

**Capital Improvements
Joint Bond Review Committee**

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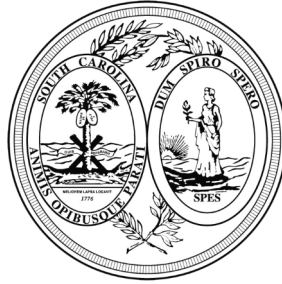
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803-212-6677



JOINT BOND REVIEW COMMITTEE MEETING
January 29, 2025 – 9:30 a.m.
105 Gressette Building

AGENDA

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AGENCY: South Carolina Public Service Authority

SUBJECT: Financing Proposal

Section 58-31-240(A)(1) of the SC Code of Laws provides that, prior to issuing any (1) bonds, (2) notes, or (3) other indebtedness, including any refinancing that does not achieve a savings in total debt service, the Joint Bond Review Committee must approve, reject, or modify the issuance by the South Carolina Public Service Authority. This section does not apply to the issuance of short-term or revolving-credit debt for the management of day-to-day operations and financing needs.

The Authority requests approval of the Committee for the issuance of not exceeding \$750,000,000 South Carolina Public Service Authority Revenue Obligation Bonds to fund capital expenditures, to pay costs of issuance of the bonds, and to potentially pay an insurance premium for any applicable insurance policy. The bonds will be issued in one or more series of tax-exempt or taxable bonds through early 2026.

The Authority is also monitoring market conditions for refinancing opportunities to achieve savings in debt service, which may result in issuance of refunding bonds in conjunction with the issuance of the proposed bonds. Any bonds so issued to achieve savings are not subject to review by the Committee.

Capital Plan and Project Funding. In 2024, the Authority completed its annual assessment of demands for electric system investments in the state over a 10-year planning horizon and identified a number of national and state trends driving these demands. These include increases in population, re-industrialization in the United States, artificial intelligence and data center power demands, generating unit retirements with replacement by renewables, environmental regulations, supply chain challenges creating long lead times and inflationary uncertainty, and delays from permitting and onerous regulatory requirements. The Authority projects a deficit of up to 2,612 megawatts by 2034 that must be addressed through upgrading and extending the life of existing resources, constructing new natural gas generating resources, renewable resources, and power purchase agreements. The Authority projects 10-year capital needs of \$7.8 billion to support system reliability and load growth, with up to \$6.5 billion in capital needs through 2030. \$4.8 billion in long-term debt is expected to be issued to support the 10-year capital plan.

Proceeds of the proposed Improvement Bonds will be used to fund a portion of capital expenditures through early to mid-2026, generally as follows:¹

Generation Resource Plan	\$ 305,000,000
Transmission	281,000,000
Major Environmental Projects-	85,000,000
Existing Generation	31,000,000
Distribution Services	43,000,000
FERC Relicensing	5,000,000
Total	<u>\$ 750,000,000</u>

¹ Estimates are subject to change based on cash flows, project readiness, and other determinants of priority and timing.

Portions of these projects may be temporarily funded utilizing the Authority's bank credit facilities prior to issuance of long-term bonds. The Authority seeks approval to permit this flexibility in navigating market conditions and coordinating issuance of the proposed bonds with any refunding bonds issued to achieve savings.

Pledge of Revenues to Pay Bonds and Impact on Total Debt Service. The proposed bonds will be issued pursuant to the authority of and in full compliance with the Authority's Master Resolution adopted by its Board on April 26, 1999, as amended and supplemented from time to time.² The Master Resolution will be supplemented by one or more series and supplemental resolutions authorizing the proposed bonds.

The proposed bonds will be payable solely from, and secured by a lien upon and pledge of the Revenues, as that term is defined in the Master Resolution, on a parity basis with the lien and pledge securing Revenue Obligations issued pursuant to the Revenue Obligation Resolution, senior to (a) payments required to be made from or retained in the Revenue Fund to pay Operation and Maintenance Expenses, and (b) payments into the Capital Improvement Fund.

The Revenue Obligations, including the proposed bonds, will neither constitute an indebtedness of the State, nor of any of its political subdivisions. Neither the State nor any of its political subdivisions are liable for the Revenue Obligations, nor are they payable from any funds other than the Revenues of the Authority pledged to their payment.

The proposed bonds are expected to mature over a 28-year period from December 1, 2026, through December 1, 2054. The Authority expects issuance of the proposed bonds to result in an increase in annual debt service of approximately \$51 million through 2054. Debt service requirements on all bonds of the Authority both prior to and after the issuance of the proposed bonds is attached as Exhibit A. Exhibit A also reflects the Authority's total debt outstanding, including debt outstanding under the Authority's bank credit facility program, and the Authority's short-term debt.

Other Potential Revenue Obligation Bonds. The Authority has established a regulatory asset for the deferral of certain costs that qualify as rate lock exceptions under the Cook Settlement, with plans to collect these costs after the expiration of the rate lock period. A portion of these costs has been financed through the Authority's bank credit facilities.

Depending on final resolution of the Cook Exceptions and the period over which the Authority determines to recover them, the Authority may issue long-term debt to finance all or a portion of the Cook Exceptions, and to refund deferred costs financed through the bank credit facilities. Any such issuance of long-term debt will be subject to the review and approval of the Committee.

Impact on Key Financial Metrics. The Authority periodically produces financial projections of the operations of the electric and water systems that include, without limitation, projected sales and revenues, expenses, capital expenditures, and other financing needs expected to occur over the forecast period. The projections also include select financial metrics, some of which are used by the credit rating services and others to evaluate the Authority's financial condition.

² The Master Resolution, as so amended and supplemented, is referred to as the "Revenue Obligation Resolution."

Exhibit B summarizes key financial results from the Authority's current projections, which include the impact of the proposed bonds.

COMMITTEE ACTION:

Review and approve, reject, or modify the South Carolina Public Service Authority's request to issue not exceeding \$750,000,000 South Carolina Public Service Authority Revenue Obligation Bonds, for the purposes described herein.

ATTACHMENTS:

1. Letter dated January 7, 2025, of Mr. Kenneth W. Lott III, Chief Financial and Administration Officer, Santee Cooper.
2. Bond Information Reported dated January 7, 2025.
3. Supporting Exhibits.



Kenneth W. Lott III
Chief Financial &
Administration Officer
(843) 761-7040
fax: (843) 761-7037
kwlott@santeecooper.com

January 7, 2025

The Honorable Harvey S. Peeler, Jr. Chairman
Joint Bond Review Committee
South Carolina Senate
111 Gressette Building
Columbia, SC 29201

Re: Request for approval of South Carolina Public Service Authority to issue Revenue Obligation Bonds not exceeding \$750,000,000 par ("2025/2026 Improvement Bonds").

Dear Chairman Peeler,

The South Carolina Public Service Authority ("the Authority") requests that the Joint Bond Review Committee approve the above referenced bonds (the "2025/2026 Bonds") at its meeting on January 29, 2025.

The 2025/2026 Improvement Bonds will be used to fund planned capital expenditures projected to occur through early to mid-2026. These Revenue Obligation Bonds will be tax-exempt and taxable, as applicable, and will be issued in one or more transactions occurring through early 2026. The amount and timing of each transaction will depend on market conditions and final budgeted cash flows.

Enclosed is the required documentation detailing the proposed financing and use of the funds. On behalf of the Authority, I respectfully request that the Joint Bond Review Committee consider the request for the 2025/2026 Improvement Bonds to be used in the manner described herein.

Please let me know if you have any questions or require any additional information regarding this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Lott', written over a light blue circular scribble.

Ken Lott

cc: Suzanne Ritter, Treasurer & Senior Director Financial Planning, The South Carolina Public Service Authority

Enclosures

South Carolina Public Service Authority

Bond Information Report

January 7, 2025

Requests

1. Approval for the issuance of Revenue Obligation Bonds not exceeding \$750 million par to fund a portion of the capital expenditures through early to mid-2026.

Amount and Type of Bonds Proposed

The South Carolina Public Service Authority (the “Authority”) is making a request to the Joint Bond Review Committee (the “JBRC”) for approval to issue South Carolina Public Service Authority Revenue Obligation Bonds, in one or more transactions and in a combination of tax-exempt and taxable bonds, to fund capital project expenditures totaling approximately \$750,000,000, and to pay costs of issuance of the bonds (the “2025/2026 Improvement Bonds”).

On December 20, 2024, the Authority’s Board of Directors (the “Board”) authorized the Authority’s management to move forward with the issuance of the 2025/2026 Improvement Bonds, in an amount not exceeding \$960,000,000 par, subject to approval by the JBRC and final approval by the Board. The final portions of the bonds to be issued as tax-exempt or taxable debt will be made following development of projected cash flows and tax counsel review. Santee Cooper is requesting \$750,000,000 of the \$960,000,000 at this time while we continue to evaluate the remainder of the plan and expect to come back to request the balance at a future meeting.

The Authority’s financial advisor and underwriters have advised that the Authority may benefit from credit enhancement of the 2025/2026 Improvement Bonds by utilizing bond insurance. If market conditions are favorable for an insured transaction, the purposes of the 2025/2026 Improvement Bonds will include in the costs of issuance of the bonds the payment of an insurance premium for any applicable municipal bond insurance policy.

Purpose of the Bonds and Use of Proceeds

The 2025/2026 Improvement Bonds

In 2024, the Authority completed its annual assessment of demands for electric system investments in the state over a ten-year planning horizon and identified a number of national and state trends driving these demands. These include increases in population, re-industrialization in the United States, artificial intelligence and data center power demands, generating unit retirements with replacement by renewables, environmental regulations, supply chain challenges creating long lead times and inflationary uncertainty, and delays from permitting and onerous regulatory requirements.

The Authority projects a deficit of up to 2,612 megawatts by 2034 that must be addressed through upgrading and extending the life of existing resources, constructing new natural gas generating resources, renewable resources, and power purchase agreements. The Authority projects 10-year capital needs of \$7.8 billion to support system reliability and load growth, with up to \$6.5 billion in capital needs through 2030, generally as follows.

2025 Budget - Combined Systems Accrual Capital Plan								
<i>(\$ in millions)</i>	2025	2026	2027	2028	2029	2030	2031-2034	Total
Resource Plan	232	455	371	440	679	187	-	2,363
Transmission	309	394	412	296	332	372	568	2,683
Environmental (Major Projects)	107	122	157	181	92	3	0	662
Existing Generation	185	179	128	110	158	77	306	1,143
Distribution Services	56	58	59	55	56	57	244	584
All Others	62	53	48	33	35	37	137	406
Total Capital Expenditures	950	1,260	1,176	1,114	1,352	733	1,256	7,842

The Authority expects to issue up to \$4.8 billion in long-term debt to support the 10-year capital plan.

2025 Budget - Combined Systems Funding Sources								
<i>(\$ in millions)</i>	2025	2026	2027	2028	2029	2030	2031-2034	Total
Internally Funded	207	257	266	227	268	234	1,089	2,548
Existing Long-Term Debt Proceeds	248						-	248
Future Long-Term Debt Proceeds	457	981	832	802	1,085	499	166	4,822
Held in Bank Facilities	39	22	77	85	-	-	-	223
Total Funding Sources	950	1,260	1,176	1,114	1,352	733	1,256	7,842

Proceeds of the 2025/2026 Improvement Bonds will be used to fund a portion of capital expenditures through early to mid-2026, in accordance with the annual financial budget adopted by the Authority’s Board. The Authority expects to issue the bonds in one or more transactions through early 2026, depending on market conditions and updated cash flows.

In previous years the Authority has utilized its Bank Credit Facilities to temporarily fund a portion of its Board-approved capital improvement program prior to issuing long-term bonds. The Authority would like to continue this practice when funding the projected \$750 million construction expenditures to allow the Authority to navigate market conditions and maximize savings while coordinating the timing of potential refundings.

Capital Projects to be funded with 2025/2026 Improvement Bonds

Proceeds of the 2025/2026 Improvement Bonds are expected to support expenditures toward the following capital projects and may vary somewhat by category based on final cash flows:

Generation Resource Plan	\$305,000,000
Transmission	281,000,000
Environmental (Major Projects)	85,000,000
Existing Generation	31,000,000
Distribution Services	43,000,000
FERC Relicensing	<u>5,000,000</u>
Total Bond Par Amount	\$ 750,000,000

The following is a description of the capital projects to be funded by the 2025/2026 Improvement Bonds:

Generation Resource Plan

Description

The Resource Plan expenditures are consistent with the 2024 IRP (IRP) and include:

- Rainey Upgrades: \$305 million will be used towards the conversion of Rainey Generating Station combustion turbines 2A and 2B to a combined cycle Rainey Power Block 2 through the installation of a Heat Recovery Steam Generator (HRSG), upgrades to the other Rainey combustion turbines 3/4/5, and an upgrade to the Rainey Power Block 1 combined cycle. The conversion and upgrades will add over 250 MW of capacity to the system by 2028.

The Authority continues to evaluate other new generation resources and have included estimated funding in its plan. We will request JBRC approval to fund these resources once they have been approved by our Board.

Business Priority

The Authority’s electric system needs are expected to increase sharply over the next 5 years, primarily driven by economic development loads from new and existing industries in South Carolina including artificial intelligence and data centers. This substantial increase has been observed across the utility industry broadly, and more specifically in the Southeast, as the load projections for the Authority’s neighboring utilities show a similar trend. These surrounding capacity constraints further drive the need to proactively invest in the Authority’s system to reduce our reliance on neighboring systems over time and ensure we provide reliable electricity to our customers.

Transmission

Description

The Authority operates an interconnected bulk transmission system with ties to Southern Company, Dominion Energy South Carolina, Duke Energy Carolinas, Duke Energy Progress, and Southeastern Power Administration, and plans this

system in accordance with North American Electric Reliability Corporation (NERC) Reliability Standards. The transmission capital expenditures being funded are for on-going system improvements associated with providing reliable service to existing and new customers and are allocated across more than 60 individual projects. These project expenditures are predominately associated with improvements to system resiliency and response to growth, as well as regular maintenance activities. Typical project activities include acquiring and clearing new rights-of-way, engineering design, procurement of materials, constructing new or rebuilding existing transmission lines, constructing new or adding to existing electrical substations, and all associated activities necessary for commissioning.

Business Priority

Failure to complete these projects would have a material negative operational impact on system reliability, limiting operational flexibility under peak load or extreme weather conditions and could have negative impacts to neighboring systems. The financial risks associated with not completing these projects include potential fines if found in violation of NERC Reliability Standards, potential customer curtailments under contingency conditions, inability to serve new customer loads, as well as stranded costs that would be associated with ceasing work on projects already underway.

Environmental (Major Projects)

Description

The Authority is responsible for compliance with many federal and state environmental regulations associated with the generation, transmission, and distribution of electricity. The environmental capital expenditures being funded are primarily resulting from federal Effluent Limitations Guidelines (ELG), Coal Combustion Residual (CCR) and Solid Waste Landfill (SWLF) rules.

Effluent Limitations Guidelines (ELG)

On July 8, 2024, the Environmental Protection Agency (EPA) rule revising technology-based effluent limitations guidelines (ELGs) of the steam electric (coal generating) power generating point source category went into effect. This final rule requires that there be no discharge of pollutants effective as soon as possible and no later than December 31, 2029. Litigation is ongoing from numerous industry groups and states regarding the new ELGs. Compliance with the new 2024 rule is estimated to cost \$250 million dollars at Cross and \$250 million at Winyah.

The Authority is currently implementing requirements set forth in the EPA's 2020 ELGs guidelines. In accordance with these guidelines, the Authority is proceeding with the construction of physical chemical and biological treatment facilities at both the Cross and Winyah generating stations. This project began in 2021 and is expected to be completed in 2026. The total project cost is estimated to be approximately \$305 million, and the Authority has spent approximately \$244 million to date.

Coal Combustion Residual (CCR) Rule

The Environmental Protection Agency's (EPA) 2015 CCR Rule established compliance standards, such as specific location standards, which may trigger closure of landfills and ash ponds. While not all the Authority's ash ponds are subject to the 2015 CCR Rule, some of those located at the Cross and Winyah Generating Stations fall under it. The CCR Rule provides for five years to complete closure after ceasing to place waste in the ash pond with the ability to certify extensions, if needed. Based on the last deposit of ash into these ponds and certified closure extensions, Santee Cooper is required to complete closure of Cross's Bottom Ash Pond by August 2027 and Winyah's 3&4 Slurry Pond, Ash Pond A, Ash Pond B, and South Ash Pond by April 2026. In addition, the EPA finalized the Legacy CCR Rule on May 8, 2024, with the intention of regulating ash ponds that were not included in the 2015 CCR Rule under two new categories, legacy CCR surface impoundments and CCR management units. The Legacy CCR Rule has impacts at the Cross, Grainger, Jefferies, and Winyah Generating Stations. The Authority's ash ponds that were not subject to the 2015 CCR rule have closure plans that have been approved by SCDES and closure is in progress or already completed. Grainger's ash ponds completed closure under a SCDES closure plan in 2019 and 2020, and the remaining units unregulated by the 2015 CCR Rule have state regulatory closure deadlines of 2030. Ash pond closure expenditures include the excavation, drying, and hauling of the existing ash, installation of groundwater monitoring wells, beneficial use requirements, and depositing CCR that cannot be beneficially used into on-site landfills. The pond closure work began in 2012 and is currently expected to be completed in 2030, although the Legacy CCR Rule could impact the schedule and post-closure activities such as groundwater monitoring will have ongoing costs beyond 2030. The total project cost is estimated to be approximately \$370 million, and the Authority has spent approximately \$210 million to date.

Solid Waste Landfill (SWLF)

Other environmental related project expenditures include the construction of solid waste landfills at the Cross and Winyah Generating Stations for dry coal combustion residuals ("CCR") which are not beneficially used and are disposed in on-site solid waste landfills. Expenditures for the construction of these landfills include engineering, site preparation, installation of a liner containment system, and the construction of a drainage layer and piping system to handle leachate. These landfills are permitted by DHEC to receive the Authority's CCR waste from any of The Authority's coal-fired generating units and ash ponds. These landfills are also federally regulated under the CCR Rule. Additional landfill cells for the Cross and Winyah Class 3 landfills are already fully permitted and will be constructed as the existing cells are filled and closed to provide ongoing landfill capacity. This project began in 2014 and is expected to continue until Cross Station is decommissioned. Construction of Cell 1B2 at Cross will be completed in

2026. The total project cost is estimated to be approximately \$55 million and the Authority has spent approximately \$52 million to date.

Generation

Description

These expenditures relate to ongoing capital maintenance and general improvements at the Authority's existing generating resources such as turbine upgrades, boiler component replacements, and operation control system upgrades. Also included are generation-related costs targeted at decreasing the frequency rate of unplanned outages and forced reductions in station power levels, thereby improving the resiliency of the bulk power system.

Business Priority

Failure to invest in existing generation resources would lead to a less reliable electric system, limiting operational flexibility under peak load or extreme weather conditions. Further, inadequate maintenance of generation resources can increase the compliance risk of not being able to operate effectively within environmental permit limits. The financial risk is that the Authority would have to serve load with more expensive resources during peak periods when existing resources were not reliable, leaning on the volatility of off-system natural gas and purchase power prices.

Distribution

Description

The Authority operates a distribution system in Horry, Georgetown and Berkeley counties providing direct service to over 216,000 retail customers. In, 2024, there was an addition of approximately 5,580 customers, representing a 2.6% growth over 2023.). The customer growth for the past five years has averaged 2.9% annually. The distribution capital funds are for expenses associated with adding new electrical facilities to serve new customers in our service territory. Specifically, these funds will go to the labor, contract services and materials needed to add electric infrastructure to serve new subdivisions being constructed in the Authority's retail service territory.

The funds will also be used for constructing infrastructure to serve new businesses and commercial developments. Design and construction for new customer projects remains strong. At the present time, there are approximately 73 commercial projects in design or under construction, 41 single-family projects (2,023 lots) and 36 multi-family projects (4,511 units). The major areas in the Authority's retail service territory include Myrtle Beach, North Myrtle Beach, Conway, Garden City, and Moncks Corner. A portion of the funds will also be used for making general distribution system upgrades to keep up with added load and for replacing existing capital assets.

Business Priority

The Authority has an obligation to serve electric customers within our assigned retail service territory. The inability to expand and maintain the distribution system would have a material negative impact on our ability to meet this obligation in a reliable manner.

FERC License Compliance

Description

These expenditures are related to new Federal Energy Regulatory Commission (FERC) license requirements as outlined in the Authority’s January 20, 2023, license order, receipt of which concluded a multi-decade relicensing effort. Our license is effective until 2073 and funds will cover several license compliance-related projects, including several fisheries-management improvements, dam safety improvements, lake access/boat ramp improvements, and Santee National Wildlife Refuge enhancements for waterfowl management, as well as various other obligations as required by FERC. Total implementation costs for new requirements associated with the terms and conditions of the license order are estimated to be between \$84 million and \$179 million. The bulk of these expenditures will occur between now and 2040; however, there may be additional expenditures required beyond this timeframe.

Business Priority

Non-compliance with the terms and conditions of the FERC license would initially result in fines, but if non-compliance persists, it could result in the license being revoked by FERC, with either federal takeover of the Authority Project or even forced abandonment.

Pledge of Revenues to Pay Bonds and Impacts on Total Debt Service

The proposed 2025/2026 Improvement Bonds are being issued pursuant to and in full compliance with the resolution adopted by the Board on April 26, 1999 (the “Master Resolution”), as amended and supplemented from time to time. The Master Resolution, as so amended and supplemented, is hereinafter referred to as the “Revenue Obligation Resolution.” The Master Resolution will be supplemented by Supplemental Resolutions authorizing the 2025/2026 Improvement Bonds. The 2025/2026 Improvement Bonds will constitute “Obligations” issued under the Revenue Obligation Resolution.

The 2025/2026 Improvement Bonds will be payable solely from, and secured by a lien upon and pledge of, the Revenues on a parity basis with the lien and pledge securing Revenue Obligations issued pursuant to the Revenue Obligation Resolution, senior to (a) payments required to be made from or retained in the Revenue Fund to pay Operation and Maintenance Expenses, and (b) the payments into the Capital Improvement Fund heretofore established under the Revenue Obligation Resolution.

The Revenue Obligations, including the 2025/2026 Improvement Bonds, are not indebtedness of the State, nor of any political subdivision thereof, and neither the State nor any of its political subdivisions are liable thereon, nor are they payable from any funds other than the Revenues of the Authority pledged to the payment thereof.

The proposed 2025/2026 Improvement Bonds are expected to mature over the 29-year period from December 1, 2026, through December 1, 2054. Issuance of the 2025/2026 Improvement Bonds is expected to result in an increase over existing annual debt service of approximately \$51 million through 2054. Santee Cooper's latest financial projections, which include the recently approved retail rate adjustments that will be implemented in April 2025, incorporate this additional debt service.

Attached as Exhibit A is a schedule reflecting the estimated debt service requirements and debt balances on all existing Revenue Obligations of the Authority, including the projected impact of the 2025/2026 Improvement Bonds, prior to and after the issuance of the proposed bonds. This exhibit reflects issuing the entire \$750 million par of 2025/2026 Improvement Bonds in 2025, interest rates as of January 6, 2025, and current assumptions for portions of the bonds to be issued as tax-exempt or taxable debt. However, the Authority may elect to issue the bonds in one or more transactions through early 2026, depending on market conditions and updated cash flows. Exhibit A reflects estimates under prevailing market conditions and certain additional assumptions that are subject to change; accordingly, while this exhibit is indicative of the impact of the proposed transactions on the debt profile of the Authority, actual results will differ.

Other Potential Revenue Obligation Bonds

The Authority has established a regulatory asset for the deferral of certain costs that qualify as rate lock exceptions under the Cook litigation settlement (Cook Exceptions) with plans to collect these costs after the rate lock period. These costs have been detailed in the required Annual Cook Compliance Reports submitted to the Court in 2021-2024. A portion of these costs have been financed with the Authority's bank credit facilities. Depending on the final amount and resolution of these Cook Exceptions, and the period over which the Authority will be collecting the Cook Exceptions through rates, the Authority may issue long-term debt to finance all, or part of, the Cook Exceptions and refund debt issued from the bank credit facilities. Any such long-term debt issue would have to be approved separately by the Authority's Board and the JBRC.

Impact on Key Financial Metrics and Customer Rates

The Authority periodically produces financial projections of the operations of the electric and water systems that include, but are not limited to, projected sales and revenues, expenses, capital expenditures and financing needs expected to occur over the forecast period. The projections also include select financial metrics. The Authority provides its projections to the credit rating agencies that rate its bonds (S&P, Moody's, and Fitch) to aid in their evaluation and rating of the Authority's Revenue Obligations. The Authority's recent financial projections reflect the current 10-year capital plan (2025-2034) and the

issuance of the proposed 2025/2026 Improvement Bonds in the second quarter of 2025. It also reflects unlocking rates in January 2025 that were frozen under the Cook litigation settlement, including rates under the Central Electric Power Cooperative contract and fuel adjustment and demand sales adjustment clauses. In addition, a base rate increase for our retail customers is scheduled to begin April 2025. Any future rate adjustments would be subject to Board approval, and the regulatory provisions of Act 90 of 2020.

The projections reflect utilizing the Board approved regulatory accounting treatment to record certain Cook Exceptions identified in the Annual Cook Compliance Reports submitted to the Court for 2020-2023 and projected future adjustments of those Cook Exceptions in 2024 (will be submitted to Court in 2025). The financial projections do not reflect amortization of the Cook Exceptions regulatory account, nor do they assume collection of the Cook Exceptions since the terms of that collection and the mechanism for collecting those costs through rates, has not been approved at this time.

Based on the Authority’s current financial projections, the Authority anticipates revenues sufficient to produce debt service coverage in the range of 1.42x to 1.46x from 2025-2027. Outstanding debt as of December 31, 2024, is \$7.7 billion and would increase by approximately \$750 million as a result of the 2025/2026 Improvement Bond issuances once all tranches of these bonds are issued. Offsetting this increase would be a decrease in outstanding debt as scheduled principal payments on existing debt are made. The Debt to Capitalization ratio is expected to stay steady at 78-79% through 2027. While cash-on-hand levels have declined during the rate freeze period, the Authority presently and foreseeably has sufficient bank credit facility capacity to provide sufficient liquidity. Based on bank credit facilities as of December 31, 2024, Days Cash on Hand is expected to range from 86-91 days during the 2025-2027 period, while Days Liquidity is expected to be in the range of 182-235 days during the same period.

Potential Refunding Opportunities

The Authority is monitoring market conditions and may refund callable bonds if targeted savings are reached. Currently, the Authority has approximately \$1.7 billion tax-exempt bonds that are, or will become, callable within the next two years:

Refunding Bonds	Call Date	2025 Callable Par	2026 Callable Par	Total
2014C	12/1/2024	\$ 325,405,000		\$ 325,405,000
2015A	6/1/2025	344,840,000		344,840,000
2015E	12/1/2025	108,125,000		108,125,000
2016A	6/1/2026		457,735,000	457,735,000
2016B	12/1/2026		408,705,000	408,705,000
2016C	12/1/2026		41,140,000	41,140,000
Total		\$ 778,370,000	\$ 907,580,000	\$ 1,685,950,000

The Authority plans to refund the 2014C and 2015A bonds in the first half of 2025 and the 2015E bonds in the fall if internal savings targets are met. South Carolina code 58-31-240 specifies that only refinancings that do not achieve savings in total debt service require JBRC approval. The Authority will inform the Committee if and when these transactions take place.

ATTACHMENT:

Exhibit A – Debt Service Schedule
Exhibit B – 2025 Budget Financial Metrics

AVAILABLE:

South Carolina Public Service Authority Enabling Act
Master Revenue Obligation Resolution
Board Resolution Approving Revenue Obligation Bonds 2025/2026
Board Resolution for 2025 Budget

Contacts

Suzanne Ritter, Treasurer and Senior Director Financial Planning
Suzanne.ritter@santeecooper.com
(843) 729-6099

Financial Advisor

PFM Financial Advisors LLC
Charlotte, NC

Bond Counsel

Burr Forman McNair
Charleston, SC

Disclosure Counsel

Nixon Peabody, LLP
New York, NY

Exhibit A
South Carolina Public Service Authority
Estimated Impacts of the Proposed 2025 Improvement Bonds

Year	Existing Debt (1) (2)			Proposed New Money (3)			Total Existing and Proposed		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
7-Jan-25	610,927		610,927				610,927	Varies	610,927
2025	124,720	319,891	444,611	-	19,582	19,582	124,720	339,473	464,193
2026	158,792	326,844	485,636	11,850	39,168	51,018	170,642	366,012	536,654
2027	158,496	319,472	477,968	12,435	38,578	51,013	170,931	358,050	528,981
2028	183,475	312,666	496,141	13,060	37,957	51,017	196,535	350,623	547,158
2029	177,726	304,243	481,969	13,710	37,303	51,013	191,436	341,546	532,982
2030	230,387	295,857	526,244	14,400	36,615	51,015	244,787	332,472	577,259
2031	224,358	286,443	510,801	15,120	35,892	51,012	239,478	322,335	561,813
2032	205,575	276,478	482,053	15,885	35,132	51,017	221,460	311,610	533,070
2033	215,651	267,855	483,506	16,685	34,331	51,016	232,336	302,186	534,522
2034	232,784	257,195	489,979	17,525	33,489	51,014	250,309	290,684	540,993
2035	227,713	245,830	473,543	18,415	32,604	51,019	246,128	278,434	524,562
2036	272,212	234,523	506,735	19,345	31,673	51,018	291,557	266,196	557,753
2037	240,760	221,710	462,470	20,325	30,693	51,018	261,085	252,403	513,488
2038	226,971	209,941	436,912	21,350	29,662	51,012	248,321	239,603	487,924
2039	219,153	198,800	417,953	22,440	28,578	51,018	241,593	227,378	468,971
2040	229,723	188,167	417,890	23,580	27,436	51,016	253,303	215,603	468,906
2041	240,640	177,207	417,847	24,780	26,236	51,016	265,420	203,443	468,863
2042	251,545	165,969	417,514	26,040	24,974	51,014	277,585	190,943	468,528
2043	244,590	154,247	398,837	27,370	23,646	51,016	271,960	177,893	449,853
2044	223,170	142,331	365,501	28,770	22,249	51,019	251,940	164,580	416,520
2045	305,349	129,740	435,089	30,240	20,780	51,020	335,589	150,520	486,109
2046	297,330	115,842	413,172	31,860	19,157	51,017	329,190	134,999	464,189
2047	246,804	102,125	348,929	33,570	17,446	51,016	280,374	119,571	399,945
2048	257,331	90,721	348,052	35,370	15,644	51,014	292,701	106,365	399,066
2049	252,292	78,732	336,024	37,270	13,745	51,015	294,562	92,477	387,039
2050	308,292	67,632	375,924	39,270	11,744	51,014	347,562	79,376	426,938
2051	262,916	54,482	317,398	41,375	9,636	51,011	304,291	64,118	368,409
2052	272,110	42,055	314,165	43,600	7,413	51,013	315,710	49,468	365,178
2053	253,371	29,073	282,444	45,945	5,070	51,015	299,316	34,143	333,459
2054	210,718	17,012	227,730	48,415	2,602	51,017	259,133	19,614	278,747
2055	105,856	6,895	112,751	-	-	-	105,856	6,895	112,751
2056	41,395	1,987	43,382	-	-	-	41,395	1,987	43,382
2057									
Total Revenue Obligations	7,107,205	5,641,963	12,749,168	750,000	749,035	1,499,035	7,857,205	6,390,998	14,248,203
Total Debt Outstanding	7,718,132						8,468,132		

(1) Debt outstanding as of January 7, 2025 is reflected on a cash basis and net of Babs Subsidy
(2) The 2019A variable interest rate was updated using new projected rates received on September 19, 2024
(3) Preliminary estimates based on January 6, 2025 interest rates and subject to change

EXHIBIT B
2025 Budget Financial Metrics (Electric System)

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Revenue and Sales										
Operating Revenue (\$m) ^{1,2}	2,248	2,520	2,723	2,956	2,893	3,034	3,247	3,439	3,529	3,586
Energy Sales (Variable GWh)	28,011	29,238	31,059	33,171	32,611	34,167	36,030	37,081	37,647	37,876
Energy Sales (Fixed GWh)	28,012	29,579	31,401	33,514	35,114	37,132	38,656	39,973	40,501	40,663
Coverage										
Debt Service Coverage	1.42	1.42	1.46	1.43	1.36	1.41	1.43	1.42	1.43	1.46
Leverage										
Debt Outstanding (\$B)	8.5	9.2	9.9	10.7	11.2	11.4	11.2	10.8	10.5	10.2
Debt-to-Capitalization	78%	79%	79%	79%	80%	79%	78%	76%	74%	72%
Liquidity										
Days of Cash	91	86	87	97	90	95	108	102	103	117
Days of Liquidity ³	235	207	182	190	187	189	165	156	156	169

1. The base plan (2025 Budget) does not include any impacts of Cook Exception amortization, carrying cost, or recovery post rate freeze.
2. Excludes revenues for sales of water and electricity to the water systems.
3. Liquidity metrics based on \$1.2 billion total bank facility capacity through 2030, and \$1 billion for 2031-2034.

AGENCY: Department of Administration
Executive Budget Office

SUBJECT: Financing Proposal for Permanent Improvements
Winthrop University, Courtyard Apartments

This is a proposal by Winthrop University to acquire 4.58 acres on which is situated a residential complex known as the Courtyard Apartments in York County.

Permanent Improvement Project. The project was established in October 2023 with a Phase 1 budget of \$20,000 funded by housing revenue funds. The request is to establish Phase II Final Land Acquisition and increase the project budget to \$9,725,000, funded by proceeds from the issuance of higher education revenue bonds.

The apartments are on the boundary of campus and are solely used for Winthrop student housing. The property is offered by Winthrop University Real Estate Foundation Development, LLC for \$9,630,000. The apartments have a history of high occupancy, and the University currently provides substantial management and support toward operation of the facilities.

Once acquired, the 4-story apartment building will continue to be used for student housing.

Higher Education Revenue Bonds. The University proposes funding the project with not exceeding \$10,000,000 of Higher Education Revenue Bonds. The University is authorized pursuant to Chapter 147 of Title 59 (Higher Education Revenue Bond Act) to issue bonds for the purpose of financing or refinancing in whole or in part the cost of acquisition, construction, reconstruction, renovation and improvement of land, buildings, and other improvements to real property and equipment for the purpose of providing facilities serving the needs of the University.

The Bonds will be payable from and secured by a pledge of Net Revenues and Additional Funds, as each term is defined in the Bond Resolution. The University states that no increases in student fees or tuition are needed to support the project.

The term of the proposed bonds will be 8 years. Exhibit B included in the supporting documentation reflects the debt service requirements for all the University's proposed Revenue Bonds, with maximum composite debt service projected at \$1,463,554, with debt service coverage ranging from 2.85 to 23.61 times annual debt service throughout the term of the University's proposed debt. The University presently has no Higher Education Revenue Bonds outstanding.

Winthrop does not impose a special student fee to pay debt service on higher education revenue bonds, and no such fee is currently contemplated.

The full faith and credit of the State will not be pledged to the payment of the proposed bonds; nor will any mortgage or lien be given on any real property of the institution or the state.

COMMITTEE ACTION:

1. Review and make recommendation regarding the University's request to establish Phase II Final Land Acquisition for the permanent improvement project, to be funded with proceeds from the issuance of not exceeding \$10,000,000 Higher Education Revenue Bonds.
2. Review and make recommendation regarding the University's request to issue not exceeding \$10,000,000 Higher Education Revenue Bonds.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated January 2, 2025, of Gary T. Pope, Jr., Pope Flynn, LLC, Bond Counsel.
3. Bond Information Report and Exhibits.

AVAILABLE:

1. Statutory reference: Chapter 147 of Title 59 (Higher Education Revenue Bond Act).
2. Resolution of the University's Board of Trustees providing for the issuance and sale of the bonds.
3. Form of Resolution of the State Fiscal Accountability Authority approving the issuance and sale of the bonds.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **January 29, 2025**

Regular Agenda

1. Submitted By:

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


 Kevin Etheridge, Executive Budget Office

2. Subject:

Winthrop University – Courtyard Apartment Purchase

3. Summary Background Information:

Project: Winthrop University
H47.9613: Courtyard Apartment Purchase

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

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

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

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

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

Financial Impact: The property is offered by Winthrop University Real Estate Foundation Development, LLC for \$9,630,000. The acquisition will be funded from Revenue Bond Funds (to be issued). An appraisal was completed in October 2024 and valued the property at \$29,600,000. A Phase I Environmental Site Assessment was completed in December 2023 and identified the historical industrial operations as a REC based on the length of time industrial operations took place on the site and the reported residual contamination and fly ash on the site. However, based on the assessment and ligation documents reviewed, the contamination has been addressed to the satisfaction of the SC Department of Environmental Services. The assessment further noted, if subsurface earthwork or redevelopment is to occur in the future, it is recommended that assessments be conducted at that time to identify conditions to which future construction workers or residents will be exposed and refer to the most recent SC Department of Environmental Services guidance

regarding handling and disposing of fly ash. A Property Condition Assessment report was completed in July 2023 and found \$159,300 in immediate costs to be rectified. Letters of support are not required because the property is owned by a nonprofit organization. The project is expected to result in a decrease of 605,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$543 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

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

4. What is JBRC asked to do?

Consider approval of the Final Land Acquisition request.

5. What is the recommendation of the Department of Administration?

The item is complete and ready for JBRC review.

6. List of Supporting Documents:

1. Permanent Improvement Project Courtyard Apartment Purchase
2. Winthrop University Bond Information Report

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 53 proposals for Permanent Improvement Projects on behalf of agencies, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H15 - College of Charleston	1	-	100,000	3,855,000
H27 - University of South Carolina - Columbia	3	-	5,400,000	291,180,000
H34 - University of South Carolina - Upstate	1	-	4,000,000	4,000,000
H37 - University of South Carolina - Lancaster	1	5,000,000	2,800,000	7,800,000
H39 - University of South Carolina - Sumter	1	7,700,000	477,048	8,177,048
H40 - University of South Carolina - Union	1	24,000	1,576,000	1,600,000
H47 - Winthrop University	1	-	150,000	15,750,000
H59 - Piedmont Technical College	3	16,847,738	14,276,263	38,314,500
H59 - Spartanburg Community College	2	1,617,235	34,173	18,371,408
H59 - Tri-County Technical College	1	-	20,000	20,000
H59 - Williamsburg Technical College	1	-	20,000	20,000
H59 - York Technical College	1	112,180	112,180	7,478,640
Higher Education Total	17	31,301,153	28,965,664	396,566,596
Agencies				
D50 - Department of Administration	8	5,012,953	6,435,007	32,675,119
H65 - Governor's School for Science & Mathematics	1	-	4,500	300,000
H67 - South Carolina Educational Television Commissi	7	30,000	3,106,694	30,713,739
H75 - School for the Deaf and Blind	2	3,046,924	3,000,000	6,046,924
J12 - Department of Mental Health	2	-	28,250	1,126,000
K05 - Department of Public Safety	1	14,750	1,243,807	1,258,557
N04 - Department of Corrections	1	880,000	634,427	1,514,427
N12 - Department of Juvenile Justice	3	-	1,231,210	5,236,843
P16 - Department of Agriculture	1	659,541	-	659,541
P24 - Department of Natural Resources	6	57,500	9,612,709	10,442,089
P28 - Department of Parks, Recreation & Tourism	3	24,500	325,500	10,392,500
R60 - Department of Employment & Workforce	1	10,815	479,062	489,877
Agencies Total	36	9,736,983	26,101,166	100,855,616
Grand Total	53	41,038,136	55,066,830	497,422,212

COMMITTEE ACTION:

Review and make recommendation of proposed permanent improvement projects for consideration by the State Fiscal Accountability Authority or Department of Administration, as applicable.

ATTACHMENTS:

1. Department of Administration, Capital Budget Office, Permanent Improvements Proposed by Agencies - Summary 4-2025 covering the period September 25, 2024, through October 31, 2024.

1. Project: College of Charleston
 H15.9690: College Lodge Residence Hall Demolition
- Request: Establish Phase I Pre-Design Budget to demolish the vacant building, courtyard, and parking area.
- Included in CPIP: Yes – 2024 CPIP Priority 8 of 8 in FY25 (estimated at \$3,000,000)
- Supporting Details: Pages 1-10

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project				100,000	100,000
All Sources				<u>100,000</u>	<u>100,000</u>

Summary of Work: The project will demolish the vacant building, courtyard, and parking area. Once demolished, the site will temporarily serve as greenspace or surface parking until the purpose of a replacement building is confirmed.

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

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

Financial Impact: The project will be funded from Other, Capital Improvement Project Funds (uncommitted balance \$28.30 million at October 2, 2024). Revenue to this fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. The project is expected to result in a decrease of \$404,955 (year 1), \$417,104 (year 2), and \$429,617 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$3,855,000 (internal) funded by Capital Improvement Project Funds. The Phase I amount requested is 2.59% of the estimated cost to complete the project and the additional amount will be used to prepare a precise and controlled demolition plan because underground conditions are currently unknown.

2. Project: University of South Carolina – Columbia
 H27.6161: Barnwell College Renovation
- Request: Establish Phase I Pre-Design Budget to comprehensively renovate the interior of the building.
- Included in CPIP: Yes – 2024 CPIP Priority 4 of 5 in FY27 (estimated at \$30,000,000)
- Supporting Details: Pages 11-20

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

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

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

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

Financial Impact: The project will be funded from Other, Institutional Funds (uncommitted balance \$1.4 million at September 30, 2024). Revenue to this fund is operating funds carried forward from one fiscal year to the next from excess revenue over expenditures. The project is expected to result in a decrease of \$110,150 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$43,630,000 (internal). Phase II will be funded by State Institution Bond Funds. The Phase I amount requested is 1.60% of the estimated cost to complete the project and the additional amount will be used to cover the cost of a Construction Manager at Risk.

3. Project: University of South Carolina – Columbia
 H27.6162: McKissick Building Renovation
- Request: Establish Phase I Pre-Design Budget to comprehensively renovate and reconfigure the interior of the building, and complete exterior renovations.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 6 in FY26 (estimated at \$40,000,000)
- Supporting Details: Pages 21-30

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

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

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

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

Financial Impact: This phase of the project will be funded from Other, Institutional Funds (uncommitted balance \$1.4 million at September 30, 2024). Revenue to this fund is operating funds carried forward from one fiscal year to the next from excess revenue over expenditures. The project is expected to result in a decrease of \$85,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$47,550,000 (internal). Phase II will be funded by State Institution Bond Funds.

4. Project: University of South Carolina – Columbia
 H27.6163: Williams-Brice Stadium West Stands Renovation
- Request: Establish Phase I Pre-Design Budget to comprehensively renovate multiple levels at the grandstand.
- Included in CPIP: Yes – 2024 CPIP Priority 20 of 21 in FY25 (estimated at \$72,000,000)
- Supporting Details: Pages 31-42

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

Summary of Work: The project will comprehensively renovate multiple levels, primarily at the west grandstand and relatively minimally at the north end zone of the stadium, to broadly improve fan amenity spaces. Approximately 10,000 square foot of conditioned space is being added within the existing stadium footprint at the North End Zone. The West Stands, at the 100 and 200 levels, will be gutted and new suites, club spaces, restrooms, and concessions will be created. The Main and Ground Level Concourses will be renovated to provide a club, new restrooms, and concessions. A new elevator tower and stairs will offer fans more options to access the elevated concourses from the west plaza. New MEP systems will be provided at all conditioned spaces. Audio/Visual equipment will be provided throughout renovated areas. The project will also investigate options to create conditioned space under the north end zone stands and lightly renovate areas in the Floyd Building for student fan use. A master plan to inform future phases of work at other stadium zones will also be executed as part of the Phase I process. The decision to design the renovations to meet LEED Silver or Two Green Globes certification standards will be determined during the Phase I process.

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

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

Financial Impact: This phase of the project will be funded from Other, Athletic Institutional Funds (uncommitted balance \$4 million at September 30, 2024). Revenue to this fund is operating funds carried forward from one fiscal year to the next from excess revenue over expenditures. The project is expected to result in a decrease of \$10,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$200,000,000 (internal). Phase II will be funded by Athletic Facilities Bond Funds. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used to cover a Construction Manager at Risk.

5. Project: University of South Carolina - Upstate
 H34.9559: FY25 Campus-wide Interior Building Renovations
- Request: Establish Phase II Full Construction Budget to address critical interior maintenance, repairs, and renovations.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 4 in FY25 (estimated at \$15,500,000)
- Supporting Details: Pages 43-60

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

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

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

Facility Characteristics: The Health Education Center is 149,402 square feet and was constructed in 2007 (17 years old). The Sansbury Campus Life Center is 60,726 square feet and was constructed in 1994 (30 years old). The Library is 73,648 square feet and was constructed in 1976 (48 years old). The Horace C. Smith Science Building is 65,541 square feet and was constructed in 1984 (40 years old). The Humanities & Performing Arts Center is 57,899 square feet and was constructed in 1990 (34 years old). The Media Center is 48,394 square feet and was constructed in 1979 (45 years old). The Arts & Sciences Building is 26,573 square feet and was constructed in 1982 (42 years old). The Hodge Center is 83,090 square feet and was constructed in 1973 (51 years old). The University Readiness Center is 57,384 square feet and was constructed in 1980 (44 years old). The facilities are utilized for academic programs, classrooms, theater space, athletics/recreational space, office/administrative space, and food service. Approximately 5,000 students, faculty and staff utilize the facilities.

Financial Impact: The project will be funded from FY25 Capital Reserve (uncommitted balance \$2 million at October 14, 2024), and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance is \$2 million at October 14, 2024). The project is expected to result in a decrease of \$50,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$85 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

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

6. Project: University of South Carolina - Lancaster
 H37.9525: FY24 Maintenance, Renovation, and Replacement
- Request: Change Source of Funds, Revise Scope, and increase Phase II Full Construction Budget to complete various critical maintenance, repairs, and renovation needs campus wide.
- Included in CPIP: No – The federal funding was not received until after the 2024 CPIP submission process.
 Phase II Approval: February 2024 (estimated at \$5,000,000) (Admin)
 Supporting Details: Pages 61-80

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (12), (Maintenance, Renovation, and Replacement)	5,000,000		5,000,000		5,000,000
Federal, DHHS				2,800,000	2,800,000
All Sources	<u>5,000,000</u>		<u>5,000,000</u>	<u>2,800,000</u>	<u>7,800,000</u>

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

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

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

Financial Impact: This increase will be funded from Federal, Department of Health and Human Services Funds (uncommitted balance \$2.8 million at October 31, 2024). The project is expected to result in a decrease of \$45,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$50 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

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

7. Project: University of South Carolina - Sumter
 H39.9523: Science Building Renovation II
- Request: Revise Scope and increase Phase II Full Construction Budget to complete additional upgrades to the building.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase II Approval: January 2019 (estimated at \$2,250,000) (Admin.)
- Phase II Increase & Revise Scope: April 2020 (estimated at 4,500,000) (Admin.)
- Revise Scope: October 2021 (estimated at 4,500,000) (Admin.)
- Phase II Increase & Revise Scope: July 2022 (estimated at \$7,700,000) (Admin.)
- Supporting Details: Pages 81-96

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (16), (Sumter Campus Science Building) (transfer from 9520)				177,048	177,048
FY19 Capital Reserve (26), (Science Building Renovation)	2,250,000		2,250,000		2,250,000
FY20 Capital Reserve (8), (Science Building Renovation)	2,250,000		2,250,000		2,250,000
FY22 Capital Reserve (18), (Science Laboratory)		3,200,000	3,200,000	300,000	3,500,000
All Sources	<u>4,500,000</u>	<u>3,200,000</u>	<u>7,700,000</u>	<u>477,048</u>	<u>8,177,048</u>

Summary of Work: The project was established to renovate four (4) labs which included the associated prep and work rooms. The work includes mechanical and electrical upgrades, installing a fire sprinkler system, ADA accessibility improvements, new finishes and equipment, and improvements to comply with state energy and sustainability standards. The revised scope will cover an outdoor laboratory space. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The renovations facility will allow for the space to better serve the faculty, staff, and students who occupy the space.

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

Financial Impact: This increase will be funded from FY17 and FY22 Capital Reserve Funds (uncommitted balance is \$478K at September 10, 2024). The project is expected to result in a decrease of \$8,425 (year 1), and \$16,850 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is

designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$8,177,048 funded from Capital Reserve Funds. Contract execution is expected in February 2025 and completion of construction in December 2025.

8. Project: University of South Carolina - Union
 H40.9533: Jonesville Gym & Student Services - Roof Replacement
- Request: Change Project Name and establish Phase II Full Construction Budget to replace the roof of two (2) facilities on campus.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY25 (estimated at \$1,600,000)
- Phase I Approval: February 2024 (estimated at \$1,600,000) (Admin)
- Supporting Details: Pages 97-120

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (15), (Maintenance, Renovation, and Replacement)	24,000		24,000	1,576,000	1,600,000
All Sources	<u>24,000</u>		<u>24,000</u>	<u>1,576,000</u>	<u>1,600,000</u>

Summary of Work: The project will include the removal of the existing roof systems, drains, flashings, and the installation of new installation. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

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

Facility Characteristics: The Jonesville Gym is 13,400 square feet and was constructed in 1961 (63 years old). The Student Services Building is 4,500 square feet and was constructed in 1941 (83 years old). The facilities house academic programs, and support offices. Approximately 2,200 students, faculty and staff utilize the facilities.

Financial Impact: The project will be funded from FY24 Capital Reserve (uncommitted balance \$1.57 million at October 18, 2024). The project is expected to result in a decrease of \$3,900 (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 \$50 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$1,600,000 funded from Capital Reserve Funds. Contract execution is expected in March 2025 and completion of construction in January 2026.

9. Project: Winthrop University
 H47.9620: Tillman Hall Renovation
- Request: Establish Phase I Pre-Design Budget to renovate the building.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 12 in FY26 (estimated at \$15,750,000)
- Supporting Details: Pages 121-130

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

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

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

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

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (non-recurring) Funds (uncommitted balance \$1 million at October 29, 2024). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$543 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$15,750,000 (internal). The university is requesting \$15,750,000 in the FY25-26 budget request process to fund the construction of the project. If full funding is not received, the university will review available funds to determine how much work, and what work can be accomplished, and/or if the project should be delayed for another year to seek additional funding or other options to address funding. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used to cover Construction Manager At Risk and environmental material testing.

10. Project: Piedmont Technical College
 H59.6333: Library and Student Engagement Center
- Request: Establish Phase I Pre-Design Budget to renovate the upstairs of the library on the Greenwood Campus.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY26 (estimated at \$27,000,000)
- Supporting Details: Pages 165-174

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(n), (Maintenance, Renovation and Replacement)				109,500	109,500
All Sources				<u>109,500</u>	<u>109,500</u>

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

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

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

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$2.29 million at October 29, 2024). The project is expected to result in a decrease of \$15,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$150 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$7,300,000 (internal). Phase II will be funded by \$2,120,231 in FY22 Appropriated State (nonrecurring), \$3,711,966 in FY23 Appropriated State (nonrecurring), and \$1,358,303 in FY25 Capital Reserve Funds. The estimated cost to complete the project has decreased from the 2024 CPIP submission because the scope of work has been decreased due to funding limitations. The project will now be completed in stages as part of two separate projects.

11. Project: Piedmont Technical College
 H59.6302: Saluda Center for Manufacturing Excellence
- Request: Establish Phase II Full Construction Budget to construct a new facility.
- Included in CPIP: Yes – 2024 CPIP Priority 5 of 5 in FY25 (estimated at \$14,382,500)
- Phase I Approval: February 2024 (estimated at \$14,382,500) (Admin)
- Supporting Details: Pages 175-198

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

Summary of Work: The project will construct a facility that will support advance manufacturing programs for the college in the area. The new facility will consist of high bay technical lab spaces with support classrooms, and additional classrooms for non-lab instruction, administrative spaces, and restrooms. The scope of work will also include required sitework development and parking to support the facility. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: There is a need to provide manufacturing program opportunities to areas that are currently underserved due to travel distances that includes communities both inside and outside of PTC’s service area. This facility will allow those communities to be better served by offering opportunities that will be located significantly closer to them in the PTC service area. The current facilities are constrained by the physical footprint and cannot support the addition of advanced manufacturing programs.

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

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

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

12. Project: Piedmont Technical College
 H59.6193: New Construction for Health Sciences Replacement
- Request: Change Source of Funds to add EDA funds received to the project to construct a 27,000 square foot replacement building on the Piedmont Campus.
- Included in CPIP: No – Change Source of Funds requests are not required to be included in the CPIP.
 Phase I Approval: April 2022 (estimated at \$9,150,000) (SFAA)
 Phase II Approval, Revise Scope, & Change Project Name: March 2023 (estimated at \$16,632,000) (SFAA)
 Supporting Details: Pages 199-206

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (24), (Maintenance, Renovation, and Replacement)		696,875	696,875		696,875
FY22 Appropriated State, Proviso 118.18 (B)(27)(n), (Maintenance, Renovation, and Replacement)		6,893,159	6,893,159	(2,229,731)	4,663,428
FY23 Appropriated State, Proviso 118.19 (B)(27)(j), (Maintenance, Renovation, and Replacement)		3,674,093	3,674,093	(3,674,093)	
Other, College	137,250	5,230,623	5,367,873	(5,367,873)	
Other, US Department of Commerce EDA				11,271,697	11,271,697
All Sources	<u>137,250</u>	<u>16,494,750</u>	<u>16,632,000</u>		<u>16,632,000</u>

Summary of Work: The project was established to renovate and repair the two existing Health and Science Buildings and construct an additional 12,100 square foot connector building on the Piedmont Campus. The revised scope will now construct a 27,000 square foot facility that will include Nursing simulation labs, Nursing skills labs, Cardiovascular Labs, and classrooms. The new Health Science Building will be a 2-story, slab-on-grade building with a low-slope insulated roof and internal roof draining. The building structure will be structural steel framing. The building envelope will consist of brick veneer, fiber-cement rainscreen and aluminum curtainwall. The roof to be installed on the new building has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. Buildings H & S, which are currently housing these programs, will remain in use as swing space until the completion of the replacement facility. It is anticipated that Buildings H & S will be demolished as a separate project for a total estimated cost of \$250,000 to \$275,000.

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

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

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

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

13. Project: Spartanburg Community College
 H59.6298: Cherokee Campus Spark Center
- Request: Change Source of Funds and Revise Scope in the project to construct a new economic development building in Gaffney.
- Included in CPIP: Yes – 2024 CPIP Priority 6 of 8 in FY25 (estimated at \$20,000,000)
- Supporting Details: Pages 207-210

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

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

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

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

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$12 million at November 1, 2024). The project is expected to result in an increase of \$160,000 (year 1), and \$320,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

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

14. Project: Spartanburg Community College
 H59.6304: Cherokee Campus Hamricks Land Acquisition
- Request: Increase Final Land Acquisition Budget to cover brokerage commission fees associated with acquiring +/-20.39 acres in Cherokee County.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 8 in FY25 (estimated at \$1,337,235)
 Phase I Approval: March 2024 (estimated at \$1,396,000) (JBRC)
 Phase II Approval: July 2024 (estimated at \$1,337,234.78) (Admin)
 Supporting Details: Pages 211-220

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

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

Characteristics: The property is +/-20.39 acres and has no buildings located on the property. It is contiguous to the Spartanburg Community College Cherokee Campus and has good interstate visibility as well.

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

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

15. Project: Tri-County Technical College
 H59.6334: Anderson Campus Building & Land Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 38.93 acres and a total of 42,600 square foot of buildings in Anderson County.
- Included in CPIP: No – The decision was made to acquire the property after submission of the 2024 CPIP.
- Supporting Details: Pages 221-254

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

Rationale: The land was acquired in 2005, and a building was constructed by the Tri-County Technical College Foundation with the intent to transfer to the college at the end of a 20-year lease.

Characteristics: The property to be acquired is +/- 38.95 acres and 42,600 square feet of building space. The building was constructed in 2007 (17 years old). The land and building is currently the Anderson Campus, and the facility is used for Associate in Arts and Associate in Science, Criminal Justice Technology and Early Childhood Development, Technical and Career pathways, Corporate and Community Ed programs Commercial Truck Driving, Heavy Equipment Operation, as well as Anderson Quick Jobs. The programs offer a variety of degree and certificate programs. There are approximately 30 faculty and staff, with 285 students.

Financial Impact: The property is being offered by the Tri-County Technical College Foundation as a donation. The due diligence activities will be funded by College Funds (uncommitted balance \$60.50 million at June 30, 2024). The college has paid rent, and all operational costs equal to the costs of land and construction. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$20,000 (internal) funded by College Funds.

16. Project: Williamsburg Technical College
 H59.6335: Land and Building Acquisition
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 9.25 acres and a building in Williamsburg County.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY25 (estimated at \$20,000)
- Supporting Details: Pages 255-270

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (36), (Science and Technology Building)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: The college has an opportunity to acquire the old hospital building which is adjacent to campus. Acquiring the property will allow the expansion of the allied health programs to support the needs of the service area.

Characteristics: The property to be acquired is +/- 9.25 acres and a 75,000 square foot two-story building. The building was constructed in 1964 (60 years old). There have been several renovations and additions made since the original construction. The building will house the Allied Health Sciences programs and will allow the college to expand programs of study, classes, and student enrollment. Additionally, some administrative and support staff will be located in the facility. Per the college, they turn away 125 qualified nursing students annually due to limited space, and regionally, demand is growing for Allied Health careers and hospitals are experiencing a shortage. An estimated increase of 150 students and 20 employees will be added to the current 65 current full-time employees, and 600 current students. Additionally, local community members will also utilize the new facility.

Financial Impact: The property is being offered by the Williamsburg Technical College Foundation as a donation. The due diligence activities will be funded by FY17 Capital Reserve Funds (uncommitted balance \$3.5 million at October 29, 2024). If acquired, the building will be renovated for use as part of a separate project, with a total estimated cost of \$16,500,000.

Full Project Estimate: \$20,000 (internal) funded by Capital Reserve Funds.

17. Project: York Technical College
 H59.6303: Renovate K Building

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

Included in CPIP: Yes – 2024 CPIP Priority 1 of 7 in FY25 (estimated at \$7,478,640)
 Phase I Approval: February 2024 (estimated at \$7,478,640) (Admin)
 Supporting Details: Pages 271-282

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Appropriated State, Proviso 118.16 (B)(23)(bb), (Health & Human Services Building) (FY19 Proviso 25.9)	112,180		112,180	112,180	224,360
All Sources	<u>112,180</u>		<u>112,180</u>	<u>112,180</u>	<u>224,360</u>

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

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

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

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

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

18. Project: Department of Administration
 D50.6174: Columbia Mills Building - Energy Savings Performance Contract

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

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

Supporting Details: Pages 283-296

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
All Sources				<u>50,000</u>	<u>50,000</u>

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

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

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

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

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

19. Project: Department of Administration
 D50.6175: Governor's Mansion - Roof & HVAC Replacement

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

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

Supporting Details: Pages 297-310

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

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

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

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

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

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

20. Project: Department of Administration
 D50.6157: Blatt Building – 3rd Floor VAV Replacement

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

Included in CPIP: Yes – 2024 CPIP Priority 9 of 27 in FY25 (estimated at \$1,565,349)
 Phase I Approval: August 2024 (estimated at \$1,565,349) (SFAA)
 Supporting Details: Pages 311-320

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

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

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

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

Financial Impact: This phase of the project will be funded from Appropriated State (uncommitted balance \$12 million at October 30, 2024), and Other, Depreciation Reserve Funds (uncommitted balance \$4.76 at October 29, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,531,961 funded by Appropriated State, and Depreciation Reserve Funds. Contract execution is expected in May 2025 and completion of construction in November 2025.

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

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

Included in CPIP: Yes – 2024 CPIP Priority 10 of 27 in FY25 (estimated at \$1,500,000)
 Phase I Approval: August 2024 (estimated at \$1,500,000) (SFAA)
 Supporting Details: Pages 321-330

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other – SC Division of Technology	25,510		25,510	2,140,314	2,165,824
All Sources	<u>25,510</u>		<u>25,510</u>	<u>2,140,314</u>	<u>2,165,824</u>

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

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

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

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

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

22. Project: Department of Administration
 D50.6084: SCCB – Building A Interior Renovations

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

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

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

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

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

Supporting Details: Pages 331-338

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SCCB Operating	2,950	276,176	279,126		279,126
Other, SCCB Federal Grant		472,727	472,727		472,727
Other, SCCB Appropriated State		15,007	15,007		15,007
Other, SCCB Operating (transfer from D50-6051)		38,693	38,693		38,693
Other, SCCB FY22 Capital Reserve (26) (transfer from D50-6054)				206,000	206,000
Other, SCCB Federal (transfer from D50-6078)				36,801	36,801
All Sources	<u>2,950</u>	<u>802,603</u>	<u>805,553</u>	<u>242,801</u>	<u>1,048,354</u>

Summary of Work: The project includes partitions, replacing flooring, upgrading bathrooms, repainting doors and walls, and the establishment of a break room and conference room in the administrative area on the second floor of the building.

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

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

Financial Impact: This increase will be funded from Other, SC Commission for the Blind FY22 Capital Reserve (uncommitted balance \$434K at December 17, 2024), and Other, SC Commission

for the Blind Federal Grant Funds (uncommitted balance \$103K at December 17, 2024).
The project is not expected to result in any change in annual operating expenditures.

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

23. Project: Department of Administration
 D50.6098: Capital Complex – Electrical Unit Substation Replacement
- Request: Revise Scope, Change Project Name, and increase Phase II Full Construction Budget to fully fund the replacement of seven electrical unit substation systems.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 27 in FY25 (estimated at \$4,656,610)
 Phase II Approval: June 2022 (estimated at \$2,696,141) (Admin)
 Supporting Details: Pages 339-348

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(67)(b) (Facilities Management Permanent Improvements)	2,696,141		2,696,141		2,696,141
Appropriated State				1,985,469	1,985,469
All Sources	<u>2,696,141</u>		<u>2,696,141</u>	<u>1,985,469</u>	<u>4,681,610</u>

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

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

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

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

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

24. Project: Department of Administration
 D50.6127: SC Data Center - Redundant Cooling System for Computer Room

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

Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
 Phase I Approval: October 2023 (estimated at \$1,157,400) (SFAA)
 Phase II Approval: January 2024 (estimated at \$1,157,400) (SFAA)
 Supporting Details: Pages 349-356

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

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

Rationale: The existing computer room air conditioning units are original to the building and have reached the end of their life expectancy. A redundant cooling system is needed to avert a shutdown of the computer room IT systems due to a loss of cooling by the existing system.

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

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

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

25. Project: Department of Administration
 D50.6152: SC State House – Interior Dome Restoration

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

Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
 Phase II Approval: April 2024 (estimated at \$304,869) (Admin)
 Change Source of Funds Approval: June 2024 (estimated at \$304,869) (Admin)
 Supporting Details: Pages 357-366

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (5), (State Owned Building Maintenance)	26,566	(26,566)			
FY20 Capital Reserve (1), (State Owned Building Deferred Maintenance)	278,303	26,566	304,869	114,553	419,402
All Sources	<u>304,869</u>		<u>304,869</u>	<u>114,553</u>	<u>419,402</u>

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

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

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

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

Full Project Estimate: \$419,402 funded by Capital Reserve Funds. Completion of construction is expected in December 2024.

26. Project: Governor’s School for Science and Mathematics
 H65.9529: Residence Hall Elevator Modernization Project

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

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

Supporting Details: Pages 367-388

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

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

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

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

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

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

27. Project: South Carolina Educational Television Commission
 H67.9529: ETV Sumter Studio Facility

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

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

Supporting Details: Pages 389-396

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(8), (Regional Studio Construction Enhancements)				337,455	337,455
All Sources				<u>337,455</u>	<u>337,455</u>

Summary of Work: The project will construct a new multi-use studio building in downtown Sumter on land donated by the City of Sumter in project H67-9524. The details of the new building will be determined during the Phase I process and will depend on the cost of materials and USC-Sumter requirements. The new building will be designed to meet Two Green Globes certification standards. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: ETV Sumter works with other state agencies, counties, cities, and schools in Kershaw, Sumter, Clarendon, and Lee counties on projects to promote SC history, culture, and education.

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

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

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

28. Project: South Carolina Educational Television Commission
 H67.9530: Demolition of Sumter Buildings

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

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

Supporting Details: Pages 397-404

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(8), (Regional Studio Construction Enhancements)				253,000	253,000
All Sources				<u>253,000</u>	<u>253,000</u>

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

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

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

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

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

29. Project: South Carolina Educational Television Commission
 H67.9531: ETV Lowcountry Emergency Generator

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

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

Supporting Details: Pages 405-414

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(8), (Regional Studio Construction Enhancements)				458,739	458,739
All Sources				<u>458,739</u>	<u>458,739</u>

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

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

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

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

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

30. Project: South Carolina Educational Television Commission
 H67.9532: Phase B - HVAC and Transmitter Upgrades
- Request: Establish Phase I Pre-Design Budget to replace the HVAC units needed to accommodate the heat produced by the new technology.
- Included in CPIP: Yes – 2024 CPIP Priority 10 of 10 in FY25 (estimated at \$5,000,000)
- Supporting Details: Pages 415-422

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

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

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

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

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

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

31. Project: South Carolina Educational Television Commission
 H67.9533: TCC Emergency UPS Replacement

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

Included in CPIP: Yes – 2024 CPIP Priority 3 of 10 in FY25 (estimated at \$500,000)

Supporting Details: Pages 423-428

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Spectrum Auction				7,500	7,500
All Sources				<u>7,500</u>	<u>7,500</u>

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

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

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

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

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

32. Project: South Carolina Educational Television Commission
 H67.9527: HVAC Upgrades at Transmission and Interconnection Facilities

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

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

Phase I Approval: May 2024 (estimated at \$2,000,000) (Admin)

Supporting Details: Pages 429-440

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(5)(b), (Transmission and Interconnection Facility Upgrades)	30,000		30,000	1,970,000	2,000,000
All Sources	<u>30,000</u>		<u>30,000</u>	<u>1,970,000</u>	<u>2,000,000</u>

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

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

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

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

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

33. Project: South Carolina Educational Television Commission
 H67.9525: Wedgefield (City of Sumter) Tower Donation
- Request: Increase Final Land Acquisition Budget to cover attorney fees to acquire the tower in Manchester State Park in Wedgefield.
- Included in CPIP: No – The need for the increase was unknown at the time of the 2024 CPIP submission.
 Phase II Approval: July 2023 (estimated at \$0) (JBRC Staff)
 Supporting Details: Pages 441-448

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

Rationale: The Manchester State Park is owned by the South Carolina Forestry Commission (“Forestry”). The City of Sumter built the tower in the Park on land leased by Forestry to the City of Sumter (“City”). The tower was being used in support of the state’s Palmetto 800 program. The City no longer wants responsibility for the tower. Forestry does not object to the continued operation of the tower in the Park. Considering the foregoing and as Proviso 8.4 of the FY25 General Appropriations Bill provides that all tower and antenna operations in state government are to be coordinated by SCETV, the City now desires to donate the tower to SCETV.

Characteristics: The 400-foot guyed tower to be acquired is a cement block communications structure. The tower is in Manchester State Park which is state-owned. It will continue to be used in support of the state's Palmetto 800 program.

Financial Impact: The tower is offered as a donation from the City of Sumter. The attorney fees will be funded from Other, Spectrum Auction Funds (uncommitted balance \$99K at December 12, 2024). Revenue to this fund is received from the Federal Communication Commission TC Auction and placed in a segregated, restricted account to be used to fund capital needs, including broadcast industry standards changes, existing equipment repair, maintenance and replacement needs, and operational costs. Due diligence activities are not required as the property that the tower is located on is state-owned. A Building Condition Assessment was not completed as there are no buildings located on the property. The project is expected to result in an increase of \$6,200 (years 1 thru 3) in annual operating expenditures.

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

Other: The project is in line with FY25 Proviso 8.4 which directs the Educational Television Commission to coordinate tower and antenna operations within South Carolina state government.

34. Project: School for the Deaf and Blind
 H75.9552: 2021 Campus Wide Improvements

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

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

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

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

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

Supporting Details: Pages 449-464

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY13 Appropriated State, Part 1A (Early Childhood Center); Redirected FY22 Appropriated State, Proviso 6.11 (transfer from H75-9547)	1,487,669		1,487,669		1,487,669
FY13 Appropriated State, Part 1A (Deferred Maintenance); Redirected FY22 Appropriated State, Proviso 6.11 (transfer from H75-9544)	91,983		91,983		91,983
FY12 Capital Reserve (30), (Deferred Maintenance) (transfer from H75-9544)	348		348		348
FY13 Appropriated State, Proviso 90.20 (Robertson Hall Construction); Redirected (transfer from H75-9548)		479,798	479,798		479,798
FY25 Appropriated State, Proviso 118.20 (B)(4)(c), (Campus Wide Improvements)				1,500,000	1,500,000
Other, Operating (transfer from H75-9551)		167,126	167,126		167,126
All Sources	<u>1,580,000</u>	<u>646,924</u>	<u>2,226,924</u>	<u>1,500,000</u>	<u>3,726,924</u>

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

- Rationale:** The current flooring is original and has begun deteriorating. The current alarm system is obsolete. The track is cracking in several places. The project will provide safe up-to-date facilities for student, faculty, and staff.
- Facility Characteristics:** The Robertson building is 31,005 square feet and was constructed in 1966 (58 years old). The current fire alarm system is from 2001 (23 years old). The track is original and was constructed in 1988 (36 years old). Over 600 students and staff utilize these facilities on an annual basis.
- Financial Impact:** The increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.5 million at October 15, 2024). The project is not expected to result in any change in annual operating expenses.
- Full Project Estimate:** \$3,726,924 funded by Appropriated State (non-recurring), Capital Reserve Funds, and Operating Funds. Contract execution for the track and field is expected in February 2025 and completion of construction in August 2025.

35. Project: SC School for the Deaf and Blind
 H75.9553: Voss Gym HVAC

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

Included in CPIP: Yes – 2024 CPIP Priority 2 of 5 in FY25 (estimated at \$3,820,000)

Phase II Approval: December 2021 (estimated at \$820,000) (Admin)

Supporting Details: Pages 465-474

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

Summary of Work: This project was established to replace HVAC campus-wide to address the deteriorating HVAC systems throughout campus. The scope of work included the following: HVAC replacement for the Voss Gymnasium and offices; boiler replacement for Walker Hall; new heat pumps for Trades; a chiller and boiler for CLRC; hot water heater with new gas dryers for the laundry building; hot water heaters for Henderson Hall, Coleman, and health center. The revised project scope will remove Walker Hall, Trades, CLRC, Laundry, Henderson Hall, Coleman, and the Health Center. The project will now replace the HVAC in the entire Voss Building and the heat for the pool area.

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

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

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

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

36. Project: Department of Mental Health
 J12.9872: Beaufort MHC Parking Lot Expansion

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

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

Supporting Details: Pages 475-484

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

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

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

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

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$22.39 million at September 30, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenses.

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

37. Project: Department of Mental Health
 J12.9873: North Augusta MHC Building Purchase

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 1.89 acres and a building in Aiken County.

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

Supporting Details: Pages 485-504

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

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

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

Financial Impact: The property is offered by SC Conference of the United Methodist Church for the proposed purchase price of \$556,000. The due diligence activities will be funded from Capital Improvement & Maintenance Funds (uncommitted balance \$22.39 million at September 30, 2024). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. If acquired, the building will be renovated as part of a separate project with an estimated cost of approximately \$2,000,000. The project is expected to result in a decrease of \$36,000 (year 1), and \$96,000 (years 2 thru 3), annual operating expenditures.

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

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

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

Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY25 (estimated at \$800,000)

Phase I Approval: October 2024 (estimated at \$1,057,657) (SFAA)

Supporting Details: Pages 505-512

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

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

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

Facility Characteristics: The Headquarters Buildings total +/- 300,000 square feet and were constructed in 1994 (30 years old). The chiller is original to the building. The building is utilized by SCDMV staff and the general public, SCDPS staff, Highway Patrol staff, State Transport Police staff, Highway Safety staff and Regional Telecommunications staff. Both DMV and DPS have 795 employees in the two buildings and about 1,150 visitors a month at the DMV branch in the DMV Headquarters building.

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

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

39. Project: Department of Corrections
 N04.9799: Manning CI - Asbestos Removal

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

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

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

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

Supporting Details: Pages 513-520

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

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

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

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

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

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

40. Project: Department of Juvenile Justice
 N12.9633: BRRC Additional Roof Replacements

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

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

Supporting Details: Pages 521-528

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(51)(a), (Broad River Road Complex Renovations)				61,000	61,000
All Sources				<u>61,000</u>	<u>61,000</u>

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

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

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

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

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

41. Project: Department of Juvenile Justice
 N12.9634: CEC Boiler Replacements

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

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

Supporting Details: Pages 529-536

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(51)(d), (Facilities Management & Security Upgrades)				585,105	585,105
All Sources				<u>585,105</u>	<u>585,105</u>

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

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

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

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

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

42. Project: Department of Juvenile Justice
 N12.9635: UEC Boiler Replacements

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

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

Supporting Details: Pages 537-544

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(51)(d), (Facilities Management & Security Upgrades)				585,105	585,105
All Sources				<u>585,105</u>	<u>585,105</u>

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

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

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

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

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

43. Project: Department of Agriculture
 P16.9521: CPD Laboratory Renovation

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

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

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

Supporting Details: Pages 545-552

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

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

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

Facility Characteristics: The Consumer Protection Laboratory is 1,355 square feet and was constructed in 2000 (14 years old). It is utilized by 40 staff members for Retail Food Safety, Milk Safety Inspection, Milk/Dairy Laboratory, Residue Laboratory, Feed Laboratory, Produce Safety, Consumer Services and Laboratory Services.

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

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

44. Project: Department of Natural Resources
 P24.6114: Georgetown - Samworth WMA Dirleton House Renovations

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

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

Supporting Details: Pages 553-560

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

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

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

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

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

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

45. Project: Department of Natural Resources
 P24.6080: Pickens – Pickens County Range Improvements
- Request: Establish Phase II Full Construction Budget to renovate the existing Pickens County Shooting Range northeast of Liberty in Pickens County.
- Included in CPIP: Yes – 2024 Priority 14 of 62 in FY25 (estimated at \$2,500,000)
- Phase I Approval: June 2023 (estimated at \$2,500,000) (SFAA)
- Supporting Details: Pages 561-580

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(g), (Infrastructure Needs)	37,500		37,500	246,250	283,750
Federal, USFWS Grant				2,216,250	2,216,250
All Sources	<u>37,500</u>		<u>37,500</u>	<u>2,462,500</u>	<u>2,500,000</u>

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

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

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

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

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

46. Project: Department of Natural Resources
 P24.6098: Lancaster Forty Acre Rock HP-WMA Land Donation (Rock Farm)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 97 acres in Lancaster County.
- Included in CPIP: Yes – 2024 CPIP Priority 55 of 62 in FY25 (estimated at \$20,000)
- Supporting Details: Pages 581-598

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: The property is adjacent to Forty Acre Rock Heritage Preserve Wildlife Management Area. Acquisition of the site will increase the size of, and serve as a buffer for, the existing HP/WMA and enhance the outdoor recreational opportunities available to the public, including hunting, nature observation, birdwatching, and hiking. The property could also serve as an experimental reintroduction site for the smooth purple coneflower, reestablishing the species in Lancaster County.

Characteristics: The property consists mainly of a loblolly pine plantation and boasts a variety of scrub oaks, including turkey, bluejack, blackjack, and others typical of sandhill ecosystems. Rare plant species could be present on the site, most notably the federally endangered smooth purple coneflower (*Echinacea laevigata*), a plant that is native to the area. Typical game and nongame species are present on the site, along with a pond, creeks, and granite rock formations. The creek bottoms are dominated by dry-medic oak-hickory forests that appear to have not been logged in several decades.

Financial Impact: The property is offered by Open Space Institute of New York, New York, as a donation. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$30.27 million at September 30, 2024). SC Code 51-17-115 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. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$20,000 (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.

47. Project: Department of Natural Resources
 P24.6102: Saluda - Saluda County Dove Fields (Pea Vine Road)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 63 acres in Saluda County.

Included in CPIP: Yes – 2024 CPIP Priority 52 of 62 in FY25 (estimated at \$275,000)

Supporting Details: Pages 599-612

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(g), (Infrastructure Needs)				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Rationale: The property is a prime location for outdoor recreational activities, particularly dove hunting, as it is adjacent to leased Wildlife Management Area lands and is easily accessible via Pea Vine Road. Per the agency, as the public’s interest in dove hunting has increased over the last several years, so has the need for additional dove fields to support the growing demand. The acquisition of this property as a dove field for public use would help alleviate the unmet need.

Characteristics: The Pea Vine Road property is located 10 miles north of the Town of Saluda near the borders of Saluda, Greenwood, and Newberry Counties.

Financial Impact: The property is offered by Ten Governors Timberland, LLC of Macon Georgia, for the proposed purchase price of \$251,800. The due diligence activities will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$8.44 million at October 31, 2024). If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$20,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$271,800 (internal) funded by Appropriated State (nonrecurring) Funds.

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

48. Project: Department of Natural Resources
 P24.6111: Horry - Waites Island HP Land Donation (Boyce)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 260 acres in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 54 of 62 in FY25 (estimated at \$20,000)

Supporting Details: Pages 613-630

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: The property is the only undeveloped coastal fringe habitat in the 22 miles from Myrtle Beach to the North Carolina boundary line. Protection of Waites Island is critical to the long-term health of high value ecosystems and the species which rely on them. The island has had populations of one such dependent plant species, the federally threatened seabeach amaranth (*Amaranthus pumilus*). This protected species depends on healthy beach dune ecosystems and sites like Waites Island will be critical to the long-term viability and recovery of the species. The island also serves as an oasis for birds providing a long stretch of coastline that consists of undeveloped and undisturbed beaches. These undeveloped and undisturbed beaches are necessary for providing nesting habitat for imperiled wildlife, including but not limited to, the federally threatened loggerhead sea turtle (*Caretta caretta*) and the federally threatened piping plover (*Charadrius melodus*). Portions of the beach front on the northeastern and southwestern ends are designated as critical habitat by the U.S. Fish and Wildlife Service (USFWS) for the piping plover. The property also provides habitat for the threatened least tern in South Carolina.

Characteristics: Waites Island is located just south of the Little River Inlet and is the northernmost barrier island of the SC coast. The property consists of a mosaic of ecologically significant plant communities associated with an undeveloped barrier island, a lagoonal tidal marsh, and coastal uplands between the lagoon and the Little River.

Financial Impact: The property is offered by Open Space Institute of New York, New York, as a donation. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$30.27 million at September 30, 2024). SC Code 51-17-115 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. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$20,000 (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.

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

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

Included in CPIP: Yes – 2024 CPIP Priority 51 of 62 in FY25 (estimated at \$7,520,000)

Phase I Approval: December 2023 (estimated at \$7,520,000) (JBRC Staff)

Supporting Details: Pages 631-656

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)(37)(b), (Habitat Protection and Land Conservation Acquisitions)	20,000		20,000	5,832,244	5,852,244
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation)				1,250,045	1,250,045
All Sources	<u>20,000</u>		<u>20,000</u>	<u>7,082,289</u>	<u>7,102,289</u>

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

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

Financial Impact: The property is offered by The Natural Land Trust for \$7,057,320. The acquisition will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$19.96 million at October 29, 2024), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$1.25 million at October 29, 2024). This request includes an additional \$24,969 to cover higher than anticipated due diligence costs due to the location of the property and the difficulty of surveying the mountainous terrain. The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3) in annual operating expenditures. An appraisal was completed in February 2024 and valued the property at \$9,945,000. A Phase I Environmental Site Assessment was completed in February 2024 and found no evidence of recognized environmental conditions in connection with the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls. The project is expected to result in an increase of \$10,000 (year 1), \$5,000 (years 2 thru 3), in annual operating expenditures.

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

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

50. Project: Department of Parks, Recreation & Tourism
 P28.9855: Hampton Plantation Boardwalk and Dock

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

Included in CPIP: Yes – 2024 CPIP Priority 18 of 37 in FY25 (estimated at \$300,000)
 Phase I Approval: October 2024 (estimated at \$300,000) (SFAA)
 Supporting Details: Pages 657-668

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(38)(i), (State Park Boardwalk and Dock Improvements)				255,000	255,000
Other, Endowment & Gifts	4,500		4,500	(4,500)	
All Sources	<u>4,500</u>		<u>4,500</u>	<u>250,500</u>	<u>255,000</u>

Summary of Work: The project will extend the existing boardwalk an additional 72' to provide access to Wamba Creek, a historical and scenic waterway. The structure will include a 16' x 16' pier head, 5' x 20' gangway with an 8' x 30' aluminum floating dock.

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

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

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

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

51. Project: Department of Parks, Recreation & Tourism
 P28.9860: Property Acquisition – Waites – Jackie Boyce

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

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

Supporting Details: Pages 669-684

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

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

Characteristics: The property is three distinct parcels totaling +/- 209 acres and includes a 2,504 square foot building constructed in 2017 (7 years old). This property is undeveloped.

Financial Impact: The property is offered by Jackie Boyce for the proposed purchase price of \$8,000,000. The due diligence activities will be funded by FY24 Appropriated State (non-recurring) Funds (uncommitted balance \$568K at October 30, 2024). The project is expected to result in an increase of additional annual operating costs, but those amounts have not yet been determined. Waites Island is a long-range project with acquisition and master planning needing to take place before the additional costs can be determined.

Full Project Estimate: \$8,075,000 (internal). Acquisition of the property will be funded by SC Office of Resilience Funds. This request is asking for \$20K for due diligence activities, \$50,000 for refundable earnest money, and \$5,000 for legal fees to complete the life estate. The seller is retaining a life estate in approximately 30 acres and will also retain certain use rights over the remainder of the property and other properties owned or to be owned by the state under the Lifetime License Agreement.

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

52. Project: Department of Parks, Recreation & Tourism
 P28.9839: Property Acquisition – Waites Olivia

Request: Change Project Name and Revise Scope of the approved Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 111.22-acres of land in Horry County.

Included in CPIP: Yes – 2024 CPIP Priority 29 of 37 in FY25 (estimated at \$20,000)

Phase I Approval: February 2024 (estimated at \$20,000) (JBRC Staff)

Supporting Details: Pages 685-706

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(38)(a), (Additional Park Property Acquisitions)	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>		<u>20,000</u>

Rationale: This project was established as a donation, however, due to the availability of federal funds to reimburse the state for its initial contribution, the property will now be purchased. The property is one of the last remaining undeveloped and unprotected barrier islands of this size in the southeastern United States. This is a key tract along the Atlantic Ocean that has not been developed. Development on the island would undermine key ecological services afforded by this open space to the larger built environment around it. In addition to supporting priority habitats and species, Waites Island addresses resiliency goals for the state and its protection is a top priority for SC’s Office of Resilience. This property is part of an assemblage of tracts Open Space Institute is working with the Boyce family members to acquire.

Characteristics: The property to be donated is +/- 111.22-acres of land located in Horry County. Waites Island is the most significant undeveloped coastal fringe habitat in the 22 miles from Myrtle Beach to the North Carolina border. The connected salt marsh patches as well as intact dunes and maritime forests protect inland areas with human development and infrastructure during storm events. No construction or renovations will be done on the property.

Financial Impact: The property is offered by Open Space Institute Land Trust for the proposed purchase price of \$2,042,500. The acquisition will be funded from a National Coastal Wetlands Conservation Grant Program award (uncommitted balance \$1,042,500 at October 30, 2024), and Coastal Federal Grant Funds (uncommitted balance \$1,000,000 at October 30, 2024). The project is not expected to result in any change in annual operating expenditures.

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

53. Project: Department of Employment and Workforce
 R60.9543: Florence Workforce Center – Repave Parking Lot

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

Included in CPIP: Yes – 2024 CPIP Priority 2 of 4 in FY25 (estimated at \$544,237)

Phase I Approval: June 2024 (estimated at \$489,877) (JBRC)

Supporting Details: Pages 706-717

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

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

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

Facility Characteristics: The parking lot is 32,375 square feet and was constructed in 1969 (55 years old). The center is utilized by SC Department of Employment Workforce - Workforce and Economic Development, Unemployment Insurance, and Partner Agencies - Workforce Innovation and Opportunity Act, Department of Social Services, South Carolina Vocational Rehabilitation Department, and Adult Education. There are approximately 34 staff housed in this facility on a normal and regular basis, 18 SCDEW employees and 18 partner agency staff.

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

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

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Proposed Extensions of Phase I Pre-Design for Permanent
Improvement Projects

Committee policy adopted August 8, 2013, provides that

All Phase II Full Design and Construction permanent improvement project requests should be submitted for approval by JBRC within two years of approval of the Phase I Pre-Design. For projects that are not submitted for Phase II Full Design and Construction Budget within two years, a request for extension must be submitted for JBRC consideration. The request for extension must fully explain the reason(s) Phase II has been delayed. If a request for extension is granted by JBRC and the project is not submitted and approved for Phase II within two years of approval of the extension, the project must be closed or a further request for extension must be submitted for JBRC consideration.

Fourteen requests for extension of Phase I Pre-Design have been submitted for the Committee's consideration. Further details are included on the attached summary and accompanying letters from agencies making the requests.

COMMITTEE ACTION:

Review and provide comment on requests for extension of Phase I Pre-Design for permanent improvement projects as submitted.

ATTACHMENTS:

1. Summary of Requests for Extension of Phase I Pre-Design.
2. Letters from Agencies Requesting Extension of Phase I Pre-Design.

**Requests for Extension of Phase I (A&E Design)
For Review at January 29, 2025 JBRC Meeting**

Item Number	Agency Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Total Project Estimate	Expected Date to Establish Construction	Notes
1	H21	Lander University	9563	Jackson Library Repurposing	11/30/2022	\$ 90,000	The university and the architectural design firm have been progressing slowly through Phase I programming. The university has recently confirmed the end users/occupants of the repurposed building. Phase I design is underway.	\$ 6,600,000	April 2025	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 2 of 10 in FY25.
2	H47	Winthrop University	9599	Dacus Library & Dinkins Hall Renovation	11/1/2022	\$ 75,000	Shortly after the project was approved there were changes in both the Provost (VP of Academic Affairs) and the Dean of the Library. Given the significant change relocating academic support functions (tutoring etc) into the Library, campus leadership wanted to ensure vital positions were filled before moving forward in the design phase. The project is now in the programming phase.	\$ 5,000,000	May 2025	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 1 of 9 in FY25.
3	H51	Medical University of South Carolina	9872	MUSC Campus Connector Bridges	11/9/2022	\$ 950,000	Source of funds to fully fund the project were dependent on award of mitigation grant funds. The South Carolina Office of Resiliency (SCOR) identified a commitment of \$18M to support the final construction of the connector bridge on November 5, 2024. Additional design and investigation are required from Dominion Energy and SCDOT to determine method and cost to reroute high/medium voltage transmission and distribution lines below an existing roadway to accommodate the connector bridge routing. Dominion has indicated this design effort will require a 12-18-month duration.	\$ 55,168,738	January 2026	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 2 of 6 in FY25.
4	H59	Midlands Technical College	6162	Airport Learning Resource Center Improvements	10/13/2020	\$ 37,500	The decision was made to delay the project due to the COVID pandemic. Advertisement for architectural services occurred in October 2020 but was cancelled in February 2021. In 2021 and 2022 the college monitored the use of the library and the impact the pandemic had on the services provided to online and on-campus students. In August 2024, a contract was signed with an A&E firm and they are currently working on the schematic design.	\$ 2,500,000	March 2025	First extension approved in January 2023 with a budget of \$37,500. Second extension requested by the agency and the project is included in the 2024 CPIP with a CPIP Priority 1 of 3 in FY25.
5	D50	Department of Administration	6094	Dennis Building - Attorney General's Office 1st, 2nd, and 3rd Floor Densification	4/5/2022	\$ 115,500	The Attorney General's Office does not have sufficient funds to move to Phase II. The Attorney General's Office is requesting funds for Phase II in the FY25-26 budget process. If funds are appropriated in the FY25-26 Appropriations Act, Phase II will be submitted immediately thereafter.	\$ 35,312,518	September 2025	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 2.5 of 27 in FY25.
6	E24	Office of the Adjutant General	9842	CHTS Organizational Storage Building	12/13/2022	\$ 17,342	This project has been delayed due to Federal Funds. Construction funds for "Modernizing" or "New Construction" are decided on a project by project basis. This project has been approved for design but has not been approved for construction. The pre design is complete and upon Federal construction approval, the project will continue.	\$ 1,399,271	Unknown	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 15 of 20 in FY25.

**Requests for Extension of Phase I (A&E Design)
For Review at January 29, 2025 JBRC Meeting**

Item Number	Agency Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Total Project Estimate	Expected Date to Establish Construction	Notes
7	E24	Office of the Adjutant General	9843	Joint Armed Force Reserve Center Supply Storage	12/7/2022	\$ 14,250	This project has been delayed due to Federal Funds. Federal funds for "Modernizing" or "New Construction" are decided on a project-by-project basis. This project has been approved for design but has not been approved for construction. Upon Federal construction approval, the project will continue.	\$ 945,818	Unknown	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 11 of 11 in FY26.
8	E26	Department of Veterans Affairs	9814	State Veterans Nursing Home - Orangeburg	1/25/2022	\$ 1,309,500	This project is subject to the terms set forth by the US Department of Veterans Affairs' State Veterans Nursing Home Construction Grant Program, and is awaiting the award of Federal Grant funds in the amount of \$56,828,571.15, which covers 65% of the total project cost. Although a generalized Construction Budget has been established, Phase II requirements cannot be met until the intent to award Federal Grant funds is received by the State.	\$ 87,428,571	FY27	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 1 of 1 in FY29.
9	P20	Clemson University - PSA	9562	Brody Property Acquisition	9/1/2022	\$ 20,000	This project is related to the acquisition of +/- 10 acres that are a result of the development that has occurred in the vicinity of the property to be acquired from USACE in project P20-9563. As part of the acquisition, Clemson will also seek to add the Federal Land Use Restrictions to this property to take the place of those that are on the property that was developed. It is anticipated that the Final Land Acquisition will be requested at the same time as the Final Land Acquisition for P20-9563.	\$ 55,000	December 2025	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 1 of 7 in FY25.
10	P20	Clemson University - PSA	9563	US Army Corps of Engineers Land Swap	9/2/2022	\$ 20,000	The delay of this project is due to necessary approvals needed from the US Army Corps of Engineers. The US Army Corps of Engineers approval must go to the headquarters in DC. Clemson has been working with the local branch to ensure all paperwork and documentation are fully vetted between the Corps, the State and Clemson prior to it going to headquarters. There were several aspects USACE had to manage internally which resulted in multiple discussions between Clemson and the Corps to finalize redlines and get the deeds in a final draft form that could be shared with the State RPS. This process is underway and once the three parties have agreed to the final form, everything will be packaged up and sent to Corps headquarters in DC for approval. This will take several months and once completed, the Final Land Acquisition will be requested.	\$ 20,000	December 2025	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 2 of 7 in FY25.
11	P24	Department of Natural Resources	6020	Chester-Landsford Canal WMA Land Donation (OSI)	11/2/2020	\$ 20,000	The project is delayed because mitigation work on-site is incomplete. Mitigation work and required monitoring should be completed in early 2028. For the project to be successful, the monitoring period in the mitigation plan must be completed. If there are areas of noncompliance with the plan, additional mitigation work could be required.	\$ 20,000	Spring 2028	First extension approved in January 2023 with a budget of \$20,000. Second extension requested by the agency and the project is included in the 2024 CPIP with a CPIP Priority 17 of 17 in FY27.

**Requests for Extension of Phase I (A&E Design)
For Review at January 29, 2025 JBRC Meeting**

Item Number	Agency Number	Agency	Project Number	Project Name	Date Established	Approved Budget	Reasons for Delay	Total Project Estimate	Expected Date to Establish Construction	Notes
12	P28	Department of Parks, Recreation & Tourism	9782	Hunting Island State Park Cabins	1/3/2020	\$ 75,000	There have been several storms that have occurred since the project was established, which include Dorian (2019), Isaias (2020), Ian (2022), Ophelia (2023), Idalia (2023). Additionally, repairs to state parks were still being made from Hurricane Florence and Michael in 2018, along with Hurricane Irma in 2017, and Hurricane Matthew in 2016. These storms shifted the priority of the projects, and this was one of the sidelined projects.	\$ 10,000,000	May 2025	First extension approved in January 2023 with a budget of \$75,000. Second extension requested by the agency and the project is included in the 2024 CPIP with a CPIP Priority 2 of 17 in FY26.
13	P28	Department of Parks, Recreation & Tourism	9806	Welcome Center Rebuild - Landrum	1/31/2022	\$ 75,000	This project was established as part of a legislative appropriation and initiative to rebuild five (5) welcome centers. Currently, three (3) welcome centers - North Augusta, Fair Play, and Blacksburg - are in Phase II and are nearing construction. With the completion of those centers over the next year, and with the available financial and agency resources, the agency will devote its resources to complete this project.	\$ 5,000,000	January 2026	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 3 of 3 in FY28.
14	P28	Department of Parks, Recreation & Tourism	9807	Welcome Center Rebuild - Little River	1/31/2022	\$ 90,000	This project was established as part of a legislative appropriation and initiative to rebuild five (5) welcome centers. Currently, three (3) welcome centers - North Augusta, Fair Play, and Blacksburg - are in Phase II and are nearing construction. With the completion of those centers over the next year, and with the available financial and agency resources, the agency will devote its resources to complete this project.	\$ 6,000,000	January 2026	Extension requested by the agency. Project is included in the 2024 CPIP with a CPIP Priority 1 of 5 in FY27.

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

December 18, 2024

Dear Jennifer:

Lander University is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: H21
Project Number: 9563
Project Name: Jackson Library Repurposing
Currently Approved Budget: \$90,000
Date Project Established: 11/30/2022

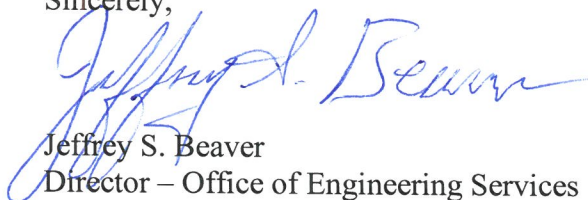
Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The University and the architectural design firm have been progressing slowly through Phase I programming. Lander University has recently confirmed the end users/ occupants of the repurposed building. Phase I design is underway. The Phase I budget is approximately 50 % spent.

Justification for Extending Project Additional Two Years: Now that Lander University has committed to the occupants of the repurposed building, the architectural programing can now be specific to the occupants needs. Lander University is committed to this project.

Expected Date Construction Budget Establishment Request is Anticipated: Now that the Phase I programming is now specific, Lander University anticipates submitting the Phase II construction budget in April 2025.

Thank you for your consideration in this regard.

Sincerely,



Jeffrey S. Beaver
Director – Office of Engineering Services



December 18, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

Winthrop University is hereby submitting a request for the approval of an extension for the following projects:

- Agency Number: H47
- Project Number: 9599
- Project Name: Dacus Library/Dinkins Hall Renovation
- Currently Approved Budget: \$75,000
- Date Project Established: November 1 2022

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

Shortly after the project was approved there were changes in both the Provost (VP of Academic Affairs) and the Dean of the Library. Given the significant change we are trying to make by relocating academic support functions (tutoring etc) into the Library. Therefore campus leadership wanted to ensure we had these vital positions filled before moving forward in the design phase. During this period we did received OSE approval or using CM-R for the Library renovation and have select the architect for the project and are now in the programming phase.

Justification for Extending Project Additional Two Years:

We are in the phase 1 programming phase that we should complete early summer 2025 and will submit for phase 2 approval with an estimated project completion summer 2027

Expected Date Construction Budget Establishment Request is Anticipated:

By the end of May 2025

Thank you for your consideration in this regard.

Sincerely,

James J. Grigg
Associate Vice President for Facilities

349 Columbia Avenue
Rock Hill, SC 29733
803/323-2261



November 7, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer,

The Medical University of South Carolina is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: H51
Project Number: 9872
Project Name: MUSC Campus Connector Bridges
Currently Approved Budget: \$950,000
Date Project Established: 11/09/2022

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: Source of funds to fully fund the project were dependent on award of mitigation grant funds. The South Carolina Office of Resiliency (SCOR) identified a commitment of \$18M to support the final construction of the connector bridge on 5 November 2024. MUSC has identified the remaining funds required to move forward with final design efforts required to establish a firm construction cost estimate to provide a Phase II construction budget.

Justification for Extending Project Additional Two Years: Additional design and investigation are required from Dominion Energy and SCDOT to determine method and cost to reroute high/medium voltage transmission and distribution lines below an existing roadway to accommodate the connector bridge routing. Dominion has indicated this design effort will require a 12–18-month duration.

Expected Date Construction Budget Establishment Request is Anticipated: We anticipate this request to be provided to JBRC and SFAA approval authorities January 2026.

Thank you for your consideration in this regard.

Sincerely,

David L. Attard

David L. Attard
Enterprise Chief, Facilities Engineering Operations and Maintenance
MUSC

12/19/2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer

Midlands Technical College is hereby submitting a request for the approval of an extension for the flowing project(s):

Agency Number: H59

Project Number: 6162

Project Name: Midlands – Airport Learning Resource Center Improvements

Currently Approved Budget: \$37,500

Date Project Established: 10/13/2020

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
Midlands Technical College chose to delay the project due to the COVID pandemic. The project started in October 2020 with the approved A-1 form and we advertised for architectural services in late October 2020. We cancelled the architectural solicitation without hiring the architect in February 2021. During 2021 and 2022, the College was monitoring the use of the library and how the pandemic changed the use of the library and impacted the services provided to our online and on-campus students.

Justification for Extending Project Additional Two Years:

Midlands Technical College advertised for architectural services in February. We signed a contract with McMillan, Pazdan, Smith in August 2024. McMillan, Pazdon, Smith is currently working on schematic design for submittal for Phase II.

Expected Date Construction Budget Establishment Request is Anticipated:

We are hoping to apply for Phase II approval in March 2025. The anticipated time line is 18 months and move into the Library would be September 2026.

Sincerely,



Peter B. Hemans

Director of Operations

November 4, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Department of Administration is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: D50

Project Number: 6094

Project Name: Dennis Building - Attorney General's Office 1st, 2nd, and 3rd Floor Densification

Currently Approved Budget: \$115,500

Date Project Established: April 5, 2022

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: The Attorney General's Office does not have sufficient funds to move to Phase II.

Justification for Extending Project Additional Two Years: The Attorney General's Office is requesting funds for Phase II in the FY 25-26 Appropriations Act.

Expected Date Construction Budget Establishment Request is Anticipated: If funds are appropriated in the FY 25-26 Appropriations Act, Phase II will be submitted immediately thereafter.

Thank you for your consideration in this regard.

Sincerely,

Ashlie Lancaster

Ashlie Lancaster

Director, Division of Facilities Management and Property Services



The State of South Carolina
Military Department



OFFICE OF THE ADJUTANT GENERAL
1 NATIONAL GUARD ROAD
COLUMBIA, S.C. 29201-4752

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office, Department of Administration
1205 Pendleton Street, Suite 529, Columbia, SC 29201

14 November 2024

Dear Jennifer:

The Adjutant General's Office is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: E240
Project Number: 9842
Project Name: CHTS Organizational Storage Building
Currently Approved Budget: \$17,342.14
Date Project Established: Phase I established 12/13/22

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: This project has been delayed due to Federal Funds. Federal funds for "Modernizing" or "New Construction" are decided on a project by project basis. This project has been approved for design but has not been approved for construction. The pre design is complete and upon Federal construction approval, the project will continue.

Justification for Extending Project Additional Two Years: Lack of Federal Construction Funds allotted to this project. The Construction and Facilities Officer is continuing pursuit of directed funds from NGB for construction. This is a priority project for the agency. Having the design started places the Construction Office in a better position to compete for Federal funds.

Expected Date Construction Budget Establishment Request is Anticipated: Unknown at this time

Thank you for your consideration in this regard.

Sincerely,

HANKS.DWIGHT.MA
RTIN.JR.1060299516

Digitally signed by
HANKS.DWIGHT.MARTIN.JR.1060
299516
Date: 2024.11.15 11:13:05 -0500

Dwight M Hanks
COL, EN, SCARNG
Construction and Facilities Officer

The State of South Carolina
Military Department



OFFICE OF THE ADJUTANT GENERAL
1 NATIONAL GUARD ROAD
COLUMBIA, S.C. 29201-4752

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office, Department of Administration
1205 Pendleton Street, Suite 529, Columbia, SC 29201

14 November 2024

Dear Jennifer:

The Adjutant General's Office is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: E240
Project Number: 9843
Project Name: Joint Armed Force Reserve Supply Storage
Currently Approved Budget: \$14,250
Date Project Established: Phase I established 12/9/22

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed: This project has been delayed due to Federal Funds. Federal funds for "Modernizing" or "New Construction" are decided on a project-by-project basis. This project has been approved for design but has not been approved for construction. Upon Federal construction approval, the project will continue.

Justification for Extending Project Additional Two Years: Lack of Federal Construction Funds allotted to this project. The Construction and Facilities Officer is continuing pursuit of directed funds from NGB for construction. This is a priority project for the agency.

Expected Date Construction Budget Establishment Request is Anticipated: Unknown at this time

Thank you for your consideration in this regard.

Sincerely,

HANKS.DWIGHT.MA
RTIN.JR.1060299516
Digitally signed by
HANKS.DWIGHT.MARTIN.JR.1060
299516
Date: 2024.11.15 11:13:44 -0500

Dwight M Hanks
COL, EN, SCARNG
Construction and Facilities Officer



State of South Carolina
Department of Veterans' Affairs
1800 St. Julian Place, Suite 305, Columbia, South Carolina 29204
Phone: (803) 734-0200 • Fax (803) 734-4014

November 5th, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer,

The South Carolina Department of Veterans Affairs is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: E26
Project Number: 9814
Project Name: State Veterans Nursing Home, Orangeburg
Currently Approved Budget: \$1,309,500.00
Date Project Established: 1/25/2022

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

This project is subject to the terms set for by the US Department of Veterans Affairs' State Veterans Nursing Home Construction Grant Program, and is awaiting the award of Federal Grant funds in the amount of \$56,828,571.15, which covers 65% of the total project cost. Although a generalized Construction Budget has been established, Phase II requirements cannot be met until the intent to award Federal Grant funds is received by the State.

Justification for Extending Project Additional Two Years:

This Project is listed as a priority one project on the FY 2024 VA State Home Construction Grants Priority List and is ranked 81st out of 104 total projects on the list. Based on the distribution of Congressional Appropriations awarded to the US Department of Veterans Affairs' State Veterans Nursing Home Construction Grant Program, Federal Grant Funds are not projected to be awarded to the State for this project until at least FY 2027.

Expected Date Construction Budget Establishment Request is Anticipated:

Firm construction budget is not expected to be established until the intent to award Federal Grant funds is received by the State. Federal Grant Funds are not projected to be awarded to the State for this project until at least FY 2027.

Thank you for your consideration in this regard.

Sincerely,

Robert Hoskins
Deputy Director, Facilities Management
SC Department of Veterans Affairs

November 11, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

Clemson University (P-20) is hereby submitting a request for the approval of an extension for the following project(s):

**Office of Land & Capital
Asset Stewardship**

CU-ICAR
5 Research Drive
Greenville, SC 29607

P 864-283-7100
F 864-283-7125

Agency Number: P-20
Project Number: 9562
Project Name: Brody Property Acquisition
Currently Approved Budget: \$20,000
Date Project Established: 9/1/22
Anticipate Submission of Final Land Acquisition Request: December 2025

Agency Number: P-20
Project Number: 9563
Project Name: US Army Corps of Engineers Land Swap
Currently Approved Budget: \$20,000
Date Project Established: 9/2/22
Anticipate Submission of Final Land Acquisition Request: December 2025

These two projects listed above correspond to one another and the request to extend the projects are hereby submitted together.

The delay of project 9563 is due to necessary approvals needed from the US Army Corps of Engineers. US Army Corps of Engineers approval must go to headquarters in DC. Clemson has been working with the local branch to ensure all paperwork and documentation are fully vetted between the Corps, the State and Clemson prior to it going to headquarters. There were several aspects USACE had to manage internally which resulted in multiple discussions between Clemson and the Corps to finalize redlines and get the deeds in a final draft form that could be shared with the State RPS. This process is underway and once the three parties have agreed to the final form, everything will be packaged up and sent to Corps headquarters in DC for approval. This will take several months and once completed, Clemson will seek Phase II approval from the State. The Phase II budget is not expected to increase.

Project 9562 is related to acquisition of approximately 10 acres that are a result of the development that has occurred in the vicinity of the property to be acquired from USACE (project 9563). As part of the acquisition, Clemson will also seek to add the

Federal Land Use Restrictions to this property to take the place of those that are on the property that was developed. Clemson would anticipate bringing Phase II of this project at the same time as Phase II of project 9563. The Phase II budget is expected to increase by \$35,000 which will be the acquisition cost of the property from the current owner.

Thank you for your consideration in this regard.

Sincerely,



Laura H. Stoner
Associate VP Real Estate Strategy & Operations



State of South Carolina
Department of Natural Resources

P.O. Box 167
Columbia, S.C. 29202
803-734-3624

Robert H. Boyles, Jr., *Director*
Scott Speares, *Chief Budget and Finance Officer*

November 22, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Department of Natural Resources is hereby submitting a request for the approval of an extension for the following project(s):

1.

Agency Number: P240

Project Number: 6020

Project Name: Chester-Landsford Canal WMA Land Donation (OSI-D)

Currently Approved Budget: \$20,000

Date Project Established: 11/02/2020

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:
Mitigation work on-site is incomplete.

Justification for Extending Project Additional Two Years: Mitigation work and required monitoring should be completed in early 2028. For the project to be successful, the monitoring period in the mitigation plan must be completed. If there are areas of noncompliance with the plan, additional mitigation work could be required.

Expected Date Construction Budget Establishment Request is Anticipated: This is a land acquisition related to a mitigation project. The acquisition is anticipated to be completed in spring of 2028.

Thank you for your consideration in this regard.

Sincerely,

Scott Speares

Scott Speares
Chief Budget and Finance Officer



South Carolina Department of
Parks, Recreation & Tourism

Henry McMaster
Governor

Duane N. Parrish
Director

November 21, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The Department of Parks, Recreation & Tourism is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: P280
Project Number: 9782
Project Name: Hunting Island State Park Cabins
Currently Approved Budget: \$75,000
Date Project Established: January 3, 2020

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

There have been several storms that have occurred since the establishment of this project which include Hurricane Dorian (2019), Isaias (2020), Ian (2022), Ophelia (2023), Idalia (2023). Additionally, repairs to state parks were still being made from Hurricane Florence and Michael in 2018 along with Hurricane Irma in 2017 and Hurricane Matthew in 2016. These storms shifted the priority projects of the agency, and this was one of the sidelined projects.

Justification for Extending Project Additional Two Years:

Presently, the South Carolina Department of Parks, Recreation & Tourism has solicited requests for qualifications for the selection of an Architecture/Engineering (A/E) firm to design and oversee the construction of the cabins along with the associated infrastructure. The A/E interviews are occurring in November and it is anticipated an A/E firm will be selected in the coming month. Following the contact negotiations, the preliminary design will begin. Following this the Agency will move towards Phase II. Following the preliminary design, the refinement of the design and permitting that is anticipated to require six (6) months to one (1) year. Following that the project will be put out to bid for construction which will include the cabins along with the associated infrastructure this is anticipated to require one (1) year to 18 months to be constructed. This gives an overall time of around 3 years to complete the proposed Hunting Island Cabins, barring any unforeseen issues.

Expected Date Construction Budget Establishment Request is Anticipated: May 30, 2025

Thank you for your consideration in this regard.

Sincerely,

Sarah Pardue
Chief of Budget & Revenue



South Carolina Department of
Parks, Recreation & Tourism

Henry McMaster
Governor

Duane N. Parrish
Director

November 20, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The [Agency] is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: P28

Project Number: P28-9806

Project Name: Welcome Center Rebuild - Landrum

Currently Approved Budget: \$75,000

Date Project Established: 01/22/2022

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

The “Welcome Center Rebuild – Landrum” project was established as part of a Legislative appropriation and initiative to rebuild five of the State’s welcome centers. Currently, three of those five welcome centers – North Augusta, Fair Pay, and Blacksburg – are in Phase II and are nearing construction. With the completion of those centers over the next year – and with the available financial and Agency resources - the Agency will devote itself to the completion of the Welcome Center Rebuild – Landrum project.

Justification for Extending Project Additional Two Years:

Upon the completion of the North Augusta, Fair Pay, and Blacksburg – which are in Phase II and are nearing construction, and with the available financial and Agency resources - the Agency will devote itself to the completion of the Welcome Center Rebuild – Landrum project.

Expected Date Construction Budget Establishment Request is Anticipated:

January, 2026

Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Kibler', with a large, stylized flourish extending to the right.

Kevin Kibler

Special Projects Manager
South Carolina Department of Parks, Recreation & Tourism



South Carolina Department of
Parks, Recreation & Tourism

Henry McMaster
Governor

Duane N. Parrish
Director

November 20, 2024

Jennifer LoPresti
Capital Budgeting Manager
Capital Budget Office
Department of Administration
1205 Pendleton Street, Suite 529
Columbia, SC 29201

Dear Jennifer:

The [Agency] is hereby submitting a request for the approval of an extension for the following project(s):

Agency Number: P28
Project Number: P28-9807
Project Name: Welcome Center Rebuild – Little River
Currently Approved Budget: \$90,000
Date Project Established: 01/22/2022

Reason Phase II Construction Budget Has Not Been Established or Has Been Delayed:

The “Welcome Center Rebuild – Little River” project was established as part of a Legislative appropriation and initiative to rebuild five of the State’s welcome centers. Currently, three of those five welcome centers – North Augusta, Fair Pay, and Blacksburg – are in Phase II and are nearing construction. With the completion of those centers over the next year – and with the available financial and Agency resources - the Agency will devote itself to the completion of the Welcome Center Rebuild – Little River project.

Justification for Extending Project Additional Two Years:

Upon the completion of the North Augusta, Fair Pay, and Blacksburg – which are in Phase II and are nearing construction, and with the available financial and Agency resources - the Agency will devote itself to the completion of the Welcome Center Rebuild – Little River project.

Expected Date Construction Budget Establishment Request is Anticipated:

January, 2026

Thank you for your consideration in this regard.

Sincerely,



Kevin Kibler

Special Projects Manager
South Carolina Department of Parks, Recreation & Tourism

AGENCY: South Carolina Department of Administration

SUBJECT: Agency Improvements Made to Leased Property

At its meeting on December 2, 2024, the Committee expressed an interest in receiving further information concerning improvements undertaken by state agencies and institutions on leased properties.

Responsive to this request, the Department of Administration canvassed state agencies and institutions, and has provided a report reflecting improvements made from 2022 through December 2024. The Department received responses reflecting 175 improvements undertaken by 26 agencies and institutions, at costs exceeding \$100.1 million.

The report reflects 40 improvements with costs exceeding \$250,000, the threshold prescribed for permanent improvements that would apply had these improvements been made on state-owned properties.¹ Details of those improvements are included with this item.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

1. Report of Improvements to Leased Space at costs Exceeding \$250,000.

AVAILABLE:

1. Report of Improvements to Leased Space at costs Not Exceeding \$250,000.

¹ SC Code § 2-47-52 provides that permanent improvement projects are subject to review by the Committee where the costs of the permanent improvements exceed \$250,000. Some of the improvements have been undertaken pursuant to legislative authorization and appropriated funding.

Agency	Leased Space Location	Improvements/Work Completed	Cost to Agency	Work Completed Date	Notes
State Law Enforcement Division	314 Main Street, Gilbert	Tenant to upfit former Gilbert Elementary School for use as a Center for School Safety and Targeted Violence.	\$8,611,911.00	In progress	The General Assembly provided SLED with funding in the amount of \$8,611,911 for the establishment of a Center for School Safety and Targeted Violence through Proviso 118.19(B)(46)(d) of the 2023-2024 Appropriations Act and Proviso 118.20(B)(46)(c) of the 2024-2025 Appropriations Act.
Departments of Public Health, Mental Health, Disabilities and Special Needs, and Alcohol and Other Drug Abuse Services	400 Otarre Parkway, Cayce	Workstation densification and installation of a dry fire suppression system for the Vital Records area.	\$5,482,922	In progress	Funding for densification and build-out provided to the Department of Administration via FY24-25 Capital Reserve Fund.
Office of the Adjutant General	18.02 acres at USC Aiken	To construct a multipurpose National Guard Readiness Center to function as an Army National Guard Readiness Center, multipurpose University campus facility, Motor Pool, Cyber DreamPort facility and other supporting facilities.	\$41,932,812.00	In progress	Funded through state appropriations, federal funds, and Savannah River Litigation Settlement.
Department of Commerce	1201 Main Street, Columbia, SC Suite 1600	Renovation of Commerce Office Space on 16th Floor of 1201 Main Street	\$302,175.25	Oct-23	
Department of Commerce	1940 Algonquin Rd Suite 425, Charleston, SC 29405	Upfit main office space of Palmetto Railways. Work paid for by Palmetto Railways - Y080.	\$454,223.30	Feb-23	
Horry Georgetown Technical College	4367 Riverwood Drive, Murrells Inlet SC	No renovation, purchased equipment, added phone and data lines, installed security cameras.	\$300,000.00	11/1/2024	
MUSC	135 Cannon Street 4th Floor	9,000 SF renovations to accommodate Family Medicine funded by College of Medicine	\$675,780.00	5/31/2022	2 leases - these expenditures have not yet been incurred but are included because they were approved by JBRC/SFAA at the October 2024 meetings; Landlord to pay a total of \$2,078,860.24 for the 1st and 6th floors combined. Tenant to pay the difference which is estimated at \$612,667.21.
MUSC	22 West Edge 1st and 6th Floors, Charleston	Build out of space to meet Tenant specifications for use.	\$612,667.21	TBD	
Department of Parks, Recreation and Tourism	Calhoun Falls	Calhoun Falls Campground Utilities	\$1,536,283.50	In progress	
Department of Parks, Recreation and Tourism	Calhoun Falls	Calhoun Falls State Park Marina Replacement	\$1,000,000.00	In progress	
Department of Parks, Recreation and Tourism	Dreher Island	Dreher Island Campground Repairs	\$650,000.00	In progress	
Department of Parks, Recreation and Tourism	Hickory Knob	State Park Golf Course Improvements	\$3,000,000.00	In progress	
Department of Parks, Recreation and Tourism	Huntington Beach	Huntington Beach Boardwalk - Hurricane Ian Repairs	\$1,223,299.00	In progress	
Department of Parks, Recreation and Tourism	Huntington Beach	Paving Agreement with SC DOT	\$660,000.00	In progress	
Department of Parks, Recreation and Tourism	Lake Hartwell	Lake Hartwell Camper Cabin Construction	\$463,748.83	6/6/2024	
Department of Parks, Recreation and Tourism	Sadlers Creek	Shoreline Stabilization	\$331,931.00	In progress	
Lander University	323 Main St., Greenwood (Grad School-Online & Academic Support-Lander Foundation Property)	HVAC system, fire protection sprinkler system, electrical infrastructure upgrade, egress stairwell upgrade	\$1,033,841.47	Ongoing	
Lander University	501 Montague Ave., Greenwood (Fieldhouse II-Lander Foundation Property)	Roof Replacement	\$668,032.97	6/6/2023	
Lander University	806 Calhoun Ave., Greenwood (Nursing Lab-Lander Foundation Property)	Roof Replacement	\$382,532.96	4/4/2023	
Department of Natural Resources	260 D Epling Ln, West Columbia	Data cabling 4600994821	\$449,649.98	TBD	Pending - CAT6 cabling
Northeastern Technical College	NETC - Marlboro Campus, Bennettsville, SC	Project # H59-6163 Marlboro Campus Renovations	\$3,327,285.57	Ongoing - March 2025	The College leases the land from its Foundation
York Technical College	553 College Place, Chester, SC 29706	Storage Bldg Construction for Utility Line Worker Program	\$506,940.00	11/9/2022	
Clemson University	Lloyd Property, 247 Chestnut Ferry Road, Camden, SC	Construction of bath house with bathrooms (including ADA bathroom), storage and office space	\$500,000.00	May 2024	Lease Rate is \$1/year; funding was state appropriated; CU Affiliate Landlord
Clemson University	Orangeburg Rural Health, 1181 Hutto Street, Orangeburg, SC	Added new room numbers, data, cameras, card readers, tankless water heater, and backup generator	\$281,400.00	October 2024	
Clemson University	USDA Greenhouses, 2700 Savannah Highway, Charleston, SC	Construction of four new greenhouses	\$2,884,029.00	August 2024	Lease Rate is \$1/year; ground lease with Federal Government; funding was state appropriated; projects went through state approval process
Clemson University	Ucentre, 386 College Avenue, Suites A, B, and C, Clemson, SC	Upfit of shell space into University student activity and teaching space - created offices, meeting rooms, collaboration spaces, work spaces, common areas, restrooms, kitchenette, and service rooms. Upfit included mechanical, electrical, and plumbing, as well.	\$3,702,000.00	February 2024	Lease Rate is \$12/year; private dollars received for this project to launch the Brook T. Smith Launchpad initiative.
Clemson University	Rich Lab, 342 Computer Court, Anderson, SC	Building envelop repairs	\$300,000.00	Active project	
Clemson University	USACE - Y Beach, Campus View Trail, Seneca, SC	Grading, site prep, installation of storage facility with restrooms and related utilities	\$450,000.00	August 2024	Lease Rate is \$1/year; ground lease with Federal Government
Clemson University	USACE - Rowing, East Beach Drive, Clemson, SC	Building renovations to provide extra space for offices, general renovations to front of building, and HVAC improvements.	\$1,165,838.00	February 2024	Lease Rate is \$1/year; ground lease with Federal Government; funding was Athletics and private dollars
Clemson University	USACE - Rowing, East Beach Drive, Clemson, SC	Hardscape/landscape improvements - new retaining wall, concrete sidewalk, installation of outdoor gathering spaces	\$1,306,296.00	February 2024	

Clemson University	Charles E. Daniel Center, 14 Via Privata Piaggio, Genoa, Italy	continuation of historic building façade renovations, garden hardscape and landscape renovations, general interior renovations	\$679,207.18	2023	
University of South Carolina	160 E St. John 3rd Floor	Mechanical 3rd Floor	\$645,000.00	Feb-25	USC Upstate is in the process of acquiring this property at 160 E. St. John St. Spartanburg, from the USC Development Foundation
University of South Carolina	160 E St. John 3rd Floor	Office Suites	\$645,000.00	TBD	
University of South Carolina	350 Wayne St. - Storage	Electrical/Lighting Upgrades	\$598,761.85	Ongoing	
University of South Carolina	350 Wayne St. - Storage	Compact Motorized Shelving	\$349,217.45	Ongoing	
University of South Carolina	350 Wayne St. - Storage	Archival Facility Upfit	\$629,189.57	Ongoing	
University of South Carolina	707 Catawba St. MIRC, Office, Warehouse, Vault	Fire Sprinkler System	\$368,830.35	Sep-24	
University of South Carolina	707 Catawba St. MIRC, Office, Warehouse, Vault	Upfits	\$2,050,803.14	24-Oct	
University of South Carolina	1106 Greene St. - Sanctuary, Building, Parsonage	Performance and Practice Program Renovation	\$2,508,038.80	24-Feb	
University of South Carolina	1311 Pendleton St. Welcome Center	Renovations/Upfits	\$389,911.26	24-Aug	

AGENCY: South Carolina Department of Commerce

SUBJECT: Status Report Pursuant to Act 3 of 2023

Act 3 of 2023 provided for among other things appropriations to the Department of Commerce in the amounts of \$1,091,082,986 to defray the cost of certain infrastructure and other improvements, and \$200,000,000 as a loan to the project sponsor for additional soil stabilization, each in support of Project Connect, now publicly known as Scout Motors, Inc.

The Act further provides that the Department of Commerce must furnish a quarterly project status report to the Joint Bond Review Committee until all of the funds have been expended, and the Secretary of Commerce has certified that all project obligations have been met.

Responsive to these provisions, the South Carolina Department of Commerce has provided to the Committee its project status report for the period ending December 31, 2024, which reflects expenditures for the period of \$37,715,561, and total expenditures to date of \$462,084,279.

The report also provides a general status update for the project covering activities and developments during the reporting period.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Project Connect Quarterly Status Report for the period ended December 31, 2024.



Report: Project Connect (Scout) Quarterly Status Report

Report Date: January 6, 2025

Required By: Act No. 3 of the 2023-2024 Appropriations Act (H3504)

Funds Expended through December 31, 2024:

Designated Recipient and Purpose	Amount Designated	Prior Periods	Current Period	Remaining Balance
Richland County				
Grant	831,082,986			395,523,181
Land Acquisition		28,864,613	29,766	
Site Improvements		173,400,005	14,204,147	
Mitigation		45,982,838		
Soil Stabilization		76,158,607	6,898,369	
Reimbursements- Scout		90,021,460		
Loan	200,000,000			200,000,000
Soil Stabilization				
SC Technical College	25,000,000	4,500,000		20,500,000
Training Center				
SC Department of Transportation	200,000,000		8,426,596	191,573,404
Other Recipients				
City of Columbia	35,000,000	5,441,195	8,156,683	21,402,122
Totals to Date	1,291,082,986	424,368,718	37,715,561	828,998,707

General Updates and Developments:

- Wetland Permit was issued on January 12, 2024.
- Five of the main Scout buildings are currently under construction.
- Construction of the rail bridge over I-77 and rail spur has begun.
- Community Road Expansion Phase I (Blythewood Road to new interchange) mobilized during the reporting period.

AGENCY: Clemson University

SUBJECT: Semiannual Report Pursuant to Proviso 14.1 of the Fiscal Year
2023-24 Appropriations Act

Proviso 14.1 of the Fiscal Year 2023-24 Appropriations Act, as continued in the Fiscal Year 2024-25 Appropriations Act, requires among other things that funds appropriated for the construction of a College of Veterinary Medicine at Clemson University must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, Clemson has provided its semiannual report for July 1, 2024, to December 31, 2024, as follows.

Capital costs of new facilities supporting the College are estimated at \$285 million and have not changed. The General Assembly has appropriated a total of \$225.5 million in non-recurring capital funding; \$12.5 million in recurring education and general funding; and \$8 million in recurring funding for the remaining capital need. Proceeds from the issuance of not exceeding \$51 million General Obligation State Institution Bonds will be used to fully fund the remaining capital costs of the facilities.

The University expects to enroll the College's first class of 80 students in the Fall of 2026.

Facilities are being designed to accommodate as many as 128 students per class and include approximately 233,000 square feet of space supporting a farm animal ambulatory service; farm animal and equine clinical skills teaching centers; and lecture halls, classrooms, teaching, and research labs on the new campus. On November 22, 2024, The Clemson Board of Trustees approved the naming of the new College of Veterinary Medicine for Senator Harvey S. Peeler, Jr.

Expenditures through December 31, 2024, totaled \$197 million in capital expenditures, and \$14.2 million in operating expenditures and transfers. The University is progressing from completion of the design phase of the project and site preparation into the full construction phase.

The report also provides a general status update for the College's staffing, accreditation, and curriculum, all of which activities appear to be progressing toward its scheduled objectives supporting enrollment of students in Fall 2026.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter of Dr. Steven L. Marks, BVSc, MS, MRCVS, DACVIM, Dean, College of Veterinary Medicine, Clemson University.
2. Semiannual Report to the Joint Bond Review Committee, December 2024.



Harvey S. Peeler Jr. College of

**VETERINARY
MEDICINE**

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

Dear Chairman Peeler:

On behalf of Clemson University, I am pleased to provide an update regarding the Clemson University Harvey S. Peeler Jr. College of Veterinary Medicine. Proviso 14.1 of the 2024-2025 Appropriations Bill, Act 226, requires that Clemson University submit to the Joint Bond Review Committee a semiannual report on the necessary permanent improvements associated with the College to include: the amount of funding carried forward, the amount remaining to be expended, and the overall status of the project.

In accordance with Proviso 14.1, the semiannual report for July 1, 2024 to December 31, 2024 is included.

Please let me know if you need further information. As always, we stand ready to answer any questions from you or other members of the Committee.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Marks".

Steven L. Marks, BVSc, MS, MRCVS, DACVIM
Dean



Harvey S. Peeler, Jr. College of Veterinary Medicine at Clemson University Semiannual Report to the Joint Bond Review Committee January 2025

Clemson University is pleased to provide our third semiannual report on the status and progress of establishing a College of Veterinary Medicine at Clemson as required under FY 24 & FY25 Proviso 14.1.

General Overview

In 2022, a partnership began between the South Carolina General Assembly and Clemson University to establish a College of Veterinary Medicine in South Carolina. A feasibility study documented shortages of veterinarians nationally and in South Carolina in all practice areas – farm animal, public health, food safety and security, research as well as companion animal care.

The study also recommended use of a Distributed Model of Veterinary Education and class size of 80 students per year. This plan is expected to graduate veterinarians equipped to go to practice immediately upon graduation but equally prepared to enter any other veterinary career path.

Overview of the Capital Project

Capital cost estimate remains at \$285 million. The new facilities will include approximately 233,000 ft² of space, including a home for a farm animal ambulatory service, farm animal and equine clinical skills teaching centers (co-located at Clemson PSA Piedmont Research & Education Center farms), and other appropriate lecture halls, classrooms, teaching labs, and research labs on the new campus.

The Clemson Board of Trustees approved the naming of the new College of Veterinary Medicine for Senator Harvey S. Peeler, Jr. on November 22, 2024. This action was officially announced at a ceremonial groundbreaking held on the new College of Veterinary Medicine campus site later that same day with over 500 people in attendance.

Recurring and Capital Funding Summary:

FY23 - \$10 million - nonrecurring appropriation

FY24 - \$75 million for E&G and \$15.5 million for PSA - nonrecurring appropriations

FY24 - \$12.5 million for E&G - recurring appropriation, Proviso 14.1

FY25 - \$125 million nonrecurring appropriation (E&G), Proviso 14.1

FY25 - \$8 million recurring for remaining capital need

See the chart below for a summary spending as of January 1, 2025.

Report Date - 12/31/24	Fiscal Year		
Designated Recipient and Purpose: Clemson University Harvey S. Peeler Jr. College of Veterinary Medicine	2023	2024	2025
Non-Recurring Capital			
Clemson University Appropriated			
FY23 Lottery Expend. Account	10,000,000		
FY24 118.19 (B)(10)(1) & 14.1		75,000,000	
FY25 118.20 (B) (9) & 14.1			78,000,000
FY25 Capital Reserve Fund			47,000,000
PSA Appropriated			
FY24 Proviso 118.19 (B)(35)(a)		15,466,000	
Internal Transfer from Recurring Operating		10,000,000	
Prior Year Carryforward		9,421,346	46,642,148
Total Non-Recurring Capital	10,000,000	109,887,346	171,642,148
Expenditures			
Total Expenditures	578,654	63,245,198	133,212,463
Amount Remaining to be Expended			38,429,685
Fiscal Year-End Balance	9,421,346	46,642,148	
Recurring Capital			
Clemson University Appropriated			
Part 1A 14			8,000,000
Recurring Operating			
Clemson University Appropriated			
Part 1A 14		12,500,000	12,500,000
Prior Year Carryforward		-	264,150
Total Recurring Operating		12,500,000	12,764,150
Expenditures			
Operational		2,212,297	2,047,587
Transferred to Capital		10,000,000	
Total Expenditures	-	12,235,850	2,050,574
Amount Remaining to be Expended			10,713,576
Fiscal Year-End Balance		264,150	

The FY25 Appropriations Act provided \$8 million in recurring funds for the remaining \$50M capital need.

Summary of expenditures:

The University is progressing from 95% completion of design/construction documents phase of the project and site preparation into the full construction phase. The project remains on track for substantial occupancy during the Summer 2026. The funding provided in the FY25 budget completes 100% of the expected capital needs for this project.

As previously reported, recurring expenditures for initial college operations in FY24 included: the initial recruitment and hiring of critical staff (14), consultants (2), joint faculty (2), travel for benchmarking, engagement, and development of clinical partnerships, the first AVMA consultative accreditation visit and configuration and setup of the college's temporary office accommodations for new employees as they were onboarded.

FY25 expenditures as of 12/31/24 include: recruitment and hiring of 3 additional critical staff (for a total 17 to date), continued travel for engagement and development of clinical partnerships, recruitment costs for 7 additional faculty positions, community engagement materials, an electronic medical records system, a case log portfolio system, and a state-issued vehicle.

Future recurring funding needs:

Additional recurring funding of \$6.8M has been a critical element of the planning for the Harvey S. Peeler, Jr. College of Veterinary Medicine (HSP- CVM) from the outset of the project. It is anticipated that some, if not all, of this funding would come from a reallocation of state funding from the Commission on Higher Education's (CHE) contract with the South Regional Education Board (SREB). Currently, the state funds South Carolina resident veterinary students to attend out of state schools which would no longer be needed once the HSP-CVM is fully operational and enrolling students. The ending of this contract and subsequent funding reallocation needs to be phased over four years starting with the FY26-27 Appropriations Bill. This phased process would start with \$1.7M in FY27 and increase by that amount each year until fully funded. This phased approach will allow the state to continue its commitment to those South Carolina students enrolled in out of state schools during the four year phase in period and anticipates future students being enrolled at the HSP-CVM beginning in 2026.

Progress Report (January 2025):

- *Staffing*- In addition to Founding Dean (Dr. Steven Marks) and Associate Dean for Academic Affairs (Dr. Nicki Wise), Associate Dean for Clinical Programs (Dr. Brian Butler) and Department Chair (Dr. Brian Aldridge) as highlights previously reported, 3 additional critical staff join the 14 total already in place and national searches for 7 faculty positions are underway.
- *Accreditation*- American Veterinary Medical Association Council on Education (AVMA COE) conducted a consultative site visit May 12-16, 2024, the first step in the accreditation process. Clemson has been approved for comprehensive site visit during 2025, the next step in the process of obtaining a "letter of reasonable assurance" from the AVMA COE. This letter is required before any recruiting of students or acceptance of applications can begin, as well as making offers of admission.
- *Curriculum* – Initial curriculum outline including course names and numbers has been developed and approved by the Clemson's Graduate Curriculum Committee and the Clemson Board of Trustees. The SC Commission on Higher Education approved the Doctor of Veterinary Medicine degree on November 7, 2024. Approval by the Southern Association of Colleges and Schools Commission on Colleges is pending and represents the final step to complete the curriculum approval.
- *Facilities* – The site for the new campus has been cleared and site preparations are almost complete (Turner Construction). Architect & Engineering Teams (LS3P and Flad & Associates) are finalizing construction documents and construction team is completing their site work with underground utilities, retaining walls, etc. to allow pouring of slabs to begin. Demolition of the old milking parlor at Lamaster Dairy has also been completed to allow site preparation for the farm animal teaching lab there to begin this spring.

AGENCY: University of South Carolina

SUBJECT: Semiannual Report Pursuant to Proviso 20.5 of the Fiscal Year
2023-24 Appropriations Act

Proviso 20.5 of the Fiscal Year 2023-24 Appropriations Act, as continued in the Fiscal Year 2024-25 Appropriations Act, authorizes the University of South Carolina to undertake permanent improvements necessary for the renovation and upfit of the University's existing Science and Technology Building East Tower and construction of the University's new Science and Technology Center as funds are available. The Act provided an appropriation of \$29 million in support of furthering education of the state's future workforce in Science, Technology, Engineering, and Mathematics and other high-demand fields. These funds must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, the University has provided its semiannual report as of December 31, 2024, as follows.

The East Tower project expands academic space throughout a 50,000 square foot shell space consisting of 3 floors east of the main entrance lobby of the existing Science and Technology Building. The project will provide 16 modern classrooms, 4 instructional science labs, student study areas, faculty offices, and new support spaces accommodating up to 1,000 students and faculty. The project is currently budgeted at \$19 million.

Construction on the East Tower project began on September 27, 2024. Interior abatement and demolition are complete. Interior floor leveling and air barrier installation and HVAC ductwork are underway. Construction is expected to be complete in the fall semester of 2025.

The new Science and Technology Center is proposed for construction on the same block as the existing Science and Technology Building, and is envisioned as a 5-story structure comprised of 100,000 square feet of space for translational research in collaboration with corporate partners, and will provide wet and dry research labs and student support services. The University has completed a feasibility study confirming programming, design, and a project budget to inform future funding requirements. The balance of \$7 million in funding appropriated pursuant to the Fiscal Year 2023-24 Appropriations Act will be applied to the project budget.

Expenditures through the reporting period total \$2,417,622 for the East Tower Upfit Renovation, and \$35,204 for the new Science and Technology Center. The remaining balance of \$26.5 million has been carried forward for future expenditure in accordance with the Proviso.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated December 12, 2024, of Mr. Derek S. Gruner, Registered Architect, LEED AP, University Architect and Associate Vice President of Planning, Design, and Construction, University of South Carolina.
2. Semiannual Report to the Joint Bond Review Committee, December 31, 2024.
3. Proviso 20.5 (USC: Science and Technology Center) of the Fiscal Year 2023-24 Appropriations Act.



December 12, 2024

Facilities Planning Design and Construction

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
Senate of South Carolina
105 Gressette Building
Columbia, SC 29201

The Honorable Representative Bruce Bannister
Vice-Chairman, Joint Bond Review Committee
SC House of Representatives
525 Blatt Building
Columbia, SC 29201

Re: **Proviso 20.5:** Report for the USC Science and Technology Building East Tower upfit renovation and the new Science and Technology Center (STEM Building)
Project: H27-6151

Dear Senator Peeler and Representative Bannister:

Pursuant to Proviso 20.5 of the annual appropriations act, I am pleased to provide a status update for the USC Science and Technology Building East Tower upfit renovation as well as planning associated with our proposed new Science and Technology Center (STEM Building).

Specifically, Proviso 20.5 requires the university to submit to the Joint Bond Review Committee (JBRC) a report of funding carried forward, the amount remaining to be expended, the overall status of the projects, and any other pertinent information. In accordance with this proviso, our report through the end of 2024 follows this introductory letter.

USC is sincerely appreciative of the legislature's investment of \$29 million in these projects. The East Tower project will provide 16 modern classrooms and 4 instructional science labs among other student-focused spaces for the fall semester of 2025. The positive impact these instructional spaces will have on students in the western district of our campus will be profound.

Please let us know if we can offer any further information as we stand ready to respond to questions from you or other members of the JBRC.

Very respectfully,

Derek S. Gruner, Registered Architect, LEED AP
University Architect and Associate Vice President of Planning, Design and Construction
University of South Carolina
Cc: Catherine Hart, Edward Walton, Craig Parks

University of South Carolina
Science and Technology Center
Report to the Joint Bond Review Committee
December 2024 (Update #2)
(for the calendar year ending December 31, 2024)

Proviso 20.5 authorizes the university to utilize \$29 million of appropriated FY24 funds to renovate the existing Science and Technology Building East Tower and/or to partially fund the construction of the new Science and Technology Center in support of furthering education of the state's future workforce in STEM and other high-demand fields.

Overview and Status of the Projects

East Tower Upfit Renovation

Background: The Science and Technology Building is a repurposed facility that was renovated and partially upfitted in 2019 to provide numerous instructional science labs, classrooms, and public core spaces over three floors. Following this partial upfit, approximately 100,000 square feet remained available for future upfit expansions. Aside from the extraordinary sustainability aspects of repurposing the existing building, the 2019 upfit has proven to be fiscally responsible by saving the university the cost of removing and recreating a 200,000 gross square foot shell building.

The East Tower Upfit Renovation project is the next phase following the 2019 project described above and was first included in USC's CPIP in 2021. This project expands academic space throughout a 50,000 square foot three-floor shell space east of the main entrance lobby. The program will provide 16 modern classrooms, student study areas, faculty offices, and new core support spaces capable of accommodating approximately 1000 students and faculty. Four instructional science labs were added to the program to address undergraduate demand. Once this renovation is complete, the East Tower will become an important academic center in the west district of the campus serving our growing student body. Importantly, space for additional upfit expansion will remain in the Science and Technology Building for future academic needs.

While the proviso fully authorizes this project, we did execute an initial A-1 on June 23, 2023. The project - currently budgeted at \$19 million - received favorable competitive bids from general contractors on August 6, 2024. The lowest bidding contractor was HITT Construction who was authorized to proceed and commenced construction on September 27, 2024. The construction schedule is aggressive with anticipated completion for the fall semester of 2025.

Completion for spring semester of 2026 is a contingency plan if issues arise during construction that extend the schedule. The addition of science instructional labs to the program, previously limited to more economical classrooms, may require a modest increase in the project budget to fund lab equipment which, if necessary, will be funded from existing funds from the original appropriation and increases, if any, will be reported in the next semi-annual update.

Current construction status report:

- Interior abatement and demolition are complete.
- Interior floor leveling and air barrier installation is ongoing.
- Material and product submittals are mostly reviewed and complete.
- Mechanical HVAC ductwork is underway.
- Lab equipment and casework has been reviewed and the requisition is ready to be authorized.

New Science and Technology Center (New STEM Building)

This new facility - expected to cost approximately \$90M - will be constructed in a parking lot on the same block as the Science and Technology Building and will face the important Greene Street campus pedestrian artery. The new facility is planned as a five-story structure comprised of approximately 100,000 gross square feet of innovation space for translational research collaborating with corporate partners. The facility will also provide wet and dry research labs and student support spaces.

A feasibility study has been completed that has confirmed programming, schematic design, and a project budget to inform future appropriation requests. Several million dollars is anticipated to remain from the \$29 million appropriation to be applied to the project budget after the East Tower Upfit Renovation is completed. Additional appropriations and/or university financing will be identified in the future, in order for this important project to proceed as planned.

Note: The New STEM Building is priority number 1 in year 2 of the 2024 CIP and state support is being requested through the EBO state budget process for FY25-26.

Summary of Spending Chart for Expenses to Date:

Report Date – Through 11/30/2024	Fiscal Year
University of South Carolina Science and Technology Building East Tower Upfit Renovation	FY25
Non-Recurring Capital	
Capital Reserve Fund FY24 H.4301	\$15,000,000
Appropriated State FY24 Proviso 118.19	\$14,000,000
Total Non-Recurring Capital	\$29,000,000
Amount Expended- East Tower Upfit Renovation (Design and Professional Services)	\$1,080,127
Amount Expended- East Tower Upfit Renovation (Construction)	\$1,337,495
Amount Expended- New STEM Building (Feasibility Study)	\$35,204
Amount Remaining to be Expended (FY24 Carry Forward)	\$26,547,174

Copy of Proviso 20.5

20.5. (USC: Science and Technology Center) With funds appropriated for the University of South Carolina Science and Technology Center, in support of furthering education of the state's future workforce in STEM and other high-demand fields, the University is authorized to undertake permanent improvements necessary for the renovation and upfit of the University's existing Science and Technology Building "East Tower" and/or construction of the University's new Science and Technology Center as funds are available. Further, funds appropriated in this act for the University's Science and Technology Center may be carried forward and expended exclusively in support of completing the necessary permanent improvements described herein. The funds must be accounted for separately, and the University shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project(s), and any other information requested by the committee.

End of December 2024 Update

AGENCY: University of South Carolina

SUBJECT: Semiannual Report Pursuant to Proviso 20.8 of the Fiscal Year
2024-25 Appropriations Act

Proviso 20.8 of the Fiscal Year 2024-25 Appropriations Act authorizes the University of South Carolina to undertake permanent improvements necessary for the construction of the Health Science Campus, including the Brian Health Center. Funds appropriated for the Campus must be accounted for separately, and the University must report semiannually to the Chairman of the Joint Bond Review Committee the amount of funding carried forward, the amount of funding remaining to be expended, the overall status of the project, and any other information requested by the Committee.

Responsive to this requirement, the University has provided its semiannual report as of December 31, 2024, as follows.

The Health Science Campus is a 329,721 gross square feet project that will be located in the Bull Street District. The project includes a biomedical education and research building that will be the new home of USC's School of Medicine Columbia. A three-story education wing will include classrooms, medical simulation spaces, a health science library, and student life, success, and wellness spaces. The four-story research wing will contain numerous labs for interdisciplinary research. The project is budgeted at \$300 million funded by Institutional funds, Capital Reserve, and Appropriated State funds.

Project completion is expected for the fall of 2027.

Expenditures through the reporting period total \$16,277,904. The remaining balance of \$283.7 million has been carried forward for future expenditure in accordance with the Proviso.

COMMITTEE ACTION:

Receive as information and provide comment as appropriate.

ATTACHMENTS:

1. Letter dated December 20, 2024, of Mr. Derek S. Gruner, Registered Architect, LEED AP, University Architect and Associate Vice President of Planning, Design, and Construction, University of South Carolina.
2. Semiannual Report to the Joint Bond Review Committee, December 31, 2024.
3. Proviso 20.8 (USC: Health Science Campus) of the Fiscal Year 2024-25 Appropriations Act.



December 20, 2024

Facilities Planning Design and Construction

The Honorable Senator Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
Senate of South Carolina
105 Gressette Building
Columbia, SC 29201

The Honorable Representative Bruce Bannister
Vice-Chairman, Joint Bond Review Committee
SC House of Representatives
525 Blatt Building
Columbia, SC 29201

Re: **Proviso 20.8:** Report for the Health Sciences Campus
Project: H27-6139-CB

Dear Senator Peeler and Representative Bannister:

Pursuant to Proviso 20.8 of the annual appropriations act, I am pleased to provide a status update for the new Health Science Campus.

Specifically, Proviso 20.8 requires the university to submit to the Joint Bond Review Committee (JBRC) a report of funding carried forward, the amount remaining to be expended, the overall status of the projects, and any other pertinent information. In accordance with this proviso, our report through the end of 2024 follows this introductory letter.

USC is sincerely appreciative of the legislature's investment of \$185 million in this project. The Health Science Campus project includes a biomedical education and research building that will be the new home to USC's School of Medicine Columbia. It will feature innovative active-learning classrooms, extensive medical simulation spaces, and a health science library, along with numerous labs for interdisciplinary research. The health sciences campus is expected to transform health research and health care education in South Carolina while providing trailblazing clinical and research spaces dedicated to finding solutions for the diverse health care challenges faced by the state and beyond.

Please let us know if we can offer any further information as we stand ready to respond to questions from you or other members of the JBRC.

Very respectfully,

Derek S. Gruner

Derek S. Gruner, Registered Architect, LEED AP
University Architect and Associate Vice President of Planning, Design and Construction
University of South Carolina
Cc: Catherine Hart, Edward Walton, Craig Parks

University of South Carolina
Health Science Campus
Report to the Joint Bond Review Committee
December 2024 (Update #1)
(for the calendar year ending December 31, 2024)

Proviso 20.8 authorizes the university to utilize Appropriated State funds to construct the new school of medicine known as the Health Science Campus.

Overview and Status of the Project

Health Science Campus

Background: The existing School of Medicine currently located at the Veteran’s Affairs Campus will be relocated to the emerging BullStreet District to create a destination for learning, research, and community as well as the master plan framework for future health sciences related development. HSC will be a home for health sciences education that fosters strong relationships, interaction, collaboration and creativity for students and the health professional community. Located within the three-story education wing are active learning classrooms, Interprofessional Simulation Center, Clinical Skills Suite, Ultrasound Institute Lab, Procedural Skills Lab along with a Human Anatomy Suite. The education wing compliments these intense learning facilities with a Health Science Library, Student Life, Success and Wellness Spaces. HSC intends to build an interdisciplinary health sciences research community around problem-focused research supported by funded researchers. The four-story research wing contains state of the art Central Support, Core Labs, Vivarium, Biomedical Wet Research Laboratories & Write-up Spaces. HSC will blur the boundaries between education and research while at the same time fostering a health sciences community in service to the state’s needs that respond to evolving healthcare advancements in medical knowledge and patient care. The proposed facility achieves this with Collaboration/Conferencing Space, Lobby/Event Space, Outdoor Courtyard with Gardens and a Café located adjacent to Page Ellington City Park.

The 329,721 gross square foot Project is nearing the end of the Construction Document Phase. The Construction Packages will be broken up into five Parts with Three of the Parts being completed before the end of the year and the last to be completed by May of 2025. Completion is expected for the fall semester of 2027.

Summary of Spending Chart for Expenses to Date:

Report Date – Through 12/20/2024	Fiscal Year
University of South Carolina School of Medicine - Health Science Campus	FY25
Non-Recurring Capital	
Institutional Funds	\$115,000,000
Appropriated State FY25 SA 118.20, FY25 CRF H.5101	\$100,000,000
Capital Reserve Fund FY19 H.4951, FY20 H.4001, FY22 H.4101, FY23 H.5151	\$70,000,000
Appropriated State FY21 Proviso 118.18, FY24 H.4300	\$15,000,000
Total Non-Recurring Capital	\$300,000,000
Amount Expended- School of Medicine - Health Science Campus (Design and Professional Services)	\$16,277,904
Amount Remaining to be Expended (FY24 Carry Forward)	\$283,722,096

Copy of Proviso 20.8

20.8. (USC: Health Science Campus) With the funds appropriated for this purpose, the University of South Carolina is authorized to undertake permanent improvements necessary for the construction of the Health Science Campus, including the Brain Health Center. Further, the funds appropriated in Part 1A and 1B of this act for the Health Science Campus may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee.

End of December 2024 Update

South Carolina General Assembly
125th Session, 2023-2024

H. 5100

General Appropriations Bill for Fiscal Year 2024-2025
Ratified Version

PART IB
OPERATION OF STATE GOVERNMENT

SECTION 20 - H450 - UNIVERSITY OF SOUTH CAROLINA

20.8. (USC: Health Science Campus) With the funds appropriated for this purpose, the University of South Carolina is authorized to undertake permanent improvements necessary for the construction of the Health Science Campus, including the Brain Health Center. Further, the funds appropriated in Part 1A and 1B of this act for the Health Science Campus may be carried forward and expended for the necessary permanent improvements. The funds must be accounted for separately, and the university shall report semiannually to the Chairman of the Joint Bond Review Committee on the amount of funding carried forward, the amount remaining to be expended, the overall status of the project, and any other information requested by the committee.

AGENCY: South Carolina Department of Disabilities and Special Needs

SUBJECT: Regional Centers Condition Assessments and Renovation Plan

Proviso 36.14 of the Fiscal Year 2024-25 Appropriations Act directs the South Carolina Department of Disabilities and Special Needs to engage the services of one or more professional firms qualified to conduct facility condition assessments at each of the Department's Regional Centers and provide a comprehensive plan with recommendations for their renovation, construction, reconstruction, or demolition. The comprehensive plan must be submitted to the Joint Bond Review Committee for review and comment prior to implementation, and the Department must provide periodic reports to the Committee at such times and in such form and substance as may be prescribed by the Committee.

At its meeting on October 8, 2024, the Committee reviewed the Plan submitted by the Department and established an expectation of calendar quarterly reporting on the progress of the Plan, with the first report due as of December 31, 2024.

Responsive to this expectation, the Committee has received a timely status report for the period ending December 31, 2024, which reflects expenditures for the period of \$457,870.

In accordance with the Proviso, the Plan was first implemented at the Coastal Center, specifically with two vacant dormitories on campus. During the period, the Department also began to execute the Plan at the Pee Dee Center, starting with a vacant dormitory with extensive plumbing needs. The Department worked with the Office of State Engineer to procure architect-engineering services and has entered into professional services agreements for these projects.

The Department is currently reviewing architect and engineering proposals for projects remaining at the Coastal and Pee Dee Centers as well as at Saleeby, Midlands, and Whitten Centers.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated December 31, 2024, of Constance Holloway, State Director, South Carolina Department of Disabilities and Special Needs.
2. Quarterly Status Report for the period ended December 31, 2024.

Constance Holloway, Esq.
State Director
Courtney Crosby
Chief of Staff
Carolyn Benzon
General Counsel
Janet Brock Priest
Associate State Director
Operations
Lori Manos
Associate State Director
Policy
Mary Long
Interim Chief Financial Officer
Greg Meetze
Chief Information Officer



COMMISSION
Eddie L. Miller
Chairman
Michelle Woodhead
Vice-Chairman
Gary Kocher, M.D.
Secretary
Barry D. Malphrus
David L. Thomas

December 31, 2024

VIA EMAIL (RickHarmon@scsenate.gov)

Mr. F. Richard Harmon, Jr.
Director of Research
Joint Bond Review Committee
312 Gressette Senate Office Building
Capitol Complex
Columbia, South Carolina 29201

Dear Mr. Harmon:

In accordance with Proviso 36.14 and your letter of October 8, 2024, which outlined the expectations of the Committee for periodic reporting, the Department of Disabilities and Special Needs (“DDSN”) hereby submits its first quarterly progress report on the Comprehensive Regional Center Renovation Plan (“Renovation Plan”) to you for review by the Committee at its January 29, 2025, meeting.

Thank you for the opportunity to provide an update on the Renovation Plan. DDSN welcomes any feedback or suggestions on its implementation. Please do not hesitate to contact me if additional information is needed.

Sincerely,

A handwritten signature in blue ink that reads "Constance Holloway".

Constance Holloway
State Director

Enclosure

**Comprehensive Regional Center Renovation Plan
Quarterly Implementation Progress Report
As of December 31, 2024**



Following the October 8, 2024, meeting of the Joint Bond Review Committee (“Committee”), the Department of Disabilities and Special Needs (“DDSN”) began implementation of the Comprehensive Regional Center Renovation Plan (“Renovation Plan”). In accordance with Proviso 36.14, the Renovation Plan was first implemented at the Coastal Center, specifically with the vacant dormitories on this campus, Highlands 110 and Hillside 620.

DDSN worked with the Office of State Engineer to procure architect-engineering (“A/E”) services and entered in the following professional services agreements¹.

Highlands 110 (J16-N015-CB-A)				
A/E Firm	Estimated Cost²	Actual Cost	Purchase Order Date	Design Phase Milestone Dates
Moseley Architects P.C.	\$226,788	\$202,770 ³	12/10/2024	Schematic Design: 25-35 days Design Development: 45-55 days Construction Documents: 50-60 days Construction Administration: 6 months
Hillside 620 (J16-N015-CB-B)				
Caplea Coe Architects, Inc.	180,787	128,360 ⁴	12/10/2024	Design Complete: February/March 2025

During the quarter, DDSN also began to execute the Renovation Plan at the Pee Dee Center, starting with Mulberry 302, a vacant dormitory with extensive plumbing needs. Expedition of this project was necessary to address deteriorating pipes to allow for re-occupancy. Details of the Mulberry 302 contract are outlined below.

Mulberry 302 (J16-N016-CB-A)				
A/E Firm	Estimated Cost²	Actual Cost	Purchase Order Date	Design Phase Milestone Dates
Moseley Architects P.C.	\$127,535	\$126,740 ³	12/20/24	Schematic Design: 25-35 days Design Development: 45-55 days Construction Documents: 50-60 days Construction Administration: 6 months

Additionally, DDSN requested A/E services proposals for the following:

- Coastal Center – 17 remaining Priority 1 and Priority 2 buildings⁵
- Pee Dee Center - 17 remaining Priority 1 and Priority 2 buildings
- Saleeby Center – Priority 1 renovations
- Midlands Center – all Priority 1 and Priority 2 buildings
- Whitten Center – all Priority 1 and Priority 2 buildings

Proposals were due to DDSN by December 30, 2024. We are pleased to report that all proposals have been received and are currently under review by the agency.

¹ AIA Document B101, Standard Form of Agreement Between Owner and Architect

² As included in Renovation Plan

³ Includes \$5,000 reimbursable expenses for normal travel and in-house printing

⁴ Includes \$3,500 reimbursable expenses for normal travel and in-house printing

⁵ Priority 1 and Priority 2 buildings include residential and program areas.

AGENCY: Executive Director
State Fiscal Accountability Authority

SUBJECT: Annual Report of Petitions Received for State Ceiling Allocation

Section 1-11-530(F) of the South Carolina Code of Laws provides that the State Fiscal Accountability Authority must periodically furnish to the Joint Bond Review Committee a report of petitions received for allocation of State Ceiling to private activity bonds, along with their dispositions.

In accordance with the statute, the Executive Director of the State Fiscal Accountability Authority has provided this report for Calendar Year 2024, which is attached as information for the Committee.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated January 10, 2025, from Mr. Grant Gillespie, Executive Director, State Fiscal Accountability Authority.
2. 2024 - Petitions Received and Disposition.

HENRY MCMASTER, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

BRIAN J. GAINES
COMPTROLLER GENERAL



HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

OFFICE OF THE EXECUTIVE DIRECTOR
GRANT GILLESPIE
EXECUTIVE DIRECTOR
(803) 734-8018
GGILLESPIE@SFAA.SC.GOV

January 10, 2025

VIA EMAIL ONLY

Catherine Ortmann Hart
Joint Bond Review Committee
312 Gressette Building
Columbia, SC 29201

RE: 2024 - Petitions for State Ceiling Allocation Received and Disposition

Dear Ms. Hart:

According to S.C. Code §1-11-530(F), the State Fiscal Accountability Authority (State Authority) must periodically provide a report of petitions for allocations of state ceiling, along with their dispositions. The State Authority is providing said report for those petitions received during the 2024 calendar year.

The report reflects the (1) meeting date at which petition was considered; (2) the name of the issuer; (3) project name; (4) amount of state ceiling requested; (5) the amount of any relinquished state ceiling; (6) approval status; and (7) balance of the 2024 state ceiling.

Should you have any questions or concerns do not hesitate to contact me.

Sincerely,

Grant Gillespie
Executive Director

Cc: 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
Representative Bruce W. Bannister, Chairman, Ways and Means Committee

2024 - PETITIONS RECEIVED AND DISPOSITION

<u>Meeting Date</u>	<u>Issuer</u>	<u>Project</u>	<u>Amount Requested</u>	<u>Less Amount Relinquished</u>	<u>Approved (Yes/No)</u>	<u>Balance of State Ceiling</u>
						Initial Balance \$671,694,375
10-Dec-24	State Housing Finance and Development Authority	Year End Carryforward	\$671,694,375	\$0	Yes	\$0

AGENCY: State Fiscal Accountability Authority

SUBJECT: 2025 State Ceiling Allocation for Private Activity Bonds

Section 1-11-500 of the South Carolina Code of Laws provides that the state ceiling on the issuance of private activity bonds must be certified annually by the Secretary of the State Fiscal Accountability Authority based upon the provisions of the Tax Reform Act of 1986.

In accordance with the statute, the Secretary of the State Fiscal Accountability Authority has provided these certifications for the 2025 state ceiling allocation on the issuance of private activity bonds which is attached as information for the Committee.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated January 7, 2025, from Mr. Delbert H. Singleton, Jr., Secretary to the Authority, State Fiscal Accountability Authority.

HENRY MCMASTER, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

BRIAN J. GAINES
COMPTROLLER GENERAL



HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

OFFICE OF THE EXECUTIVE DIRECTOR

GRANT GILLESPIE
EXECUTIVE DIRECTOR
(803) 734-8018
GGILLESPIE@SFAA.SC.GOV

January 7, 2025

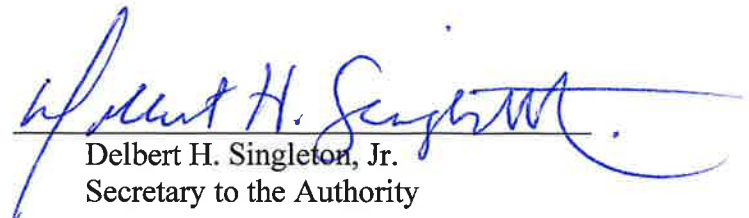
**CERTIFICATION OF
2025 STATE CEILING ON ISSUANCE OF PRIVATE ACTIVITY BONDS
ESTABLISHED IN TAX REFORM ACT OF 1986, AS AMENDED**

In accord with Section 1-11-500 of the Code of Laws of South Carolina, 1976, as amended, which is part of a plan for allocating the State Ceiling on the issuance of tax exempt private activity bonds established in the Tax Reform Act of 1986, as amended, I have determined that the most recent census estimate of the resident population of the State of South Carolina published by the Bureau of the Census before the beginning of 2025 is 5,478,831.

That population estimate is included in Census Bureau release CB24-213 dated December 19, 2024.

For calendar year 2025, the amount used under IRS Code § 142(k) to calculate the State ceiling for the volume cap for private activity bonds is \$10 per capita for qualifying public educational facility bonds multiplied by the State's population.

On that basis, I have calculated, and I certify the 2025 state ceiling on the issuance of private activity bonds for the State of South Carolina, as established in the Tax Reform Act of 1986, as amended, to be \$54,788,310.


Delbert H. Singleton, Jr.
Secretary to the Authority

HENRY MCMASTER, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

BRIAN J. GAINES
COMPTROLLER GENERAL



HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

OFFICE OF THE EXECUTIVE DIRECTOR

GRANT GILLESPIE
EXECUTIVE DIRECTOR
(803) 734-8018
GGILLESPIE@SFAA.SC.GOV

January 7, 2025

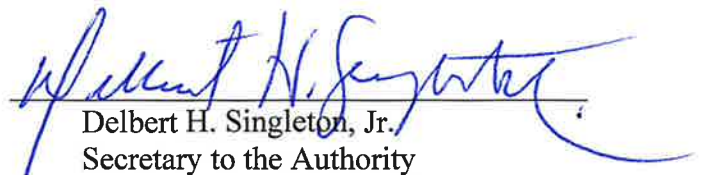
**CERTIFICATION OF
2025 STATE CEILING ON ISSUANCE OF PRIVATE ACTIVITY BONDS
ESTABLISHED IN TAX REFORM ACT OF 1986, AS AMENDED**

In accord with Section 1-11-500 of the Code of Laws of South Carolina, 1976, as amended, which is part of a plan for allocating the State Ceiling on the issuance of tax exempt private activity bonds established in the Tax Reform Act of 1986, as amended, I have determined that the most recent census estimate of the resident population of the State of South Carolina published by the Bureau of the Census before the beginning of 2025 is 5,478,831.

That population estimate is included in Census Bureau release CB24-213 dated December 19, 2024.

For calendar year 2025, the amount used under IRS Code § 146(d) to calculate the State ceiling for the volume cap for private activity bonds is \$130 per capita (as published by the IRS in Revenue Procedure 2024-40) multiplied by the State's population.

On that basis, I have calculated, and I certify the 2025 state ceiling on the issuance of private activity bonds for the State of South Carolina, as established in the Tax Reform Act of 1986, as amended, to be \$712,248,030.


Delbert H. Singleton, Jr.
Secretary to the Authority

AGENCY: South Carolina Office of the State Treasurer

SUBJECT: Audit Support Plan of Implementation

Proviso 117.186 of the Fiscal Year 2024-25 Appropriations Act provides that the Office of State Treasurer must work in conjunction with the Department of Administration to present a plan of implementation for use of funds appropriated for Audit Support. Funds appropriated for this purpose may not be expended until the plan has been presented to the Committee for review and comment.

By letter dated January 6, 2025, the Office of the State Treasurer has communicated its intent to use up to \$450,000 for the license, implementation, and training for an audit software product.

COMMITTEE ACTION:

Receive this report as information.

ATTACHMENTS:

1. Letter dated January 6, 2025, of Curtis M Loftis, Jr., State Treasurer of South Carolina.
2. Proviso 117.186 (GP: Audit Support) of the Fiscal Year 2024-25 Appropriations Act.



THE HONORABLE CURTIS M. LOFTIS, JR.
State Treasurer

January 6, 2025

The Honorable Harvey S. Peeler, Jr.
Chairman, Joint Bond Review Committee
105 Gressette Building
Columbia, SC 29201

Dear Chairman Peeler:

The purpose of this letter is to request review and comment by the Joint Bond Review Commission at the January 29, 2025 meeting of a plan that the Office of State Treasurer has developed in consultation with the Department of Administration pursuant to proviso 117.186 for funding for audit related expenditures.

The Office of State Treasurer plans on using up to \$450,000 of funding to for the license, implementation, and training for Workiva, an audit software product. This software will be used for financial reporting, audit, and risk. Based on the preliminary estimates we received we anticipate the costs will be \$100,000 per year for the license, and up to \$250,000 for implementation. We would like to budget additional funds for training. In addition, the STO reserves the right to recommend additional expenditures as needed based on recommendations in the AlixPartner audit.

Thank you for your review and comment.

Sincerely,

A handwritten signature in blue ink that reads "Curtis M. Loftis, Jr." in a cursive style.

Curtis M. Loftis, Jr.
State Treasurer of South Carolina

South Carolina General Assembly
125th Session, 2023-2024

H. 5100

General Appropriations Bill for Fiscal Year 2024-2025
Ratified Version

PART IB
OPERATION OF STATE GOVERNMENT

SECTION 117 - X900 - GENERAL PROVISIONS

117.186. (GP: Audit Support) Of the funds appropriated for Audit Support, the Office of State Treasurer shall work in conjunction with the Department of Administration to present a plan of implementation to the Joint Bond Review Committee for review and comment. The Executive Budget Office shall not approve any transfer of funds from Audit Support until the plan has been presented to the committee.

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, April 1, 2025.

2025

January							April							July							October							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
			1	2	3	4			1	2	3	4	5			1	2	3	4	5					1	2	3	4
5	6	7	8	9	10	11	6	7	8	9	10	11	12	6	7	8	9	10	11	12	5	6	7	8	9	10	11	
12	13	14	15	16	17	18	13	14	15	16	17	18	19	13	14	15	16	17	18	19	12	13	14	15	16	17	18	
19	20	21	22	23	24	25	20	21	22	23	24	25	26	20	21	22	23	24	25	26	19	20	21	22	23	24	25	
26	27	28	29	30	31	27	28	29	30	27	28	29	30	31	26	27	28	29	30	31								

February							May							August							November						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1					1	2	3						1	2							1
2	3	4	5	6	7	8	4	5	6	7	8	9	10	3	4	5	6	7	8	9	2	3	4	5	6	7	8
9	10	11	12	13	14	15	11	12	13	14	15	16	17	10	11	12	13	14	15	16	9	10	11	12	13	14	15
16	17	18	19	20	21	22	18	19	20	21	22	23	24	17	18	19	20	21	22	23	16	17	18	19	20	21	22
23	24	25	26	27	28	25	26	27	28	29	30	31	24	25	26	27	28	29	30	23	24	25	26	27	28	29	
													31							30							

March							June							September							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1	1	2	3	4	5	6	7	1	2	3	4	5	6	1	2	3	4	5	6		
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23	24	25	26	27	28	29	29	30	28	29	30							28	29	30	31						
30	31																										

COMMITTEE ACTION:

Schedule next meeting.