

**Capital Improvements
Joint Bond Review Committee**

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SFAA LIAISON
803-212-6658

MILLER A. SMOAK
ADMINISTRATIVE ASSISTANT
803-212-6677

JOINT BOND REVIEW COMMITTEE MEETING
March 26, 2025 – 9:00 a.m.
308 Gressette Building

AGENDA

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AGENCY: South Carolina Public Service Authority

SUBJECT: Proposed Acquisition of Real Property
Switching Station Site for Third-Party Solar Generation,
Berkeley County

The South Carolina Public Service Authority requests approval to acquire approximately 3.48 acres located near Lillie Road in Moncks Corner for construction of a new switching station that will support connection to a third-party facility with the Authority's transmission and interconnection system. The property will be conveyed for a nominal consideration of \$5.

The Authority periodically accepts real property as a part of the interconnection process subject to appropriate due diligence that includes among other things a determination of satisfactory title, and an assessment of potential environmental conditions.

COMMITTEE ACTION:

In accordance with Section 58-31-240(B)(2) of the South Carolina Code,¹ review and approve, reject, or modify the Authority's request to acquire approximately 3.48 acres located in Berkeley County for construction of a new switching station supporting connection of a third-party solar generation facility with the Authority's transmission and interconnection system.

ATTACHMENTS:

1. Letter dated March 26, 2025, of Mr. J. Martine Watson, Chief Commercial Officer, Santee Cooper.
2. Map of the property and substantive terms of the acquisition.

¹ Section 58-31-240(B)(2) of the South Carolina Code provides that a transfer of any interest in real property by the South Carolina Public Service Authority, regardless of the value of the transaction, requires approval, rejection, or modification by the Joint Bond Review Committee.

March 26, 2025

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

Re: Acquisition of approximate 3.48-acre parcel for Cypress 230 kV Switching Station in Berkeley County, South Carolina

Dear Chairman Peeler:

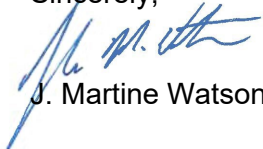
The South Carolina Public Service Authority (“Santee Cooper”) requests that the Joint Bond Review Committee approve the acquisition of an approximate 3.48-acre parcel in Berkeley County, SC (“Parcel”) to build a new switching station (Cypress 230 kV Switching Station) to connect a transmission line to serve new facilities of Arum Composites, LLC (the “Customer”), a Berkeley Electric Cooperative industrial member, to Santee Cooper’s transmission system. Upon construction, the new switching station will provide additional capacity to the Customer via Santee Cooper’s transmission system.

Based on a Memorandum of Understanding being entered into between Customer and Santee Cooper, Customer intends to construct and operate a facility requiring additional projected load adjacent to the Parcel. Customer will convey the Parcel and required easements to Santee Cooper for nominal consideration in order to connect to Santee Cooper’s transmission system. The acquisition of the Parcel would allow Santee Cooper to meet its transmission needs.

Santee Cooper respectfully requests that the JBRC approve the acquisition of the Parcel to connect to Santee Cooper’s system.

Attachment A describes the substantive terms of the proposed purchase for which approval is requested, as well as maps showing the location of the Parcel.

Sincerely,



J. Martine Watson

Attachment: As stated

JMW:kmr

AGENCY: South Carolina Forestry Commission

SUBJECT: Proposed Aircraft Acquisition

Proviso 118.19(B)(40)(a) of the Fiscal Year 2022-23 Appropriations Act provides non-recurring funding in an amount of \$425,000 to the South Carolina Forestry Commission designated “Fire Support Aircraft” to purchase two fixed-wing aircraft to replace two federal excess property aircraft that have exceeded their safe service life. The existing federal excess property aircraft are on loan to the Forestry Commission and are owned by the USDA Forest Service. The Forestry Commission’s existing fleet is between 46 to 60 years old. These aircraft are used for detection and suppression of wildland fire, storm damage assessment, insect and disease assessment, forest health management, training, and in support of full coastal hurricane evacuation. The aircraft are also available to the Department of Public Safety and other state agencies as needed.

The Commission has advised that in the past, it has relied on the Federal Excess Property Program to supply the Commission’s aircraft needs, however older aircrafts are more costly to maintain and have increasing maintenance requirements which impact aircraft availability for high hazard flight missions. The Commission believes that best practice would support replacement of the existing aircraft at the end of their viable service life.

The Commission expects that the replacement aircrafts will be the Cessna 182T model which have proven platforms with low time airframes and average engine times. The Commission further expects that two used Cessna aircraft can be purchased at a cost of approximately \$450,000 to \$600,000. The Commission advises that the used aircraft market has seen high demand forcing the price of aircrafts to increase. Due to the increased pricing, the Commission plans to commit an additional \$1,000,000.00 of FY 24 Carryforward funds to facilitate the purchase of two fixed wing aircraft.

The Commission has advised that limited availability within the active aircraft marketplace presents timing challenges for the acquisition of replacement aircrafts, and as a result, the Commission requests authorization to submit offers; make deposits; and proceed with a purchase of the replacement aircrafts; all in accordance with the plan as described herein. The Commission has committed to report its findings and selection to the Committee following acquisition of suitable replacement aircraft.

Section 1-11-405 of the South Carolina Code provides that no aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

COMMITTEE ACTION:

Review and authorize the proposed aircraft acquisition in accordance with Section 1-11-405 of the South Carolina Code, and the plan described herein.

ATTACHMENTS:

1. Agenda Item Worksheet prepared by the South Carolina Forestry Commission.
2. Letter dated February 27, 2025, of Scott L. Phillips, State Forester, South Carolina Forestry Commission.
3. Section 1-11-405 of the South Carolina Code of Laws
4. Proviso 118.19(B)(40)(a) of the Fiscal Year 2022-23 Appropriations Act

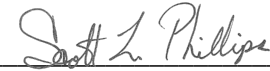
JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **March 26, 2025**

Regular Agenda

1. Submitted By:

- (a) Agency: SC Forestry Commission
- (b) Authorized Official Signature:



Scott Phillips, State Forester

2. Subject:

South Carolina Forestry Commission – Aircraft Purchase

3. Summary Background Information:

The South Carolina Forestry Commission (SCFC) maintains a fleet of 10 mission ready single engine aircraft. These aircraft are used for detection and suppression of wildland fire, storm damage assessment, insect and diseases assessment, forest health management, training, and in support of full coastal hurricane evacuation. The aircraft are also available to the Department of Public Safety and other state agencies as needed. Agency pilots serve as aerial observers alerting firefighters on the ground to changes in weather, fire behavior, and fuel conditions that may impact the fire. This greatly increases the safety of firefighters and the public.

Our current fleet are comprised of older Federal Excess Aircraft that are on loan to the SCFC but are owned by the USDA Forest Service. All aircraft are between 46 to 60 years old. Two of these aircraft are approaching the end of their serviceable life and therefore need to be replaced. In the past the SCFC has relied on the Federal Excess Property Program to supply the department's aircraft needs, however older aircraft are more costly to maintain and have more down time which results in canceled missions due to aircraft availability. Best practice is to replace the aircraft at the end of their viable service life.

In FY23, SCFC requested non-recurring funding to purchase two fixed wing aircraft along with avionics and communications equipment in the amount of \$425,000. From the time of the request for funds, until funds were granted in the budget, the used aircraft market took a huge turn and as demand skyrocketed so did the price of aircraft. To date the agency has not been able to procure an aircraft using these funds. Due to the increased pricing, the SCFC is committing an additional \$1,000,000.00 from state funds to facilitate the purchase of two fixed wing aircraft. Since receiving the non-recurring funds, we have included the aircraft purchase on our annual CPIP.

The SCFC intends to purchase two used Cessna aircraft. While a new Cessna 182 can cost upwards of \$800,000 Cessna introduced the 182T in 2001 and it remained in production until 2013, these proven platforms with low time airframes and average engine times can be purchased in the 450K to 600K price range. However, while this aircraft is the desired standard, due to used aircraft availability SCFC will purchase the best used aircraft available within budget. SCFC will ensure the aircraft is inspected by an Aircraft Maintenance Technician to identify any mechanical issues. In addition, a thorough review of all flight and maintenance logs will be conducted prior to purchase.

4. What is JBRC asked to do?

Section 1-11-405 of the South Carolina Code provides that no aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization

of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

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

The Department of Administration is aware of FY 23 Budget Proviso 118.19(B)(40)(a) allocating \$425,000 for fire support aircraft and concurs with strategy described herein.

6. List of Supporting Documents:

- (a) Section 1-11-405 of the South Carolina Code of Laws
- (b) FY23 Budget Proviso 118.19 (B)(40)(a)

February 27, 2025

Catherine Hart
Director of Research
Joint Bond Review Committee
312 Gressette Senate Office Building
Columbia, SC 29201

Catherine,

The South Carolina Forestry Commission (SCFC) maintains a fleet of 10 mission ready single engine aircraft. These aircraft are used for detection and suppression of wildland fire, storm damage assessment, insect and diseases assessment, forest health management, training, and in support of full coastal hurricane evacuation. The aircraft are also available to the Department of Public Safety and other state agencies as needed. Agency pilots serve as aerial observers alerting firefighters on the ground to changes in weather, fire behavior, and fuel conditions that may impact the fire. This greatly increases the safety of firefighters and the public.

Our current fleet are comprised of older Federal Excess Aircraft that are on loan to the SCFC but are owned by the USDA Forest Service. All aircraft are between 46 to 60 years old. Two of these aircraft are approaching the end of their serviceable life and therefore need to be replaced. In the past the SCFC has relied on the Federal Excess Property Program to supply the department's aircraft needs, however older aircraft are more costly to maintain and have more down time which results in canceled missions due to aircraft availability. Best practice is to replace the aircraft at the end of their viable service life.

Aircraft maintenance and operational costs are supported with federal grant funds obtained through the USDA Forest Service (\$200,000 annually) as well as recurring state funds to cover any overage. Current maintenance costs and availability of parts are making it more difficult to ensure the fleet is always operational due to the age of the aircraft. Most of the agency's flight missions are considered "high hazard" and therefore it is crucial to be able to perform the necessary maintenance on all of our aircraft.

In FY23, SCFC requested non-recurring funding to purchase two fixed wing aircraft along with avionics and communications equipment in the amount of \$425,000. From the time of the request for funds, until funds were granted in the budget, the used aircraft market took a huge turn and as demand skyrocketed so did the price of aircraft. To date the agency has not been able to procure an aircraft using these funds. Due to the increased pricing, the SCFC is committing an additional \$1,000,000.00 from state funds to facilitate the purchase of two fixed wing aircraft. Since receiving the non-recurring funds we have included the aircraft purchase on our annual CPIP.



OUR MISSION

Protect, promote and enhance South Carolina's forests for the benefit of all.

OUR VISION

Healthy forests, resilient communities, impeccable service



The SCFC intends to purchase two used Cessna aircraft. While a new Cessna 182 can cost upwards of \$800,000 Cessna introduced the 182T in 2001 and it remained in production until 2013, these proven platforms with low time airframes and average engine times can be purchased in the 450K to 600K price range. However, while this aircraft is the desired standard, due to used aircraft availability SCFC will purchase the best used aircraft available within budget. SCFC will ensure the aircraft is inspected by an Aircraft Maintenance Technician to identify any mechanical issues. In addition, a thorough review of all flight and maintenance logs will be conducted prior to purchase.

The SCFC is requesting approval at the March 26th JBRC meeting and the SFAA approval at the April 1st meeting to purchase the two used Cessna aircraft.

Thank you for your help and consideration of this request. If you have any questions or concerns, please do not hesitate to reach out to David Owen at (803) 896-8829.

Sincerely,

A handwritten signature in blue ink that reads "Scott L. Phillips".

Scott Phillips
State Forester

South Carolina Code of Laws
Title 1 - Administration of the Government
Chapter 11 - Department of Administration

Section 1-11-405. Aircraft purchase, lease, or lease-purchase by state agency.

No aircraft may be purchased, leased, or lease-purchased for more than a thirty-day period by any state agency without the prior authorization of the Department of Administration or the State Fiscal Accountability Authority, as appropriate, and the Joint Bond Review Committee.

SECTION 118 - X910 - STATEWIDE REVENUE

(34) J040	Department of Health & Environmental Control	
(a)	ePermitting Project Completion	\$ 5,039,612;
(b)	Hazardous Waste Contingency Fund	\$ 2,000,000;
(35) J120	Department of Mental Health	
(a)	State Veterans Nursing Homes	\$ 30,600,000;
(b)	9-8-8 Suicide Crisis Hotline Secondary Call Center Infrastructure	\$ 1,300,000;
(c)	Mental Illness Recovery Center, Inc. (MIRCI)	\$ 500,000;
(36) J160	Department of Disabilities & Special Needs	
(a)	Community Based Services	\$ 140,000;
(b)	South Carolina Genomic Medicine Initiative at Greenwood Genetic Center	\$ 2,000,000;
(c)	Unite Us IT Implementation	\$ 1,500,000;
(d)	Youth Intensive Residential Habilitation Homes	\$ 1,500,000;
(37) L040	Department of Social Services Title IV-E Annualization	\$ 9,000,000;
(38) L060	Department on Aging	
(a)	American Rescue Plan Funding - State Match	\$ 3,553,000;
(b)	HUD Home Modification	\$ 150,000;
(39) L080	Department of Children's Advocacy	
(a)	Foster Care Review Board Advocacy Upgrade	\$ 150,000;
(b)	Administration and Investigations Unit Development	\$ 25,000;
(c)	Children's Advocacy Centers	\$ 1,000,000;
(40) P120	Forestry Commission	
(a)	Fire Support Aircraft	\$ 425,000;
(b)	Wee Tee State Forest Bridge Replacement	\$ 4,500,000;
(41) P160	Department of Agriculture Local Farmers Markets Enhancements	\$ 3,000,000;

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
Clemson University
Office and Research Space at 215 Innovation Drive, Greenville

Clemson University requests review of its proposal to lease 16,925 square feet of space located at 215 Innovation Drive in Greenville, from LICAR, LLC,¹ an entity of the Clemson University Land Stewardship Foundation, for research labs and personnel office space. The lease will support the University's research contract with the Department of Defense supporting the University's Virtual Prototyping of Ground Systems Center and research clusters in 3D printing, battery testing and manufacturing, battery materials, fiber weaving, and composites.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received two responsive offers. The selected location was the lowest offer and was also determined by Clemson to be the best option due to its location and proximity to other innovation facilities.

The term of the proposed lease is 10 years beginning March 1, 2026. The rental rate for the first two years is \$19.20 per square foot or \$324,960 and thereafter will then increase by 2.5% annually. Rent includes taxes and insurance, but all other building operating expenses will be paid by the tenant monthly at estimated annual costs of \$2.54 per square foot. The lease also provides that Clemson will upfit the space to accommodate programmatic needs, at an anticipated cost that will not exceed \$5,900,000.

Total rent over the term is projected at \$3,559,780. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from the University's grant recoveries; and that funding for payments will be sufficient throughout the lease term. The submission reflects that comparable rates for similar commercial space available in the area range from an average rate of \$13.00 to \$20.00 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated, February 20, 2025, of Mr. Richard Petillo, Chief Financial Officer, Clemson University.

¹ A South Carolina limited liability company in good standing registered with the SC Secretary of State effective October 25, 2007. M. Karen McCauley of Clemson, SC is registered agent. Private Participant Disclosures were included with the submission. LICAR, LLC is the CU-ICAR real estate holding company.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: **March 26, 2025**

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Clemson University Lease of 215 Innovation Drive, Greenville

3. Summary Background Information:

Clemson University (Clemson) requests approval to lease sixteen thousand nine hundred twenty-five (16,925) square feet of flex space in Greenville from LICAR, LLC for research labs and personnel office space in support of the University’s research contract with the Department of Defense supporting the University’s Virtual Prototyping of Ground Systems Center and to support research clusters in 3D printing, battery testing and manufacturing, battery materials, fiber weaving, and composites. This is a new lease.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Two offers were received in response to the solicitation. The selected location was the lowest offer and was also determined by Clemson to be the best option due to the location/proximity to Clemson’s Campbell Graduate Education Center and Greenville Technical College’s Center for Manufacturing Innovation, which they advise allows for continued research and collaboration.

The requested lease term is ten (10) years commencing March 1, 2026.

The rent for the first two years of the term will be \$324,960.00 or \$19.20 per square foot which includes taxes and insurance. The rental rate shall escalate by 2.5% annually over the term beginning in year 3. All other building operating expenses will be billed monthly. The estimated annual costs of the additional building operating expenses are \$2.54 per SF. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	3/1/2026– 2/28/2027	\$27,080.00	\$324,960.00	\$19.20
YEAR 2	3/1/2027– 2/29/2028	\$27,080.00	\$324,960.00	\$19.20
YEAR 3	3/1/2028– 2/28/2029	\$27,757.00	\$333,084.00	\$19.68

YEAR 4	3/1/2029– 2/28/2030	\$28,450.93	\$341,411.10	\$20.17
YEAR 5	3/1/2030– 2/29/2031	\$29,162.0	\$349,946.38	\$20.68
YEAR 6	3/1/2031– 2/29/2032	\$29,891.25	\$358,695.04	\$21.19
YEAR 7	3/1/2032– 2/28/2033	\$30,638.53	\$367,662.41	\$21.72
YEAR 8	3/1/2033– 2/28/2034	\$31,404.50	\$376,853.97	\$22.27
YEAR 9	3/1/2034– 2/28/2035	\$32,189.61	\$386,275.32	\$22.82
YEAR 10	3/1/2035– 2/29/2036	\$32,994.35	\$395,932.21	\$23.39

The total rent to be paid over the term is \$3,559,780.43. Clemson will upfit the space to accommodate the program needs. It is anticipated that the cost of the upfit will not exceed \$5,900,000 (and similar upfits would have been required if the alternative offer had been pursued).

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

Tenant	Location	Annual Rate per SF
Vacant	6000 Pelham Road, Greenville+*	\$13.00**
Department of Environmental Services	660 Mauldin Road, Greenville	\$20.00
Department of Social Services	714 N. Pleasantburg Drive, Greenville	\$19.11**

*Rate does not include operating and maintenance expenses, which would be an additional tenant responsibility and are estimated at \$10.46/SF based on calendar year 2024 expenses for the location and included taxes and insurance.

**Rate subject to base rent escalations.

+Received in response to solicitation.

The lease has adequate parking in the surface lot surrounding the premises. The lease also meets the State space standards with an approximate density of 210 SF per person.

Clemson has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on March 3, 2025. Lease payments will be funded through grant recoveries.

The lease was approved by the University's Board of Trustees July 18, 2024.

No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Consider approval of the proposed ten-year lease for Clemson of sixteen thousand nine hundred twenty-five (16,925) square feet of office and lab space in Greenville from LICAR, LLC.

5. What is recommendation of the submitting agency involved Consider approval of the proposed ten-year lease for Clemson of sixteen thousand nine hundred twenty-five (16,925) square feet of office and lab space in Greenville from LICAR, LLC.

- 6. List of Supporting Documents:**
- (a) Letter from Clemson University
 - (b) Map and Street View of premises

February 20, 2025

Ms. Ashlie Lancaster
Assistant Director
Real Property Services
Department of Administration
1200 Senate Street, Suite 408
Columbia, SC 29201

SUBJECT: Clemson University Lease for Space in Greenville, SC
Flex Lab One Building

Finance and Operations

Clemson University
G06 Sikes Hall
Box 345302
Clemson, SC
29634-5302

P 864-656-2421
F 864-656-2008

Dear Ms. Lancaster,

Clemson University requests approval by the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA) at their meetings on March 26 and April 1, respectively, for the lease between LICAR, LLC and Clemson University for space located at 215 Innovation Drive on the CU-ICAR Campus in Greenville, South Carolina. The lease was approved by the Clemson University Board of Trustees on July 18, 2024.

Clemson University's College of Engineering, Computing, and Applied Sciences (CECAS) would like to lease approximately 16,925 square feet of space in Greenville on the CU-ICAR Campus to support faculty growth and research. The space will be used for research labs and associated research personnel office space in support of the University's research contract with the Department of Defense supporting the University's Virtual Prototyping of Ground Systems Center. Additionally, the programming will be synergistic with University programming already occurring on the CU-ICAR Campus in the Clemson University Campbell Graduate Education Center and Greenville Technical College's Center for Manufacturing Innovation, allowing for continued research and collaboration.

A solicitation was conducted by the Real Property Services Section of the Department of Administration, and two responses were received. The LICAR, LLC response provides for an overall lower lease rate for the term and the space is in close proximity to other CU programs located at CU-ICAR, providing for synergy with other CU students and faculty, student service programs located on the CU-ICAR Campus, and access to the Clemson network and bus route to Clemson's main campus.

Once approved, please have executed and return to my office for distribution. If you should have any questions or need any further documentation, please do not hesitate to contact me or Laura Stoner at (864) 283-7107.

Kindest regards,



Richard Petillo
Chief Financial Officer

Enclosure

Cc: Kathy Coleman
Laura Stoner

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Department of Social Services
Office Space at 1628 Browning Road

The South Carolina Department of Social Services requests review of its proposal to lease 24,683 square feet of office space located at 1628 Browning Road, Columbia, from Browning Office Investment, LLC.¹ The proposal is for a short-term lease for immediate temporary space until the agency's full relocation to the new Richland County Family Services Center is complete². The agency reports that its current location at 3220 Two Notch Road, owned by Richland County, has become untenable. The agency further reports that due to critical staff safety and well-being issues in the non-public serving areas of the building, there is an immediate need to relocate staff that are not utilized to provide direct in-person client services to the public.

The Department of Administration conducted a solicitation for various terms and received 2 responses to the solicitation. The proposal for the requested location represents the least expensive offer.

The term of the proposed lease is 22 months beginning April 2, 2025. The rental rate for the first year of the term will be \$15.85 per square foot and includes all operating expenses. Rent for the second year and any optional months thereafter will increase by 3%. Total rent over the initial term will be \$727,120. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from State appropriations, Federal funds, and Medicaid; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$19.50 to \$22.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated, March 3, 2025, of Tony Catone, Acting State Director, South Carolina Department of Social Services.

¹ A North Carolina limited liability company in good standing registered with the SC Secretary of State effective May 8, 2006. Corporation Service Company of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

² The agency submits that construction of the new facility is estimated to be complete by mid-January 2027.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: **March 26, 2025**

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster
Ashlie Lancaster, Director

2. Subject: SC Department of Social Services Lease of 1628 Browning Road, Columbia

3. Summary Background Information:

The SC Department of Social Services (DSS) requests approval to lease twenty-four thousand six hundred eighty-three (24,683) square feet of office space at 1628 Browning Road in Columbia from Browning Office Investment LLC (Landlord). This is a short term lease for immediate temporary space as DSS will be ultimately be relocating to the new Richland County Family Services Center when completed, which most recently was estimated to be in early calendar year 2027. DSS’s current location in the Richland County owned space at 3220 Two Notch Road in Columbia has become untenable with respect to the non-public serving areas of the building, requiring an immediate need to relocate staff that work in those office and workstation areas that are not utilized to provide direct in-person client services to the public.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for 22 months with optional renewals. Two offers were received and the proposed offer is the least expensive option.

The requested lease term is twenty-two months with an option to renew for up to four additional months commencing April 2, 2025.

Rent for the first year of the term will be \$15.85 per square foot. Rent for the second year and any optional months will be at a rate of \$16.33 per square foot (a 3.0% increase). This a full gross lease and includes all operating expenses. The following chart sets forth the rent (rounded) over the maximum possible term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>TERM RENT</u>	<u>RENT PER SF</u>
Months 1-12	\$32,602.13	\$391,225.55	\$15.85
Months 13-22	\$33,589.45	\$335,894.49	\$16.33
4 month additional extension	\$33,589.45	\$134,357.80	\$16.33

The total rent to be paid over the term, if all options are exercised is \$861,477.84 (rounded). The lease meets the state space standard of 210 SF/person with a density of less than 175 SF/person.

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

Tenant	Location	Annual Rate per SF
Vacant	607 Bush River+	\$19.50**
Vacant	700 Gervais	\$22.50**
Vacant	1200 Colonial Life Boulevard, West Tower*	\$22.00**

* Submitted in response to request for proposal.

** Subject to rent escalations.

+ Tenant to reimburse Landlord for its pro-rata share of increases in property taxes over the base year.

DSS will have access to surface parking adjoining the building at no additional cost.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on March 3, 2025. Lease payments will be funded primarily through State appropriations, Federal Funding and Medicaid. No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the proposed 22 month lease and any optional extension for up to four months for DSS for 24,683 square feet of office space at 1628 Browning Road in Columbia from Browning Office Investments, LLC.

5. What is recommendation of the division of Facilities Management and Property Services? Approve the proposed 22 month lease and any optional extension for up to four months for DSS for 24,683 square feet of office space at 1628 Browning Road in Columbia from Browning Office Investments, LLC.

6. Private Participant Disclosure – Check one:

No private participants will be known at the time the Authority considers this agenda item.

A Private Participant Disclosure form has been attached for each private participant.

As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name: [Click or tap here to enter text.](#)

8. List of Supporting Documents:

(a) Letter from DSS

(b) Map and Street View of premises



HENRY McMASTER, GOVERNOR
TONY CATONE, ACTING STATE DIRECTOR

March 3, 2025

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th floor
Columbia, SC 29201

RE: Lease for 1628 Browning Rd., Suite 111, Columbia, SC 29210

Dear Ms. Lancaster,

The South Carolina Department of Social Services requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority to enter into a 22-month lease with Browning Office Investments, LLC for 24,683 rentable square feet of office space at 1628 Browning Rd., Suite 111, Columbia, SC 29210.

Due to continued critical staff safety and well-being issues created by the conditions of staff workspace areas of the current building, DSS is requesting to vacate the non-public-serving areas of the current Richland County DSS office space located at 3220 Two Notch Rd. and to temporarily relocate Richland DSS staff whose jobs do not involve in-person client services to the aforementioned leased facility, until the construction of the Family Services Center has been completed in the space formally occupied by Dillard's at the Columbia Place Mall. The latest Monthly Progress Report provided by Richland County and prepared by M.B. Kahn Construction Co., Inc. estimates construction of the new facility to be completed by mid-January of 2027, nearly 2 years from now. Richland DSS staff serving in-person clients do not work in the areas of the building where the health and safety issues have continued to occur, nor have these issues impacted the client lobby area of the facility.

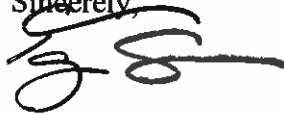
After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and two proposals were received. One proposal was eliminated because the cost was nearly 40% higher per square foot. After careful consideration, 1628 Browning Rd., Suite 111 was selected because it is available immediately, has the space necessary to accommodate the number of staff needed, comes with 180 cubicles and an additional 30 work areas, and all cubicles, work areas, and offices are already network wired to allow DSS to establish secure network connectivity. This space is also located in the same building where DSS and other state agencies (DHHS and SCEIS) have offices.

Ms. Ashlie Lancaster
Page 2

The year one cost of the lease is \$391,225.55, and the 10-month cost for the remainder of the lease term is \$335,894.49, for a cumulative cost of the lease during the initial term of \$727,120.04. If the full lease extension is exercised, the total cost for the additional four months would be \$134,357.80, for a cumulative cost, including the lease extension, of \$861,477.84.

Thank you for your consideration of this request and please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Catone', with a long horizontal flourish extending to the right.

Tony Catone
Acting State Director

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina Retirement System Investment Commission
Office Space at 1201 Main Street, Columbia

The South Carolina Retirement System Investment Commission requests review of its proposal to lease 19,700 square feet of office space located at 1201 Main Street in Columbia from Hamilton Capitol Center, LLC.¹ The Commission has leased the space at this location since 2010 and its current lease expires on August 31, 2025.

The Department of Administration conducted a solicitation for various terms and received 7 responses to the solicitation. The proposal for the requested location represents the second least expensive offer.

The term of the proposed lease is 7 years beginning September 1, 2025. The rental rate is \$20.32 per square foot and will increase by 2.75% annually. The lease includes all operating expenses. Total rent over the term is projected at \$3,044,195. No option to purchase the property is included in the lease. The Commission will have access to up to 9 reserved parking spaces and up to 35 unreserved parking spaces with payments made directly to the City of Columbia at an estimated maximum cost of \$30,000 per year.

The Department of Administration reports that lease payments will be made from Commission Operating Funds; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The Department of Administration reports that comparable rates for similar commercial space available in the area range from an average rate of \$19.50 to \$23.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated February 25, 2025, of Michael Hitchcock, Chief Executive Officer, South Carolina Retirement System Investment Commission.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective September 15, 2017. Hamilton Capitol Center, LLC of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: **March 26, 2025**

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: SC Retirement System Investment Commission Lease of 1201 Main Street, Columbia

3. Summary Background Information:

The SC Retirement System Investment Commission (RSIC) requests approval to lease nineteen thousand seven hundred (19,700) square feet of office space at 1201 Main Street in Columbia from Hamilton Capitol Center, LLC (Landlord). RSIC has leased space at this location since September 2010. Their current lease is \$18.03/SF and expires on August 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Seven offers were received in response to the solicitation, one of which had insufficient space. Of the remaining offers, the selected location is the second least expensive.

The requested lease term is seven (7) years commencing September 1, 2025.

Rent for the first year of the term will be \$20.32 per square foot. The rental rate shall escalate thereafter by 2.75% annually. This a full gross lease and includes all operating expenses. The following chart sets forth the rent (rounded) over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$33,358.67	\$400,304.00	\$20.32
YEAR 2	\$34,276.03	\$411,312.36	\$20.88
YEAR 3	\$35,218.62	\$422,623.45	\$21.45
YEAR 4	\$36,187.13	\$434,245.59	\$22.04
YEAR 5	\$37,182.28	\$446,187.35	\$22.65
YEAR 6	\$38,204.79	\$458,457.50	\$23.27

YEAR 7	\$39,255.42	\$471,065.08	\$23.91
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The total rent to be paid over the term is \$3,044,195.34 (rounded). The lease meets the state space standard of 210 SF/person with a density of approximately 200 SF/person.

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

Tenant	Location	Annual Rate per SF
Vacant	607 Bush River+**+++	\$19.50
Vacant	700 Gervais+**	\$22.50
Vacant	1333 Main Street+**	\$21.50
Vacant	200 Center Point Circle+**	\$22.50
Vacant	1600 Williams Street+**	\$23.50
Vacant	1441 Main Street+**++	\$23.50

+ Received in response to solicitation.

** Subject to rent escalations.

++ Rate is subject to operating expense escalations.

+++ Tenant to reimburse Landlord for its pro-rate share of increases in property taxes over the base year.

RSIC will have access to up to 9 reserved parking spaces and up to 35 unreserved parking spaces in the garage adjoining the building. RSIC will pay for parking directly to the City of Columbia at an estimated maximum cost of \$30,000.00 per year.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on February 20, 2025. Lease payments will be funded primarily through Commission Operating Funds. No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the proposed seven-year lease for RSIC for 19,700 square feet of office space at 1201 Main Street in Columbia from Hamilton Capitol Center, LLC.

5. What is recommendation of the division of Facilities Management and Property Services? Approve the proposed seven-year lease for RSIC for 19,700 square feet of office space at 1201 Main Street in Columbia from Hamilton Capitol Center, LLC.

6. Private Participant Disclosure – Check one:

No private participants will be known at the time the Authority considers this agenda item.

A Private Participant Disclosure form has been attached for each private participant.

As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval

7. Recommendation of other office (as required)?

- (a) Authorized Signature: _____
- (b) Office Name: [Click or tap here to enter text.](#)

8. List of Supporting Documents:

- (a) Letter from RSIC
- (b) Map and Street View of premises

February 25, 2025

State Fiscal Accountability Authority
Wade Hampton Building, Suite 600
Columbia, South Carolina 29201

Dear Committee and Authority Members:

The South Carolina Retirement System Investment Commission (“Commission”) requests approval from the Joint Bond Review Committee and the State Fiscal Accountability Authority during the March meetings, of a lease with Hamilton Capitol Center for approximately 19,700 square feet of rentable office space at 1201 Main Street in Columbia.

The Department of Administration (“DOA”) issued an RFP for lease proposals for office space of 18,000–20,000 square feet for the Commission. DOA and RSIC received seven proposals for a preferred 7-year term, criteria. Staff closely reviewed all supporting documentation and site tours, as needed, were conducted. One proposal (700 Gervais) was for less than 18,000 square feet and was excluded from final consideration. Another proposal (607 Bush River) did not meet the Commission’s needs in terms of the space configuration or location and would have required substantial renovation and upfitting and was also excluded from consideration. Some of the agency’s considerations for selection of a proposal included: the cost of the lease (including the potential cost of upfitting a space to meet agency needs); proximity of location to the State House Complex and numerous state agencies with which the Commission interacts regularly; the estimated additional cost of moving to the location, if applicable; the associated loss of productivity to coordinate and complete a move; and the availability of an adequate conference room onsite for the agency’s statutorily required public meetings which allow for substantial stakeholder and general public attendance.

After a thorough review of the proposals, the Commission requests approval to stay in its current location, and to enter into a lease with Hamilton Capitol Center, for 19,700 rentable square feet for a 7-year period. The selection is based on the following factors:

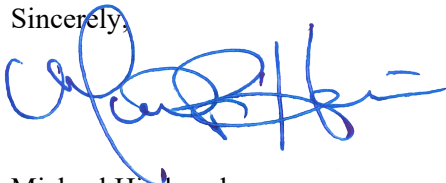
- The proposed lease with Hamilton Capitol Center is the lowest total cost versus the remaining other proposals for a seven-year term, excluding parking, which the Commission is currently paying outside of the lease. Parking costs are currently around \$30,000 per year. At a rate of \$30,000 per year, the total cost of Hamilton Capitol Center is still the lowest cost versus the remaining other proposals. Additionally, the total cost over the life of the lease is reasonable and in the best interest of the Commission when factoring in the following things:
 - The cost for moving is estimated to exceed \$20,000, and the cost for furniture is estimated to be at least \$50,000. Additionally, the cost to install and implement the Commission’s IT systems is estimated to run between \$50,000 and \$150,000, depending on the requirements of all the other proposed locations. A move to any of the other locations would require such cost of at least \$120,000.

- Given the significant cost of moving premises and the total cost of the Hamilton Capital Center lease, we believe that remaining in the current location is in the best interest of the agency, even after factoring in the cost for parking
- Relocating to the other proposals' locations would require closing the agency during the move, which would impact staff productivity, incur substantial moving costs, and require substantial planning to ensure business continuity for prudent management of the investments and assets of the Trust. Some matters that would require careful planning and additional resources include setup and coordination with the providers for IT support, connection, network access and data lines and port installation; telephone and conference lines, video conference and facsimile lines and connections; essential systems transfers including Bloomberg terminals and leased office equipment transfers; and security system including cameras and access key installation.
- The current location includes a conference room suite required for the agency's high volume of meetings with outside entities, including a large conference room used to host the Commission's statutorily required public meetings. The large conference room allows for increased stakeholder and public attendance as well as attendance by the Commission staff, who play an integral role in preparing meeting material and participating throughout the meetings, as well as third-party consultants and other outside speakers. The largest conference room offered in the current location is significantly larger than the conference rooms available in the other proposed locations of comparable cost.

Therefore, given the aforementioned reasons, we respectfully request the approval of the lease for the Commission to remain at its present location.

Thank you for your assistance in this process and for your consideration of our request.

Sincerely,



Michael Hitchcock
Chief Executive Officer

AGENCY: Department of Administration
Facilities Management and Real Property Services

SUBJECT: Proposed Lease
South Carolina State Fiscal Accountability Authority
Office Space at 1333 Main Street, Columbia

South Carolina State Fiscal Accountability Authority requests review of its proposal to lease 40,330 square feet of space at 1333 Main Street, Columbia, SC from Galium 1333, LLC¹. The Authority's current lease of 51,515 square feet at 1201 Main Street expires October 31, 2025.

The Department of Administration conducted a solicitation for various terms following a determination that other state space was not available and received 8 responses to the solicitation. While the selected location was not the least expensive offer, it was chosen due to its proximity to the five-member SFAA board in downtown Columbia.

The term of the proposed lease is 124 months (10 years and 4 months) beginning upon completion of space renovations by the Landlord, which are anticipated to be completed no later than October 15, 2025. The Landlord is providing up to 4 months of free rent and 158 parking spaces. The rental rate is \$19.50 per square foot and will increase by 3.85% annually. The lease includes all operating expenses. Total rent over the term is projected at \$9,693,548. No option to purchase the property is included in the lease.

The Department of Administration reports that lease payments will be made from Special Operation/Trust Funds; and the agency's submission represents that funding for payments will be sufficient throughout the lease term. The submission reflects that comparable rates for similar commercial space available in the area range from an average rate of \$14.25 to \$21.50 per square foot.

COMMITTEE ACTION:

Review and make recommendation regarding the proposed lease.

ATTACHMENTS:

1. Department of Administration, Facilities Management and Property Services, Agenda Item Worksheet.
2. Letter dated, March 13, 2025, of Mr. Grant Gillespie, Executive Director, State Fiscal Accountability Authority.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective January 23, 2020. CT Corporation System of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

**JOINT BOND REVIEW COMMITTEE
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: **March 26, 2025**

Regular Agenda

1. Submitted by:

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

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: State Fiscal Accountability Authority Lease of 1333 Main Street

3. Summary Background Information:

The State Fiscal Accountability Authority (SFAA) requests approval to lease 40,330 square feet of space at 1333 Main Street, Columbia, SC from Galium 1333, LLC. SFAA's current lease of 51,515 square feet at 1201 Main Street expires October 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Eight offers were received. The selected location, which SFAA determined was the best value for their agency and employees due to its proximity to the five member SFAA board, is the sixth lowest cost proposal for the requested 10-year term. The landlord is providing up to 4 months of free rent (contingent on overall renovation costs) and following negotiations, agreed to provide free access to 158 parking spaces.

The requested lease term is 124 months and will commence upon completion of space renovations by the Landlord, as agreed by the parties ("Renovations"). Renovations are anticipated to be completed no later than October 15, 2025. Rent for the first year of the term will be \$19.50 per square foot and will escalate by 3.85% annually as set forth in the chart below:

Year	Annual Rent	Monthly Rent	Rent Per SF
1*	\$ 720,898.75	\$ 65,536.25	\$ 19.50
2	\$ 816,712.75	\$ 68,059.40	\$ 20.25
3	\$ 848,156.19	\$ 70,679.68	\$ 21.03
4	\$ 880,810.20	\$ 73,400.85	\$ 21.84
5	\$ 914,721.39	\$ 76,226.78	\$ 22.68
6	\$ 949,938.17	\$ 79,161.51	\$ 23.55
7	\$ 986,510.79	\$ 82,209.23	\$ 24.46
8	\$ 1,024,491.45	\$ 85,374.29	\$ 25.40
9	\$ 1,063,934.37	\$ 88,661.20	\$ 26.38
10	\$ 1,104,895.85	\$ 92,074.65	\$ 27.40
11*	\$ 382,478.11	\$ 95,619.53	\$ 28.45

* Reflects 11 months of payments to allow for one free month of rent.

** Year 11 is a partial year, and Tenant will pay four months of rental.

The maximum total rent to be paid over the 124 month term is \$9,693,548.02 (rounded), however, to the extent that Landlord is able to complete all of the Renovations at a cost of no

more than \$27.50 per square foot (\$1,109,075), Landlord shall provide Tenant an additional three months of free rent in year one. If the total cost of Renovations exceeds \$1,109,075, the amount of free rent to Tenant shall be reduced by the amount of the additional cost of such Renovations up to \$196,608.75 (or three months rent in year 1). If the Renovations exceed \$1,305,683.75, Landlord shall absorb such additional costs associated with the Renovations. This is a full gross lease and includes all operating expenses.

The following chart represents comparable lease rates of similar space in the downtown area, all of which were originally received in response to the solicitation:

Tenant	Location	Annual Rate per SF*
Vacant	1628 Browning Road	\$14.25
Vacant	7909 Parklane Road	\$17.00
Vacant	202 Arbor Lake Drive	\$19.00
Vacant	1201 Main Street +	\$19.75
Vacant	917 Chapin Road++	\$20.00
Vacant	1600 Williams Street	\$21.50

*Rates are subject to base rent escalations.
 +Parking would be an additional cost.
 ++Subject to operating expense escalations.

The lease meets the space standard of 210 SF/person with a density of approximately 210 SF/person. The agency has adequate funds for the lease based on the Budget Approval Form submitted. Rent will be paid through Spec Operation/Trust funds. No option to purchase the property is included in the lease.

4. What is the JBRC asked to do? Approve the proposed 124 month lease to SFAA of 40,330 square feet of space at 1333 Main Street from Galium 1333, LLC.

5. What is recommendation of the submitting agency involved? Approve the proposed 124 month lease to SFAA of 40,330 square feet of space at 1333 Main Street from Galium 1333, LLC.

6. List of Supporting Documents:
 (a) Letter from Agency

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

March 13, 2025

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th floor
Columbia, SC 29201

RE: Lease for 1333 Main Street, Columbia, SC 29201

Dear Ms. Lancaster:

The South Carolina State Fiscal Accountability Authority (SFAA) requests approval from the Joint Bond Review Committee and the board of SFAA at its upcoming meetings to enter into a lease with Galium 1333, LLC, for property located at 1333 Main St., Columbia, South Carolina 29201. The lease is for 40,300 rentable square feet of office space. Our current lease at 1201 Main St., Columbia SC, 29201 expires on October 31, 2025.

In coordination with your division within the Department of Administration (DOA), a competitive solicitation was released on October 25, 2024 and seven (7) proposals were responsive to the bid offering 10-year options. One location was not selected due to ongoing construction and traffic concerns surrounding the site. Three other locations were not selected due to locations not being more centrally located to the downtown area. After careful consideration, 1333 Main St. in Columbia provides the best overall value for our agency and employees.

The selected space is the sixth lowest cost proposal for the requested 10-year term. However, it does provide 4 months of free rent and following negotiations, the landlord has agreed to provide free access to and full use of 158 parking spaces at the adjacent garage and surface lot. We also considered the invested capital by the current tenant already made into the office space, proximity to the Statehouse and to the 5 member SFAA board, security of the complex, and access to a newly updated large building conference center that can be used for training and other purposes.

The proposed lease is to begin at a rate of \$19.50 per rentable square foot in its first year and is for a term of 10 years and 4 months.

Thank you for your assistance during the process and for your consideration of this request. Please let me know if you need any additional information.

Grant Gillespie
Executive Director
State Fiscal Accountability Authority

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has submitted 69 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	2	11,020,000	11,015,000	22,035,000
H17 - Coastal Carolina University	2	-	5,227,500	57,000,000
H18 - Francis Marion University	1	5,015,113	297,233	5,312,346
H21 - Lander University	1	-	52,500	3,500,000
H24 - South Carolina State University	2	1,094,000	54,206,000	84,700,000
H27 - University of South Carolina - Columbia	5	319,315,000	27,330,000	445,145,000
H29 - University of South Carolina - Aiken	2	11,200,000	-	11,200,000
H34 - University of South Carolina - Upstate	1	20,000	12,350,000	12,370,000
H39 - University of South Carolina - Sumter	1	-	52,500	3,500,000
H59 - Midlands Technical College	1	-	48,977	3,265,163
H59 - Northeastern Technical College	1	7,006,130	677,026	7,683,156
H59 - Spartanburg Community College	3	60,000	1,025,500	1,085,500
H59 - State Board for Technical and Comprehensive Ec	1	80,000	4,722,959	4,802,959
Higher Education Total	23	354,810,243	117,005,195	661,599,124
Agencies				
D50 - Department of Administration	7	1,832,725	4,658,479	8,459,542
E24 - Office of the Adjutant General	10	2,098,471	8,329,034	40,015,178
E26 - Department of Veterans Affairs	4	34,311	3,203,539	3,237,850
H73 - Vocational Rehabilitation Department	1	-	15,000	494,000
J12 - Department of Mental Health	2	23,250	2,405,536	2,428,786
N12 - Department of Juvenile Justice	3	-	6,045,000	9,000,000
P12 - Forestry Commission	1	20,000	3,320,000	3,340,000
P24 - Department of Natural Resources	12	162,250	4,619,627	16,031,877
P28 - Department of Parks, Recreation & Tourism	6	4,940,000	3,053,000	8,621,931
Agencies Total	46	9,111,007	35,649,215	91,629,164
Grand Total	69	363,921,250	152,654,410	753,228,288

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 5-2025 covering the period November 1, 2024, through December 31, 2024.

1. Project: College of Charleston
 H15.9678: Berry Residence Hall and Honors Program Renovation
- Request: Increase Phase II Full Construction Budget to continue completing interior renovations to the residence hall.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 8 in FY25 (estimated at \$6,000,000 for this annualized phase)
- Phase I Approval: May 2022 (estimated at \$23,000,000) (SFAA)
- Phase II Approval: March 2023 (estimated at \$23,000,000) (SFAA)
- Decrease Budget & Revise Scope Approval: December 2023 (estimated at \$11,000,000) (SFAA)
- Supporting Details: Pages 1-28

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Auxiliary Housing Revenues	475,000	6,525,000	7,000,000	4,900,000	11,900,000
Other, Auxiliary Housing Revenues (transfer from H18-9680)				1,100,000	1,100,000
Other, Capital Improvement Project	100,000	3,900,000	4,000,000		4,000,000
All Sources	<u>575,000</u>	<u>10,425,000</u>	<u>11,000,000</u>	<u>6,000,000</u>	<u>17,000,000</u>

Summary of Work: This project will be completed in three annualized portions and will address mechanical, electrical, and plumbing issues, upgrade elevators, interior refresh, and replace roofs and windows. The first portion previously approved and currently in progress, will complete a redesign of the ground floor Honors College classrooms, programming, and supporting administrative offices. Additionally, exterior brick/stucco repairs, window resealing, landscaping, and roof replacement will also be completed. 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. This request will add funds for the second portion of the project and will include the replacement of HVAC systems and fan coil units in each student resident suite. The third portion, to be requested at a later time, will upgrade residence hall fire/life safety and security systems, technology cabling, signage, furniture, and appliances.

Rationale: This project is being completed in annualized portions due to funding availability, and to allow the facility to be occupied during the fall and spring semesters to maintain the required bed space. The last significant renovation to this building was in 2003.

Facility Characteristics: Berry Residence Hall is a 183,514 six-level 630-bed residence hall constructed in 1989 (36 years old). Floor one will house the Faculty Fellow Program/Advising Center, the Office of Undergraduate Research and Creative Activities, and the Office of Nationally Competitive Awards. Floors two and three will house Honors College students. Floors four through six will house general student population. Distribution can change as the Honors College grows.

Financial Impact: This increase project will be funded from Auxiliary Housing Revenues (uncommitted balance \$10.48 million at December 17, 2024). Revenue to the Housing fund is generated primarily through the Student Housing Fee, paid per-semester by students who reside in

on-campus housing. The fee varies based on amenities, condition, and age of the College's 13 residence halls and 24 historic student residences. The revenues are used solely for the operation, maintenance, renovation, repair, and debt service of this specific auxiliary enterprise. The renovations to the building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$6,863,947 over 30-years. The project is expected to result in a decrease of \$735,962 (year 1), \$758,041 (year 2), and \$780,782 (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: \$17,000,000 funded from Auxiliary Housing Revenue and Capital Improvement Project Funds. The total estimated cost to complete all three annualized portions is \$23,000,000. Contract execution for this portion of the project is expected in May 2025 and completion of construction in August 2025.

2. Project: College of Charleston
 H15.9686: 81 Wentworth Street Land Purchase
- Request: Establish Final Land Acquisition to purchase a +/-1.13-acre parcel and vacant parking garage in Charleston County.
- Included in CPIP: Yes – 2024 CPIP Priority 5 of 8 in FY25 (estimated at \$5,250,000)
- Phase I Approval: December 2023 (estimated at \$2,520,000) (SFAA)
- Supporting Details: Pages 29-60

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) (13), (Maintenance, Renovation, Replacement & Expansion)				5,015,000	5,015,000
Other, Auxiliary Parking Revenues	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>5,015,000</u>	<u>5,035,000</u>

Rationale: As part of a property exchange with the City of Charleston, the college seeks to acquire this large one-block-long parcel, adjacent to main campus, because it provides a rare opportunity for strategic mixed-use redevelopment. In 1981, the College entered into a 99-year ground lease for this property with the city as part of a joint parking development and proceeded to build a 515-space parking garage using a combination of state funds and proceeds from College of Charleston revenue bonds. The garage was determined to be structurally deficient in May 2022 and will be demolished after acquisition as part of a separate project. In turn, the college will transfer a +/- .69-acre college owned parcel located at 34 St. Philip Street, with a 601-space parking garage, subject to a long-term ground lease to the city. The deed transfer of the parcel being divested is a condition of the agreement with the City of Charleston.

Characteristics: The 1.13-acre property to be acquired contains a vacant 515-space structurally deficient parking garage. The property is a block-long parcel at the corner of St. Philips and Wentworth Streets in downtown Charleston.

Financial Impact: The 81 Wentworth Street property is offered by the City Council of Charleston for \$5,015,000. The 34 St. Philip Street property is being offered by the College of Charleston with a conveyance amount of \$10,090,000. The City Council of Charleston is offering a demolition conveyance amount for \$3,000,000 for the college to demolish the garage at 81 Wentworth Street, after acquisition. The acquisition will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$12.5 million at December 19, 2024). An appraisal was completed for 81 Wentworth Street in March 2024 and valued the property at \$18,114,000. An appraisal was completed for 34 St. Philip Street in March 2024 and valued the property at \$10,099,000. A Phase I Environmental Site Assessment was completed for 81 Wentworth Street in June 2024 and found based on the potential environmental impacts, the historical uses of the property are considered recognized environmental conditions, and further assessment may be warranted. Further assessment of the property to address the recognized environmental condition has not yet been conducted and is not anticipated to be conducted until after the parking garage structure is demolished. The mechanized coring/drilling process could potentially further compromise the structural integrity of the onsite structure. As such, due to safety concerns, it is S&ME's

opinion that soil and/or groundwater sampling as part of the further environmental assessment should be conducted following the removal of the parking garage. A Building Condition Assessment is not required because the garage will be demolished after acquisition. Letters of support are not required because the property is owned by a governmental entity. The project is expected to result in a decrease of \$41,000 (years 1 thru 3), in annual operating expenditures. After acquisition, a new mixed-use development project will be established for approximately \$67,000,000, which will be funded from Revenue Bonds. The new mixed-use facility will provide approximately 600-650 spaces for parking, with office and/or retail tenants on the ground floor for “street activation”, as required by the City of Charleston. 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: \$5,035,000 funded from Appropriated State, and Auxiliary Parking Revenue Funds.

3. Project: Coastal Carolina University
 H17.9631: Health and Human Performance Building and Parking Garage
- Request: Establish Phase I Pre-Design Budget to construct a new building and detached parking garage.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 12 in FY25 (estimated at \$53,100,000)
- Supporting Details: Pages 61-76

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax				1,327,500	1,327,500
All Sources				<u>1,327,500</u>	<u>1,327,500</u>

Summary of Work: The project will construct a new building that will provide classrooms, laboratories, and administrative support/office space, as well as medical clinic for students, faculty, and staff to access healthcare needs. A new detached parking structure will also be constructed adjacent to the facility and will accommodate up to 400 parking spaces. 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: The College of Health and Human Performance was established in 2022 and has a couple of the largest majors at the university. The college began enrolling students in its new Bachelor of Science in Nursing program in Fall 2024. The new building will make it possible for the program to have approximately 10,000 square feet of nursing simulation lab space which will increase the number of students who can be accepted into the program, as the lab space will assist in meeting the state requirements for applied practical experience. The university will be able to provide more of the required clinical hours on campus, thereby reducing the regional strain of clinical placements in the area.

Facility Characteristics: The new building to be constructed will be approximately 64,000 square feet and will include an approximately 10,000 square foot nursing simulation lab space, and an approximately 8,000 square foot medical clinic. The new building will house public health, nursing, health administration, exercise science, recreation and sport management, and sport management (master’s degree). The current health and human performance program enrollment includes 2,000 students in over 1,600 majors, with more than 91 faculty members spread across 4 different buildings on campus.

Financial Impact: The project will be funded from Other, Penny Sales Tax Funds (uncommitted balance \$60.53 million at November 30, 2024). The Penny Sales Tax was approved in November 2008 and started March 1, 2009 and was effective until 2024 (15 years). The legislation guaranteed that the university will receive 13.3% of the sales tax collections. The Penny Sales tax was renewed on November 8, 2022 and will be effective for an additional 15 years (until 2039). The project is expected to result in an increase of \$460,418 (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 \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$53,100,000 (internal) funded from Penny Sales Tax Funds. The Phase I amount requested is 2.50% of the estimated cost to complete the project and the additional amount will be used to cover the cost of a Construction Manager at Risk.

4. Project: Coastal Carolina University
 H17.9632: Kearns Hall Renovation
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to renovate the academic building.
- Included in CPIP: No – The full scope of work for this project was not determined until after the 2024 CPIP submission process.
- Supporting Details: Pages 77-94

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (5), (Maintenance, Renovation & Replacement)				2,617,487	2,617,487
FY23 Capital Reserve (5), (Maintenance, Renovation & Replacement)				1,282,513	1,282,513
All Sources				<u>3,900,000</u>	<u>3,900,000</u>

Summary of Work: The project will renovate the building to create two new additional classrooms and thirty-six new office spaces. Additionally, the information technology infrastructure will be overhauled, additional network closets will be created, and exterior doors and main hallway floor coverings will be replaced.

Rationale: The renovations will centralize student support services and add needed classrooms space to campus which will lower the overall classroom shortage.

Facility Characteristics: Kearns Hall is 31,283 square feet and was constructed in 1973 (51 years old). The entire interior of the building will be impacted by this renovation project. After renovation, university advising, and the Center for Global Engagement will be relocated and centralized to this building. All 10,000 plus undergraduate students and many graduate students will utilize the renovated space.

Financial Impact: The project will be funded from FY22 Capital Reserve (uncommitted balance \$4.4 million at November 18, 2024), and FY23 Capital Reserve Funds (uncommitted balance \$8 million at November 18, 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 \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,900,000 funded from Capital Reserve Funds. Contract execution is expected in May 2025 and completion of construction in May 2026.

5. Project: Francis Marion University
 H18.9584: Deferred Maintenance: Roads, Parking Lots, Sidewalks, and Walkways
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Increase Phase II Full Construction Budget to cover higher than expected bid costs to complete Parking Lot F.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
 Phase II Approval: October 2021 (estimated at \$3,178,113) (Admin)
 Phase II Increase
 Approval: May 2024 (estimated at \$5,015,113) (Admin)
 Supporting Details: Pages 95-106

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (6), (Maintenance, Renovation & Replacement)	3,178,113		3,178,113	67,370	3,245,483
FY22 Capital Reserve (6), (Maintenance, Renovation & Replacement) (transfer from H18-9588)		200,000	200,000		200,000
FY22 Appropriated State, Proviso 118.18 (B)(14)(a), (Maintenance, Renovation & Replacement) (transfer from H18-9586)		1,140,000	1,140,000		1,140,000
FY22 Appropriated State, Proviso 118.18 (B)(14)(a), (Maintenance, Renovation & Replacement) (transfer from H18-9583)		497,000	497,000	79,863	576,863
FY22 Appropriated State, Proviso 118.18 (B)(14)(a), (Maintenance, Renovation & Replacement)				150,000	150,000
All Sources	<u>3,178,113</u>	<u>1,837,000</u>	<u>5,015,113</u>	<u>297,233</u>	<u>5,312,346</u>

Summary of Work: The scope of work for this project will be to resurface and reconstruct multiple roads and parking lots throughout the Francis Marion University (FMU) campus. The scope of work is to include repair, resurfacing, sealing, and striping. The FMU Roads and Parking Lot resurfacing /reconstruction requirements are as follows: Parking Lot E complete resurface; Parking Lot F complete resurface; Parking Lot A seal and stripe; Parking Lot B seal and stripe; Parking Lot G seal and stripe; Parking Lot D complete resurface; FMU Roads resurfacing/reconstruction; and all sidewalks and walkways. The budget increase covers increased costs associated to complete the project and more exhaustive existing work that now requires a combination of 20% full depth reclamation and 80% milling /repaving of the 3 main roads on FMU's campus.

Rationale: The improvements will extend and preserve the life of the pavement base and surface. It will provide a safe and level surface for walking and for the motoring public. It will provide

up-to-date facilities for student-athletes, students, and members of the faculty and staff to utilize for athletic, recreation, ceremonies, and learning. These improvements will enhance recruitment and retention of students as well as faculty and staff.

Facility Characteristics: The existing roads, sidewalks and walkways are more than 30 years old, and many have suffered substantial damage from roots and settling that require significant repair or replacement. This project will encompass use by all students, staff, faculty, and the public.

Financial Impact: This increase will be funded from FY22 Capital Reserve (uncommitted balance is \$67K at December 24, 2024), and FY22 Appropriated (nonrecurring) Funds (uncommitted balance is \$230K at December 24, 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 \$200 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$5,312,346 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in April 2025 and completion of construction in July 2025.

6. **Project:** Lander University
 H21.9574: Graduate School - Online Building Renovation and Site Upgrades
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request:** Establish Phase I Pre-Design Budget to renovate the building.
- Included in CPIP:** Yes – 2024 CPIP Priority 6 of 25 in FY26 (estimated at \$3,500,000)
- Supporting Details:** Pages 107-118

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (9), (Maintenance, Renovation & Replacement)				52,500	52,500
All Sources				<u>52,500</u>	<u>52,500</u>

Summary of Work: The project will reconfigure the first-floor interior spaces and includes painting, flooring, acoustic ceilings, HVAC system replacement, and overhead lighting replacement. Renovations to the second and third floors include lighting replacement, flooring replacement, and painting. Additionally, two new restrooms will also be constructed in the building. A portion of the electrical infrastructure will be upgraded to support the replacement of the HVAC unit and building operations. Exterior hardscape and landscape improvements will also be made. The lower-level sloped roof system will be replaced. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The first floor needs to be reconfigured to accommodate the expanding building occupancy. The roof system consists of non-tempered glass panels that have aged and cracked, resulting in multiple interior leaks. Site improvements will facilitate a code compliant ADA accessibility route from the parking lot to entry into the building.

Facility Characteristics: The three-story 18,100 square foot Online and Academic Support Building was constructed in 1983 (42 years old). All systems are original to the building. The building is utilized for online program academic support offices, and the management staff of the corporate partnerships. Approximately 35 staff will occupy the building full time. Student occupancy will range from 40 to 80 students per day.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.57 million at December 5, 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. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$3,500,000 (internal) funded from Capital Reserve Funds.

7. Project: South Carolina State University
 H24.9670: Whitaker Library Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to construct a new replacement library.
- Included in CPIP: Yes – 2024 CPIP Priority 2 of 5 in FY26 (estimated at \$30,319,310)
- Supporting Details: Pages 119-130

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)(13), (Replacement of the Whittaker Library)				600,000	600,000
All Sources				<u>600,000</u>	<u>600,000</u>

Summary of Work: The replacement facility to be constructed will provide a new/flexible state of the art facility with multiple study and collaboration areas that includes furniture that works for quiet study and group study with lots of natural light. The new facility will include a dedicated archives area, computer and research space, snack station and offices for faculty. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet Two Green Globes certification standards.

Rationale: The existing facility was constructed in 1968 (57 years old). It is outdated with multiple deferred maintenance and ADA issues.

Facility Characteristics: The new library to be constructed with be approximately 50,000 square feet. It will be located at the site of the recently demolished Manning & Branham Halls, which is located between the Memorial Plaza and Davis Hall along Gathers Street, on the northwest side of campus. The library will support all students and academic programs across the campus and surrounding community. The current enrollment is 3,200 students.

Financial Impact: The project will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$25 million at January 8, 2024). The project is expected to result in an increase of \$18,800 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$30,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring), and Capital Reserve 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.

8. Project: South Carolina State University
 H24.9666: Benner C. Turner Hall
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to construct a replacement academic facility.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 5 in FY26 (estimated at \$54,702,850)
- Phase I Approval: January 2024 (estimated at \$54,700,000) (Admin)
- Supporting Details: Pages 131-158

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (7)(b), (Turner Hall Replacement)				10,000,000	10,000,000
FY24 Appropriated State, Proviso 118.19 (B)(12), (Turner Hall Replacement)	1,094,000		1,094,000	43,606,000	44,700,000
All Sources	<u>1,094,000</u>		<u>1,094,000</u>	<u>53,606,000</u>	<u>54,700,000</u>

Summary of Work: The project will demolish the existing Benner C. Turner Hall academic facility and construct a new state-of-the-art academic facility on the same site. The new facility will include a new auditorium, classrooms, study areas, office space, equipment, furnishings, and innovative collaboration areas for students. 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 existing Benner C Turner Hall includes four wings - Building A, Building B, Building C, and Building D, which total 98,260 square feet. The buildings were constructed between 1928 (97 years old) and 1972 (53 years old). There is only one elevator in the classroom building’s four wings and the building is not ADA compliant.

Facility Characteristics: The new academic facility to be constructed will be 95,500 square feet. It will house the largest academic majors of the university (Criminal Justice, Education, Teacher Education, Social Science, and the Call Me Mister program), along with being the main academic center for general education courses for the campus student population. The project will benefit the student body, faculty, and staff. The current enrollment is 3,200 students.

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve (uncommitted balance \$10 million at January 17, 2025), and FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$43.61 million at January 17, 2024). The building will be constructed to meet Two Green Globes Certification Standards with anticipated energy savings of \$2,059,935 over 30 years. The project is expected to result in a decrease of \$2,359,877 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$838 per student per semester, and has decreased from \$1,154 in the academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$54,700,000 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in April 2025 and completion of construction in March 2027.

9. **Project:** University of South Carolina – Columbia
 H27.6165: STEM Building
- Request:** Establish Phase I Pre-Design Budget to construct an academic facility.
- Included in CPIP:** Yes – 2024 CPIP Priority 1 of 6 in FY26 (estimated at \$85,000,000)
- Supporting Details:** Pages 159-168

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				1,500,000	1,500,000
All Sources				<u>1,500,000</u>	<u>1,500,000</u>

Summary of Work: The project will construct an academic facility for innovation and research labs in the fields of science, technology, engineering, and mathematics (STEM). The building will prioritize new wet and dry labs and innovation spaces that are well-equipped with the most modern mechanical, electrical, audio/visual, and information technology infrastructure. Two floors will be dedicated to incubation and innovation labs and three floors for collaborative wet and dry research labs that may include greenhouse space for research. The proposed site is an existing parking lot adjacent to the recently renovated Science and Technology Building and across from other science-focused academic and research buildings that comprise a STEM district within the USC campus. Site work and site utility infrastructure will be included in the project. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: The 2018 University Master Plan proposes the renovation and optimization of existing facilities to provide needed academic and research space until 2025. Beyond 2025, new space will be needed to accommodate the trajectory of enrollment growth and to provide updated learning and research environments with modern technology infrastructure. Per the university, the new building will be critical to retaining and recruiting researchers and pursuing research grants. It will promote collaboration in STEM research and create industry partnerships through incubation and innovation.

Facility Characteristics: The new STEM academic building to be constructed will be approximately 95,000 square feet. It will be utilized by academic, research, office/administration, and support services. It is estimated that 2,000 plus students, faculty, researchers, and staff will utilize the new facility.

Financial Impact: This phase of the project will be funded from Other, Institutional Funds (uncommitted balance \$1.5 million at November 30, 2024). Revenue to this fund is derived from funds carried forward as a result of revenue excess over expenditures. These funds come primarily from regular operating funds. The project is expected to result in an increase of \$1,190,000 (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: \$100,000,000 (internal). Phase II will be funded from \$93,000,000 in State Institution Bonds and \$7,000,000 in FY24 Appropriated State (nonrecurring) Funds.

10. Project: University of South Carolina – Columbia
 H27.6160: Jones PSC Second and Third Floor Instructional and Research Lab Renovation

Request: Establish Phase II Full Construction Budget to renovate the second and third floors of the Physical Sciences Center.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 21 in FY25 (estimated at \$20,000,000)
 Phase I Approval: December 2024 (estimated at \$20,000,000) (SFAA)
 Supporting Details: Pages 169-178

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project	300,000		300,000	19,700,000	20,000,000
All Sources	<u>300,000</u>		<u>300,000</u>	<u>19,700,000</u>	<u>20,000,000</u>

Summary of Work: The project will consolidate two separate renovations of the second and third floors of Jones PSC into one project dedicating one floor to become new instructional labs and the other floor into new research labs. Both floors will be gutted and reconfigured. One floor will be configured for 4 instructional Biology Labs and one large classroom. The other floor will be reconfigured for open multi-disciplinary research labs accommodating 8-10 research teams. The research labs will employ an open-lab concept to foster collaboration. The work will include entirely new mechanical and electrical systems to support the new labs and will comply with proper ventilation standards. New lab equipment, casework, finishes, information technology infrastructure, and audio/visual equipment will be provided.

Rationale: Reasons for consolidation into one project include construction practicality, financial benefit through greater economy of scale, and reduction of future disruption compared to a phased project. The renovation of the second and third floors are part of a phased master plan to modernize instructional and research labs on the campus. The floors were mostly vacated when instructional chemistry labs relocated to the Science and Technology Building in 2020. There is significant demand for instructional biology labs due to increasing enrollment in STEM and nursing majors, per the university. The university has no available space to recruit new researchers and much of the existing research space is outdated.

Facility Characteristics: The Jones Physical Sciences Center is 192,503 square feet and was constructed in 1967 (57 years old). The two floors at the south wing impacted by this project total approximately 20,000 square feet. The facility includes instructional labs, a large classroom, and grant-funded science research. It is utilized by approximately 3,300 students, faculty, and staff.

Financial Impact: The project will be funded from Other, Institutional Capital Project Funds (uncommitted balance \$87.99 million at November 3, 2024). Revenue to this fund is generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$20,000,000 funded from Institutional Capital Project Funds. Contract execution is expected in June 2025 and completion of construction in December 2026.

11. Project: University of South Carolina – Columbia
 H27.6151: Science and Technology Building East Tower Upfit Renovation
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Revise Scope and increase Phase II Full Construction Budget to add four STEM science teaching wet labs and lab equipment support spaces to the project.
- Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
- Phase II Approval: October 2023 (estimated at \$19,000,000) (Admin)
- Supporting Details: Pages 179-190

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (8)(a), (Science and Technology Center)	15,000,000		15,000,000		15,000,000
FY24 Appropriated State, Proviso 118.19 (B)(13)(d), (Science and Technology Center)	4,000,000		4,000,000	3,000,000	7,000,000
All Sources	<u>19,000,000</u>		<u>19,000,000</u>	<u>3,000,000</u>	<u>22,000,000</u>

Summary of Work: The project was established to upfit (3) floors of the Science and Technology Building East Tower that is currently shell space with a combination of small, medium, and large classrooms, and offices/workspaces. New HVAC and electrical systems will be installed. A sprinkler system will be installed throughout. Plumbing upgrades to include new fixtures and will comply with current accessibility standards. The existing elevator will be replaced. The revised scope will add four STEM science teaching wet labs and lab equipment support spaces on the upper level of the East Tower of the building.

Rationale: During Phase II design it was determined that the East Tower upfit renovation needed to include instructional labs and not be limited to only classrooms. The demand for scheduling instructional Biology and Chemistry labs has increased significantly due to general enrollment growth, disproportionate interest in STEM fields, and growth in the Nursing Program class. Per the university, the existing east tower of the building is the most economical and expeditious opportunity to expand academic space on the campus in response to enrollment growth in accordance with the 2018 Master Plan.

Facility Characteristics: The Science and Technology Building is 195,816 square feet and was constructed in 1973 (52 years old). Approximately 50,300 square feet of the building will be renovated. The renovations will be completed to meet Two Green Globes certification standards with anticipated energy savings of \$1,094,366 over 30 years. The building houses general purpose science classrooms, instructional science lab spaces, study spaces, and faculty offices for STEM education. The instructional labs will specifically support Biology and Chemistry courses within the College of Arts and Sciences. Approximately 5,000 students, faculty, and staff will utilize the upfitted space.

Financial Impact: This increase will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$10 million at December 31, 2024). The project is expected to result in an increase of \$181,250 (year 1), \$362,500 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$22,000,000 funded from Capital Reserve and Appropriated State (nonrecurring) Funds.
Construction completion is expected in January 2026.

12. Project: University of South Carolina - Columbia
 H27.6139: New Health Sciences Campus – Medical Education and Research Facilities
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Change Source of Funds in this project to construct a new University of South Carolina School of Medicine facility to replace current leased space in the Wm. Jennings Bryan Dorn Veterans Affairs Medical Center campus in Columbia.
- Included in CPIP: No – Change Source of Funds requests are not required to be included in the CPIP.
- Phase I Approval: July 2021 (estimated at \$300,000,000) (SFAA)
- Phase II Approval: March 2024 (estimated at \$300,000,000) (SFAA)
- Supporting Details: Pages 191-200

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds		100,000,000	100,000,000	(100,000,000)	
FY19 Capital Reserve (18), (Columbia School of Medicine Relocation)		5,000,000	5,000,000		5,000,000
FY20 Capital Reserve (13), (Columbia School of Medicine Relocation)		15,000,000	15,000,000		15,000,000
FY22 Capital Reserve (10), (Columbia School of Medicine Relocation)		25,000,000	25,000,000		25,000,000
FY23 Capital Reserve (9), (Health Science Campus)		25,000,000	25,000,000		25,000,000
FY25 Capital Reserve (11), (Health Science Campus)				47,000,000	47,000,000
FY22 Appropriated State, Proviso 118.18 (B)(17)(a), (School of Medicine Relocation)		10,000,000	10,000,000		10,000,000
FY24 Appropriated State, USC Medical School		5,000,000	5,000,000		5,000,000
FY25 Appropriated State, Proviso 118.22 (B)(5), (Health Science Campus Bond Avoidance)				53,000,000	53,000,000
Other, Institutional	4,200,000	110,800,000	115,000,000		115,000,000
All Sources	<u>4,200,000</u>	<u>295,800,000</u>	<u>300,000,000</u>		<u>300,000,000</u>

Summary of Work: The proposed new Medical Education Building will provide spaces to accommodate classrooms, anatomy labs, clinical skills, simulation spaces, faculty offices, administration offices, and student support. The four-story education and research building will be comprised of approximately 308,000 gross square feet. Approximately 150,000 gross square feet is allocated for the Education program, 125,000 feet is allocated for Research (wet labs, vivarium, lab support spaces), and 33,000 gross square feet is allocated for

“Common” programmatic elements. The master plan incorporates both the initial facility and subsequent phases that will add buildings and create structured parking in the future. This first phase will provide the education and research building in the heart of the 16 acres with a separate central utility plant. The central utility plant is designed to support one future building and is expandable to support additional future buildings. The majority of the roof to be installed on the new buildings will be a TPO membrane roof system. Portions of the building that need a more durable walking surface for maintenance will be a modified bitumen membrane roof for durability where required. The roofs will come with a minimum 20-year material and workmanship warranty. Approximately 700 surface parking spaces will be created with roughly half of the spaces located south of the building and half to the north of the building. These surface lots will be the locations of future buildings. Site planning also incorporates sensitive urban planning themes enforced upon development within the Bull Street District. The entire 16-acre site will be improved with grading, landscaping, asphalt surface parking, paving to include Cooper Drive, and site utilities.

Rationale:

The current School of Medicine at the Dorn VA Center campus does not reflect a cutting-edge reputation, and the location is unsustainable with critical space and technology constraints. The space is leased from the U.S. Department of Veterans Affairs through an agreement that terminates in 2030. The SOM at the VA campus space requires extensive capital investment which would be unwise for space that the university does not own or control beyond 2030. Both the SOM and the Dorn VA Center are outgrowing their respective spaces, and the VA intends to recover and occupy large portions of space currently leased by USC. Some USC research space is expected to remain active at the VA site. These and other factors have led the university to determine that a modern, efficient new facility, located closer to both the USC Columbia campus and to Prisma Health in downtown Columbia, is the most effective long-term strategy for the School of Medicine and a Health Sciences Campus.

Facility Characteristics: The site for the new 308,000 gross square foot four-story Health Sciences Campus is 16 acres in the Bull Street District in downtown Columbia. The site is near the Prisma Hospital and about 2 miles north of the USC Columbia campus. This location will be more convenient to USC’s main campus and the Prisma Health Campus where many third and fourth-year medical students will have the opportunity for practical experience. The total estimated square footage of the Medical Education and Research Building and the Central Utility Plant is 335,393 gross square feet. The Medical Education Building will be home for the USC School of Medicine. The Research Building will accommodate interdisciplinary research in support of Medicine, Public Health, and other synergistic programs. Using the enrollment growth plan as a guide, the estimated number of students, faculty, staff, and visitors expected to utilize the new facility is approximately 2,000.

Financial Impact:

This change source of funds request will remove Institution Bond Funds and replace with FY25 Capital Reserve (uncommitted balance \$47 million at December 23, 2024, and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$53 million at December 23, 2024). The buildings will be constructed to meet LEED Silver certification standards with anticipated energy savings of \$10,389,600 over a 30-year period. The project is expected to result in a decrease of \$1,050,000 (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: \$300,000,000 funded from Capital Reserve, and Appropriated State (nonrecurring) Funds. Construction completion is expected in August 2027.

13. Project: University of South Carolina – Columbia
 H27.6146: SC Department of Mental Health Tucker Center Land Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Final Land Acquisition to purchase +/- 15.31 acres in Richland County.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 21 in FY25 (estimated at \$3,140,000)
 Phase I Approval: December 2022 (estimated at \$2,235,000) (JBRC Staff)
 Supporting Details: Pages 201-222

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)(18)(b), (Tucker Center)	15,000		15,000	3,130,000	3,145,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>3,130,000</u>	<u>3,145,000</u>

Rationale: The property is adjacent to land that will eventually be developed for the USC Health Sciences Campus. The acquisition of this parcel would enable future expansion of the university’s Health Sciences Campus to support academic, research, and clinical activities.

Characteristics: The property is located at the northwest area of the Department of Mental Health’s C.M. Tucker Jr. Nurse Care Center. The parcel is a portion of a larger 45-acre parcel which is undeveloped and has no buildings or structures. It is also connected with tunnels under Harden Street to land that will be developed for the USC Health Sciences Campus.

Financial Impact: The property is offered by the Department of Mental Health for \$3,125,000. The acquisition will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$4.56 million at October 28, 2024). This request includes an additional \$5,000 to cover due diligence activities. An appraisal was completed in January 2025 and valued the property at \$3,125,000. A Phase I Environmental Site Assessment was completed in April 2023 and found evidence of Recognized Environmental Conditions (RECs), and Business Environmental Risks (BERs), in connection with the property. The City of Columbia Equipment Service facility, located adjoining the Site to the north and upgradient, currently operates four (4) Underground Storage Tanks. Contaminants of Concern (COC) were detected above the applicable Risk Based Screening Level in nine (9) monitoring wells on site. Based on the active operational status of the facility, the reported COCs in groundwater on site, and the upgradient location of the facility, City of Columbia Equipment Service facility represents an REC to the site. According to the USFWS NWI mapper, a portion of an approximate 1.75-acres Riverine habitat identified as Riverine, Intermittent, Streambed, Seasonally Flooded (R4SBC) is located on the southern portion of the site. At this time, there is no current plan to construct a facility on the property. A Limited Phase II Environmental Site Assessment was completed in January 2025 and found no detected concentrations of VOC’s to be above their respective EPA Residential or Industrial RSLs. No additional environmental assessment is recommended at this time. The project is expected to result in an increase of \$18,000 (year 1) and \$36,000 (years 2 thru 3) in annual operating expenses. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,145,000 funded from Appropriated State (nonrecurring) Funds.

14. Project: University of South Carolina – Aiken
 H29.9558: Softball Facility Construction
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Change Source of Funds in this project to create a basic softball field near the baseball stadium.
- Included in CPIP: No – Change Source of Funds requests are not required to be included in the CPIP.
 Phase I Approval: March 2023 (estimated at \$2,600,000) (SFAA)
 Phase II Approval: June 2023 (estimated at \$2,600,000) (SFAA)
 Supporting Details: Pages 223-226

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (10), (Maintenance, Renovation & Replacement) (transfer from H29-9559)				2,000,000	2,000,000
Other, Institutional	39,000	2,561,000	2,600,000	(2,000,000)	600,000
All Sources	<u>39,000</u>	<u>2,561,000</u>	<u>2,600,000</u>		<u>2,600,000</u>

Summary of Work: This project will create a basic softball field to include dugouts, bleachers for approximately 200 spectators, a ticket kiosk, lighting, and fencing for crowd control. As a cost savings measure, the existing scoreboard and batting cage will be relocated to the new facility. The roof to be installed on the new building has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Relocating the existing softball facility to the periphery of campus enables academic programs to be developed in the campus core.

Facility Characteristics: The new softball facility will include a softball field, dug outs with restrooms, fencing, and scoreboard. The alternates include field lighting, bleachers, press box, concessions and restrooms totaling 1,005 square feet. The new facility will accommodate approximately 200 spectators, and approximately 60 players and coaches.

Financial Impact: This change source of funds request will remove Institutional Funds and replace with FY23 Capital Reserve (uncommitted balance \$2.27 million at December 23, 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 \$12 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$2,600,000 funded from Capital Reserve and Institutional Funds. Construction was completed in January 2025.

15. Project: University of South Carolina – Aiken
 H29.9559: FY23 Maintenance, Renovation, & Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Change Source of Funds in this project to complete campus-wide infrastructure and mechanical upgrades
- Included in CPIP: No – Change Source of Funds requests are not required to be included in the CPIP.
- Phase I Approval: March 2023 (estimated at \$8,600,000) (Admin)
- Supporting Details: Pages 227-230

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (10), (Maintenance, Renovation & Replacement)	7,600,000		7,600,000	(2,000,000)	5,600,000
FY24 Capital Reserve (9)(b), (Etherredge Center HVAC Upgrades)				2,000,000	2,000,000
FY23 Appropriated State, Proviso 118.19 (B)(19)	1,000,000		1,000,000		1,000,000
All Sources	<u>8,600,000</u>		<u>8,600,000</u>		<u>8,600,000</u>

Summary of Work: The project will: (1) address HVAC energy management systems across campus for energy savings optimization and to replace aged HVAC equipment at the Etherredge Center; (2) complete renovations to existing campus-wide sewer and drainage infrastructure to increase capacity and design for anticipated campus growth; (3) complete envelope and foundation repairs at Science and Engineering Building; (4) replace flooring in the Humanities & Social Sciences Building; (5) replace generators; (6) complete exterior painting and sealing,

Rationale: The project addresses critical maintenance, repairs, and renovations needed to keep the current facilities weather tight, operational, and safe.

Facility Characteristics: The Science & Engineering Building is 61,659 square feet and was constructed in 1989 (36 years old). The Etherredge Center 53,849 square feet and was constructed in 1980 (45 years old). The Humanities & Social Sciences Building is 39,944 square feet and was constructed in 1977 (48 years old). Over 4,000 students and 100 faculty and staff utilize these facilities each semester.

Financial Impact: This change source of funds request will remove FY23 Capital Reserve and replace with FY24 Capital Reserve Funds (uncommitted balance \$2 million at December 23, 2024). The project is expected to result in a decrease of \$56,288 (year 1), and \$112,575 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$12 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$8,600,000 funded from Capital Reserve and Institutional Funds. Construction completion is expected in December 2025.

16. Project: University of South Carolina - Upstate
 H34.9557: George Dean Johnson Building Acquisition
- Request: Establish Final Land Acquisition to purchase a building and +/- 1 acre in Spartanburg County.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 4 in FY25 (estimated at \$14,020,000)
 Phase I Approval: March 2024 (estimated at \$12,270,000) (SAA)
 Supporting Details: Pages 231-252

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional	20,000		20,000	12,350,000	12,370,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>12,350,000</u>	<u>12,370,000</u>

Rationale: The building is currently leased by the university and houses programs that must occupy the building for the foreseeable future, per the university. The owner of the building has expressed interest in selling the building to the university, which would eliminate leasing the space. If acquired, there are no plans for construction or renovation of the property by the university at this time.

Characteristics: The George Dean Johnson Building is approximately 59,000 gross square feet, was constructed in 2010 (15 years old), and is on +/- one acre which is on the corner of W. St. John St. and N. Liberty St. in downtown Spartanburg. The building predominantly houses the Business and Economics academic programs, which has over 500 students, faculty, and staff.

Financial Impact: The property is offered by CPF Properties II, LLC for \$12,350,000. The acquisition will be funded from Other, Institutional Funds (uncommitted balance \$12.37 million at December 15, 2024). Revenue to this fund is generated from a variety of sources including tuition and fees and sales and services activities. An appraisal was completed in June 2024 and valued the property at \$14,450,000. A Phase I Environmental Site Assessment was completed in September 2024 and found evidence of Recognized Environmental Conditions (RECs), and Business Environmental Risks (BERs), in connection with the property. As of result, a vapor intrusion investigation from seven (7) soil gas samples were collected and tested for VOCs. The findings concluded that no soil gas VOCs were estimated at indoor air concentrations above the EPA levels, and as such, the detected contaminants of concern in soil gas are unlikely to result in indoor air concentrations above EPA level. Based on these findings, no additional environmental assessment is recommended at this time. A Building Condition Assessment was completed in May 2024 and found the building to be in overall good condition. A Phase II assessment is not recommended at this time. The project is expected to result in a decrease of \$125,000 (year 1), and \$500,00 (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 \$85 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$12,370,000 funded from Institutional Funds.

17. Project: University of South Carolina – Sumter
 H39.9533: FY25 Campus Roof Renovations
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to replace the roof on five (5) buildings on campus.
- Included in CPIP: Yes – 2024 CPIP Priority 3 of 3 in FY26 (estimated at \$2,500,000)
- Supporting Details: Pages 253-264

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (17)(a), (Maintenance, Renovation & Replacement)				52,500	52,500
All Sources				<u>52,500</u>	<u>52,500</u>

Summary of Work: The project will replace the roof on the Arts and Letters Building, the Anderson Library, the Business Administration Building, and the Schwartz/Nettles Complex. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The project will address prioritized maintenance needs on campus.

Facility Characteristics: The Arts & Letters Building is 23,814 square feet and was constructed in 1958 (67 years old). The existing roof was installed in 2001 (24 years old). The Anderson Library is 50,046 square feet and was constructed in 1967 (58 years old). The existing roof was installed in 1994 (31 years old). The Business Administration Building is 17,438 square feet and was constructed in 1966 (59 years old). The existing roof was installed in 1997 (28 years old). The Schwartz Building is 23,233 square feet and was constructed in 1985 (40 years old). The existing roof was installed in 2002 (23 years old). The Nettles Complex is 40,023 square feet and was constructed in 1985 (40 years old). The existing roof was installed in 2002 (23 years old). All buildings are each utilized by approximately 500 to 1,000 students, faculty, and staff.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$2.1 million at December 23, 2024). The project is expected to result in a decrease of \$40,000 (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: \$3,500,000 (internal). Phase II will be funded from \$2,047,500 in Capital Reserve and \$1,400,000 in Appropriated State (nonrecurring) Funds.

18. Project: Midlands Technical College
 H59.6345: CDL Facility – Airport Campus

Request: Establish Phase I Pre-Design Budget to construct a building for the commercial driver’s license program.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 3 in FY25 (estimated at \$3,147,145)

Supporting Details: Pages 265-274

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, County				48,977	48,977
All Sources				<u>48,977</u>	<u>48,977</u>

Summary of Work: The project will construct a building that will include 2 classrooms, 2 offices, a workroom, men’s and women’s restrooms, data, janitorial and storage. Also, the project will include the construction of 2 CDL driving pads. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The CDL program currently shares the AMSC Building with the Building Construction Program. This project is needed due to the growth of the CDL program that is currently housed in the AMSC Building. Additionally, the program may be expanded into bus driver training. The construction of a new facility to house the CDL program, will free up space in the AMSC Building for future renovations on that building. Per the college, the other trades programs will eventually need to be relocated to the AMSC Building after a renovation. Moving the other trades programs to AMSC will free up space in Granby Hall for future renovations/expansions on that building.

Facility Characteristics: The new facility to be constructed will be approximately 4,000 square feet and will be utilized by 5 faculty and staff, and 40 students.

Financial Impact: The project will be funded from Other, County Funds (uncommitted balance \$9.31 million at December 5, 2024). County revenue is received for additions, renovations, and operation of the colleges physical plant. The project is expected to result in an increase of \$4,000 (year 1), and \$9,000 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$75 per student per semester, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$3,265,163 (internal) funded from County Funds.

19. Project: Northeastern Technical College
 H59.6222: Cheraw Campus Schaeffler Manufacturing Technology Academy
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Revise Scope and increase Phase II Full Construction Budget to construct an industrial building on the Cheraw Campus.
- Included in CPIP: Yes – 2024 CPIP Priority 8 of 8 in FY25 (estimated at \$787,413)
 Phase I Approval: November 2022 (estimated at \$5,600,000) (SFAA)
 Phase II Approval: June 2024 (estimated at \$7,006,130) (SFAA)
 Supporting Details: Pages 275-292

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18)(h), (Northeastern Technical College)				677,026	677,026
FY17 Appropriated State, Proviso 118.16 (B)(23)(n), Instructional Building (transfer from H59-6142) (FY20 Proviso 25.12, Northeastern Tech Repurpose)	52,500	3,447,500	3,500,000		3,500,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(i), Cheraw Campus		3,000,000	3,000,000		3,000,000
Other, NETC Foundation Schaeffler Donation		506,130	506,130		506,130
All Sources	<u>52,500</u>	<u>6,953,630</u>	<u>7,006,130</u>	<u>677,026</u>	<u>7,683,156</u>

Summary of Work: The project was established to construct an industrial building from a prefab shell to be purchased. 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. The revised scope will add a CDL parking lot, training, and testing pad to this project. The CDL lot will be connected to the Schaeffler Manufacturing Technology Academy building and the dirt that is excavated to create the CDL lot will be used for the site prep of the building. The CDL classroom will be housed in the Schaeffler Manufacturing Technology Academy building.

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

Facility Characteristics: Building 400 was 7,600 square feet and was constructed in 1976 (48 years old). Building 600 was 9,220 square feet and was constructed in the 1970's (54 years old). Building 700 was 5,225 square feet and was constructed in the 1970's (54 years old). All three buildings have been demolished in a non-pip project (H59-N176-MJ), which was fully funded from

Chesterfield County. The new building to be constructed will be 27,520 square feet and be utilized by the Schaeffler Manufacturing Technology Academy to provide a flexible space to teach multiple courses for the workforce. An estimated 236 students complete the CDL training program each year.

Financial Impact: This phase of the project will be funded from FY24 Capital Reserve Funds (uncommitted balance \$1 million at December 11, 2024). The building will be constructed to meet Two Green Globe certification standards with anticipated energy savings of \$506,250 over a 30-year period. 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 \$7 per student per credit hour, and has not changed between academic years 2020-2021 to 2024-2025.

Full Project Estimate: \$7,683,156 funded from Capital Reserve, Appropriated State (nonrecurring), and NETC Foundation Schaeffler Donation Funds. Contract execution is expected in April 2025 and completion of construction in September 2026.

20. Project: Spartanburg Community College
 H59.6306: Cherokee Campus Walker Land Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Final Land Acquisition to purchase +/- 1.69 acres in Cherokee County.

Included in CPIP: Yes – 2024 CPIP Priority 5 of 8 in FY25 (estimated at \$620,000)
 Phase I Approval: March 2024 (estimated at \$520,000) (JBRC)
 Supporting Details: Pages 293-310

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)				600,000	600,000
Other, College Plant	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>600,000</u>	<u>620,000</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 to the south of the campus. The college desires to acquire the property to allow a future opportunity to expand the Cherokee Campus. Per the college, this land, if acquired and developed by others, may not be as affordable to the state in the future.

Characteristics: The property is +/-1.69 acres and no buildings are located on the property. No work is anticipated to be done on the property after acquisition at this time. It is contiguous to the Spartanburg Community College Cherokee Campus and has good interstate visibility as well.

Financial Impact: The property is offered by Walker Investors, LLC for \$600,000. The acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$9.66 million at December 30, 2024). An appraisal was completed in November 2024 and valued the property at \$607,000. A Phase I Environmental Site Assessment was completed in December 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because these are no buildings located on 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 because of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$620,000 funded from Appropriated State (nonrecurring) and College Plant Funds.

21. Project: Spartanburg Community College
 H59.6322: Cherokee Campus B. Blanton Land Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Final Land Acquisition to purchase +/- .97 acres in Cherokee County.

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

Phase I Approval: October 2024 (estimated at \$200,000) (JBRC)

Supporting Details: Pages 311-332

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)				261,000	261,000
Other, College Plant	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>261,000</u>	<u>281,000</u>

Rationale: The property will allow a future opportunity to expand the Cherokee Campus. The property is contiguous to campus and per the college, is an ideal parcel to expand the colleges operations. Acquisition of the property will connect two other parcels owned by the college.

Characteristics: The property is +/- .97 acres with a 1,044 square foot house. The house will be renovated as part of a separate project at an estimated cost of \$81,000. The property is located at 202 Whelchel Road in Gaffney.

Financial Impact: The property is offered by the Estate of Elaine B. Blanton for \$180,000. The acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$9.66 million at December 30, 2024). An appraisal was completed in December 2024 and valued the property at \$180,000. A Phase I Environmental Site Assessment was completed in December 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed in December 2024 and found \$13,000 in immediate costs to correct deficiencies. 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 \$5,600 (years 1 thru 3), in annual operating expenditures. If acquired, the house on the property will be renovated as part of a separate project, at an estimated cost of \$81,000, and will be funded using Maintenance, Renovation, and Replacement Funds. No student fees or tuition will be increased because of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$281,000 funded from Appropriated State (nonrecurring) and College Plant Funds.

22. Project: Spartanburg Community College
 H59.6323: Cherokee Campus Mahaffey Land Acquisition
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Final Land Acquisition to purchase +/- .92 acres in Cherokee County.

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

Phase I Approval: October 2024 (estimated at \$245,000) (JBRC)

Supporting Details: Pages 333-350

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)(1), (Cherokee County Campus – Spark Center)				164,500	164,500
Other, College Plant	20,000		20,000		20,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>164,500</u>	<u>184,500</u>

Rationale: The property will allow a future opportunity to expand the Cherokee Campus. The property sits between the college’s current parcel and the newly acquired Hamrick’s property. It is an ideal parcel to expand the college’s operations.

Characteristics: The property is two parcels that total +/- .92 acres with a 1,531 square foot house. The house will be demolished as part of a separate project for an estimated cost of \$15,000. The property is located at 306 Whelchel Road in Gaffney.

Financial Impact: The property is offered by Roger W. and Mildred B. Mahaffey for \$164,500. The acquisition will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$9.66 million at December 30, 2024). An appraisal was completed in December 2024 and valued the property at \$164,500. A Phase I Environmental Site Assessment was completed in January 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because the building on the property will be demolished. 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 \$18,200 (year 1), and \$3,200 (years 2 thru 3), in annual operating expenditures. If acquired, the house on the property will be demolished as part of a separate project, at an estimated cost of \$15,000, and will be funded from Maintenance, Renovation, and Replacement Funds. No student fees or tuition will be increased because of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$184,500 funded from Appropriated State (nonrecurring) and College Plant Funds.

23. Project: State Board for Technical and Comprehensive Education
 H59.6327: Scout Motors and Midlands Regional Training Center Up Fit
- Request: Change Project Name and establish Phase II Full Construction Budget to upfit the new training center in Columbia.
- Included in CPIP: No – The agency was unaware that this project needed to be established as a PIP during the 2024 CPIP submission process.
- Phase I Approval: October 2024 (estimated at \$1,500,000) (SFAA)
- Supporting Details: Pages 351-362

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, ReadySC	80,000		80,000	4,722,959	4,802,959
All Sources	<u>80,000</u>		<u>80,000</u>	<u>4,722,959</u>	<u>4,802,959</u>

- Summary of Work: The project will renovate the facility to include, reconfiguration, painting, new flooring, new HVAC, electrical work and/or plumbing.
- Rationale: This project is part of a contractual obligation to Scout Motors to have a training center operational as soon as possible to start training employees.
- Facility Characteristics: The building is 40,992 square feet and was constructed in 2000 (25 years old). The building is located at 101 Research Drive, within Carolina Research Park and is on +/-4.56 acres. This property was acquired in November 2024 in project H59-6313. The entire building will be renovated. Scout Motors has the potential to bring approximately 4,000 jobs to the state.
- Financial Impact: The project will be funded from Other, ReadySC Funds (uncommitted balance \$4.80 million at December 23, 2024). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$4,802,959 funded from ReadySC Funds. Contract execution is expected in April 2025 and completion of construction in July 2025.

24. Project: Department of Administration
 D50.6179: Assembly Street Parking Deck – Elevator Modernization

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

Included in CPIP: Yes – 2024 CPIP Priority 14 of 27 in FY25 (estimated at \$171,035)

Supporting Details: Pages 363-372

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				6,797	6,797
All Sources				<u>6,797</u>	<u>6,797</u>

Summary of Work: The project will replace all major components of the existing single car hydraulic elevator internal to the building. The interior of the cab, control panel, and lighting will all be replaced as part of this project.

Rationale: The elevators are past their useful life, experience frequent failure, and replacement parts are difficult to find.

Facility Characteristics: The Assembly Street Parking Deck is 100,000 square feet and was constructed in 1970 (55 years old). The parking structure is utilized by various agencies and offices of the Dennis Building, Gressette Building, Blatt Building, Brown Building, Calhoun Building, and Wade Hampton Building. Approximately 270 staff members utilize this parking structure.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 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: \$465,280 (internal) funded from Depreciation Reserve Funds.

25. Project: Department of Administration
 D50.6180: SC State House - Exterior Waterproofing

Request: Establish Phase I Pre-Design Budget to complete exterior waterproofing.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 27 in FY25 (estimated at \$500,000)

Supporting Details: Pages 373-380

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

Summary of Work: The project will complete targeted exterior waterproofing. This waterproofing will primarily take place on the exterior of the 2nd floor working downward.

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

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

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 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: \$991,000 (internal) funded from Depreciation Reserve Funds.

26. Project: Department of Administration
 D50.6181: Supreme Court Building - First and Second Floor Carpet Replacement

Request: Establish Phase I Pre-Design Budget to replace and update the existing flooring finishes.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 27 in FY25 (estimated at \$120,000)

Supporting Details: Pages 381-386

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve				18,280	18,280
All Sources				<u>18,280</u>	<u>18,280</u>

Summary of Work: The project will replace the flooring on the first and second floor and the mezzanine level of the building. This includes installing new carpet, refinishing the existing hardwood floors, and abatement of hazardous materials as needed.

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

Facility Characteristics: The Supreme Court Building is approximately 51,006 square feet and was constructed in 1921 (104 years old). The existing flooring finishes are approximately 20 years old. The building is utilized by the Judicial Branch which includes approximately 50 staff and various visitors annually.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 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: \$552,000 (internal) funded from Depreciation Reserve Funds.

27. Project: Department of Administration
 D50.6160: SC Data Center - Replace ATS #2 & #6 and Emergency Breaker Retrofit

Request: Establish Phase II Full Construction Budget to replace automatic transfer switches at the Data Center.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 27 in FY25 (estimated at \$500,000)
 Phase I Approval: October 2024 (estimated at \$500,000) (SFAA)
 Supporting Details: Pages 387-394

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	12,500		12,500	761,652	774,152
All Sources	<u>12,500</u>		<u>12,500</u>	<u>761,652</u>	<u>774,152</u>

Summary of Work: The project will replace automatic transfer switches #2 and #6, and retrofit the associated emergency breakers, which are utilized to ensure the operation of the life safety equipment and support electrical panels.

Rationale: These automatic transfer switches are past their useful life, replacement parts are unavailable, and the manufacturer no longer provides support.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (26 years old). The automatic transfer switches 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 \$9 million at December 19, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$774,152 funded from SC Division of Technology Funds. Contract execution is expected in August 2025 and completion of construction in June 2026.

28. Project: Department of Administration
 D50.6162: SC Data Center - Roof Replacement (Sections A & D)

Request: Establish Phase II Full Construction Budget to replace Roof Area A and Roof Area D on the SC Data Center.

Included in CPIP: Yes – 2024 CPIP Priority 12 of 27 in FY25 (estimated at \$750,000)
 Phase I Approval: October 2024 (estimated at \$750,000) (SFAA)
 Supporting Details: Pages 395-404

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State	13,750		13,750	1,221,600	1,235,350
All Sources	<u>13,750</u>		<u>13,750</u>	<u>1,221,600</u>	<u>1,235,350</u>

Summary of Work: The project will replace Roof Area A (+/- 28,930 square feet), and Roof Area D (+/- 4,035 square feet). 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 roof’s warranty expired in April 2019. The roof is past its useful life and the roof is experiencing multiple leaks. The roof is not eligible for an elastomeric coating.

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

Financial Impact: The project will be funded from FY25 Appropriated State Funds (uncommitted balance \$7.92 million at December 10, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,235,350 funded from Appropriated State Funds. Contract execution is expected in September 2025 and completion of construction in June 2026.

29. Project: Department of Administration
 D50.6170: SC Archives & History Building - SCHAC Office Renovations

Request: Establish Phase II Full Construction Budget to renovate office spaces for the SC Human Affairs Commission.

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

Phase I Approval: December 2024 (estimated at \$565,000) (SFAA)

Supporting Details: Pages 405-412

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	3,000		3,000	141,227	144,227
Other, SCHAC General	4,239		4,239	206,148	210,387
Other, EEOC	2,118		2,118	103,075	105,193
Other, HUD	2,118		2,118	103,075	105,193
All Sources	<u>11,475</u>		<u>11,475</u>	<u>553,525</u>	<u>565,000</u>

Summary of Work: The project will install new flooring, wall finishes, structure open spaces to create additional offices, update the break room and work room, complete associated electrical, plumbing and HVAC work, and abate hazardous materials as required.

Rationale: The SC Human Affairs Commission is relocating to the space and the office space requires renovations to accommodate current and future staff.

Facility Characteristics: The SC Archives & History Building is approximately 143,709 square feet and was constructed in 1997 (28 years old). The area to be renovated for the SC Human Affairs Commission is approximately 11,293 square feet. Approximately 65 staff and various annual visitors will utilize the renovated office space.

Financial Impact: The project will be funded from Other, Depreciation Reserve (uncommitted balance \$4.49 million at December 23, 2024), Other, SC Human Affairs Commission (uncommitted balance \$650K at December 16, 2024), Other, Equal Employment Opportunity Commission (uncommitted balance \$1.85 million at December 16, 2024), and Other, Housing and Urban Development (uncommitted balance \$1.55 million at December 16, 2024). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. SC Human Affairs Commission Funds are provided through state appropriations for the agency’s operations. Equal Opportunity Commission Funds are provided through a work sharing agreement vouchers with the US Equal Opportunity Commission. Housing and Urban Development Funds are provided through a memorandum of understanding vouchers with the USC Department of Housing and Urban Development Agency. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$565,000 funded from Depreciation Reserve, SCHAC General, EEOC, and HUD Funds. Contract execution is expected in October 2025 and completion of construction in September 2026.

30. Project: Department of Administration
 D50.6147: Wade Hampton Building - Subsurface Water Remediation Repairs
 (Annualized)
- Request: Revised Scope and increase Phase II Full Construction Budget to proceed with the second annualized phase of the exterior waterproofing of the building basement.
- Included in CPIP: Yes – 2025 CPIP Priority 17 of 27 in FY25 (estimated at \$2,081,760)
 Phase I Approval: March 2024 (estimated at \$1,819,620) (SFAA)
 Phase II Approval: June 2024 (estimated at \$1,795,000) (SFAA)
 Supporting Details: Pages 413-418

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State	37,000	1,360,263	1,397,263		1,397,263
FY25 Appropriated State				2,081,760	2,081,760
Other, Depreciation Reserve		397,737	397,737		397,737
All Sources	<u>37,000</u>	<u>1,758,000</u>	<u>1,795,000</u>	<u>2,081,760</u>	<u>3,876,760</u>

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

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

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (87 years old). The pedestrian tunnel is approximately 12,240 square feet and was constructed in 1970 (55 years old). The pedestrian tunnel is utilized by the Calhoun and Wade Hampton Buildings. The Calhoun Building is utilized by approximately 190 Judicial Branch personnel and the Wade Hampton Building is utilized by approximately 275 staff and various annual visitors of the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor’s Office, SC State Treasurer’s Office, SC Comptroller General Office, SC Adjutant General’s Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority. The building is utilized by approximately 275 staff and various visitors daily.

Financial Impact: This increase will be funded from FY25 Appropriated State (uncommitted balance \$7.92 million at December 10, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,876,760 funded from Appropriated State Funds. Contract execution is expected in July 2025 and completion of construction in June 2026.

31. Project: Office of the Adjutant General
 E24.9861: Clark’s Hill Training Site Cabin Renovation

Request: Establish Phase I Pre-Design Budget to complete interior and limited exterior renovations to a recreational use cabin.

Included in CPIP: No – The need for the project was not a priority to agency leadership until after the 2024 CPIP submission process.

Supporting Details: Pages 419-426

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

Summary of Work: This project will update interior finishes, cabinets, appliances, and heating/air systems in recreational use cabin one (1). On the exterior, the wood siding will be sealed, and rotting portions will be replaced, including trim and fascia. Additionally, the windows and doors will be replaced, and repairs will be made to the front and back porches.

Rationale: The cabins are aging and need finish and system upgrades to avoid increased maintenance costs. The cabins are high use at the training facility and therefore only cabin one (1) is being taken off-line at this time.

Facility Characteristics: There are six (6) recreational use cabins at Clarks Hill Training Site. The cabins are 1,750 square feet each and were constructed in 2000 (25 years old). Soldiers on and off duty have access to the cabins, in addition to retirees, and state employees of the agency.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$500,000 (internal) to be funded from National Guard Bureau Funds.

32. Project: Office of the Adjutant General
 E24.9862: Exercise Field Shelter
- Request: Establish Phase I Pre-Design Budget to install a physical fitness field cover.
- Included in CPIP: No – The need for the project was not a priority to agency leadership until after the 2024 CPIP submission process.
- Supporting Details: Pages 427-434

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				16,500	16,500
All Sources				<u>16,500</u>	<u>16,500</u>

- Summary of Work: This project will install a pre-engineered metal physical fitness field cover. The new cover will be approximately 250 feet by 150 feet and will be open construction with no walls.
- Rationale: Providing a cover for the physical fitness field will extend the life of the artificial turf. Soldiers will be able to conduct physical fitness training regardless of weather conditions, making the site more useful.
- Facility Characteristics: The exercise field shelter to be installed will be 10,000 square feet. The facility will be utilized by approximately 1,500 National Guard soldiers annually for physical training exercises.
- Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.
- Full Project Estimate: \$1,306,143 (internal) to be funded from National Guard Bureau Funds.

33. Project: Office of the Adjutant General
 E24.9863: Military Equipment Shelters

Request: Establish Phase I Pre-Design Budget to construct a military equipment shelter.

Included in CPIP: Yes – 2024 CPIP Priority 17 of 20 in FY25 (estimated at \$2,184,528)

Supporting Details: Pages 435-442

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				32,768	32,768
All Sources				<u>32,768</u>	<u>32,768</u>

Summary of Work: This project will construct a metal/steel canopy with a vertical wall 26-gauge galvanized steel roof and siding. The equipment shelter will be approximately 8,000 square feet.

Rationale: This shelter will be used to preserve Federally Owned Armored Vehicles located at the Unit Training Equipment Site and associated dehumidification equipment used to maintain a controlled environment within these vehicles. This suspends the vehicles from the standard maintenance cycle, therefore reducing the number of mechanic man-hours required.

Facility Characteristics: The equipment shelter will be installed at the McCrady Training Center. The facility will house necessary equipment to support dehumidification equipment used to maintain proper environmental conditions for the vehicles. The Unit Training Equipment Site and the shelter being constructed will be utilized by approximately 1,500 soldiers annually.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,184,528 (internal) to be funded from National Guard Bureau Funds.

34. Project: Office of the Adjutant General
 E24.9842: CHTS Organizational Storage Building

Request: Establish Phase II Full Construction Budget to construct a pre-engineered metal building at the Clarks Hill Training Site.

Included in CPIP: Yes – 2024 CPIP Priority 15 of 20 in FY25 (estimated at \$1,399,271)

Phase I Approval: December 2022 (estimated at \$1,156,143) (SFAA)

Supporting Details: Pages 443-452

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	17,342		17,342	2,370,637	2,387,979
All Sources	<u>17,342</u>		<u>17,342</u>	<u>2,370,637</u>	<u>2,387,979</u>

Summary of Work: The project will construct a pre-engineered metal building, to include associated electrical, mechanical, and HVAC equipment on a concrete slab foundation. This building will include roll-up doors, pedestrian access, a single office, and restroom.

Rationale: Various SC Army National Guard Units utilize the Clarks Hill Training Site, and due to travel distances, on-site storage of some organizational equipment will reduce the number of vehicles needed to travel to and from the Clarks Hill Training Site for weekend training.

Facility Characteristics: The new pre-engineered metal storage building to be constructed will be 10,000 square. It will provide storage space for various SC Army National Guard Unit Organizational Equipment. Multiple National Guard units, which include approximately 200 soldiers, will utilize the building annually.

Financial Impact: The project will be funded with National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$1,500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,387,979 to be funded from National Guard Bureau Funds. The estimated cost to complete the project has increased from the Phase I amount and the 2024 CPIP submission due to the amount of civil work for site preparation and construction of the building foundation. Contract execution is expected in August 2025 and completion of construction in June 2026.

35. Project: Office of the Adjutant General
 E24.9846: McEntire Army Aviation Support Facility Roof Replacement
- Request: Establish Phase II Full Construction Budget to replace the Apache helicopter hangar roof at the Army Aviation Support Facility.
- Included in CPIP: Yes – 2024 CPIP Priority 14 of 20 in FY25 (estimated at \$1,137,699)
- Phase I Approval: June 2023 (estimated at \$883,307) (JBRC)
- Supporting Details: Pages 453-466

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	18,990		18,990	1,620,420	1,639,409
All Sources	<u>18,990</u>		<u>18,990</u>	<u>1,620,420</u>	<u>1,639,409</u>

- Summary of Work: The project will remove and replace the existing single-ply asphalt roofing system with a 2-ply modified bitumen roof system. 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 existing roof has exceeded its life cycle and is experiencing numerous leaks causing potential damage to electrical and mechanical systems within the building, along with rotary wing aircraft being repaired within the facility, per the agency.
- Facility Characteristics: The McEntire Army Aviation Support Facility is 40,100 square feet and was constructed in 1973 (52 years old). The existing 33,100 square foot roof is original to the building. The facility is utilized by the personnel of the HHC 1-151 Aviation Battalion and subordinate units totaling 396 soldiers.
- Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$3,000 (years 1 thru 3), in annual operating expenditures.
- Full Project Estimate: \$1,639,409 funded from National Guard Bureau Funds. The estimated cost to complete the project has increased from the Phase I amount and the 2024 CPIP submission due to increased costs of materials. Contract execution is expected in May 2025 and completion of construction in March 2026.

36. Project: Office of the Adjutant General
 E24.9847: Golden Lion Re-Pave

Request: Establish Phase II Full Construction Budget to re-surface Golden Lion Road.

Included in CPIP: Yes – 2024 CPIP Priority 16 of 20 in FY25 (estimated at \$618,437)

Phase I Approval: May 2023 (estimated at \$583,932) (JBRC)

Supporting Details: Pages 467-474

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	8,759		8,759	953,014	961,773
All Sources	<u>8,759</u>		<u>8,759</u>	<u>953,014</u>	<u>961,773</u>

Summary of Work: The project will re-surface/asphalt 3,200 linear feet of Golden Lion Road.

Rationale: Golden Lion Road has been patched in numerous locations over the years and is experiencing severe degradation. Repaving of the road will allow for removal of the old asphalt, re-compaction of the subgrade and rework of the roadside drainage ditches prior to placement of new asphalt.

Facility Characteristics: Golden Lion Road totals 11,703 linear feet and was asphalted in 1984 (41 years old). It is a major access route for vehicle convoys at McCrady Training Center leaving and returning from the main cantonment area to other training areas. The road is utilized by approximately 1,200 soldiers annually.

Financial Impact: The project will be funded with National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in an increase of \$500 (year 3), in annual operating expenditures.

Full Project Estimate: \$961,773 funded from National Guard Bureau Funds. The estimated cost to complete the project has increased from the Phase I amount and the 2024 CPIP submission due to increases in costs of materials. Contract execution is expected in August 2025 and completion of construction in June 2026.

37. Project: Office of the Adjutant General
 E24.9853: SCEMD (Pine Ridge Armory) Building Expansion

Request: Revise Scope and increase the Phase I Pre-Design Budget to add additional design funds to expand the State Emergency Operations Center (SEOC), to include the SC National Guard’s Joint Operations Center (JOC), and increase facility parking.

Included in CPIP: Yes – 2024 CPIP priority 5 of 20 FY25 (estimated at \$20,750,000)
 Phase I Approval: December 2023 (estimated at \$20,751,000) (SFAA)
 Support Details: Pages 475-488

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Emergency Operations Center Grant Program	315,000		315,000	1,189,820	1,504,820
All Sources	<u>315,000</u>		<u>315,000</u>	<u>1,189,820</u>	<u>1,504,820</u>

Summary of Work: The project was established to construct an approximately 29,000 square foot addition to the current SCEMD facility, which would increase the square footage from 37,000 square feet to approximately 66,000 square feet. The revised scope will now construct a new 47,000 square foot facility, which will either connect to the current SEOC or be developed as a standalone structure on the SCEMD site. The project will still expand parking by adding 52 spaces, taking it from 341 spaces to 393 spaces. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new facility will not be designed to meet LEED Silver or Two Green Globes certification standards because SEOCs must prioritize continuous function during disasters, which means that features like high-security systems, specialized air filtration, and resilient materials often take precedence over sustainable practices. These factors, including higher energy demands and the need for adaptive design, make it challenging for SEOCs to meet the sustainability standards necessary for Two Green Globes, which emphasizes energy efficiency, sustainable materials, and resource conservation. However, the facility will be designed to meet the most energy efficient building possible.

Rationale: The SEOC and JOC provide the locations for the coordination of state level responses to emergencies and disasters affecting the state and its residents. The goal is to ensure continuity of SCEMD/JOC operations during construction while accommodating necessary upgrades to include parking. Due to the critical emergency operations of the SCEMD, this facility will be considered an essential facility (Risk Category IV). This classification is given to buildings that must remain operational under severe conditions and must be capable of withstanding extreme forces, such as wind, snow, floods, and seismic events. Because of this, the SEOC and JOC provides the locations for the coordination of State-level responses to emergencies and disasters affecting the State and its residents. The new standalone building ensures the SEOC is capable of supporting staff requirements to continuously respond to large disasters, enhances the JOC’s ability to support the National Guard’s ever-increasing role in emergency response operations, and provides the SCEMD staff with adequate space to support daily recovery, mitigation and preparedness actions. Currently, the lack of space in the SEOC and JOC during disasters has a detrimental effect on the ability of the SERT to effectively and efficiently coordinate the State’s response and to provide support to the counties.

Facility Characteristics: The SCEMD facility is currently approximately 37,000 square feet and was constructed in 1994 (31 years old). The new facility to be constructed will be approximately 66,000 square

feet. The South Carolina Emergency Management Division (Pine Ridge Armory) is occupied by approximately 100 plus personnel during normal day to day operations. During State EOC activations the SCEMD facility can have up to 500-600 people in the building coordinating state-level responses to emergencies and disasters.

Financial Impact: This increase will be funded from Federal, Emergency Operations Center Grant Program Funds (uncommitted balance \$7.185 million at February 1, 2025). The project is expected to result in an increase of \$121,434 (year 1), \$133,578 (year 2), and \$146,936 (year 3), in annual operating expenditures.

Full Project Estimate: \$27,158,601. Phase II will be funded from \$5,995,180 in Emergency Operations Center Grant Program, \$7,000,000 in Federal, Congressional Earmark, \$6,251,000 in FY25 Appropriated State (nonrecurring) and \$6,407,601 in federal, state and other funds, yet to be determined.

38. Project: Office of the Adjutant General
 E24.9855: Donaldson Washrack

Request: Establish Phase II Full Construction Budget to install gravity fed sewer lines for the Army Aviation Support Facility – upstate wash rack.

Included in CPIP: Yes – 2024 CPIP Priority 18 of 20 in FY25 (estimated at \$250,000)
 Phase I Approval: August 2024 (estimated at \$250,000) (JBRC)
 Supporting Details: Pages 489-496

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	3,760		3,760	256,250	260,000
All Sources	<u>3,760</u>		<u>3,760</u>	<u>256,250</u>	<u>260,000</u>

Summary of Work: The project will install gravity fed sewer lines to include cutting pavement where required to install the new system. The plan is to keep and reuse portions of the existing sediment tanks. New piping will be connected on the downstream side and run to an identified tie-in location.

Rationale: The new system will allow for the agency to stop routing wastewater from the flight line area wash rack through the Oil Water Separator in front of the facility and solve some of the settlement issues at and around the current tanks. Wastewater is currently being collected in collection tanks which requires payment to be hauled away.

Facility Characteristics: The wash rack is 320 square feet and was installed in 2014 (11 years old). The Donaldson Army Aviation Support Facility utilizes the wash rack to wash down the aircraft and aircraft engines. The facility supports approximately 226 individuals, and the wash rack is utilized by 25 trained staff.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 2024). Revenue to the fund is identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$260,000 funded from National Guard Bureau Funds. Contract execution is expected in June 2025 and completion of construction in December 2025.

39. Project: Office of Adjutant General
 E24.9841: Class IX /742nd Facility HVAC Replacement

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to complete the replacement of the HVAC system.

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

Phase I Approval: September 2022 (estimated at \$218,920) (JBRC Staff)
 Phase II Approval: October 2023 (estimated at \$233,184) (JBRC Staff)
 Phase II Increase Approval: April 2024 (estimated at \$246,020) (JBRC Staff)
 Supporting Details: Pages 497-504

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Operating	821		821		821
FY23 Appropriated State, Operating		57,475	57,475		57,475
FY24 Appropriated State, Operating		3,209	3,209		3,209
FY25 Appropriated State, Operating				152,420	152,420
Federal, National Guard Bureau	2,463	182,052	184,515	29,411	206,769
All Sources	<u>3,284</u>	<u>242,736</u>	<u>246,020</u>	<u>181,831</u>	<u>427,851</u>

Summary of Work: The project includes the demolition of the existing drop-ceiling grid and tiles, and all existing ductwork and existing 10-Ton HVAC and gas furnace, and the installation of a replacement HVAC unit and new supply, return and exhaust ductwork with new dampers and grilles. New controls to operate two stages of cooling and heating with connection to fire alarm system, and new electrical breakers and conductors for the new unit will also be installed.

Rationale: The existing HVAC system has reached the end of its life cycle and requires replacement to increase efficiency and economical costs. The existing ceiling grid system is original to the building and has extensive water damage.

Facility Characteristics: The Class IX 742nd Facility is approximately 41,566 square feet and was constructed in 1995 (30 years old). The area to be renovated is 3,830 square feet. The facility is utilized by 148 soldiers of the 742nd Transportation Company.

Financial Impact: The increase will be funded from FY25 Appropriated State, Operating (uncommitted balance is \$3 million at December 20, 2024), and Federal, National Guard Bureau Funds (uncommitted balance is \$11 million at December 30, 2024). National Guard Bureau Funds are identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$427,851 funded from Appropriated State Operating, and National Guard Bureau Funds. Contract execution is expected in May 2025 and completion of construction in August 2025.

40. Project: Office of the Adjutant General
 E24.9850: Office of the Adjutant General Facility Upgrades

Request: Increase Phase II Full Construction Budget for repairs/replacements at the facility.

Included in CPIP: Yes – 2024 CPIP priority 4 of 20 FY25 (estimated at \$1,488,600)

Phase I Approval: October 2023 (estimated at \$1,500,000) (SFAA)

Phase II Approval: January 2024 (estimated at \$1,488,600) (SFAA)

Change Source of Funds Approval: April 2024 (estimated at \$1,488,600)

Support Details: Pages 505-520

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Operating	10,575	1,326,045	1,336,620		1,336,620
FY25 Appropriated State, Operating				1,113,308	1,113,308
Federal, National Guard Bureau	11,925	140,055	151,980	586,986	738,966
All Sources	<u>22,500</u>	<u>1,466,100</u>	<u>1,488,600</u>	<u>1,700,294</u>	<u>3,188,894</u>

Summary of Work: This annualized project will repair or replace interior finishes/flooring, individual workspace partition repair/replacement, doors and storefront systems, lighting, and site improvements. This stage of the project will install new carpet and tile, paint interior walls, upgrade IT lines, latrine finishes, replace lighting, and replace individual workspace partitions on the 1st and 3rd floors.

Rationale: The finishes are original to the facility and the facility is in poor condition and does not meet current Security & Force Protection standards.

Facility Characteristics: The building is approximately 56,304 square feet and was constructed in 1987 (38 years old). Approximately 37,500 square feet of the facility will be impacted by this stage of the project. The building is used by State, Federal, and Civilian Employees, as well as Federal Technicians and National Guard Army and Air Employees. Approximately 300 individuals utilize this building daily.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$3 million at December 20, 2024), and Federal, National Guard Bureau Funds (uncommitted balance \$11 million at December 30, 2024) National Guard Bureau Funds are identified as part of the Construction and Facilities Management Office’s Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,188,894 funded from Operating, and National Guard Bureau Funds. Contract execution is expected in April 2025 and completion of construction in August 2025.

41. Project: Department of Veterans Affairs
 E26.9862: Campbell Cooling Tower Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds and establish Phase II Full Construction Budget to replace two cooling towers at the nursing home.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 7 in FY25 (estimated at \$450,000)
 Phase I Approval: March 2024 (estimated at \$450,000) (JBRC)
 Supporting Details: Pages 521-536

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (35)(a), (Veterans Homes – Capital Improvements)				784,447	784,447
Other, Capital Improvement & Maintenance	6,750		6,750	(1,770)	4,980
All Sources	<u>6,750</u>		<u>6,750</u>	<u>782,677</u>	<u>789,427</u>

Summary of Work: The project will replace the two cooling towers, pumps, valves, and controls.

Rationale: The existing cooling towers have exceeded their useful life, are starting to have problems, and are slowly requiring more service to keep them operational.

Facility Characteristics: The Richard M. Campbell Veterans Nursing Home in Anderson County is 92,210 square feet and was constructed in 1991 (34 years old). The cooling towers were installed in 2003 (22 years old). The cooling towers serve the two chillers that provide chilled water to the Harris Psychiatric Hospital in Anderson, which is +/- .25 miles away from this nursing home. The nursing home houses 218 VA long-term nursing residents and 250 staff and support personnel.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$20 million at December 20, 2024). The project is expected to result in a decrease of \$2,300 (year 1), and \$2,250 (year 2), and \$2,100 (year 3), in annual operating expenditures.

Full Project Estimate: \$789,427 funded from Capital Reserve and Capital Improvement & Maintenance Funds. Contract execution is expected in May 2025 and completion of construction in September 2025.

42. Project: Department of Veterans Affairs
 E26.9866: VVH Boiler Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Revise Scope, Change Source of Funds, and establish Phase II Full Construction Budget to replace boilers at the nursing home in Waltherboro.
- Included in CPIP: Yes – 2024 CPIP Priority 1 of 7 in FY25 (estimated at \$400,000)
 Phase I Approval: June 2024 (estimated at \$367,380) (JBRC)
 Supporting Details: Pages 537-546

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (35)(a), (Veterans Homes – Capital Improvements)				698,898	698,898
Other, Capital Improvement & Maintenance	5,511		5,511		5,511
All Sources	<u>5,511</u>		<u>5,511</u>	<u>698,898</u>	<u>704,409</u>

- Summary of Work: The project was established to replace one of the three heating boilers because it was inoperable. The revised scope will replace all three boilers. The project will also include some re-piping, and controls work to make the new unit fit.
- Rationale: The boilers are past their expected useful life and require significant service repairs. Replacing all three boilers will provide a more consistent and reliable water heating plant, ensure compatibility with each other, and facilitate synchronization of routine service/maintenance requirements.
- Facility Characteristics: The Veteran’s Victory House State Veterans Nursing home is 92,210 square feet and was constructed in 2007 (18 years old). The boilers are original to the building. The nursing home has 220 VA long-term nursing residents and 225 staff and support personnel.
- Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$20 million at December 20, 2024). The project is expected to result in a decrease of \$6,400 (year 1), \$6,080 (year 2), and \$5,776 (year 3), in annual operating expenditures.
- Full Project Estimate: \$704,409 funded from Capital Reserve, and Capital Improvement & Maintenance Funds. Contract execution is expected in May 2025 and completion of construction in November 2025.

43. Project: Department of Veterans Affairs
 E26.9904: VVH Lightning Suppression
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Change Source of Funds and establish Phase II Full Construction Budget to upgrade the lightning protection at the nursing home.
- Included in CPIP: Yes - 2024 CPIP Priority 3 of 7 in FY25 (estimated at \$300,000)
 Phase I Approval: October 2024 (estimated at \$300,000) (JBRC)
 Supporting Details: Pages 547-560

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (35)(a), (Veterans Homes – Capital Improvements)				306,739	306,739
FY25 Appropriated State, Proviso 118.20 (B)(61)(c), (Veteran Homes – Capital Improvements)	4,500		4,500	(475)	4,025
All Sources	<u>4,500</u>		<u>4,500</u>	<u>306,264</u>	<u>310,764</u>

- Summary of Work: The project will upgrade the lightning protection.
- Rationale: The facility is in an area that is prone to lightning strikes, and its current lightning protection equipment is past its expected useful life and is no longer capable of providing the appropriate level of protection it needs.
- Facility Characteristics: The Veterans Victory House State Veterans Nursing Home is approximately 92,210 square feet and was constructed in 2007 (18 years old). The last project addressing the lightning protection equipment was back in 2019 (6 years ago). The nursing home has 220 VA long-term nursing residents and 225 staff and support personnel.
- Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$20 million at December 20, 2024). The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$310,764 funded from Capital Reserve, and Appropriated State (nonrecurring) Funds. Contract execution is expected in April 2025 and completion of construction in September 2025.

44. Project: Department of Veterans Affairs
 E26.9905: Columbarium Expansion

Request: Establish Phase II Full Construction Budget to expand the MJ Dolly Cooper State Veterans Cemetery.

Included in CPIP: Yes - 2024 CPIP Priority 5 of 6 in FY26 (estimated at \$1,430,000)
 Phase I Approval: December 2024 (estimated at \$1,433,250) (SFAA)
 Supporting Details: Pages 561-570

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Veterans Cemetery Grant Service	17,550		17,550	1,415,700	1,433,250
All Sources	<u>17,550</u>		<u>17,550</u>	<u>1,415,700</u>	<u>1,433,250</u>

Summary of Work: The project will construct six (6) additional Columbariums for the interment of cremated remains at the cemetery. The columbarium walls to be constructed will be approximately 26 feet long by 3 feet wide and 6 feet high. They will be erected on two separate foundational concrete pads. One will measure 3,588 square feet and the other will measure 2,346 square feet.

Rationale: Based on National Cemetery Administration requirements, the SC Department of Veterans Affairs is required to expand the cemetery in order to meet the accommodation requirements for the interment of cremated remains for the next 10 years.

Facility Characteristics: Each Columbarium Wall will contain 200 niches for the interment of cremated remains. There will be a total of 1,200 niches added to the Columbarium grounds.

Financial Impact: The project will be funded from Federal, Veterans Cemetery Grant Service Funds (uncommitted balance \$1.41 million at January 28, 2025). The project is expected to result in an increase of \$600 (year 1), \$900 (year 2), and \$1,200 (year 3), in annual operating expenditures.

Full Project Estimate: \$1,433,250 funded from Veterans Cemetery Grant Service Funds. Contract execution is expected in September 2025 and completion of construction in May 2026.

45. Project: Vocational Rehabilitation Department
 H73.9629: Berkeley-Dorchester VR Center Re-roofing
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to reroof the building.
- Included in CPIP: Yes - 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$494,000)
- Supporting Details: Pages 571-578

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)(32)(c), (Berkeley-Dorchester VR Center Re-roofing)				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will remove and replace the existing built-up roof. The project will require the removal and disposal of asbestos containing roofing and flashing materials. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The existing roof has exceeded its useful expected life and has experienced numerous leaks, which have been repaired but the size and frequency of the leaks is increasing. The roof needs to be replaced before water further deteriorates the deck, ceiling, and contents of the building.

Facility Characteristics: The Berkeley-Dorchester VR Center building is approximately 21,450 square feet and was constructed in 1992 (33 years old). The roof is original to the building. This facility provides vocational rehabilitation services to individuals with a wide range of disabilities. The center is utilized by 24 staff and 20 to 30 consumers daily.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$494K at December 19, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$494,000 (internal) funded from Appropriated State (nonrecurring) Funds. The Phase I amount is 3.03% of the estimated cost to complete the project and the additional amount will be used to cover the cost extensive field work that is required, and for material testing.

46. Project: Department of Mental Health
 J12.9808: Crafts-Farrow Campus Electrical Distribution System

Request: Establish Phase II Full Construction Budget to construct a new, medium voltage secondary electrical distribution system to serve the facilities

Included in CPIP: Yes – 2024 CPIP Priority 1 of 28 in FY25 (estimated at \$1,200,000)
 Phase I Approval: December 2021 (estimated at \$1,200,000) (SFAA)
 Supporting Details: Pages 579-590

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

Summary of Work: The project will have Dominion take over and refeed the primary power to each campus at Crafts Farrow eliminating the 50-year-old switchgear that is a single point of failure for three medical facilities and a large support facility. In addition, this project will set up the secondary power for the Crafts Farrow State Hospital (CRSH)/Bryan/Hall/Morris Village campus to be fed directly from the new Dominion power lines and transformers, eliminating the dependence on the old switchgear. The secondary power work shall include rewiring from the transformer to the buildings, temporary rental generators, trenching, and overhead work.

Rationale: The stability of the power grid to these facilities is critical due to the nature of the treatment. The patients reside on these campuses 24/7/365 to receive the treatment they need. Per the agency, loss of power would result in loss of environmental control, security, lights, and communications, which could result in loss of life.

Facility Characteristics: The Crafts-Farrow State Hospital includes 16 buildings that total 252,863 square feet and were constructed between 1911 (114 years old) and 1975 (50 years old). There are 490 staff and support personnel which include Forensic Staff, Physical Plant Services, Employee Training, IT, Public Safety, Nutrition Services, Vehicle Management, and other various Administrative personnel. The Bryan/Hall Psychiatric Hospital includes 26 buildings that total 204,011 square feet and were constructed between 1977(48 years old) and 2015 (9 years old). There are over 200 patients and 519 staff which provide inpatient psychiatric care for adults and juveniles. The Morris Village Treatment Center includes 31 buildings that total 89,191 square feet and were constructed between 1975 (50 years old) and 1987 (38 years old). There are 100 patients and 120 staff which include Administrative, Support, Alcohol, and Drug Addition Programs.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$23.73 million at November 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 expected to result in a decrease of \$10,000 (year 1), and \$25,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,784,360 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in September 2025 and completion of construction in June 2027.

47. Project: Department of Mental Health
 J12.9864: Harris Life Safety Improvements

Request: Establish Phase II Full Construction Budget to identify and fix building life safety issues.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 28 in FY25 (estimated at \$350,000)

Phase I Approval: March 2024 (estimated at \$300,000) (JBRC)

Supporting Details: Pages 591-598

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	5,250		5,250	639,176	644,426
All Sources	<u>5,250</u>		<u>5,250</u>	<u>639,176</u>	<u>644,426</u>

Summary of Work: The project will identify and correct life safety issues in the building. The work will include concrete and masonry, door replacement, frame, hardware, drywall, sealant, and fire /smoke dampers.

Rationale: There have been multiple renovation projects in the hospital since it was constructed. It has been found that fire/smoke wall penetrations have not been sealed correctly. It was identified during a major renovation that during the original construction, some life safety building components were either not completed correctly, or not built at all.

Facility Characteristics: The Patrick B. Harris Psychiatric Hospital in Anderson County is 162,310 square feet and was constructed in 1985 (40 years old). The building is an inpatient psychiatric hospital that is utilized by 250 staff, and up to 200 patients.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance is \$23.73 million at November 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 expenditures.

Full Project Estimate: \$644,426 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in September 2025 and completion of construction in February 2026.

48. Project: Department of Juvenile Justice
 N12.9636: BRRC Physical Security Upgrades
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to address significant security challenges.
- Included in CPIP: Yes – 2024 CPIP Priority 10 of 14 in FY25 (estimated at \$3,000,000)
- Supporting Details: Pages 599-606

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)				3,000,000	3,000,000
All Sources				<u>3,000,000</u>	<u>3,000,000</u>

Summary of Work: The project will divide up the campus with a 3,800 linear-foot security fence to create two distinct zones. One zone will be a secure campus (80 acres), and will include the existing facilities to meet residential, clinical, educational, and programmatic needs. The second zone will be the administrative campus (100 acres) and will include the administrative and training functions. Until the infirmary can be relocated to the secure campus, there must a new security fence with a sally port installed around the infirmary. Some new access roads and parking lots will be necessary along with additional security measures such as cameras, upgrading inoperable gates, and modernizing the access control systems. Given the neglect and ineffective design of the current campus, additional security upgrades may be required as the project evolves.

Rationale: The agency is beginning the process of vacating its leased office building and moving employees back to the BRRC campus. Due to the current design of campus, there are significant security challenges. The campus layout necessitates transporting youth by vehicle to various activities, increasing risks and vulnerabilities. The expansive area enables opportunities for contraband concealment, unauthorized access, and evasion from staff oversight. The dispersed configuration delays incident response times, leading to greater risks of injury and damage to state property. Juvenile Justice best practices recommend contained facilities with secure perimeters. While a fully enclosed facility is not feasible at present, the next best solution is to reduce the operational footprint of the campus.

Facility Characteristics: The Broad River Road Complex is 180 acres. The secure campus will be used to house juveniles and their associated programming. The other side of the campus will contain agency support buildings. The complex houses approximately 150 juveniles, and there are up to 500 staff.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$16.93 million at January 2, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2025 and completion of construction in December 2027.

49. Project: Department of Juvenile Justice
 N12.9637: BRRC Gatehouse Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase I Pre-Design Budget to replace the existing gatehouse.
- Included in CPIP: Yes – 2024 CPIP Priority 13 of 14 in FY25 (estimated at \$1,000,000)
- Supporting Details: Pages 607-614

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)				45,000	45,000
All Sources				<u>45,000</u>	<u>45,000</u>

Summary of Work: The project will replace the existing gatehouse at the Broad River Road Complex. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The current gatehouse serving the facility does not have sufficient room for the security screening equipment now in use, i.e., body scanner, package scanners, and magnetometers used by the Agency. This equipment takes up most of the floor space, preventing adequate room to properly screen staff and visitors, which creates bottlenecks preventing a smooth flow of traffic. This project will increase the safety and security of staff, juveniles and visitors by ensuring that everyone is screened properly before they enter the facility.

Facility Characteristics: The existing gatehouse was constructed in 2008 (17 years old). The new gatehouse to be constructed will be approximately 4,500 square feet. The new building will house the Dispatch Center, Employee Health and a Recruiting office. The Dispatch Center is currently housed in an old house that is not secure and does not meet the needs of the Agency. The addition of Employee Health, and the Recruiting Office into this building will provide a single easy to find location for prospective employees.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$16.93 million at January 2, 2025). The project is expected to result in additional annual operating costs, but those amounts have not yet been determined.

Full Project Estimate: \$3,000,000 (internal) funded from Appropriated State (nonrecurring) Funds.

50. Project: Department of Juvenile Justice
 N12.9638: Upgrade Evaluation Center Gatehouses
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Phase II Full Construction Budget to upgrade the existing gatehouses at the Coastal, Upstate, and Midlands Evaluation Center.
- Included in CPIP: Yes – 2024 CPIP Priority 7 of 14 in FY25 (estimated at \$3,000,000)
- Supporting Details: Pages 615-622

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)				3,000,000	3,000,000
All Sources				<u>3,000,000</u>	<u>3,000,000</u>

Summary of Work: The project will include the enlargement of the current gatehouses if cost effective, or replacement if required due to the existing gatehouse’s design.

Rationale: The current gatehouses are of the same design and do not have sufficient room for the security screening equipment now in use, i.e., body scanner, package scanners, and magnetometers. Additionally, the current gatehouses do not have a bathroom which requires constant adjustments by staff to accommodate bathroom breaks for the staff assigned to that post. This project will increase the safety and security of staff, juveniles and visitors by ensuring that everyone is screened properly before they enter the facility.

Facility Characteristics: The existing gatehouses are approximately 120 square feet and were constructed between 1996 (29 years old) and 2002 (23 years old). Each gatehouse will be expanded to approximately 600 square feet. Each evaluation center has approximately 70 staff and various visitors daily.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance is \$16.93 million at January 2, 2025). The project is expected to result in additional annual operating expenditures, but those amounts have not yet been determined.

Full Project Estimate: \$3,000,000 (internal) funded from Appropriated State (nonrecurring) Funds.

51. Project: Department of Natural Resources
 P24.6081: York - York Area Office Rebuild

Request: Establish Phase II Full Construction Budget to replace the existing DNR York Office located in central York County.

Included in CPIP: Yes – 2024 CPIP Priority 16 of 62 in FY25 (estimated at \$1,350,000)
 Phase I Approval: October 2023 (estimated at \$1,350,000) (SFAA)
 Supporting Details: Pages 661-696

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) (i), (Field/Regional Office and Building Maintenance)	20,250		20,250	600,000	620,250
FY24 Carryforward				835,117	835,117
FY24 Carryforward, (transfer from P24-6073)				300,000	300,000
Federal, US Fish & Wildlife Service Grant				187,500	187,500
All Sources	<u>20,250</u>		<u>20,250</u>	<u>1,922,617</u>	<u>1,942,867</u>

Summary of Work: The project will construct a new multipurpose office at the current location that will be designed to meet ADA accessibility standards and PCI requirements. Upon completion of the new building, the old building will be demolished as part of this project. 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 existing building is past its useful life. The building does not have sufficient space to meet the agencies needs or current security guidelines without major renovation. Additionally, the Freshwater Fisheries section had to vacate property leased from Duke Power due to the latest FERC relicensing plans. Fisheries has occupied storage and temporary office space in the interim, none of which allow for on-site wet lab work.

Facility Characteristics: The existing building is 1,200 square feet and was constructed in 1978 (47 years old). The new building will be approximately 3,520 square feet. The new building will enable the agency to consolidate multiple division needs into one facility that is centrally located and convenient to the public in the northern portion of the state. The new building will be utilized by 11 staff, and 20 to 30 public visitors a day.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance \$979K at December 27, 2024), FY24 Appropriated State, Carryforward (uncommitted balance \$2.43 million at December 27, 2024), and Federal, US Fish & Wildlife Service Grant Funds (uncommitted balance \$188K at December 27, 2024). US Fish & Wildlife Service Grant Funds were received to construct a new office building to house fisheries staff and equipment. The project is expected to result in an increase of \$367 (year 1), and \$1,100 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,942,867 fund from Appropriated State (nonrecurring), Carryforward, and US Fish & Wildlife Service Sportfish Restoration Grant Funds. Contract execution is expected in July 2025 and completion of construction in February 2026.

52. Project: Department of Natural Resources
 P24.6105: Georgetown - Yawkey Center-Rockfish Bridge Replacement

Request: Establish Phase II Full Construction Budget to replace the existing bridge over Rockfish canal that provides access to the Tom Yawkey Wildlife Center.

Included in CPIP: Yes – 2024 CPIP Priority 20 of 62 in FY25 (estimated at \$1,400,000)
 Phase I Approval: June 2024 (estimated at \$1,400,000) (SFAA)
 Supporting Details: Pages 697-708

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Yawkey Wildlife Operating	42,000		42,000		42,000
Other, Tom Yawkey Wildlife Center Trust				1,242,010	1,242,010
All Sources	<u>42,000</u>		<u>42,000</u>	<u>1,242,010</u>	<u>1,284,010</u>

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

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

Facility Characteristics: The existing bridge was constructed in 1965 (60 years old). Approximately 10,000 persons use the bridge annually.

Financial Impact: This phase of the project will be funded from Other, Tom Yawkey Wildlife Center Trust Fund (uncommitted balance \$1.52 million at December 27, 2024). This grant was awarded for the purpose of supporting the operation and maintenance and the acquisition of additional real property complementary to those tracts of real property owned by DNR in Georgetown County. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,284,010 funded from Tom Yawkey Wildlife Center Trust Funds. Contract execution is expected in July 2025 and completion of construction in January 2026.

53. Project: Department of Natural Resources
 P24.6099: Sumter/Lee - Bobwhite Hills Land Acquisition (Player)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 774 acres in Sumter and Lee Counties.

Included in CPIP: Yes – 2024 CPIP Priority 44 of 62 in FY25 (estimated at \$640,000)

Supporting Details: Pages 709-722

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection (Deer)				20,000	20,000
Other, Fish & Wildlife Protection (Timber)				20,000	20,000
All Sources				<u>40,000</u>	<u>40,000</u>

Rationale: The property adjoins a 2,490-acre tract leased by DNR as a Wildlife Management Area. Acquisition of the property will increase habitat connectivity and provide additional land for the public to engage in outdoor recreational and educational activities.

Characteristics: The property is composed of an upland longleaf pine savanna ecosystem in an area in which forty-three priority species are known or expected to occur, including four that are classified as federally at-risk.

Financial Impact: The property is offered by Pheasants Forever, Inc. of St. Paul, Minnesota for the proposed purchase price of \$675,000. The due diligence activities will be funded from Other, Fish & Wildlife Protection (Deer) (uncommitted balance \$1.69 million at December 27, 2024), and Other, Fish & Wildlife Protection (Timber) Funds (uncommitted balance \$976K at December 27, 2024). Fish & Wildlife Protection (Deer) Funds are derived from the sale of antlered and antlerless deer tags. Fish & Wildlife Protection (Timber) Funds are derived from timber harvests on DNR lands. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$5,000 (year 1), \$2,000 (year 2), and \$1,000 (year 3), in annual operating expenditures.

Full Project Estimate: \$715,000 (internal) funded from Fish & Wildlife Protection (Deer), and Fish & Wildlife Protection (Timber) 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.

54. Project: Department of Natural Resources
 P24.6112: Florence - Woodbury HP/WMA Land Acquisition (Snow's Island)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 4,969 acres in Florence County.

Included in CPIP: Yes – 2024 CPIP Priority 12 of 34 in FY26 (estimated at \$20,000)

Supporting Details: Pages 723-738

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: Snow’s Island and another potential land acquisition property, River Forks, combined will total approximately 7,553 acres and provide protection for more than 60 miles of river and creek frontage. These properties abut to the majority of the 66-mile Revolutionary Rivers Trail, a federally recognized water trail along the State’s designated Scenic Lynches and Great Pee Dee rivers. If acquired, the property will be established as a Heritage Preserve and placed in the agency’s Wildlife Management Area Program. In addition to the outdoor recreation activities that will be available to the public, this property represents unique and significant natural and cultural resources.

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

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. of New York, New York for the proposed purchase price of \$10,000,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 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: \$10,020,000 (internal). The Final Land Acquisition will be funded from \$1,500,000 in US Fish & Wildlife Service, North American Wetland Conservation Act, and \$8,500,000 in US Forest Service, Forest Legacy Program 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.

55. Project: Department of Natural Resources
 P24.6113: Charleston - Botany Bay HP/WMA Land Donation (Ocella Creek)
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 19 acres in Charleston County.

Included in CPIP: Yes – 2024 CPIP Priority 38 of 62 in FY25 (estimated at \$20,000)

Supporting Details: Pages 739-754

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

Rationale: Acquisition of this property will provide a point of access for management to the existing Botany Bay HP/WMA, including access for control of wildfires. An existing road following the southern edge of the property will allow for management access and public access. The property also provides access to a tributary of Ocella Creek and could provide opportunities for recreational fishing. Trails could be established, using existing roads, for nature observation and hunting, which would expand the visitor benefits for users of the HP/WMA. If acquired, this property will be dedicated as a Heritage Preserve and placed into the Corpus of the Heritage Trust. The property will also be designated a Wildlife Management Area.

Characteristics: This property is contiguous to Botany Bay Heritage Preserve/Wildlife Management Area, located off Point of Pines Road.

Financial Impact: The property is offered by Edisto Island Open Land Trust, Inc. of Edisto Island, South Carolina as a donation. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 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 \$1,000 (year 2), in annual operating expenditures.

Full Project Estimate: \$20,000 (internal) funded from 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.

56. Project: Department of Natural Resources
 P24.6115: Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 106 acres in Pickens County.
- Included in CPIP: No – The property was not available for purchase during the 2024 CPIP submission process.
- Supporting Details: Pages 755-770

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

Rationale: Acquisition of this property will protect the viewshed along Highway 11 and limit the threat of development along the Eastatoe Creek. It would expand visitor benefits for users of the existing Jocassee Gorges HP and Wadakoe Mountain HP/WMA by providing opportunities for recreational fishing, hunting, and nature observation. Trails could be established and there is existing parking and trail access across the street from the property on Roy F. Jones Highway. If acquired, this property will be dedicated as a Heritage Preserve and placed into the Corpus of the Heritage Trust program. The property will also be designated a Wildlife Management Area to be added to the Jocassee Gorges WMA.

Characteristics: Jocassee Gorges boasts a diverse array of wildlife, including some of the most abundant salamander and black bear populations in the southeast.

Financial Impact: The property is offered by Naturaland Trust of Greenville, South Carolina for the proposed purchase price of \$475,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 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 \$1,000 (year 2), in annual operating expenditures.

Full Project Estimate: \$495,000 (internal) funded from 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.

57. Project: Department of Natural Resources
 P24.6122: Greenville - Bunched Arrowhead HP Land Acquisition (Shelton)
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 24 acres in Greenville County.

Included in CPIP: Yes – 2024 CPIP Priority 22 of 34 in FY26 (estimated at \$20,000)

Supporting Details: Pages 771-786

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

Rationale: Acquisition of this property will protect Bunched Arrowhead and help enable the recovery and long-term persistence of the species. If acquired, the property would be added to the Bunched Arrowhead HP complex and placed into the Corpus of the Heritage Trust program.

Characteristics: The property is home to a crucial population of the Bunched Arrowhead (*Sagittaria fasciculata*) and its very specialized Piedmont seepage forest habitat found only in Greenville County, South Carolina, and a single county in North Carolina.

Financial Impact: The property is offered by Naturaland Trust of Greenville, South Carolina for the proposed purchase price of \$100,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 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 \$4,000 (year 1), and \$2,000 (year 2), in annual operating expenditures.

Full Project Estimate: \$120,000 (internal) funded from 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.

58. Project: Department of Natural Resources
 P24.6068: Charleston-Botany Bay HP Land Donation (Bayview Farms Tract)
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Final Land Acquisition to acquire +/- 176.43 acres in Charleston County.

Included in CPIP: Yes – 2024 CPIP Priority 38 of 62 in FY25 (estimated at \$20,000)

Phase I Approval: September 2023 (estimated at \$20,000) (JBRC Staff)

Supporting Details: Pages 787-808

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation) (transfer from P24-6078)	12,497		12,497		12,497
FY23 Appropriated State, Proviso 118.19 (B)(44)(f), (Land Conservation)	7,503		7,503		7,503
All Sources	<u>20,000</u>		<u>20,000</u>		<u>20,000</u>

Rationale: Acquisition of the property will expand a SCDNR Heritage Preserve /Wildlife Management Area (HP /WMA) and will be open to the public for outdoor recreational activities such as hunting, fishing, hiking, and viewing wildlife. Acquisition of the tract will preserve the view shed along the entrance road to Botany Bay, which has the highest visitation rate of all SCDNR properties. Protection of this property will expand protection of riparian corridor habitat, floodplain functions, and downstream water quality affecting creeks and related estuarine resources at the refuge. Further, the acquisition of the property gives an opportunity for restoration of the channelized tidal wetland which drains into the Heritage Preserve. Private lands available for outdoor activities continue to diminish; therefore, demand for public lands to engage in these activities continue to increase.

Characteristics: The property to be acquired is located adjacent to Botany Bay HP /WMA on Highway 74 and Botany Bay Road. It includes approximately 50-acres of palustrine wetlands. It is beside an existing Heritage Preserve/WMA. The tract has been identified as a priority area for bird species and is in the ACE Basin Waterfowl Focus Area, and includes a mixed hardwood upland forest, maritime forest, riparian corridors, and forested floodplain.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. as a donation. The project is expected to result in an increase of \$4,000 (year 1), \$1,000 (year 2), and \$500 (year 3) in annual operating expenditures. An appraisal is not required because this is a donation of property. A Phase I Environmental Site Assessment was completed in December 2023 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.

Full Project Estimate: \$20,000 funded from Appropriated State (nonrecurring) Funds.

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

59. Project: Department of Natural Resources
 P24.6071: Greenville - Bunched Arrowhead HP Land Acquisition (BurnsCo A. LLC Tract)
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Final Land Acquisition to purchase +/- 31.78 acres in Greenville County.

Included in CPIP: Yes – 2024 CPIP Priority 58 of 62 in FY25 (estimated at \$105,000)

Phase I Approval: July 2023 (estimated at \$105,000) (JBRC Staff)

Supporting Details: Pages 809-840

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	85,000	105,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>85,000</u>	<u>105,000</u>

Rationale: Acquisition of the property will protect a Piedmont seepage swamp forest, which is an important site for the protection of the Federally Endangered Bunched Arrowhead (*Sagittaria fasciculata*). This species is known globally from Greenville County, SC, and a single county in North Carolina. South Carolina is the stronghold for the species, largely due to conservation efforts here and DNR Heritage Preserves. There is a colony on the Burns Tract on the edge of a pond. There is high quality habitat for it on the BurnsCo A LLC tract, but no plants exist there. It provides an opportunity for introduction. If acquired, the property would be added into the Corpus of the Heritage Trust program.

Characteristics: The property to be purchased is located in central Greenville County. It is near the SC Department of Natural Resources’ Bunched Arrowhead Heritage Preserve. It is documented that other rare plants are in the area to include the Federally Threatened Dwarf-flowered Heartleaf (SWAP Highest, S2), Federally Endangered Sweet Mountain Pitcher Plant (SWAP Highest, S1/S2), Shortleaf Sneezeweed (SWAP Medium, S1), Appalachian Pigmy Pipes (SWAP High, S2), Green Fringed Orchid (S2), and American Climbing Fern (S3).

Financial Impact: The property is offered by Naturaland Trust for \$85,000. The acquisition will be funded from Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 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 \$4,000 (year 1), \$2,000 (year 2), and \$500 (year 3), in annual operating expenditures. An appraisal was completed in January 2024 for the +/- 6.70-acre tract and valued the property at \$180,000. An appraisal was completed in December 2024 for the +/- 24.64-acre tract and valued the property at \$690,000. A Phase I Environmental Site Assessment was completed in January 2025 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.

Full Project Estimate: \$105,000 funded from 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.

60. Project: Department of Natural Resources
 P24.6089: Jasper-Coosawhatchie HP Land Acquisition Part IV (Gopher Tortoise-OSI)

Request: Establish Final Land Acquisition to purchase +/- 332.8 acres in Jasper County.

Included in CPIP: Yes – 2024 CPIP Priority 48 of 62 in FY25 (estimated at \$720,000)

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

Supporting Details: Pages 841-870

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	670,000	690,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>670,000</u>	<u>690,000</u>

Rationale: Acquisition of the property will protect important wildlife species and provide additional lands for the public to engage in outdoor recreational activities.

Characteristics: The property is approximately eight miles north of Ridgeland and three miles west of Interstate 95. It adjoins the west side of Coosawhatchie Heritage Preserve/Wildlife Management Area and is comprised of forested uplands and sand ridges that provide habitat for the state endangered gopher tortoise. More than 170 tortoises currently inhabit the area. Besides the gopher tortoise, the area provides habitat for other herpetofauna of concern, big and small game species, and Neotropical songbirds.

Financial Impact: The property is offered by Open Space Institute Lane Trust for \$670,000. The acquisition will be funded from Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 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 \$4,000 (year 1), \$1,000 (year 2), and \$500 (year 3), in annual operating expenditures. An appraisal was completed in August 2024 for the +/- 272.62-acre tract and valued the property at \$670,000. An appraisal was completed in August 2024 for the +/- 60.26-acre tract and valued the property at \$240,000. A Phase I Environmental Site Assessment was completed in September 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.

Full Project Estimate: \$690,000 funded from 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.

61. Project: Department of Natural Resources
 P24.6091: Pickens – Jocassee Gorges WMA Land Acquisition (Winchester-NLT)

Request: Establish Final Land Acquisition to purchase +/- 234.43 acres of land in Pickens County.

Included in CPIP: Yes – 2024 CPIP Priority 49 of 62 in FY24 (estimated at \$400,000)

Phase I Approval: December 2023 (estimated at \$370,000) (JBRC)

Revise Scope Approval: October 2024 (estimated at \$415,000) (JBRC)

Supporting Details: Pages 871-896

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Fish & Wildlife Protection (Deer)	20,000		20,000	175,000	195,000
Other, Fish & Wildlife Protection (Timber)				220,000	220,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>395,000</u>	<u>415,000</u>

Rationale: Acquisition of the property will aid in management activities, connect it to another parcel of interest by DNR and provide additional lands for the public to engage in outdoor recreational activities. The added acreage will provide public access to Little Eastatoe Creek increasing recreational fishing opportunities.

Characteristics: The property is approximately 3 miles west of Sunset north of US Highway 11. It adjoins the south side of Jocassee Gorges Wildlife Management Area. The property is composed of forested uplands containing planted pine and mixed pine/hardwoods. A section of the Little Eastatoe Creek and three associated streams are also located on the tract.

Financial Impact: The property is offered by Naturaland Trust for \$395,000. The acquisition will be funded from Fish & Wildlife Protection (Deer) (uncommitted balance \$1.69 million at December 27, 2024), and Fish & Wildlife Protection (Timber) Funds (uncommitted balance \$976K at December 27, 2024). Fish & Wildlife Protection (Deer) Funds are derived from income from the sale of antlered and antlerless deer tags. Fish & Wildlife Protection (Timber) Funds are derived from income from the sale of timber harvests on DNR lands. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$3,000 (year 1), \$2,000 (year 2), and \$500 (year 3), in annual operating expenditures. An appraisal was completed in June 2024 and valued the property at \$1,530,000. A Phase I Environmental Site Assessment was completed in June 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls.

Full Project Estimate: \$415,000 funded from Fish & Wildlife Protection (Deer) and Fish & Wildlife Protection (Timber) 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.

62. Project: Department of Natural Resources
 P24.6092: Oconee-Stumphouse Mountain HP Land Acquisition (McCorkle Tract)
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Establish Final Land Acquisition to purchase +/- 17.7 acres in Oconee County.

Included in CPIP: No – The property was not officially available for purchase until December 2024.

Phase I Approval: January 2024 (estimated at \$210,000) (JBRC Staff)

Supporting Details: Pages 897-932

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	145,000	165,000
Other, Operating Revenue				40,000	40,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>185,000</u>	<u>205,000</u>

Rationale: The primary purpose of the acquisition is to avoid litigation and resolve a boundary dispute concerning an access road along the southern border of this tract. Acquisition of the property would ensure legal entry into the north side of the preserve. If acquired, the property will extend the Stumphouse Mountain Heritage Preserve /Wildlife Management Area and will be open to the public to engage in outdoor recreational activities.

Characteristics: The property is located approximately five miles north of Walhalla and adjoins the north side of SCDNR's Stumphouse Mountain Heritage Preserve. It is composed of an upland hardwood forest and provides habitat for game and non-game species.

Financial Impact: The property is offered by Kenneth D. McCorkle of Seneca, SC for \$185,000. The acquisition will be funded from Heritage Land Trust Funds (uncommitted balance \$37.29 million at December 27, 2024), and Other, Operating Revenue (uncommitted balance \$40K at December 27, 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. Operating Revenue Funds are derived from settlements of title insurance matters. If acquired, no construction will be completed on the property. The project is expected to result in an increase of \$4,000 (year 1), \$1,000 (year 2), and \$500 (year 3), in annual operating expenditures. An appraisal was completed in October 2024 and valued the property at \$195,000. A Phase I Environmental Site Assessment was completed in April 2024 and found evidence for the potential cause of environmental concerns. These concerns are the tires, roofing materials, siding materials on the residence building, and floor coverings in the residence building. The assessment recommended additional environmental and hydrogeological services, or to obtain geotechnical engineering services. As a result, an asbestos survey was completed and found that the silver roof sealant on sheet metal panels, as well as sheet flooring layers do contain non-friable asbestos containing materials and those materials will need to be removed, and properly disposed prior to demolition activities being completed. Chicago Title has agreed to pay DNR \$10,000 to go towards the clean-up of the property, which is estimated at \$18,500. Letters of support have been received from Oconee County and Oconee County School District authorizing the removal of the property from the tax rolls.

Full Project Estimate: \$205,000 funded from Heritage Land Trust and Operating Revenue 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.

63. Project: Department of Parks, Recreation, and Tourism
 P28.9796: Paving Agreement with SCDOT

Request: Increase Phase II Full Construction Budget for statewide paving projects at ten (10) state parks.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 37 in FY25 (estimated at \$4,670,000)

Phase I Approval: June 2021 (estimated at \$1,100,000) (SFAA)

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

Phase II Increase Approval: April 2022 (estimated at \$1,660,000) (SFAA)

Phase II Increase Approval: May 2023 (estimated at \$4,660,000) (Admin)

Supporting Details: Pages 933-948

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue	15,000	1,645,000	1,660,000		1,660,000
FY23 Appropriated State, Proviso 118.19 (B)(45)(k), (State Park Enhancements)		3,000,000	3,000,000		3,000,000
FY25 Appropriated State, Proviso 118.20 (B)(38)(k), (State Park Road Paving)				500,000	500,000
All Sources	<u>15,000</u>	<u>4,645,000</u>	<u>4,660,000</u>	<u>500,000</u>	<u>5,160,000</u>

Summary of Work: This annualized project will be completed in phases and was established to re-pave park roads. The SCDOT will be moving forward with these projects first based on the following priority list provided to them: (1) Barnwell State Park: Partial Re-paving; (2) Charles Town Landing: Entrance Road; (3) Santee State Park: Lake Shore side and possible round about; (4) Table Rock State Park; (5) Chester State Park; (6) Jones Gap State Park; (7) Paris Mountain State Park: Road Shoulder Repair /Patching /Widening; (8) Lake Hartwell State Park; (9) Aiken State Park; (10) Myrtle Beach State Park. Barnwell State Park, Charles Town Landing, and Aiken State Park have been completed. This increase will cover Santee State Park and one more on the list included in this project.

Rationale: Through discussions with the SCDOT and a recent completed project, SCPRT has discovered that the SCDOT can repair and resurface roads less expensively and more efficiently than the SCPRT can internally. These funds will be used to reimburse the SCDOT for paving projects. The SCDOT will oversee all on site construction work and when billed by the paving contractor, the SCPRT will reimburse the SCDOT for the expense. The SCDOT will be moving forward with these projects first based on the priority list provided to them.

Facility Characteristics: The roads in the parks are utilized by all park visitors to these sites. It is estimated that approximately 5 million people use the state’s park roads each year.

Financial Impact: This increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$500K at November 20, 2024). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$5,160,000 funded from Appropriated State (nonrecurring) Funds. Completion of construction is anticipated in December 2026.

64. Project: Department of Parks, Recreation & Tourism
 P28.9866: Property Acquisition – Hutto Tract
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)
- Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 4.6 acres in Pickens County.
- Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at \$7,500,000 – this component estimated at \$175,000)
- Supporting Details: Pages 949-964

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Operating				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

- Rationale: Acquisition of this property will protect the viewshed of Lake Oolenoy and Carrick Creek and to allow for potential expansion of recreation opportunities in an area that is rapidly growing. Securing this tract would prevent potential for residential development within the Lake Oolenoy and Carrick Creek viewshed and watershed.
- Characteristics: The property is unimproved land directly adjacent to Table Rock State Park to the North of Highway 11.
- Financial Impact: The property is offered by Tom Hutto of Meggett, SC, Nancy Dangerfield of Mt. Pleasant, SC, and Harriet Foster of Richmond VA, for the proposed purchase price of \$155,000. The due diligence activities will be funded from FY25 Appropriated State, Operating Funds (uncommitted balance \$1.97 million at February 14, 2025). If acquired, no construction will be completed on the property. The project is not expected to result in any change in annual operating expenditures.
- Full Project Estimate: \$175,000 (internal). Phase II will be funded from SC Conservation Bank Funds.
- Other: The South Carolina Department of Parks, Recreation & Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

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

Request: Establish Final Land Acquisition to purchase +/- 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)

Revise Scope & Change Project Name: February 2025 (estimated at \$2,062,500) (SFAA)

Supporting Details: Pages 965-998

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)	
FY25 Appropriated State, Operating				20,000	20,000
Federal, US Fish & Wildlife’s North American Wetland Conservation Act (NAWCA)				1,000,000	1,000,000
Federal, National Coastal Wetland Conservation Grant (NCWCGP)				1,000,000	1,000,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>2,000,000</u>	<u>2,020,000</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: 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 \$2,000,000. The acquisition will be funded from FY25 Appropriated State, Operating Funds (uncommitted balance \$1.966 million at February 14, 2025), Federal, North American Wetland Conservation Act grant (uncommitted balance \$1 million at December 13, 2024), and Federal, National Coastal Wetland Conservation Grant Funds (uncommitted balance \$1 million at December 13, 2024). National American Wetlands Conservation Act funds are competitive, matching grants that support public-private partnerships carrying out projects in the U.S. that involve

long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats for the benefit of all wetlands-associated migratory birds. The National Coastal Wetlands Conservation Grants Program annually provides grants of up to \$1 million to coastal and Great Lakes states, as well as U.S. territories to protect, restore and enhance coastal wetland ecosystems and associated uplands. If acquired, no construction will be completed on the property. The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in August 2024 and valued the property at \$5,480,000. A Phase I Environmental Site Assessment was completed in October 2023 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore the property is not included on the tax rolls.

Full Project Estimate: \$2,020,000 funded from Operating, North American Wetland Conservation Act, and National Coastal Wetlands Conservation Grant Funds.

Other: The South Carolina Department of Parks Recreation and 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.

66. Project: Department of Parks, Recreation & Tourism
 P28.9840: Property Acquisition - Black River Browns Ferry

Request: Establish Final Land Acquisition to purchase +/-311.49 acres in Georgetown County.

Included in CPIP: Yes – 2024 CPIP Priority 30 of 37 in FY25 (estimated at \$1,220,000)

Phase I Approval: March 2024 (estimated at \$1,220,000) (SFAA)

Supporting Details: Pages 999-1020

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
Federal, Land and Water Conservation Grant				249,000	249,000
Other, Park Revenue				284,000	284,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>533,000</u>	<u>553,000</u>

Rationale: Acquisition of the property will provide residents and visitors a wilderness-quality experience along a coastal-plan river. This tract will connect the Mingo Creek Paddle experience with broader paddling experience on the Black River. This property is located near town Choppee and is an important tract to connect and provide access to residents.

Characteristics: The property to be acquired is near the town of Andrews. The land is part of a larger green way that will require additional acquisition.

Financial Impact: The property is offered by Evergreen TimberCo SC, LLC to Open Space Institute Land Trust, Inc. for \$996,768. Open Space Institute Land Trust is offering the property to the state for \$498,000. The acquisition will be funded from Federal, Land and Water Conservation Grant (uncommitted balance \$500K at February 14, 2025), and Other, Park Revenue Funds (uncommitted balance \$7.40 million at February 14, 2025). If acquired, no construction will be completed on the property. The project is not expected to result in any change in annual operating expenditures. An appraisal was completed in December 2023 and valued the property at \$1,065,000. A Phase I Environmental Site Assessment was completed in September 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Georgetown County and Georgetown County School District authorizing the remove of the property from the tax rolls.

Full Project Estimate: \$553,000 funded from Appropriated State (nonrecurring), Land and Water Conservation Grant, and Park Revenue Funds.

Other: The South Carolina Department of Parks Recreation and 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.

67. Project: Department of Parks, Recreation & Tourism
 P28.9838: Property Purchase – Mountain Bridge Lawton Road
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds in this project to purchase +/- 24 acres in Georgetown County.

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

Phase I Approval: February 2024 (estimated at \$220,000) (JBRC Staff)

Phase II Approval: May 2024 (estimated at \$220,000) (JBRC)

Supporting Details: Pages 1021-1022

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	200,000	220,000	(98,340)	121,660
FY25 Appropriated State, Operating				98,340	98,340
All Sources	<u>20,000</u>	<u>200,000</u>	<u>220,000</u>		<u>220,000</u>

Rationale: Acquisition of the property will connect the pending donation of Camp Spearhead with the greater Mountain Bridge and will become a part of The Mountain Bridge Wilderness area. The property will provide public access for recreation while protecting a unique landscape of South Carolina, the Blue Ridge Escarpment with its unique hardwood forest with diverse flora and fauna creeks and waterfalls. This will also help to address current capacity issues of the park by providing more opportunities for trails, public recreation and access points to Jones Gap and the Mountain Bridge Wilderness area.

Characteristics: The property is located off Highway 11, and adjacent to the Camp Spearhead donation (174-acres). No construction or renovations will be done on the property.

Financial Impact: The property is offered by Naturaland Trust for \$200,000. The purchase will be funded from FY24 Appropriated State Funds (non-recurring) (uncommitted balance \$122K at February 18, 2025), and FY25 Appropriated State, Operating Funds (uncommitted balance \$1.966 million at February 14, 2025) An appraisal was completed March 2024 and valued the property at \$205,000. A Phase I Environmental Site Assessment was completed in March 2024 and found no evidence of recognized environmental conditions in connection with the property and therefore no further evaluation is recommended at this time. A building condition assessment was completed March 2024. The report recommended that the residence and suspected cistern be demolished, and minor improvements be made to the storage shed and pole barn on the property. The agency’s priority for this acquisition is the land to add to the current protected and recreational footprint of the Mountain Bridge Wilderness Area. Upon acquisition and as resources allow, SCPRT will demolish the residence and suspect cistern structure as part of a separate project. Letters of support are not required because the property is owned by a nonprofit organization and therefore the property is not on the tax rolls. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$220,000 funded from Appropriated State (nonrecurring), and Appropriated State, Operating Funds.

Other: The South Carolina Department of Parks Recreation and 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.

68. Project: Department of Parks, Recreation & Tourism
 P28.9841: Property Acquisition – Black River Cold Creek
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to committee approval prior to Act 214.)

Request: Change Source of Funds in this project to purchase +/- 178.76 acres in Georgetown County.

Included in CPIP: Yes – 2024 CPIP Priority 31 of 37 in FY25 (estimated at \$662,000)
 Phase I Approval: March 2024 (estimated at \$662,000) (JBRC)
 Phase II Approval: December 2024 (estimated at \$493,931) (SFAA)
 Supporting Details: Pages 1023-1031

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	31,500	51,500		51,500
FY25 Appropriated State, Operating		221,215	221,215	(221,215)	
Federal, Land and Water Conservation				221,215	221,215
Other, SC Conservation Bank - FY25 Appropriated State, Operating		221,215	221,215		221,216
All Sources	<u>20,000</u>	<u>473,930</u>	<u>493,930</u>		<u>493,931</u>

Rationale: Acquisition of the property will provide residents and visitors a wilderness-quality experience along a coastal-plan river. The agency’s presence in the region will help spur visitation and tourism in an economically depressed part of the state. The tract will connect the Mingo Creek Paddle experience with a broader paddling experience on the Black River.

Characteristics: The property consists of bottomland hardwood forest and undeveloped riverfront on the freshwater tidal reach of Mingo Creek in the Winyah Bay estuary. The Black River provides significant habitat for waterfowl, resident and migratory songbirds and wading birds.

Financial Impact: The property is offered by Open Space Institute Land Trust, Inc. for \$442,431. The acquisition will be funded from Federal, Land and Water Conservation (uncommitted balance \$321K at November 20, 2024), and Other, SC Conservation Bank FY25 Appropriated State, Operating Funds (uncommitted balance \$13.5 million at October 31, 2024). An appraisal was completed in April 2024 and valued the property at \$642,000. A Phase I Environmental Site Assessment was completed in May 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore not included on the tax rolls. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$493,931 funded from Appropriated State (nonrecurring), Land and Water Conservation, and SC Conservation Bank Appropriated State Operating Funds. The project requested an additional \$31,500 for additional survey work that was needed to delineate the tract and confirm the acreage.

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.

AGENCY: Department of Administration
Capital Budget Office

SUBJECT: Permanent Improvement Project Proposals

The Department of Administration has supplemented its submission with 1 proposal for a Permanent Improvement Project on behalf of the College of Charleston, summarized as follows:

	Items	Existing Budget	Proposed Budget Change	Estimated Total Project Cost
Higher Education				
H15 - College of Charleston	1	75,020,000	317,172	75,337,172
Grand Total	1	75,020,000	317,172	75,337,172

COMMITTEE ACTION:

Review and make recommendation of proposed permanent improvement project 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 5-2025 covering the period November 1, 2024, through December 31, 2024.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: **March 26, 2024**

Regular Agenda

1. Submitted By:

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

Kevin Etheridge

 Kevin Etheridge, Executive Budget Office

2. Subject:

College of Charleston – Project 205 Land Acquisition

3. Summary Background Information:

Project: College of Charleston
 H15.9688: Project 205 Land Acquisition

Request: Increase Final Land Acquisition Budget to cover closing costs and legal expenses incurred to purchase +/-2.08 acres in Charleston County.

Included in CPIP: Yes – 2024 CPIP Priority 3 of 8 in FY25 (estimated at \$68,220,000)
Preliminary Land Acquisition Approval: June 2024 (estimated at \$68,220,000) (SFAA)
Final Land Acquisition Approval: December 2024 (estimated at \$75,020,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds		75,000,000	75,000,000		75,000,000
FY23 Capital Reserve (4), Maintenance, Renovation, Replacement & Expansion	20,000		20,000	317,172	75,337,172
All Sources	<u>20,000</u>	<u>75,000,000</u>	<u>20,000</u>	<u>317,172</u>	<u>75,337,172</u>

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

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

Financial Impact: The property was offered by 106 Coming Street, LLC and 99 St. Philip Street, LLC for \$75,000,000. Acquisition of the property was completed on January 30, 2025. At the time of closing, the acquisition was funded from Revenue Bonds (\$75 million), and Capital Improvement Project Funds (\$317,172). This budget increase request will fund the additional closing costs and legal expenses previously paid

with Capital Improvement Project Funds, with FY23 Capital Reserve Funds (uncommitted balance \$9.88 million at March 12, 2025). The project is expected to result in an increase of \$907,381 (year 1), \$934,603 (year 2), and \$5,512,641 (year 3), in annual operating expenditures. An appraisal was completed for 99 Saint Philip Street in June 2024 and valued the property at \$47,100,000. An appraisal was completed for 106 Coming Street in June 2024 and valued the property at \$28,700,000. A Phase I Environmental Site Assessment was completed for 99 St. Philip Street in April 2024 and based on the lack of assessment and potential for groundwater and/or vapor migration to the subject property, the adjoining dry-cleaning facility identified in city directories as Milbren’s Laundry and Dry Cleaning is considered a recognized environmental condition. Additional research and evaluation of the REC (the off-site former dry-cleaning facility) was completed and revealed a previous 1993 geotechnical exploration of the off-site property where the former dry-cleaning facility, the site of the current Kelly House, and confirmation from the SCDES that the former dry-cleaning facility is not registered with SCDES. The boring logs for previous 1993 geotechnical exploration did not note odors or staining that would have been expected from a dry-cleaning release. As such, the former drycleaning facility is not considered an REC, and additional assessment is not recommended at this time. A Phase I Environmental Site Assessment was completed for 106 Coming Street in September 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment was completed for 99 St. Philip Street in July 2024 and found the building to be in good condition. A Building Condition Assessment is not required for 106 Coming Street because the vacant, non-historic building will be demolished as part of a separate project. Letters of support have been received from Charleston County Council, and the City of Charleston authorizing the removal of the properties from the tax rolls. A letter of support has not been received from Charleston County School District. If acquired, the property will be redeveloped as part of a separate project for an estimated cost of \$125,000,000 that will be funded from Housing Revenue Bonds. No student fees or tuition will be increased because of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester and has not changed 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: \$75,337,172 funded by Revenue Bonds and Capital Reserve Funds.

4. What is JBRC asked to do?

Consider approval of the Permanent Improvement Project Final Land Acquisition Budget Increase.

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 205 Land Acquisition

AGENCY: South Carolina Forestry Commission
South Carolina Office of Resilience

SUBJECT: Pee Dee Basin RMS Initiative
Final Land Acquisition and Resilience Funding Request

The South Carolina Forestry Commission requests review of its proposed Pee Dee Basin RMS (Resource Management Services) Initiative, to protect 62,220 acres located across Georgetown, Marion, and Williamsburg Counties from incompatible development; to preserve water resources, working forests, and habitats; and to increase climate resilience in the region. The Initiative is the largest land protection project conducted by a state agency to date and is comprised of acquiring 880 acres of property in Georgetown County adjacent to the Wee Tee State Forest, near the Santee River, and protecting an additional 61,340-acres pursuant to a conservation easement. The Initiative represents cooperation among federal, state, and private entities with funding by Commission Timber Sales Revenue, grants by the South Carolina Conservation Bank; Acres for America; Lowcountry Land Trust; Longleaf Alliance; North American Wetlands Conservation Act; and the U.S. Forest Service; Atlantic Packaging Stewardship funds, and a transfer from the Disaster Relief and Resilience Reserve Fund.

Land Acquisition. The Commission requests establishment of Phase II at \$3,340,000 funded by Timber Sales Revenue, and a South Carolina Conservation Bank Grant. The property is offered by Evergreen TimberCo SC, LLC¹ for its appraised value of \$3,300,000. Funding by the Conservation Bank for the fee simple acquisition is not subject to review by the Committee².

A Phase I Environmental Assessment identified no evidence of recognized environmental conditions. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of local support have been received from Georgetown County and Georgetown County School District supporting the removal of the property from the tax rolls.

If acquired, the property will be added to the existing Wee Tee State Forest and will be open to the public for outdoor recreational activities.

Resilience Reserve Fund Contribution. The South Carolina Office of Resilience requests review of its proposal to transfer a total of \$17,777,000 from the Reserve Fund to the Forestry Commission as matching funds to support a grant of \$50,000,000 under the U.S. Forest Service Forest Legacy Program awarded to secure the conservation easements included in the Initiative. Of the total acreage protected under the Initiative, 7,567 acres will be opened to the public for outdoor recreation.

¹ A Delaware limited liability company in good standing registered with the SC Secretary of State effective April 27, 2020. CT Corporation System of Columbia, SC is registered agent. Private Participant Disclosures were included with the submission.

² SC Code § 48-59-70(L) provides that the Conservation Bank Board may not authorize the purchase of a conservation easement for more than \$1 million unless the transaction is reviewed by the Joint Bond Review Committee and the Committee provides its recommendation to the Board.

Following this proposed transfer, there will remain a balance of \$120,530,539.55 held in the Disaster Relief and Resilience Reserve Fund.

The Initiative and each of its components include evidence of collaboration with the Conservation Bank, as required by Proviso 117.171 of the Fiscal Year 2024-25 Appropriations Act.

COMMITTEE ACTION:

1. Review and make recommendation regarding the Commission's request to establish Phase II Final Land Acquisition for the permanent improvement project as part of the Pee Dee Basin RMS Initiative.
2. Review and provide comment on the proposed transfer of \$17,777,000 from the Disaster Relief and Resilience Reserve Fund to the South Carolina Forestry Commission to be used as required federal match for an awarded U.S. Forest Service's Forest Legacy Program grant to secure conservation easements as described herein.

ATTACHMENTS:

1. Department of Administration, Executive Budget Office Agenda Item Worksheet.
2. Letter dated March 3, 2025, of Mr. Benjamin I. Duncan, II, Chief Resilience Officer and Scott Phillips, State Forester, South Carolina Forestry Commission.
3. Project map.

JOINT BOND REVIEW COMMITTEE AGENDA ITEM WORKSHEET

Meeting Scheduled for: March 26, 2025

Regular Agenda

1. Submitted By:

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


 Kevin Etheridge, Executive Budget Office

2. Subject:

Forestry Commission – RMS Santee

3. Summary Background Information:

Project: Forestry Commission
P12.9608: RMS Santee

Request: Establish Final Land Acquisition to purchase +/- 880 acres Georgetown County.

Included in CPIP: 2024 – CPIP Priority 2 of 2 in FY25 (estimated at \$20,000)

Phase I Approval: October 2024 (estimated at \$3,320,000) (SFAA)

Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	20,000		20,000	20,000	40,000
Other, SCCB Grant				3,300,000	3,300,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>3,320,000</u>	<u>3,340,000</u>

Rationale: Acquisition of this property allows the state to protect this property from future development, and with much of this property being placed in the DNR WMA program, it can be preserved for public use. If acquired, the property will be added to the existing Wee Tee State Forest.

Characteristics: The property is +/- 880 acres of timberland that is part of the Pee Dee Basin RMS Initiative that is spread across three counties.

Financial Impact: The property is being offered by Evergreen Timber CO SC, LLC for \$3,300,000. The acquisition will be funded by Other, Timber Sales Revenue (uncommitted balance \$7.46 million at December 19, 2024) and Other, SC Conservation Bank Grant Funds (uncommitted balance \$6.98 million at December 31, 2024). Timber Sales Revenue Funds are generated from all timber sales and all pine straw sales from all five state forests. The additional \$20,000 is being added to the project to cover the cost of some ongoing survey work. An appraisal was completed in July 2024 and valued the property at \$3,300,000. A Phase I Environmental Site Assessment was completed in December 2024 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Georgetown County and Georgetown County School District authorizing the removal of the property from the tax rolls. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,340,000 funded by Timber Sales Revenue and SC Conservation Bank Grant Funds.

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

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 RMS Santee
2. Office of Resilience authorization request to disperse funds for the conservation easement.



3 March 2025

Catherine Hart
Director of Research
Joint Bond Review Committee
312 Gressette Senate Office Building
Columbia, SC 29201

Sent via email to: catherinehart@scsenate.gov

Dear Director Hart:

We write to request the Joint Bond Review Committee's (JBRC) authorization for the South Carolina Office of Resilience (SCOR) to transfer \$17,777,000 in funds to The SC Forestry Commission. The funds will fulfill the State of South Carolina's required federal match for an awarded U.S. Forest Service's Forest Legacy Program grant to the state in the amount of \$50,000,000. The grant will be used to secure conservation easements on 61,340 acres across Marion, Williamsburg, and Georgetown Counties in the Pee Dee Basin.

The project is truly a significant legacy conservation project. It will be the single largest conservation project ever undertaken by a South Carolina state agency. It will result in protecting 61,340 acres in perpetuity. The project is in compliance with FY25 Proviso 117.171. It has support from Governor Henry McMaster; the SC Forestry Commission; the SC Conservation Bank; the SC Dept. of Parks, Recreation, and Tourism; the SC Office of Resilience; the SC Dept. of Natural Resources; Canfor Southern Pine, Inc.; Resource Management Service; Open Space Institute; Southeast Conservation Adaptation Strategy; Audubon, SC; U.S. Fish and Wildlife Service; and WestRock.

The conservation easement will be monitored by the SC Forestry Commission. The state will have the first right of refusal to purchase any of the 61,340 easement acres if the owner in the future decides to sell any portion of those properties. In addition to the 61,340-acre conservation project there is a separate concurrent submittal to JBRC for an 880-acre fee simple purchase which will be incorporated into the Wee Tee State Forest. The Wee Tee State Forest consists of approximately 18,500 acres across Williamsburg and Georgetown counties. In total, 7,567 acres will be opened to public recreational use.

We respectfully request that JBRC authorize SCOR to transfer \$17,777,000 in funding to the SC Forestry Commission for the Pee Dee Basin RMS Easement Project. We are attaching the following documents in further support of the project:

Forest Legacy Grant Application and Award

Purchase and Sale Agreement with Evergreen, including exhibits

Purchase and Sale Agreement with Shades Mountain, including exhibits

Purchase and Sale Agreement with Oak Mountain, including exhibits

Purchase and Sale Agreement with Tamarack, including exhibits

We stand ready to confer with you or answer further questions on any aspect of this project.

Sincerely,



**Scott Phillips
SC State Forester
South Carolina Forestry Commission**

and



**Benjamin I. Duncan II
Chief Resilience Officer
SC Office of Resilience**

Pee Dee Basin RMS Easement Initiative (61,340)

Project Description:

The Pee Dee Basin RMS Initiative is the largest, single conservation land protection project ever undertaken by a South Carolina state agency, covering approximately 62,220 ac. across three counties.

The blocks making up this project vastly expand a corridor of protected lands including state parks, state forests, Wildlife Management Areas (WMA), and private lands to protect water resources, biological diversity, and wildlife habitat in efforts to increase the resiliency of SC's landscape. A 61,340-acre conservation easement (CE) will be monitored by the SC Forestry Commission (SCFC) in perpetuity in an area threatened by development, solar farms, and sand mines in the third-fastest growing state in the country. An additional 880 acres will be purchased fee simple by the SCFC and incorporated into Wee Tee State Forest.

Of the total acreage, 7,567 acres – approximately 12% – will be opened to the public for outdoor recreation and be placed in the SC Department of Natural Resources' (SCDNR) WMA Program. Southern forests are the "wood basket" of the nation, and this project will conserve expansive working forests to benefit the timber industry while conserving habitat for at least 115 priority plant and animal species.

This project is possible because the Inflation Reduction Act (IRA) of 2022 provided a historic investment of \$700 million over ten years to permanently conserve forestlands through the USDA Forest Service's Forest Legacy Program. States can submit project proposals for "Large Landscape Projects" to which up to \$50 million in federal grant funding can be provided to protect privately owned forest lands through conservation easements or land purchases.

The Forest Legacy Program requires non-federal cost-share to equal at least 25% of the total project costs. The total project cost is \$72.2 million. A project of this magnitude presents unique opportunities for partnerships to meet shared goals and collaborate for the common good of our State. The Forestry Commission is the lead agency on this project and will hold title to the purchased fee simple acreage and the conservation easement. SCFC is partnering with SCDNR, USDA Forest Service, SC Conservation Bank, SC Office of Resilience, Open Space Institute (OSI), Atlantic Packaging, and others on this project.

This project gives South Carolina a generational opportunity to conserve working forests that are of strategic importance in providing exceptional economic, social and environmental benefits in perpetuity. It also has the potential to serve as a model for future landscape-level projects with the scale needed to progress towards our state's conservation goals.

Pee Dee Basin RMS Easement Initiative: 880-acre Fee Simple Acquisition

An additional 880 acres will be purchased fee simple by the SCFC and incorporated into Wee Tee State Forest. A concurrent submittal to JBRC requests authorization for this fee simple purchase. The Wee Tee State Forest consist of approximately 18,500 acres across Williamsburg and Georgetown counties. The proposed 880-acre acquisition is included in the 7,567 acres total that the project seeks to open to public access.

Financials:

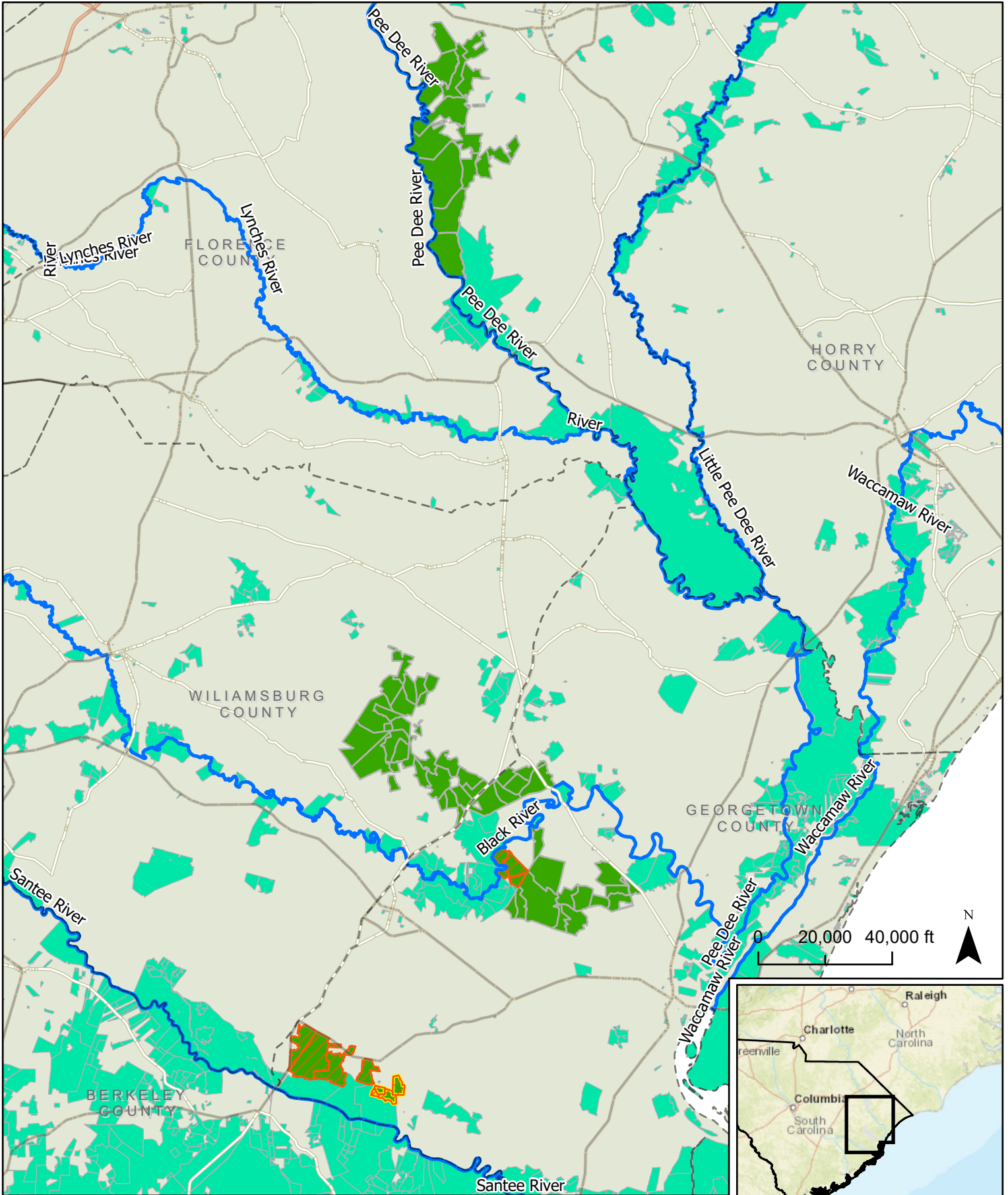
SCFC has executed purchase agreements with four landowners represented by RMS for the easements described above (attached). The Fair Market Values and Conservation Market Values are set out in the table below. As currently negotiated, and in light of practical considerations, the State must close by September 16, 2025.

Seller	FMV Before Easement	FMV After Easement	CMV
Evergreen	\$35,100,000	\$19,900,000	\$11,900,000
Shades Mountain	\$8,700,000	\$5,300,000	\$3,400,000
Oak Mountain	\$45,200,000	\$30,700,000	\$14,500,000
Tamarack	\$101,600,000	\$62,500,000	\$39,100,000
Total	\$190,600,000	\$118,400,000	\$68,900,000

This project represents a partnership of federal, state, and private funding sources, as more fully set out in the table below (including the 880-acre fee acquisition):

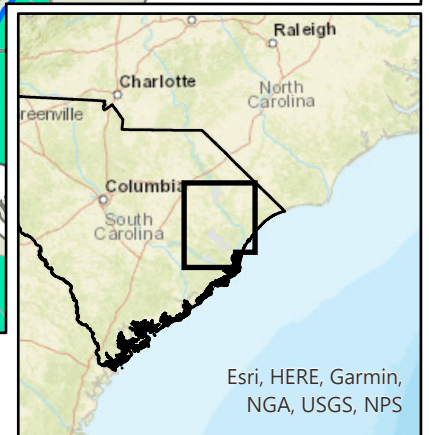
Funding Source	Amount
USFS Forest Legacy IRA Grant	\$50,000,000
SC Office of Resilience	\$17,777,000
SC Conservation Bank (see separate application)	\$3,300,000 (fee simple acquisition only)
NAWCA	\$1,401,000
Acres for America Grant (OSI)	\$500,000
Lowcountry Land Trust Grant (OSI)	\$100,000
Longleaf Alliance Grant (OSI)	\$12,000
Atlantic Packaging Stewardship Fund	\$330,000
USFS Forest Legacy Admin Grant	\$200,000
SC Forestry Commission	\$172,050
Total	\$73,792,050

In summary, the total project budget is \$73,792,050. This consists of \$68,900,000 for the acquisition of the conservation easements; \$3,300,000 for the acquisition of the fee simple Wee Tee addition; and \$330,000 for a stewardship fund. The remaining \$1,262,050 in commitments will cover all acquisitions costs, such as appraisals, surveys, title work, and other due diligence and closing costs, possibly with a remaining surplus.



- Interstates
- SC Highways
- RMS
- Fee Simple
- US Highways
- SC Protected Land
- Public Access

Easement - 61,340 ac
Fee Simple - 880 ac
Total - 62,220 ac



Esri, HERE, Garmin,
NGA, USGS, NPS

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 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, ultimately receiving information reflecting 175 improvements undertaken by 26 agencies and institutions, at costs exceeding \$100.1 million.

At its meeting on January 29, 2025, the Committee reviewed a report displaying 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

The Committee requested further information for agencies that failed to respond to the original request. Staff has consulted with the Department and determined that responses were not received from College of Charleston; Coastal Carolina University; SC State University; Office of the Attorney General; Criminal Justice Academy; Judicial Branch; SC ETV; School for the Deaf and Blind; Commission for the Blind; Forestry Commission; Department of Consumer Affairs; and the Arts Commission.

Following the meeting on January 29, 2025, the Department once more canvassed state agencies and institutions. Of the agencies that did not respond to the original request, College of Charleston and Coastal Carolina University subsequently submitted 7 improvements totaling \$6,030,617, the details of which are included with this item.

All other agencies responded but had no improvements to report.

COMMITTEE ACTION:

Receive as information.

ATTACHMENTS:

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

AVAILABLE:

1. Updated 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		
Coastal Carolina University	B&C Marine & Wetlands Building	Roof Replacement	\$660,490	March 2022		
Coastal Carolina University	Intramural & Practice Field (Fowler Farm)	Intramural and Athletic Practice Field Improvements	\$1,068,303	June 2022		
College of Charleston	1 Warren Street, Charleston SC	Increase bed count by reconfiguring the apartments to add additional bedroom; Fire safety equipment improvements; additionally add security room and trash room for the building	\$384,532	August 2023		
College of Charleston	Patriots Point Athletic Complex Mt Pleasant, SC	Tennis Center Renovation	\$1,500,000	September 2024		
College of Charleston	Patriots Point Athletic Complex Mt Pleasant, SC	Baseball Stadium turf replacement	\$1,517,000	February 2023		
College of Charleston	Patriots Point Athletic Complex Mt Pleasant, SC	Baseball Scoreboard Renovation	\$754,777	February 2023		

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 Brian Health Center. Funds appropriated 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 new Brain Health Center will serve as the flagship for the Brain Health Institute, which also includes regional clinics. The Center will provide diagnostic services and supportive management of cognitive issues including Alzheimer's disease and other forms of dementia. The project will comprehensively upfit two and a half floors within the existing Medical Park Building. The interior of the building will feature two MRI scanners, including an ultra-high field 7 Tesla scanner, the first of its kind in South Carolina. The project will also improve the exterior architecture and envelope performance and upgrade the building to comply with current life safety and accessibility building codes.

All regulatory approvals have been received to enable the project to proceed, and interior demolition and abatement are underway. The project is budgeted at \$30 million funded by Appropriated State funds.

Project completion is expected for January of 2026.

Expenditures through the reporting period total \$991,728.74. The remaining balance of \$29 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 January 21, 2025, 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.



January 21, 2025

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 USC Brain Health Center
Project: H27-6153-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 USC Brain Health Center

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. *Note: We have submitted our report on the Health Science Campus, also referenced in Proviso 20.8, under separate cover letter so as to avoid confusion.*

USC greatly appreciates the legislature's support of \$30 million (via DHHS funds) to create the Brain Health Center and other funding to support several regional clinics. The Brain Health Center in Columbia will provide state-of-the-art MRI scanners in a clinical and research setting to support the State of South Carolina and provide our citizens with previously unavailable diagnosis and treatment services specific to neurological care.

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
Brain Health Center
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 and also requires periodic reporting of the associated USC Brain Health Center described below.

Overview and Status of the Project

To most expeditiously create the Brain Health Center and put it into service as quickly as possible, the project will gut and comprehensively upfit two and a half floors within the existing Medical Park #15 Building. The Brain Health Center is the flagship of the larger Brain Health Institute that includes regional clinics. The project will abate any hazardous materials, (asbestos and lead paint), and address maintenance needs by replacing aged mechanical, plumbing, electrical, and elevator systems. The Brain Health Center will accommodate two state-of-the-art magnetic resonance imaging (MRI) machines- a Tesla 3 and the most state-of-the-art Tesla 7. The scanners will be housed in special construction providing adequate foundations, room dimensions, acoustic and vibration isolation, and electromagnetic isolation precisely designed to accommodate the large and powerful scanners. The project will also improve the exterior architecture and envelope performance by removing large areas of brown brick masonry and replacing with new insulated glazing, limestone panels, and thermal insulation on much of the facades to project a modern image and improve energy performance. The renovations will also upgrade the building to comply with current life safety and accessibility building codes with new ADA-compliant restrooms, installation of a sprinkler system, and a new fire alarm system.

All regulatory approvals have been achieved to enable the project to proceed in earnest. As of the date of the report, interior demolition and abatement are well underway to be completed in mid-February. The renovation phase of construction will begin in early February. The progress is conforming with the schedule to be completed in January of 2026. Future reports will provide greater detail on the status of the completed and ongoing work as more comprehensive activities get underway.

Summary of Spending Chart for Expenses to Date:

Report Date – Through 12/31/2024	Fiscal Year
University of South Carolina Brain Health Center	FY25
Non-Recurring Capital	
SC DHHS one-time funds total \$30M (via state proviso and DHHS contract)	\$30,000,000
Amount Expended- to date	991,728.74
Amount Remaining to be Expended (FY24 Carry Forward)	\$29,008,271.26

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

AGENCY: Joint Bond Review Committee

SUBJECT: Future Meeting

The State Fiscal Accountability Authority is scheduled to meet on Tuesday, June 10, 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	
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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						
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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		
2	3	4	5	6	7	8	8	9	10	11	12	13	14	7	8	9	10	11	12	13	7	8	9	10	11	12	13
9	10	11	12	13	14	15	15	16	17	18	19	20	21	14	15	16	17	18	19	20	14	15	16	17	18	19	20
16	17	18	19	20	21	22	22	23	24	25	26	27	28	21	22	23	24	25	26	27	21	22	23	24	25	26	27
23	24	25	26	27	28	29	29	30	28	29	30							28	29	30	31						
30	31																										

COMMITTEE ACTION:

Schedule next meeting.