tuition is designated for capital improvements. The building will be designed to meet Two Green Globe certification standards with anticipated energy savings of \$506,250 over a 30-year period.

Full Project Estimate: \$7,006,130 funded by FY17 & FY24 Appropriated State (nonrecurring), and NETC Foundation Schaeffler Donation Funds. Contract execution is expected in July 2024 and completion of construction in July 2026.

(n) Project: JBRC Item 14: Tri County Technical College
 H59.6311: Anderson Campus Transportation, Logistics & Utility Center

Request: Establish Phase I Pre-Design Budget to construct a three new buildings and expand another.

Included in CPIP: Yes – 2023 CPIP Priority 3 of 8 in FY24 (estimated at \$25,000,000)
 CHE Approval: 05/02/24

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY23 Proviso 118.19 (B) (27) (w), Transportation, Logistics, & Utility Center				465,000	465,000
All Sources				<u>465,000</u>	<u>465,000</u>

Summary of Work: The project will construct three new buildings and expand another. The Mechatronics building to be constructed will be located adjacent to the current main campus building. The Automotive/Diesel program building to be constructed will be located on the south side of the Anderson campus. An equipment and outdoor lab building will also be constructed. The Academic building will also be expanded. The truck driver training pad will be expanded to accommodate a third section of classes. All structures will be fully accessible with energy efficient systems. All roofing material options will be evaluated during the phase I process. The new buildings will be designed to meet Two Green Globes certification standards.

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Rationale: The need for the additional facilities are based on third party economic scans whose data supported the need for each of these services and programs in the Anderson area.

Facility Characteristics: The Mechatronics building to be constructed will be approximately 22,000 square feet. The Automotive/Diesel program building to be constructed will be approximately 22,000 square feet. The equipment and outdoor lab building to be constructed will be approximately 4,000 square feet. The existing Academic building is 5,000 square feet and was constructed in 2013 (11 years old), will be expanded by approximately 4,000 square feet. The new buildings and expanded academic building will house the Mechatronics Program, Automotive/Diesel Program, and CDL/Heavy Equipment & Power Lineman Programs. The facilities will be utilized by approximately 1,000 students, faculty, staff, and clients.

Financial Impact: This phase of the project will be funded from Appropriated State (nonrecurring) Funds (uncommitted balance \$6 million at February 5, 2024). The project is expected to result in an increase of \$169,462 (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 \$2.17 per student per semester, and has not changed for the academic years 2019-2020 to 2023-2024.

Full Project Estimate: \$31,000,000 (internal) funded by Appropriated State (nonrecurring) Funds. Phase II will be funded by Appropriated State (nonrecurring) and Accumulated Maintenance Funds.

(o) Project: JBRC Item 16: Department of Administration
 D50.6153: Calhoun Building - Replace Operable Windows

Request: Establish Phase I Pre-Design Budget to replace the windows in the building.

Included in CPIP: Yes – 2023 CPIP Priority 24 of 38 in FY24 (estimated at \$2,380,000)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				50,000	50,000

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All Sources	<u>50,000</u>	<u>50,000</u>
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Summary of Work: The project will replace all the operable windows in the building located on Senate Street in Columbia.

Rationale: The windows are original to the building, 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 (98 years old). The building is utilized by approximately 190 Judicial Branch personnel and various annual visitors.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$7.34 million at February 21, 2024). Revenues received 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. The Phase I amount requested is 2.10% of the estimated cost to complete the project and the additional amount will be used hazardous materials testing.

Full Project Estimate: \$2,380,000 (internal) funded by Depreciation Reserve Funds.

(p) Project: JBRC Item 19: Department of Administration
D50.6129: Wade Hampton Building - Replace Fan Coil Units

Request: Establish Phase II Full Construction Budget to replace fan coil units in the building.

Included in CPIP: Yes – 2023 CPIP Priority 4 of 38 in FY24 (estimated at \$720,000)

CHE Approval: N/A

Phase I Approval: October 2023 (estimated at \$720,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	15,800		15,800	2,330,669	2,346,469
All Sources	<u>15,800</u>		<u>15,800</u>	<u>2,330,669</u>	<u>2,346,469</u>

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Summary of Work: The project will replace all obsolete fan coil units, relevant piping, electrical, controls, and insulation.

Rationale: A number of the fan coil units within the building have exceeded their life expectancy, and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (86 years old). On average, the fan coil units were installed in 1974 (49 years old). The building is utilized by the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor’s Office, SC State Treasurer’s Office, SC Comptroller General Office, SC Adjutant General’s Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various visitors daily.

Financial Impact: The project will be funded from FY24 Appropriated State Funds (uncommitted balance \$8.31 million at February 29, 2024). The project is expected to result in a decrease of \$661 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,346,469 funded by Appropriated State Funds. Contract execution is expected in December 2024 and completion of construction in February 2025. The estimated cost to complete the project has increase from the Phase I amount due to current market conditions and continuously rising construction costs. Additionally, the Phase I estimated amount was based on historical costs of the units themselves and failed to account for the related necessary electrical, piping, casework, and controls.

(q) Project: JBRC Item 21: Department of Administration
D50.6140: Dennis Building - Fan Coil Units and Water Line Replacements, Floors 4-7

Request: Establish Phase II Full Construction Budget to replace fan coil units on the 4th through 7th floors.

Included in CPIP: Yes – 2023 CPIP Priority 5 of 38 in FY24 (estimated at \$1,075,021)

CHE Approval: N/A

Phase I Approval: January 2024 (estimated at \$3,029,128) (SFAA)

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

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Budget				
FY23 Appropriated State, Proviso 118.19 (B)(71)(a), Facilities Management –			100,000	100,000
Maintenance Projects (transfer from D50-6114)	45,000	45,000	1,947,691	1,992,691
			360,000	360,000
Other, Depreciation Reserve			482,570	482,570
Other, Depreciation Reserve (transfer from D50-6052)				
Other, Depreciation Reserve (transfer from 6080)				
All Sources	<u>45,000</u>	<u>45,000</u>	<u>2,890,261</u>	<u>2,935,261</u>

Summary of Work: The project will replace all obsolete fan coil units, relevant piping, electrical, controls, and insulation.

Rationale: The fan coil units have exceeded their life expectancy and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Dennis Building is approximately 247,543 square feet and was constructed in 1950 (74 years old). The fan coil units are 20+ years old. The Dennis Building is utilized by the Attorney General, Commission for the Blind, Department of Natural Resources, Department of Revenue and Fiscal Affairs, and Legislative Council. Approximately 750 staff plus various visitors utilize the building daily.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) as a transfer from D50-6114 (uncommitted balance \$100K at March 28, 2024), Other Depreciation Reserve as a transfer from D50-6052 (uncommitted balance \$360K at March 28, 2024), and a transfer from D50-6080 (uncommitted balance \$483K at March 28, 2024), and Other, Depreciation Reserve Funds (uncommitted balance \$7.55 million at

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March 28, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is expected to result in a decrease of \$559 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,935,261 funded by Appropriated State and Depreciation Reserve Funds. Contract execution is expected in November 2024 and completion of construction in November 2025.

(r) Project: JBRC Item 22: Department of Administration
D50.6141: Dennis Building – Roof Replacement

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

Included in CPIP: Yes – 2023 CPIP Priority 25 of 38 in FY24 (estimated at \$1,200,000)

CHE Approval: N/A

Phase I Approval: January 2024 (estimated at \$1,200,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	20,000		20,000	949,655	969,655
				38,829	39,829
FY21 Appropriated State (transfer from D50-6068)				57,781	57,781
FY22 Appropriated State (transfer from D50-6079)				80,500	80,500
				368,415	368,415
FY23 Appropriated State (transfer from D50-6099)				285,635	285,635
				258,186	258,186
FY23 Appropriated State (transfer from D50-6104)					

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FY23 Appropriated
State
(transfer from D50-
6108)

FY23 Appropriated
State
(transfer from D50-
6109)

All Sources	<u>20,000</u>	<u>20,000</u>	<u>2,040,000</u>	<u>2,060,000</u>
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Summary of Work: The existing low sloped roof systems consist of a thermoplastic (TPO) roof membrane over a layer of extruded polystyrene over an aggregate surfaced asphalt built-up roof system over fiberglass roof insulation and a concrete roof deck. The replacement roof will be a thermoplastic roof membrane system. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: The manufacturer’s warranty expired in May 2020 and the roof appears to have reached the end of its useful service life, requiring replacement.

Facility Characteristics: The Dennis Building is approximately 247,573 gross square feet and was constructed in 1950 (74 years old). The roof was replaced in 2005 (19 years old). The building is utilized by Attorney General, Commission for the Blind, Department of Natural Resources, Department of Revenue and Fiscal Affairs, and Legislative Council. The building is utilized by 750 employees and visitors daily.

Financial Impact: The project will be funded from FY24 Appropriated State (uncommitted balance \$8.31 million at February 29, 2024), FY21, FY22 and FY23 Appropriated State Funds (uncommitted balances \$1.09 million at February 29, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,060,000 funded by Appropriated State Funds. Contract execution is expected in October 2024 and completion of construction in May 2025.

(s) **Project:** JBRC Item 25: Department of Administration
D50.6147: Wade Hampton Building - Subsurface Water Remediation
Repairs (Annualized)

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Request: Establish Phase II Full Construction Budget for the repair/replacement of the exterior waterproofing.

Included in CPIP: No – The project and funding were not identified until after submission of the 2023 CPIP.

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

CHE Approval: N/A

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

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

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

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (85 years old). The pedestrian tunnel is approximately 12,240 square feet and was constructed in 1970 (54 years old). The pedestrian tunnel is utilized by the Calhoun and Wade Hampton Buildings. The Calhoun Building is utilized by approximately 190 Judicial Branch personnel and the Wade Hampton Building is utilized by approximately 275 staff and various annual visitors of the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor’s Office, SC State Treasurer’s Office, SC Comptroller General Office, SC Adjutant General’s Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various visitors daily.

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Financial Impact: This phase of the project will be funded from FY24 Appropriated State (uncommitted balance \$8.31 million at February 21, 2024), and Other, Depreciation Reserve (uncommitted balance \$7.31 million at February 21, 2024). Revenues received are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,795,000 for this phase of the project to be funded by Appropriated State and Depreciation Reserve Funds. The estimated cost to complete both annualized phases is \$4,937,050, to be funded by Appropriated State and Depreciation Reserve Funds. Contract execution is expected in October 2024 and completion of construction in August 2025.

(t) **Project:** JBRC Item 26: Department of Administration
D50.6148: Window Replacement

Request: Establish Phase II Full Construction Budget to replace the windows at the SC State Library.

Included in CPIP: Yes – 2023 CPIP Priority 12 of 38 in FY24 (estimated at \$1,000,000)

CHE Approval: N/A

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	25,000		25,000	1,043,848	1,068,848
All Sources	<u>25,000</u>		<u>25,000</u>	<u>1,043,848</u>	<u>1,068,848</u>

Summary of Work: This project will replace the windows.

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

Facility Characteristics: The SC State Library Building is approximately 62,260 square feet and was constructed in 1969 (55 years old). The State Library Building is utilized by approximately 45 staff and various annual visitors.

Financial Impact: The project will be funded from FY24 Appropriated State Funds (uncommitted balance \$8.31 million at February 29 2024). The project is

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expected to result in a decrease of \$2,506 (year 1), and \$3,341 (years 2 and 3), in annual operating expenditures.

Full Project Estimate: \$1,068,848 funded by FY24 Appropriated State Funds. Contract execution is expected in November 2024 and completion of construction in September 2025.

- (u) Project: JBRC Item 28: Office of the Adjutant General
E24.9821: Joint Base Charleston Readiness Center

- Request: Increase Phase II Full Construction Budget to cover increased costs to construct a new National Guard Readiness Center.

- Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP submission.

- CHE Approval: N/A
- Phase I Approval: December 2019 (estimated at \$19,202,000) (SFAA)
- Phase II Approval: March 2021 (estimated at \$19,822,860) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, FY20 Proviso 118.16 (B)(18)(b), Armory Construction and Revitalizations	22,466	1,977,534	2,000,000		2,000,000
Appropriated State, Operating				48,551	48,551
Federal, National Guard Bureau	265,564	17,557,296	17,822,860	9,000,000	26,822,860
All Sources	<u>288,030</u>	<u>19,534,830</u>	<u>19,822,860</u>	<u>9,048,551</u>	<u>28,871,411</u>

Summary of Work: The new National Guard Readiness Center will be built on federal land at Joint Base Charleston (13.1 acres licensed from USAF).

Rationale: A training facility that accommodates the modernization and transformation of equipment and performance of their mission to support the Strategic Depth of the Army and unit training in the Army Modular

Force configuration is required. Due to a funding shortfall, 2 units were displaced when that National Guard Bureau was unable to fund the entire lease in 2016 on a 61,500 square foot facility at a cost of \$738K per year. The units were relocated to existing readiness centers nearby in Walterboro and Charleston. These facilities do not provide sufficient authorized square-footage, and do not meet Anti-terrorism/Force Protection standards. No other SCARNG facilities are suitable and available nearby to house the new units.

Facility Characteristics: The new facility will be 59,933 square feet and constructed on 13.1 acres of property. It will support the training, administrative, and logistical requirements for two SCARNG Units (1223 EN CO & I CO/237 SPT BN). It will house the 2 units consisting of 10 authorized full-time employees and 230 M-Day soldiers that currently do not have a permanent facility.

Financial Impact: This phase of the project will be funded from Appropriated State, Operating (uncommitted balance \$6.5 million at March 27, 2024), and Federal, National Guard Bureau Funds (uncommitted balance \$9.5 million at March 27, 2024). Revenue to this fund is received from the Construction and Facilities Management Office’s Master Cooperative Agreement funds. The project will be constructed to meet LEED Silver certification standards with an anticipated energy savings of \$1,981,924 over a 30-year period. The project is expected to result in an increase of \$72,000 (year 1), \$76,000 (year 2), and \$80,000 (year 3) in annual operating expenditures.

Full Project Estimate: \$28,871,411 funded by Appropriated State (nonrecurring), Appropriated State (Operating) and National Guard Bureau Funds. Contract execution is expected in August 2024 with construction completion in December 2026.

(v) **Project:** JBRC Item 29: Office of the Adjutant General
E24.9835: (H29) USC Aiken - Cyber Integration Center 9835-B

Request: Change Project Name and Increase Phase II Full Construction Budget to construct the Aiken Cyber Integration Center.

Included in CPIP: Yes – 2023 CPIP priority 1 of 19 FY24 (estimated at \$42,945,784)

Phase I Approval: January 2022 (estimated at \$30,950,000) (SFAA)

Phase I Increase

Approval: May 2023 (estimated at \$38,650,948) (SFAA)

Phase I Increase &

Change Project Name

Approval: August 2023 (estimated at \$38,650,948) (SFAA)

CHE Approval: N/A

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(69)(a), Aiken Readiness Center	149,981	620,886	770,867	2,178,374	770,867 2,178,374
FY24 Appropriated State, Proviso 118.19 (B)(63)(f), USC Aiken National Guard Dreamport Facility	453,944	1,862,627	2,316,571		2,316,571
Federal, National Guard Bureau		242,000	242,000	9,758,000	10,000,000
Other, SRS					
All Sources	<u>603,925</u>	<u>2,725,513</u>	<u>3,329,438</u>	<u>11,936,374</u>	<u>15,265,812</u>

Summary of Work: The project was established for the design and construction of both the Aiken Readiness Center and the Cyber Integration Center. Both buildings will be constructed on property owned by Aiken County Commission for Higher Education on the campus of the University of South Carolina Aiken. The Aiken Readiness Center will support the training, administrative and logistical requirements for two SCARNG Units. The Cyber Integration Center will consist of a collaborative innovation area, classrooms, testing and training rooms. It will also include a Secure Room for cyber protection activities. The construction of these facilities will be requested at separate times due to funding availability. The Aiken Readiness Center will be designed to meet LEED Silver or Two Green Globes certification standards. The current approved Phase II budget includes funds for the final design of the Aiken Readiness Center. The design of the Aiken Readiness Center is approximately 60% complete. The current requested Phase II increase will add full construction funding for the Aiken Cyber Integration Center.

Rationale: The Aiken Readiness Center is required to provide a training facility that accommodates modernization and transformation of equipment and performance of their mission to support Strategic Depth of the Army and the unit training in the Army Modular Force configuration. The Cyber Integration Center is a cyber security facility that will allow for secure cyber protection activities to be conducted by the SC Army National Guard, USC Aiken, and other Cyber protection entities.

Facility Characteristics: The Cyber Integration Center to be constructed will be 23,530 square feet and will house the Office of the Adjutant General, University of South Carolina Aiken and other Cyber Security Agencies. An estimated 20 to 30 students and faculty will utilize the building, with an additional 9 SC Army National Guard M-Day soldiers and 75 to 100 industrial partners. The Aiken Readiness Center to be constructed will be 42,839 square feet and will house 2 units (1221 Engineer Company & 135th Cyber Protection Company), consisting of 7 authorized full-time employees and 183 M-Day Soldiers that currently do not have a facility.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$12.48 million at March 27, 2024), and Savannah River Site Litigation Settlement Funds (uncommitted balance \$9.76 at March 27, 2024). The Aiken Readiness Center is expected to result in an increase of \$36,000 (year 1), \$38,000 (year 2), and \$40,000 (year 3) in annual operating expenditures. The Cyber Integration Center is expected to result in an increase of \$72,000 (year 1), \$76,000 (year 2), and \$80,000 (year 3), in annual operating expenditures. The Cyber Integration Center will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$515,718 over a 30-year period.

Full Project Estimate: \$15,265,812 for this phase of the project, funded by Appropriated State (nonrecurring), National Guard Bureau, and SRS Funds. The total estimated cost of both facilities is \$41,956,326. Phase II of the Aiken Readiness Center will be funded by \$6.67 million in Appropriated State (nonrecurring) and \$20 million in National Guard Bureau Funds. Contract execution for the Cyber Integration Center is expected in April 2025 with construction completion in January 2027.

(w)Project: JBRC Item 31: Governor’s School for the Arts and Humanities
H64.9600: Dining Hall Renovation

Request: Establish Phase II Full Construction Budget to expand the dining space.

Included in CPIP: Yes – 2023 CPIP Priority 1 of 5 in FY24 (estimated at \$707,950)
CHE Approval: N/A

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(9), Dining Hall Expansion and Furniture Replacement	512,950		512,950		1,025,900
				512,950	512,950
FY24 Appropriated State, Proviso 118.19 (B)(6)(a), Dining Hall Expansion and Furniture Replacement				210,000	210,000
Other, Donation from Aramark					
All Sources	<u>512,950</u>		<u>512,950</u>	<u>722,950</u>	<u>1,235,900</u>

Summary of Work: The project will expand the dining hall by approximately 2,444 square feet to accommodate up to 140 seats by relocating offices. The work will include the demolition of several non-load bearing walls, relocation of serving lines, new flooring, and all new furniture. No major renovations, or renovations to any exterior walls is required.

Rationale: The dining hall is only rated to accommodate 75 people and the current dining facilities are not readily usable by students with mobility challenges and does not meet current standards for accessibility. Having maintained the original furnishings that are over 20 years old, the dining area is outdated and institutional.

Facility Characteristics: The Dining Hall is approximately 2,037 square feet and was constructed in 1991 (31 years old). The facility is used to serve all meals for students,

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staff, and for special events such as parent weekends, orientation, and any other large student events. There are 238 students and 75 staff that dine their daily.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$512,950 at January 23, 2024), and Other, Donation from Aramark (uncommitted balance \$210K at January 23, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,235,900 funded by FY23 & FY24 Appropriated State (nonrecurring) and Aramark Donation Funds. Contract execution is expected in June 2024 with construction completion in December 2024.

(x) Project: JBRC Item 32: SC Governor’s School for Science and Mathematics H65.9528: Roof Replacement

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

Included in CPIP: Yes – 2023 CPIP Priority 3 of 4 in FY24 (estimated at \$940,000)

CHE Approval: N/A

Phase I Approval: December 2023 (estimated at \$940,000 (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)(7), Metal Roof Replacement	3,000		3,000	937,000	940,000
Appropriated State, FY23 Carryforward				136,752	136,752
All Sources	<u>3,000</u>		<u>3,000</u>	<u>1,073,752</u>	<u>1,076,752</u>

Summary of Work: The project will remove the existing asphalt and fiberglass architectural shingle roof down to the plywood sheathing, and removal of the existing gutter and downspouts, flashings and miscellaneous roofing components,

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and installation of new underlayment and a snap-together standing seam metal roof. All sheet metal gutters and downspouts, flashings and miscellaneous roofing components will also be installed. The new roof will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing roof is original to building and is beyond its service life. It is damaged and leaking in many places and flashing around dormers and through-roof structures need replacing.

Facility Characteristics: The GSSM Building is 39,860 square feet and was constructed in 2003 (21 years old). The South Carolina GSSM is housed within one facility, and this project will replace the roof that covers the residence halls. Approximately 428 students, faculty, and staff will benefit from the project.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (non-recurring) (uncommitted balance \$937K at April 10, 2024), and FY23 Appropriated State, Carryforward Funds (uncommitted balance \$3.5 million at April 10, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,076,752 funded form Appropriated State (non-recurring) and Appropriated State, Carryforward Funds. Contract execution is expected in August 2024 with construction completion in March 2025.

(y) Project: JBRC Item 36: Department of Mental Health
 J12.9847: Tucker Center Campus Fire Alarm Replacement

Request: Establish Phase II Full Construction Budget to replace the fire alarm system in Tucker Center Campus buildings.

Included in CPIP: Yes – 2023 CPIP Priority 9 of 33 in FY24 (estimated at \$505,000)

CHE Approval: N/A

Phase I Approval: May 2023 (estimated at \$505,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	7,575		7,575	1,032,425	1,040,000

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All Sources	<u>7,575</u>	<u>7,575</u>	<u>1,032,425</u>	<u>1,040,000</u>
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Summary of Work: The project will replace the existing Simplex fire alarm system in Roddey Pavilion (General Care Nursing Home), and Roddey Support Building located at 2200 Faison Drive in Columbia.

Rationale: The fire alarm system is original to the buildings and is no longer supported by Simplex. Replacement parts are no longer available.

Facility Characteristics: The Roddey Pavilion and Roddey Support Building located at C.M. Tucker Nursing Care Center total 125,206 square feet and were constructed in 1983 (41 years old). The facility provides long-term nursing care to male and female SC residents who are not US military veterans. There are 170 patients and 200 staff occupy this facility.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,040,000 funded by Capital Improvement & Maintenance Funds. The Phase II amount requested has increased from the Phase I amount and the 2023 CPIP submission because of higher equipment and construction costs due to inflation. Contract execution is expected in February 2025 with construction completion in October 2025.

(z) Project: JBRC Item 38: Department of Mental Health
 J12.9860: Greenville MHC Roof Replacement

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

Included in CPIP: Yes – 2023 CPIP Priority 23 of 33 in FY24 (estimated at \$1,800,000)

CHE Approval: N/A

Phase I Approval: January 2024 (estimated at \$1,550,400) (SFAA)

	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
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Other, Capital Improvement & Maintenance	23,256	23,256	1,527,144	1,550,400
All Sources	<u>23,256</u>	<u>23,256</u>	<u>1,527,144</u>	<u>1,550,400</u>

Summary of Work: The project will replace the existing prefinished galvanized standing seam metal roof with a 24-gauge prefinished galvalume standing seam (T-profile) structural metal roof panels over new high-temperature underlayment, insulation to meet R-20, self-adhering temporary roof membrane over the existing plywood deck. The new roof will come with the required minimum 20-year material and workmanship warranty.

Rationale: On December 25, 2022, the Greenville Community Mental Health Center experienced significant water damage due to a fire sprinkler pipe freezing and causing the pipe to burst. This occurred in the interior attic space. As a result, the R-30 10” batt insulation is falling from the underside of the roof rafters. Terracon Consultants conducted a building envelope study and discovered that the baffles and insulation system has fallen in multiple locations throughout the building attic causing thermal breaches. Because of the impact to the interior spaces related to removal and replacement of the baffles and insulation, a more economical option is to replace the roof and provide the thermal layer above the roof deck instead of in the attic spaces. Adding the thermal layer above the roof deck will allow the roof deficiencies to be corrected at the same time.

Facility Characteristics: The Greenville Mental Health Center is 42,495 square feet and was constructed in 2003 (21 years old). The roof and thermal insulation are original to the building. The building is utilized by 165 staff who see 3,100 patients a month.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,550,400 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in November 2024 with construction completion in August 2025.

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(aa) Project: JBRC Item 39: Department of Mental Health
 J12.9798: Roddey Pavilion HVAC and Domestic Water Piping and
 Flooring Replacement (Ward 136)

Request: Increase Phase II Full Construction Budget to cover higher than
 anticipated costs and to add a 20% contingency, to replace the domestic
 and HVAC overhead water lines and the existing sheet vinyl flooring in a
 Ward at Roddey Pavilion.

Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP
 submission.

CHE Approval: N/A

Phase I Approval: March 2021 (estimated at \$490,000) (JBRC)

Phase II Approval: October 2021 (estimated at \$1,100,000) (SFAA)

Phase II Increase,
 Revise Scope &
 Change Project Name
 Approval: May 2023 (estimated at \$1,300,000) (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	7,350	1,292,650	1,300,000	1,091,868	2,391,868
All Sources	<u>7,350</u>	<u>1,292,650</u>	<u>1,300,000</u>	<u>1,091,868</u>	<u>2,391,868</u>

Summary of Work: The project was established to be completed in Ward 134 and was
 previously changed to be completed in Ward 136 instead. The project
 includes replacing and relocating the HVAC controls in the patient rooms
 for the fan coils. The HVAC controls will be relocated to the hall so that
 servicing the units will be less intrusive to the residents that occupy the
 rooms. This project will also incorporate the recommendations from a
 recent legionella study for resident and staff safety. Since the Ward will be
 vacant for the pipe replacement, they will also replace the existing sheet
 vinyl floor in the Ward.

Rationale: Due to water damage in October 2022 in Ward 136, it is necessary to
 complete that Ward first. Each Ward is very similar, requiring minimal
 modifications to the existing plan. The copper pipes are original to the

building and leaking causing mold issues and stains on the ceiling. The average life cycle of a copper water line is 20-50 years. DHEC continues to cite the nursing home for the flooring throughout the facility during inspections.

Facility Characteristics: Roddey Pavilion, located on the C.M. Tucker Campus in Columbia, is 111,534 square feet and was constructed in 1983 (41 years old). The Ward included in this project to be renovated is 13,000 square feet. The pipes are original to the building and the flooring is 15-20 years old. The facility is utilized by over 200 staff and approximately 170 inpatient clients who occupy the building on a 24/7 basis.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (year 1), and \$5,000 (years 2 and 3) in annual operating expenditures.

Full Project Estimate: \$2,391,868 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in July 2024 with construction completion in March 2025.

(bb) **Project:** JBRC Item 40: Department of Mental Health
J12.9811: Waccamaw Center for Mental Health HVAC, Sprinkler, Fire Alarm and Roof Replacement

Request: Increase Phase II Full Construction Budget due to higher than anticipated bid costs to replace 25 HVAC units, HVAC controls, sprinkler, fire alarm and roof.

Included in CPIP: Yes – 2022 CPIP 6 of 48 in FY23 (estimated at \$1,920,000)

CHE Approval: N/A

Phase I Approval: December 2021 (estimated at \$1,600,000) (SFAA)

Phase II Approval: June 2023 (estimated at \$2,621,384) (SFAA)

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

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Other, Capital Improvement & Maintenance	24,000	2,597,384	2,621,384	935,116	3,556,500
All Sources	<u>24,000</u>	<u>2,597,384</u>	<u>2,621,384</u>	<u>935,116</u>	<u>3,556,500</u>

Summary of Work: The project includes replacing the outside air and return dampers, ductwork, refrigerant lines, AHU's, condensers and HVAC controls. The gypsum board ceiling will be removed to allow access for fire sprinkler and HVAC replacement and installing new acoustical ceiling for better maintenance access. Additionally, the fire sprinkler system and fire alarm systems will also be replaced. The existing ceiling mounted fluorescent and incandescent light fixtures will be replaced with LED fixtures. The existing steep sloped shingle roof will be replaced with an architectural asphalt shingle roof system that will come with a minimum 20-year material and workmanship warranty. Due to the magnitude of the project, flooring replacement and wall refinishing will be included as an alternate option.

Rationale: The mechanical equipment is original to the building, has outlived its lifespan, and is now becoming more and more costly to maintain. The shingle roof is also original to the building and has experienced multiple water intrusions and needs to be replaced. The sprinkler system has several leaks in the system and needs to be replaced.

Facility Characteristics: The Waccamaw Area Center for Mental Health is 33,326 square feet and was constructed in 1993 (31 years old). The center provides emergency services, case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Georgetown, Horry, and Williamsburg Counties. The facility has 145 staff and sees 6,000 patients a year.

Financial Impact: The project will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$18.96 million at February 9, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$1,500 (year 1), and \$2,500 (years 2 and 3) in annual operating expenditures.

Full Project Estimate: \$3,556,500 funded by Capital Improvement & Maintenance Funds. Contract execution is expected in March 2024 and completion of construction in August 2025.

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(cc) Project: JBRC Item 49: Department of Natural Resources
P24.6105: Georgetown - Yawkey Center-Rockfish Bridge Replacement

Request: Establish Phase I Pre-Design Budget to replace the existing bridge over Rockfish canal that provides access to the Tom Yawkey Wildlife Center.

Included in CPIP: Yes – 2023 CPIP Priority 12 of 16 in FY25 (estimated at \$900,000)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Yawkey Wildlife Operating				42,000	42,000
All Sources				<u>42,000</u>	<u>42,000</u>

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

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

Facility Characteristics: The existing bridge was constructed in 1965 (59 years old). Approximately 10,000 persons use the bridge annually.

Financial Impact: This phase of the project will be funded from Other, Yawkey Wildlife Operating Fund (uncommitted balance \$145K at February 29, 2024). The project is not expected to result in any change in annual operating expenditures. The Phase I amount is 3.0% of the estimated cost to complete the project and the additional funds will be used to additional specialized professional disciplines needed to provide an accurate opinion of cost.

Full Project Estimate: \$1,400,000 (internal). Phase II will be funded by Tom Yawkey Wildlife Center Trust Funds. The Phase I estimate is 3.00% of the estimated cost to complete the project and the additional amount will be used to cover various specialized professional needed such as geotechnical, surveying, critical line determination, hydrology analysis and structural schematic design.

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(dd) Project: JBRC Item 56: Department of Parks, Recreation & Tourism
P28.9846: Kings Mountain CCC Bathhouse Renovation

Request: Establish Phase I Pre-Design Budget to renovate the Civilian Conservation Corps (CCC) Bathhouse at Kings Mountain.

Included in CPIP: Yes – 2023 CPIP Priority 3 of 5 in FY26 (estimated at \$3,000,000)
CHE Approval: N/A

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 (77), Kings Mountain State Park Upgrades				45,000	45,000
All Sources				<u>45,000</u>	<u>45,000</u>

Summary of Work: The renovated facility will include meeting facilities, offices, retail, visitor and interpretive services, and trail information. All of the utilities that service the structure will need to be reviewed and will likely need to be replaced which will include water and sewer services, electrical, etc. The interior/exterior repairs and renovations to the structure will be made while keeping the historic significant of the structure in mind, while adapting it for future usage. The roof will not be replaced as part of this project.

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 3,780 square feet and was constructed in 1935 (89 years old). Approximately 20,000 campers are anticipated to utilize the renovated facility.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance \$250K at April 17, 2024). The project is expected to result in an increase of \$10,000 (year 1), \$15,000 (year 2), and \$1,000 (year 3), in annual operating expenditures.

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Full Project Estimate: \$3,000,000 (internal). Phase II will be funded by FY22 Appropriated State (nonrecurring), Federal Grant Funds, and additional funds to be requested in the FY24-25 budget process.

- (ee) Project: JBRC Item 57: Department of Parks, Recreation & Tourism
P28.9848: The Venues of Arsenal Hill – The Pavilion
- Request: Establish Phase I Pre-Design Budget for a multi-functional pavilion.
- Included in CPIP: Yes – 2023 CPIP Priority 1 of 29 in FY24 (estimated at \$11,375,000)
CHE Approval: N/A

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Private Donation				150,000	150,000
All Sources				<u>150,000</u>	<u>150,000</u>

Summary of Work: The architect and engineers will work to establish the appropriate square footage needs, seating capacity, functionality, and specifically, with sensitivity to the historic requirements of this site. Regarding historic sensitivity, it is expected that the architectural and engineering firms selected to develop The Pavilion will exhibit a mastery of historic architectural concepts/designs – such as Palladian Style from the concepts of Andrea Palladio, as was common at the time in which the Lace, Caldwell-Boyleston, and Governor’s Mansion structures were constructed.

Rationale: The project will be a multi-functional, larger internal, space at the Arsenal Hill complex that will be large enough to accommodate weddings, receptions, conventions, and other gatherings that demand a larger footprint and that are not subject to weather related concerns.

Facility Characteristics: The size of the Pavilion to be constructed has not yet been determined but is roughly estimated at 15,000 square feet. The Pavilion will be utilized by visitors to the grounds, as well as visitors to, and renters of the facilities on the grounds, which is approximately 100,000 visitors per year.

Financial Impact: The project will be funded from Other, Private Donation from the SC Governor’s Mansion Commission (commitment of \$150K at April 17,

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2024). The project is expected to result in an increase of \$25,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$10,000,000 (internal) funded by Private Donation from the SC Governor’s Mansion Commission.

(ff) Project: JBRC Item 59: Department of Parks, Recreation & Tourism
P28.9754: Hunting Island State Park Beach Restoration

Request: Increase Phase II Full Construction Budget to cover the cost of post-restoration monitoring required by Ocean & Coastal Resource management (OCRM).

Included in CPIP: Yes – 2023 CPIP Priority 26 of 29 in FY24 (estimated at \$17,700,000)

CHE Approval: N/A

Phase I Approval: April 2015 (estimated at \$7,000,000) (SFAA)

Phase II Approval: June 2017 (estimated at \$12,055,904) (SFAA)

Phase II Increase & Change Source of Funds Approval: October 2019 (estimated at \$14,000,000) (SFAA)

Phase II Increase Approval: December 2019 (estimated at \$17,600,000) (Admin)

Phase II Increase Approval: August 2023 (estimated at \$17,700,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (2), Beach Renourishment		6,896,514	6,896,514		6,896,514
FY17 Appropriated State, Proviso 118.16 (B)(39)(b), Statewide Coastal Beach Renourishment		10,703,486	10,703,486	453,580	453,580
Federal, FEMA				735,807	735,806

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2015 Flood	105,000	(105,000)	100,000		100,000
Federal, FEMA Hurricane Matthew				151,193	151,193
Other, Park Revenue				245,269	245,269
Other, FEMA Match, 2015 Flood					
Other, FEMA Match, Hurricane Matthew					
All Sources	<u>105,000</u>	<u>17,495,000</u>	<u>17,700,000</u>	<u>1,585,847</u>	<u>19,285,847</u>

Summary of Work: The project was established for the nourishment of the beach and construction of two additional groins at Hunting Island State Park. Prior to this project, the beach was last nourished in 2007 and six groins were constructed in 2008. The project has performed as designed and slowed erosion significantly.

Rationale: Additional groins and nourishment are needed to maintain a safe high tide beach for park visitors.

Facility Characteristics: Hunting Island Beach is approximately 2 miles. The park receives over one million visitors a year and is used for recreational public beach access.

Financial Impact: This phase of the project will be funded from Federal, FEMA (uncommitted balance \$1.18 million at March 11, 2024), and Other, FEMA Match Funds (uncommitted balance \$396K at March 11, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$19,285,847 funded by Capital Reserve, Appropriated State (nonrecurring), FEMA, Park Revenue, and FEMA Match Funds. Project construction has been completed.

(gg) Project: JBRC Item 60: Department of Parks, Recreation & Tourism
P28.9773: Hunting Island Road Repairs

Request: Increase Phase II Full Construction Budget to add FEMA funds received to repair roads at the park due to hurricane damages.

Included in CPIP: No – The need for the increase was unknown at the time of the 2023 CPIP submission.

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CHE Approval: N/A
Phase I Approval: January 2019 (estimated at \$1,000,000) (Admin)
Phase II Approval: February 2020 (estimated at \$2,755,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (8), State Park Maintenance Needs	15,000	985,000	15,000		1,000,000
		800,000	800,000		800,000
FY20 Capital Reserve (2), State Parks Deferred Maintenance		400,000	400,000		400,000
FY17 Appropriated State, Proviso 118.16 (B)(39)(g) Medal of Honor Museum (FY20 Appropriated State, Proviso 49.18, State Parks Maintenance)				1,572,926	1,572,926
		555,000	555,000	(555,000)	
				524,308	524,309
Federal, FEMA					
Other, Park Revenue					
Other, FEMA State Match					
All Sources	<u>15,000</u>	<u>2,740,000</u>	<u>2,755,000</u>	<u>1,542,234</u>	<u>4,297,235</u>

Summary of Work: The project was established to make repairs and pave approximately 8 miles of roads at Hunting Island State Park. The additional funds being added will be used to make additional road and parking repairs and upgrades. This will include road and parking grading and stabilization.

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Rationale: A FEMA reimbursement has been received for repairs made to storm damaged roads and parking areas.

Facility Characteristics: Hunting Island State Park is one of the most visited and receives approximately 800,000 visitors per year.

Financial Impact: The increase will be funded from Federal, FEMA (uncommitted balance \$1,572 million at May 1, 2024), and Other, FEMA State Match Funds (uncommitted balance \$524K at May 8, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$4,297,235 (internal) funded by FEMA and FEMA Match Funds. Contract execution is expected in June 2024 with construction completion in July 2025.

(hh) Project: JBRC Item 62: Department of Parks, Recreation & Tourism
P28.9844: Property Acquisition - Waites Merrill

Request: Establish Final Land Acquisition to purchase +/-107 acres in Horry County.

Included in CPIP: Yes – 2023 CPIP Priority 24 of 29 in FY24 (this component estimated at \$4,020,000)

CHE Approval: N/A

Phase I Approval: March 2024 (estimated at \$4,020,000) (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	20,000		20,000	37,000	57,000
Federal, CZM Grant				4,000,000	4,000,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>4,037,000</u>	<u>4,057,000</u>

Rationale: If acquired, the acquisition will provide long term protection to the property. Waites Island is the most significant undeveloped coastal fringe

habitat in the 22 miles from Myrtle Beach to the North Carolina border. It is one of the last remaining undeveloped and unprotected barrier islands of this size in the southeastern United States.

Characteristics: The property includes 43 acres of mainland property with a residence and guest house on Little River Neck, 22 acres of beachfront on Waites Island, and 40 acres of marsh island.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$4,000,000. The acquisition will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$890K at February 14, 2024) and Federal, CZM Grant Funds (commitment of \$4 million at April 22, 2024). Revenue derived from the CZM grant comes from a Coastal Zone Management Habitat Protection and Restoration Infrastructure Investment and Jobs Act Competition grant for the purpose of enhancing coastal resilience. The project is not expected to result in any change in annual operating expenditures. The property was purchased by Open Space Institute Land Trust, Inc. in December 2023 for \$8,000,000. The purchase was funded by SC Office of Resilience and SC Conservation Bank funds. This request includes an additional \$37,000 to reimburse Open Space Institute for survey work, Phase I Environmental Site Assessment, attorney fees, title and recording, as well as taxes. An appraisal was completed in April 2023 and valued the property at \$13,100,000. A Phase I Environmental Site Assessment was completed in October 2023 and revealed no evidence of recognized environmental conditions in connection with the property, and therefore a Phase II assessment is not recommended at this time. A Building Condition Assessment was completed in November 2023 and found \$17,500 in immediate costs to rectify deficiencies. These repairs will be made by park staff. Letters of support have been received from Horry County and Horry County Schools authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$4,057,000 funded by FY24 Appropriated State (non-recurring) and Federal, CZM Grant Funds.

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

(ii) **Project:** JBRC Item 66: Department of Transportation
U12.9757: Headquarters Building Garage Repairs

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Request: Establish Phase II Full Construction Budget to repair the parking garage located at 955 Park Street in Columbia.

Included in CPIP: Yes – 2023 CPIP Priority 10 of 10 in FY24 (estimated at \$600,000)

CHE Approval: N/A

Phase I Approval: December 2022 (estimated at \$600,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, State Highway	9,000		9,000	1,226,000	1,235,000
All Sources	<u>9,000</u>		<u>9,000</u>	<u>1,226,000</u>	<u>1,235,000</u>

Summary of Work: The project will address the concrete spalling, exposed rebar, steel corrosion, cracks in decking, failed caulk joints, and other general conditions required to keep the garage in general working order and minimize additional deterioration of the structure.

Rationale: The parking garage needs maintenance repairs to extend the life of the facility as long as possible.

Facility Characteristics: The parking garage is 3 levels and is approximately 225,000 square feet. The garage includes 603 spaces that are all occupied by SCDOT employees.

Financial Impact: The project will be funded from Other, State Highway Funds (uncommitted balance \$3.14 million at December 31, 2023). Revenue to this fund is generated from motor fuel user fee tax collections. The project is not expected to result any change in annual operating expenses.

Full Project Estimate: \$1,235,000 funded by State Highway Funds. Contract execution is expected in October 2024 and completion of construction in May 2025. The estimated cost to complete the project has increased from the Phase I and CPIP submission because the initial estimate did not anticipate the total number of required structural repairs identified by the A&E during the Phase I process.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Executive Budget Office. All items have been

reviewed favorably by the Joint Bond Review Committee.

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

Department of Administration, Executive Budget Office: Department of Natural Resources - Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT) (Regular Session Item #3)

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

- (a) Project: JBRC Item 51: Department of Natural Resources
P24.6065: Greenville-Cedar Mountain HP/WMA Land Acquisition
(Bramlett-NLT)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-435 acres and a building in Greenville County.
- Included in CPIP: Yes – 2023 CPIP Priority 36 of 47 in FY24 (estimated at \$420,000)
CHE Approval: N/A

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

Rationale: Acquisition of the property would protect the second tallest peak overlooking the North Saluda River Valley. This property would create a new Heritage Preserve for the public to engage in outdoor recreational activities.

Characteristics: The property is located approximately six miles northeast of the Town of Cleveland in Greenville County. It is located on the north and south sides

of Old Highway 25 and harbors a peak of 1,765 feet. The property is characterized by a cove and oak hickory forest, geologic formations and a tributary of the North Saluda River that provides habitat for rare plant and animal species.

Financial Impact: The property is offered by Naturaland Trust of Greenville, SC for the proposed purchase price of \$1,500,000. The due diligence activities will be funded from Heritage Land Trust Funds (uncommitted balance \$31.35 million at February 29, 2024). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. The project is expected to result in an increase of \$3,000 (year 1), \$1,500 (year 2), and \$1,000 (year 3), in annual operating expenditures. There are two approximately 1,250 square foot abandoned and uninhabitable houses that are located on the property. If the property is acquired the houses will be demolished as part of a separate project.

Full Project Estimate: \$1,520,000 (internal) funded by Heritage Land Trust Funds.

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

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved the Permanent Improvement Project for the Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT); and as requested by DNR approved an expenditure of \$20,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6065, as requested by the Department of Natural Resources (DNR) through the Department of Administration, Executive Budget Office.

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

***Department of Administration, Facilities Management and Property Services: Easements
(Regular Session #4)***

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

- (a) County Location: Charleston
From: Department of Administration
To: Dominion Energy South Carolina, Inc. (#1110)
Consideration: \$723.80 Administrative fee
\$336.86
Description/Purpose: To grant a 0.227± acre non-exclusive easement for the construction, installation, operation and maintenance of a 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 easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. Consideration is \$723.80 administrative fee plus the average sales price per acre of improved agricultural land for easements across navigable waterways and submerged lands. There are no exceptions requested with regard to the 2022 easement policy.
- (b) County Location: Horry
From: Department of Administration
To: Dominion Energy South Carolina, Inc. (#1215)
Consideration: \$723.80 Administrative fee
\$1,379.90
Description/Purpose: To grant a 0.311± acre easement for the construction, installation, operation, replacement, repairs and maintenance of an 8” steel natural gas main beneath the Intracoastal Waterway near Highway 544 in Myrtle Beach. The easement is needed to serve customers in the new Arcadia housing development off of Forestbrook Road as well as commercial customers and will provide critical infrastructure for the Myrtle Beach area. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The easement will be subject to an assignment to an affiliate or another entity related to the sale or transfer of substantially all of the gas assets of Dominion

Energy. The term of the easement will be fifty (50) years. Consideration is \$723.80 administrative fee plus the average sales price per acre of improved agricultural land for easements across navigable waterways and submerged lands. There are no exceptions requested with regard to the 2022 easement policy.

- (c) County Location: Richland
From: Department of Administration on behalf of South Carolina Department of Juvenile Justice (DJJ)
To: Central Midlands Regional Transit Authority/COMET (#1075)
Consideration: \$723.80 Administrative fee
\$1
Description/Purpose: To grant a 0.01± acre easement for the purpose of constructing, installing, maintaining, operating, repairing, altering and replacing a public transportation system stop, including a bus shelter, bench, bike rack, garbage can and any other improvements reasonably related to the operation of a public transportation system stop. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. The easement is being granted for nominal consideration as it is for the benefit of the agency. DJJ has determined that, in accordance with the requirement of the statute, the easement does not appear to materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.
Additional Information: COMET was previously approved to erect the bus shelter at the Department of Juvenile Justice’s Broad River Road Complex near the intersection of Broad River Road and Shivers Road per SFAA approval granted March 30, 2021. However, COMET has indicated that the actual location of the bus shelter was moved without the required approvals due to an unanticipated utility conflict with a 24” gas transmission line. Construction of the bus shelter was completed around February 2023. SFAA is asked to approve the new location of the easement.
- (d) County Location: Richland
From: Midlands Technical College
To: Central Midlands Regional Transit Authority/COMET (#1214)

Consideration: \$723.80 Administrative fee
\$1

Description/Purpose: To grant a 0.01± acre easement for the purpose of constructing, installing, maintaining, operating, repairing, altering and replacing a public transportation system stop, including a concrete pad, concrete connection path to the existing entrance sidewalk, bus shelter, bench, bike rack, garbage can and any other improvements reasonably related to the operation of a public transportation system stop. COMET will construct an ADA accessible bus stop providing access to the Midlands Technical College's Northeast Campus. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. The easement will primarily benefit Midlands Technical College, and as such, the College has requested that the easement be granted for nominal consideration. The College has determined that, in accordance with the requirement of the statute, the easement does not appear to materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

(e) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Health & Environmental Control
To: Dominion Energy South Carolina, Inc. (#1208)
Consideration: \$723.80 Administrative fee
\$1

Description/Purpose: To grant a 2.57± acre non-exclusive easement for the installation, operation and maintenance of electric lines and poles and other accessory apparatus and equipment on property of the State Park Health Campus. Dominion Energy will take over the electric infrastructure. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. The easement is being sought by the Department of Health & Environmental Control to provide electric services to the Public Health and Environmental Lab being constructed along with the remaining State Park Health Campus, and as such, DHEC has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.

- (f) County Location: Horry
- From: Department of Administration on behalf of South Carolina
Department of Mental Health (DMH)
- To: South Carolina Public Service Authority (#1206)
- Consideration: \$723.80 Administrative fee
\$5500.00
- Description/Purpose: To grant a .059± acre non-exclusive easement for the right of ingress and egress on property of DMH's Wacammaw Center for Mental Health for the limited purpose to construct, extend, inspect, operate, replace, relocate, allocate, repair and maintain electric lines and facilities to provide electrical service to the Home2 Suites Hotel currently under construction. The easement will contain termination language that if the easement holder abandons the easement, is in breach, or ceases to use the easement for its intended purpose, it will terminate. The term of the easement will be fifty (50) years. There are no exceptions requested with regard to the 2022 easement policy.

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

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

Department of Administration, Facilities Management and Property Services and State Fiscal Accountability Authority: Winthrop University Lease of 630 and 610 Rose Street in Rock Hill (Regular Session #5)

Winthrop University (University) requested approval to lease three hundred and twenty (320) beds in CampusWalk located at 630 and 610 Rose Street in Rock Hill from W2C Eleven, LLC.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for 1, 3, 5, 7 and 10-year terms. Only one offer was received in response to the solicitation.

The requested lease term is three (3) years commencing August 1, 2024, with three possible extensions of two-years each.

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The rent for the first year of the term will be \$2,726,400.00 for an annual average cost per bed of \$8,520.00 to the University. This equates to \$4,170.00 per bed per semester per 4-bed unit and \$4,770.00 per bed per semester per 2-bed unit. The University currently plans to charge students this exact amount per unit type per semester, which is comparable to what the University currently charges students for similar 2 and 4-bed apartment style units. However, the University anticipates an increase in student housing charges in the near future.

The rental rate shall escalate by 3% annually over the initial and extended terms, if any. As such, the maximum total rent to be paid will be \$27,697,786.95 for the Initial and all Extended Terms, if exercised, of this lease as shown in the chart below. The lease includes furniture and appliances and operating and maintenance costs subject to overage utility charges (those which exceed an average of \$10 per bed per month for water and an average of \$30 per bed per month for electricity) which will be billed at the end of each semester to the University. The University will charge students any overage utility charges.

INITIAL TERM				
	<u>PERIOD: FROM – TO</u>	<u>ANNUAL SCHOOL YEAR RENT</u>	<u>SEMESTER RENT</u>	<u>AVERAGE RENT PER BED PER SCHOOL YEAR</u>
YR 1	August 1 2024-May 15 2025	\$2,726,400.00	\$1,363,200.00	\$8,520
YR 2	August 1-2025-May 15 2026	\$2,808,192.00	\$1,404,096.00	\$8,776
YR 3	August 1-2026-May 15 2027	\$2,892,437.76	\$1,446,218.88	\$9,039

EXTENDED TERMS				
	<u>PERIOD: FROM-TO</u>	<u>ANNUAL SCHOOL YEAR RENT</u>	<u>SEMESTER RENT</u>	<u>AVERAGE RENT PER BED PER SCHOOL YEAR</u>
YR 4	August 1-2027- May 15 2028	\$2,979,210.89	\$1,489,605.45	\$9,310
YR 5	August 1-2028- May 15 2029	\$3,068,587.22	\$1,534,293.61	\$9,589
YR 6	August 1-2029- May 15 2030	\$3,160,644.84	\$1,580,322.42	\$9,877

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YR 7	August 1-2030- May 15 2031	\$3,255,464.18	\$1,627,732.09	\$10,173
YR 8	August 1-2031- May 15 2032	\$3,353,128.11	\$1,676,564.05	\$10,479
YR 9	August 1-2032- May 15 2033	\$3,453,721.95	\$1,726,860.97	\$10,793

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

Tenant	Location	Annual Rate per Bed*
Independent Renters	Elements at Rock Hill, 708 Glamorgan Way	\$14,100.00
Independent Renters	Finley, 810 S York Ave	\$14,000.00
Independent Renters	The Easley, 371 Technology Centre Way	\$18,250.00

*Rates according to Apartments.com for 2-bedroom apartments in the area as of April 2024. Above rates may be subject to base rent and/or operating expense escalations.

The lease provides for the use of up to 320 parking spaces in the surface lot surrounding the premises for a cost of \$75 per space per year subject to 3% annual increases that will be made available to students directly by Landlord. One additional reserved parking space will be provided to the University free of charge for the Initial and Extended Terms for University staff. Students shall also have full access to and use of bike parking in or adjacent to the premises.

The University has adequate funds for the lease according to a Budget Approval Form approved March 27, 2024. Lease payments will be funded through student housing funds. The lease was approved by the University’s Board of Trustees on March 13, 2024, the Commission on Higher Education on May 2, 2024, and JBRC on May 28, 2024. There is an A1 approved at Phase 1 for the University to pursue a possible purchase of CampusWalk.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed three-year student housing lease with three extensions of two years each for Winthrop University for 320 beds at 630 and 610 Rose Street, Rock Hill, South Carolina from W2C Eleven, 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 5.

Department of Administration, Facilities Management and Property Services: SC Department of Education Lease-out of approximately 34 acres to the South Carolina FFA Association at 1069 FFA Circle Road in Horry County (Regular Session #6)

The SC Department of Education (SDE) requested approval to extend its current lease of ±34 acres of land in Horry County to the South Carolina FFA Association (FFA).

In March 1956, the SC General Assembly passed Act 813 stating its intention to establish a summer training camp “to supplement vocational agriculture during the summer vacation for all students desiring the same who are enrolled in public high schools of the State.” The Act states that the Department of Education had located a suitable site near East Cherry Grove Beach then owned by the FFA which would deed the tract to the State without charge. The Act further authorized SDE to spend not to exceed \$250,000 to establish proper facilities. The tract was subsequently conveyed to the State in fee simple and the FFA has operated the camp since that time.

The current lease agreement between SDE and FFA is for 40 years commencing on January 1, 2000, and ending on December 31, 2039, at a rate a \$1.00 per year with the FFA responsible for all costs of construction, operation and maintenance of the camp.

The FFA has requested to extend the lease for an additional 25 years to facilitate fundraising and to allow them sufficient time to amortize any additional improvements to the property. The lease extension would be upon the same terms and conditions as the current lease and would expire on December 31, 2064. The lease extension was approved by the JBRC at its May 28, 2024, meeting.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority approved the SC Department of Education’s Lease Out of ±34 acres of land in Horry County to the South Carolina FFA Association, 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: SC Department of Parks, Recreation and Tourism Acquisition and Lease Out of 945.91 acres of land to Spartanburg County (Regular Session #7)

The SC Department of Parks, Recreation and Tourism (PRT) requested approval to purchase ±945.91 acres of land in Spartanburg County from Tyger Oak, Inc. and Wellford-Glendale Properties, LLC and to lease the property to Spartanburg County for use as a passive-use park facility.

The property is being acquired in partnership with the SC Conservation Bank, the SC Office of Resilience, and Spartanburg County for a purchase price of \$25M. The SC Conservation Bank is contributing \$3M, the SC Office of Resilience is contributing \$20M, and Spartanburg County is contributing \$2M toward the purchase price. Following acquisition of the property, PRT will work with the Heritage Trust Advisory Board to conduct the required public hearings and seek the required approvals to place the property under a conservation easement with the Spartanburg Area Conservancy.

The term of the proposed lease to Spartanburg County is 100 years beginning upon closing of the sale of the property, which is anticipated to be June 30, 2024. In consideration for the lease, Spartanburg County will be responsible for operations and maintenance associated with the property, including janitorial services, building/structure maintenance, trash services, grounds maintenance, and all utilities.

Upon expiration or early termination of the lease, Spartanburg County must remove any improvements made during the lease term, unless specifically accepted by PRT and subject to any required governmental approvals.

No option to purchase the property is included in the lease. The lease was approved by JBRC at its May 28, 2024, meeting.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved the SC Department of Parks, Recreation and Tourism Acquisition and Lease Out of 945.91 acres of land to Spartanburg County, as recommended by the Department of Administration, Facilities Management and Property Services and Executive Budget Office.

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

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

The South Carolina Department of Disabilities and Special Needs (DDSN) requested approval to transfer capital, to include property and buildings, located at 710-722 S. Bomar Avenue in Landrum, SC to the local DSN provider, Purpose-SC, Inc., pursuant to Proviso 36.6 of the General Appropriations Bill for fiscal year 2023-2024. In 2017, the Senate Medical Affairs Committee conducted a review of DDSN. The Senate Oversight Report dated November 2017 recommended that DDSN divest itself of properties within the communities by transitioning current properties to the local providers. In an effort to comply with the recommendation, DDSN seeks permission to transfer the Landrum homes to Purpose-SC, Inc.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the request of the Department of Disabilities and Special Needs to transfer the Landrum homes, located at 710-722 S. Bomar Avenue into the local DSN provider, Purpose-SC, Inc, 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.

Patriots Point Development Authority: Report Regarding Lease to Patriots Annex, LLC (Regular Session #9)

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 to the item, dated March 25, 2024, provided an update on the status of the development.

Upon a motion by Mr. Loftis, 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 9.

Division of Procurement Services: Procurement Audit and Certification for Clemson University (Regular Session Item #10)

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

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services	3,000,000 per commitment*
Consultant Services.....	3,000,000 per commitment*
Information Technology	3,000,000 per commitment*
Revenue Generating Contracts	15,000,000 per commitment*
Construction Contract Award	4,000,000 per commitment*
Construction Contract Change Order.....	500,000 per change order
Architect/Engineer Contract Amendment.....	100,000 per amendment

In accordance with S.C. Code Ann. § 11-35-1230, the Division of Procurement Services (DPS) audited the procurement operating policies and procedures of Clemson to determine whether the University’s system of internal controls over procurement was adequate to ensure compliance, in all material respects, with the Procurement Code. DPS found Clemson’s system of internal controls over procurement was adequate to ensure compliance with the Procurement Code, with minor exceptions as described in the audit report. Clemson has either implemented or initiated implementation of the recommended improvements.

Per S.C. Code Ann. §11-35-1210, Clemson University requested that the Authority increase the direct procurements for Supplies & Services, Information Technology, Revenue Generating Contracts and Construction Contract Awards.

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Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority authorized Clemson University to make direct procurements at the following limits for three years from date of approval:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services ¹	5,000,000 per commitment*
Information Technology ²	5,000,000 per commitment*
Revenue Generating Contracts	20,000,000 per commitment*
Construction Contract Award	5,000,000 per commitment*
Construction Contract Change Order.....	500,000 per change order
Architect/Engineer Contract Amendment.....	100,000 per amendment

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

¹Supplies and Services including non-IT consulting services.

²Information Technology includes consulting services for any aspect of information technology, systems, and networks.

The Authority also required Clemson University to submit an updated P-Card Manual to DPS for approval by June 30, 2024.

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

Division of Procurement Services: Procurement Audit and Certification of the College of Charleston (Regular Session Item #11)

The S.C. Consolidated Procurement Code and ensuing regulations (Procurement Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210 (1), 1560, and 1570, and Regulation 19-445.2000 C (1). The Code authorizes the Authority to authorize additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On May 14, 2019, the Authority delegated procurement authority to the College of Charleston as follows:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services	500,000 per commitment*
Information Technology	200,000 per commitment*
Construction Contract Award	100,000 per commitment*
Construction Contract Change Order	100,000 per change order
Architect/Engineer Contract Amendment	15,000 per amendment

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

Per S.C. Code Ann. §11-35-1210, the College of Charleston requested that the Authority increase direct procurements for Supplies & Services, Information Technology, Construction Services, Construction Contract Change Orders, and Architect/Engineer Contract Amendments.

Senator Peeler stated that he wanted to take a closer look at the use of P-cards. Governor McMaster acknowledged that the Authority has discussed the matter a number of times.

Upon a motion by Mr. Gaines, seconded by Mr. Loftis, the Authority authorized the College of Charleston to make direct procurements at the following limits for three years from date of approval:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services ³	1,000,000 per commitment*
Information Technology ⁴	500,000 per commitment*
Construction Contract Award	200,000 per commitment*
Construction Contract Change Order	200,000 per change order
Architect/Engineer Contract Amendment	75,000 per amendment

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

³ Supplies and Services includes non-IT consulting services.

⁴ Information Technology includes consultant assistance for any aspect of information technology, systems, and networks.

The Authority also required the College to suspend 20% of their 239 active P-Cards within 30 days of receipt of this report and maintain the number of active P-Cards at 191 or less for a period of one year and provide the Division of Procurement Services with a list of the suspended P-Cards by June 18, 2024.

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

Division of Procurement Services: Procurement Audit and Certification for the South Carolina Department of Labor, Licensing and Regulation (Regular Session Item #12)

The S.C. Consolidated Procurement Code and ensuing regulations (Procurement Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C (1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On August 21, 2018, the Authority delegated procurement authority to the South Carolina Department of Labor, Licensing and Regulation (LLR) as follows:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services	100,000 per commitment*
Consultant Services.....	100,000 per commitment*

In accordance with S.C. Code Ann. § 11-35-1230, Division of Procurement Services (DPS) audited the procurement operating policies and procedures of LLR to determine whether the Agency’s system of internal controls over procurement was adequate to ensure compliance, in all material respects, with the Procurement Code. DPS found LLR’s system of internal controls over procurement was adequate to ensure compliance with the Procurement Code.

Per S.C. Code Ann. §11-35-1210, the Department of Labor, Licensing and Regulation requested that the Authority reauthorize it to make direct procurements at the current certification for Supplies and Services.

Upon a motion by Mr. Loftis, seconded by Mr. Peeler, the Authority reauthorized the Department of Labor, Licensing and Regulation to make direct procurements at the following limits for three years from date of approval:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services ⁵	100,000 per commitment*

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

⁵ Supplies and Services includes non-IT consulting services.

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

Division of Procurement Services: Procurement Code Exemption for the University of South Carolina River District Project (Regular Session Item #13)

The University of South Carolina plans to engage a business to finance, develop, and operate a variety of private commercial operations on approximately 12 acres of property proximate to Williams-Brice Stadium; and approximately 885 acres of undeveloped property along the Congaree River and at the west end of National Guard Road west of the existing Football Operations Facility and Gamecock Park. These properties, which are owned and controlled by the University, are collectively referred to herein as the “River District Properties” and are summarized in the attached list.

The University intends to use a competitive solicitation process to invite firms to identify opportunities to create resort, hospitality, residential, and athletic/recreational improvements on the tracts near the Congaree River at the end of National Guard Road. The project would also improve university property around Williams-Brice Stadium with hospitality, residential, and retail development to optimize the experience in the stadium district.

The University may ultimately enter into multiple contracts (hereinafter “River District Agreements”) with multiple parties, and these contracts may include staggered long-term ground leases, development agreements, and ancillary or supplemental agreements.

Improvements will be designed, constructed, funded, operated, maintained, and owned by private entities with no university funding or financial support. The University will use revenue generated pursuant to the leases to fund the design and construction of improvements to Williams-Brice stadium and other University projects.

Given the breadth of this project and the intent to allow potential developers wide latitude regarding what to propose, the scope of the exemption extends to all supplies, services, information technology, or construction involved in developing the River District Properties.

For example, to provide developers the maximum flexibility in preparing financially sound offers, the scope of the proposed exemption does not foreclose proposals that include facilities within the River District designed specifically for the University's use or purchase. With the approval of the Authority as set forth herein, the University could contract to use or occupy such proposed facilities and pay for their use or to acquire ownership of such facilities after being built-to-suit by the developer. Such facilities could include student dining facilities, student housing, academic space, conference space, and athletic facilities. Depending on the size and scope, such University obligations could provide material financial support to the Developer.

The breadth of this exemption is designed to provide the University and potential developers maximum flexibility to explore opportunities for using the River District Properties to achieve highest value and greatest benefit to the University. Despite its breadth, the University's goal for this project is not to acquire facilities for its own use or services unrelated to the project. Accordingly, the University commits not to require or encourage developers to build facilities specifically for the University's use or occupancy, nor to acquire anything pursuant to this exemption unless it is directly connected with and complementary to development of a private commercial operation on the River District Properties.

The ultimate scope of the exemption will be defined by the first set of River District Agreements entered by USC and its Affiliates. Accordingly, and as a condition of the exemption, the University and its Affiliates will submit all River District Agreements to the

State Fiscal Accountability Authority for approval prior to execution, regardless of value. Upon their execution, this exemption terminates.

Other Required Approvals

The Authority action requested is limited to an exemption pursuant to Section 11-35-710(A). Nothing herein excuses any approvals required by law. The approvals required will depend on the final proposed arrangement; however, required approvals may include those in Chapter 47 of Title 2 regarding permanent improvements or those in Chapter 11 of Title 1 regarding leases or real property transfers.

University Commitments

1. The University will conduct the solicitation pursuant to a defined, open, and competitive process that invites broad-based competition. Offers will be solicited, evaluated, and negotiated pursuant to procedures published in the solicitation and designed to ensure the integrity of the selection process. The solicitation will be sufficiently clear, adequate, and definite to permit offerors to enter the public acquisition on an equal basis. The University will use reasonable methods to publicize requirements and provide adequate time for competitors to learn of, receive, and respond meaningfully to solicitation documents (including amendments, clarifications, and changes in requirements). The solicitation will include the bases to be used for evaluating proposals and for making the award. The University will evaluate proposals and make the award based solely on the criteria in the solicitation; and will ensure that all parties involved in the acquisition process participate fairly, honestly, and in good faith. The University will not enter a contract that conflicts with any constraint published in the solicitation.
2. Prior to issuing any solicitation for a River District Agreement, the University will submit a proposed draft to the State Engineer, who shall determine whether the foregoing requirements are reflected in the solicitation.
3. All River District Agreements will include without limitation and in such detail as may be required to firmly establish the character of the facilities and improvements, their purposes and intended uses, and the intended occupancy of each of the facilities and improvements to the property.

4. When River District Agreements are submitted for approval, the University will provide an executive summary of the provisions of the proposed agreements; the identity of the parties and any applicable major subcontractors to the primary parties; an evaluation of the responsibility of those parties; a summary of the costs, benefits, and risks to the University; a written plan for the University's administration, monitoring, and auditing of the agreements; and a summary of any anticipated supplementary or ancillary agreements.
5. Throughout the process, and well in advance of seeking approval, the University will collaborate with staff of the Authority and the Joint Bond Review Committee to insure the River District Agreements proposed for review and approval have been thoroughly vetted prior to submission for approval.
6. Upon request, the University will provide the Authority with periodic updates on the implementation and management of the River District Agreements.

Contract Duration Request

Section 11-35-2030 requires Authority approval for any procurement which may result in a contract exceeding seven years in duration before the solicitation is issued. The requested exemption allows the University and its Affiliates to solicit proposals for a contract with a duration of more than seven years before obtaining Authority approval, provided USC obtains the Authority's approval for the actual duration before executing any agreements arising out of the solicitation.

JBRC Review

The Authority will not consider the River District Agreements for approval until any lease requiring approval pursuant to Chapter 11 of Title 1 has been reviewed by the Joint Bond Review Committee and submitted to the Authority.

Recommendation

Exemptions granted pursuant to Section 11-35-710(A) require a recommendation of the responsible chief procurement officer. The University's proposed procurement is clearly subject to the Consolidated Procurement Code. While the Code serves a range of important public purposes, the University's River District project is different. The overriding goal of

the project is to obtain a long-term revenue stream by allowing a developer to exploit un- or under-utilized University real estate. To accomplish this goal, the University seeks a developer to undertake a private commercial operation on public lands, not to provide specific services or facilities for consumption by the University. This is not a typical government requirement, and the resulting relationship will more closely resemble that of a landlord and tenant to a long-term ground lease, than the relationships agencies have with their government contractors. The scope of the undertaking is extensive in geographic scope and the resulting agreements lengthy in duration—likely decades. The Procurement Code’s purchasing procedures were not designed for this project. They are intentionally designed for discrete acquisitions and for comparing apples to apples, not for solicitations seeking investors to offer long-term contracts with any scope of work they think might work. Accordingly, the Chief Procurement Officer recommends the Authority grant the requested exemption.

Senator Peeler stated that he was in support of the project. He stated that he wanted to know where the project was headed. Ray Tanner, USC Athletics Director, appeared before the Authority on this matter. He stated that with the Authority’s approval the University wants to see the level of interest in the project from the private sector. He said they are excited about the opportunities the project would create to generate revenue for the University and athletics and the opportunities for Midlands citizens.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority agreed to, under authority of Code Section 11-35-710, and subject to the conditions set forth in the Authority’s agenda item, exempt the University and its Affiliates from (a) conducting through the chief procurement officer’s area of responsibility a procurement for any supplies, services, information technology, or construction involved in development of the River District Properties, and (b) from conducting that procurement pursuant to the Procurement Code’s purchasing procedures. This exemption terminates upon execution of the first set of agreements resulting from this procurement.

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 #13)

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority agreed to meet at 2:00 p.m. on Tuesday, August 27, 2024, 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 3:13 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 1:25 p.m. on Friday, June 14, 2024.]